

Florida Housing Finance Corporation Past Due Report As of 04/18/2025									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Alliance Tax Credit I, Limited Partnership Thomas E Smith	Portillo Apartments	Alliance Tax Credit I, Limited Partnership	Thomas E. Smith; Affordable Housing Ventures, Inc.; Pamela K Borton; Kevin T. Roberts; Alliance Tax Credit I, Limited Partnership	HOME 97HR-004 HC 97L-051	Hernando	\$539,500 N/A	Second	FHDC	HOME - Owes 2023 property taxes i/a/o \$18,831.89. Tax certificate has been issued for 2023. Owes 2024 property taxes i/a/o \$18,586.98.
Alpha and Omega Freedom Ministries, Inc. Lorraine Gillespie	Hannah House	Alpha and Omega Freedom Ministries, Inc.	Alpha and Omega Freedom Ministries, Inc.	SAIL RFP 2008-01-07R	Hardee	\$1,577,186	Second	FHFC	SAIL - Past due for T&I payments and R&R payments.
Arbour Valley Development, LLC & Alachua Housing Developer, LLC Samuel Johnston	Arbours at Merrillwood I	Arbours at Merrillwood I, LLLP	Arbours at Merrillwood I, LLLP; Merrillwood I GP, LLC; Acha Merrillwood I, Inc.; Alachua Housing Developer, LLC; Arbour Valley Development, LLC; John O. Moore Jr.; David Sumrall; Samuel Johnston; Steve Lowitz; Gabriel Ehrenstein	NHTF 2020-304CN HC 2021-339CN	Alachua	\$2,600,000 N/A	Second	FHDC	NHTF - Owes one draw processing fee of \$1,584 due 4/17/2025. Reminder notice sent 4/17/25.
Atlantic Housing Partners, LLLP Paul Missigman	Marbella Pointe	Marbella Pointe Development Group, LLLP	Marbella Pointe Development Group, LLLP Marbella Pointe Development group Managers, LLC AHG-GP Member, LLC Alan H Ginsburg	SAIL 2006-089S HC 2007-518C	Orange	\$4,000,000 N/A	Second	AmeriNat/SA	MATURED - February 25, 2025. FHFC sent latest demand letter on 3/31/2025. 3/28/2025 Board approved a renegotiation and 5-year extension. Documents are being prepared by counsel.
Avanth Brooke Commons, GP Wesley Wilson	Brooke Commons fka East Lake	East Lake Partners, LTD	East Lake Partners, LTD Avanth Brooke Commons GP, LLC Avanth AH IV Holdco, Inc.	BOND Series 1999 B	Orange	\$13,270,000	Bond	AmeriNat	PAST DUE INVOICE: Annual Compliance Monitoring Fee \$4,348.00 due 2/6/25
Biscayne Housing Group, LLC Hilda Fernandez	Emmaus Place	Emmaus Place, Inc.	Emmaus Place, Inc.; Richard Macphee; Thomas Hill; Thomas Osorio; Nicholas Foran	DEMO 2006 01-02YFC	Miami-Dade	\$900,000	First	FHFC/SA	DEMO - Loan matured 12/29/24. Amount drawn \$811,931.03. FHFC sent latest demand letter on 3/31/2025. 1/24/25 Board approved 1-year extension. Documents are being prepared by counsel.
Boley Centers, Inc., Jack Humburg	Salt Creek	Boley Centers, Inc.	Boley Centers, Inc.; Salt Creek Apartments LTD.; Jack Humburg; Kevin Marrone; Sandra Incorvia; Paul Misiewicz; Martin Lott; John Hebert; Joseph Smith; Joseph Stringer; Leonard Coley; Dr. Robert Wallace; Major Markus Hughes; Susan Proctor; Dr. James Sewell; Michelle Joseph; Christa Bruning; Precious Green	SAIL 1998-006S HC 1997-024C	Pinellas	\$245,583 N/A	First	FHFC	SAIL - Owes late filing fee i/a/o \$500.00. Owes annual servicing fee and late fee i/a/o \$525.00.

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Brannon Group, L.C. D. Reid Brannon	Keys I & II	The Brannon Group, LC.	The Brannon Group, L.C.; D. Reid Brannon; Ivan I. Brannon	SAIL 1993HRR-021 HC 1991L-066	Miami-Dade	\$1,481,200 N/A	Second	FHDC	SAIL - Owes 2021 annual interest payment of \$133,308.00 due 8/31/2022. Owes 2022 annual interest payment of \$133,308.00 due 8/31/2023 plus a 5% late fee of \$6,665.40. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024 plus a 5% late fee of \$6,665.40. Owes Late Filing Fee of \$500.00 due 7/10/2024. Owes 2024 annual SAIL permanent loan servicing fee of \$3,703.00 plus a 5% late fee of \$185.15 due 1/31/2025. Owes 2024 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2025. Reminder notice sent 4/16/25. Borrower has failed to remit RR deposits for January 2025 through March 2025. RR deposits are past due approximately \$3,000.00 through 3/31/2025. Reminder notice sent 4/15/25. HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,800. Last contacted the owner on 2/3/2025.
	The Keys III	The Brannon Group, L.C.	The Brannon Group, L.C. D. Reid Brannon; Ivan I. Brannon	SAIL 1993HRR-022 HC 1996L-019	Miami-Dade	\$1,481,200 N/A	Second	FHDC	SAIL - Owes 2021 annual interest payment of \$133,308.00 due 8/31/2022. Owes 2022 annual interest payment of \$133,308.00 due 8/31/2023 plus a 5% late fee of \$6,665.40. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024 plus a 5% late fee of \$6,665.40. Owes Late Filing Fee of \$500.00 due 7/10/2024. Owes 2024 annual SAIL permanent loan servicing fee of \$3,703.00 plus a 5% late fee of \$185.15 due 1/31/2025. Owes 2024 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2025. Reminder notice sent 4/16/25. Borrower has failed to remit RR deposits for January 2025 through March 2025. RR deposits are past due approximately \$1,800.00 through 3/31/25. Reminder notice sent 4/15/25.
Carlisle Development Group, LLC Bruce Greer	Bell Ridge II	Bell Ridge II, LTD	Bell Ridge II, LTD TCG Bell Ridge II, LLC Carlisle Development Group, LLC	MMRB 2006 Series K RRLP 2005-309HR HC 2006-515C	Santa Rosa	\$4,750,000 \$4,700,000 N/A	Second	AmeriNat	PAST DUE INVOICE: RRLP Annual Compliance Monitoring Fee \$749.00 due 1/27/25, RRLP Annual Financial Monitoring Fee \$552.00 due 1/27/25, RRLP Annual Loan Servicing Fee \$8,240.00 due 1/27/25
	Magnolia Crossing	Magnolia Crossing, LTD	Magnolia Crossing, LTD TCG Magnolia Crossing, LLC Carlisle Development Group, LLC	MMRB 2006 Series L RRLP 2005-305HR HC 2006-516C	Santa Rosa	\$5,750,000 \$5,700,000 N/A	First	AmeriNat	PAST DUE INVOICE: 2022 RRLP Interest \$36,592.00
Carlisle Group (PNC Real Estate - David Hasselwander	Silurian Pond	Carlisle Group	Silurian Pond, Ltd; TCG Silurian Pond, LLC; Carlisle Development Group, LLC; Lloyd J. Boggio (deceased); Circle Silurian Pond, LLC; Columbia Housing SLP Corporation; PNC Multifamily Capital Institutional Fund XXXVI LP	RRLP ELI 2006-358HR RRLP Non-ELI Supplemental HC 2008-503C	Escambia	\$1,812,500 \$5,437,500 \$1,240,000 N/A	First	SMG/SA	RRLP - past due for 2018 RRLP loan interest In the amount of \$78,268.00 due 5/21/22 and corresponding late charge in the amount of \$3,913.40, 2019 RRLP loan interest In the amount of \$54,375.00 due 5/21/22 and corresponding late charge in the amount of \$2,718.75 and 2020 RRLP loan interest In the amount of \$54,375.00 due 5/21/22 and corresponding late charge in the amount of \$2,718.75. Borrower indicates that do not have the cash flow to remit payment. 2021 RRLP loan interest In the amount of \$54,375.00 due 11/15/23 and corresponding late charge in the amount of \$2,718.75.and 2022 RRLP loan interest In the amount of \$54,375.00 due 11/15/23 and corresponding late charge in the amount of \$2,718.75. Past due for late filing fee in the amount of \$500.00 for failure to submit SR-1 and Audited Financial Statements by 5/31/24 FHFC Special Assets - working with borrower on Forbearance Agreement that has not been finalized as of this date. 3/28/2025 Board approved transfer of ownership with MMRB staff.

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CEDO Housing Development Corp. Al Gunn	Omega Villas	CEDO Housing Development Corp.	CEDO Housing Development Corp.; Daniel Wells; Geraldine Smith; Brenda Banks; Kerwyn Wilson; Audria Flowers; Ida Thompson; Cleveland Kelly Jr.; Al Gunn	SAIL 2000-107S	Gadsden	\$2,490,000	Second	FHFC/SA	SAIL - Loan matured 12/31/23. FHFC sent latest Demand Letter on 3/31/2025. Amount drawn is \$2,490,000.00.
Creative Choice Yash Pal Kakkar	Mariner's Landing	Creative Choice	Creative Choice XXIX, Ltd.; Creative Choice XXIX, Inc.; Dilip Barot; Mariners Landing 2023, LLC	SAIL 2003-023CS HC 2003-023CS	Lee	\$860,000 N/A	Second	SMG/SA	SAIL loan matured 11/12/24. Amount drawn is \$817,225. FHFC sent latest demand letter on 3/31/2025. 12/9/2024 FHFC Board approved a one-year extension. Documents being prepared by counsel.
Cypress Cove LLC	Cypress Cove	Everglades Housing Group Inc.		TCAP 2009-047CTX TCEP 2009-047CTX HOME 2009-047CTX HC 2009-047CTX	Polk	\$680,000 \$10,242,500 \$130,000 N/A	Third	SMG	TCAP Supplemental Loan Matured 4/7/2025. Demand Letter sent 4/7/2025. 3/28/2025 Board approved a two - year extension. Documents being prepared by counsel.
East Lake Community Development, Inc. Eric H Lipp	Mount Carmel Gardens	MCG Senior Apartments, LTD	MCG Senior Apartments, LTD East Lake Community Development, Inc. BREC Development, LLC	HOME 97HR-014 SAIL 2014-423S ELI 2014-423S HC 2015-504C	Duval	\$1,637,763 \$4,010,087 \$1,968,900 N/A	Second	AmeriNat	PAST DUE INVOICE: Quarterly HOME Compliance Monitoring Fee \$558.75 due 1/23/25, SAIL Annual Compliance Monitoring Fee \$885.00 due 1/31/25, ELI Annual Compliance Monitoring Fee \$885 due 1/27/25, Annual SAIL Loan Servicing Fee \$1,023.60 due 1/23/25, Annual ELI Loan Servicing Fee \$4,922.25 due 1/27/25, Annual SAIL Loan Servicing Fee \$9,720.00 due 1/30/25.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	East Little Havana Community Development Corporation	Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura	SAIL 1991-029S HC 90L-031	Miami-Dade	\$800,000 N/A	Second	FHDC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$13,500. Last contacted the owner on 12/1/2023. Owner has requested a payoff of their SAIL loan. Future CM will need to be calculated and collected. Last contacted on 12/2/2024.
Florence Villa Community Development Corporation Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.; Florence Villa Community Development	Florence Villa Community Development Corporation, Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$76,359	Second	FHFC/SA	PLP - Loan matured on 3/11/14. FHFC sent latest demand letter on 3/31/2025. Amount drawn is \$76,358.94.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	N/A	N/A	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 8/20/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$649,989	First	FHFC/SA	PLP - Loan matured on 6/19/14. Amount drawn: \$649,989.40. 6/4/19 Lis Pendens filed. SA discussing a sale or workout with Borrower.
Hannibal Square Community Land Trust, Inc. Juan Hollingsworth	Cornerstone at Sixth fka 350 East Sixth	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richemond, Jerry Breckenridge	PLP 2018-005P-09	Orange	\$614,000	First	FHFC/SA	PLP - Loan matured 3/28/24. Amount drawn: \$614,000.00. FHFC sent demand letter on 3/31/2025. At May 10th Board meeting, an extension request was approved for 18 months with a new maturity date of September 28, 2025. Documents being prepared by counsel.

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Hannibal Square Community Land Trust, Inc. Juan Hollingsworth	Promenade at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-006P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$194,188.65. FHFC sent demand letter on 3/31/2025. Board approved one year extension on 2/2/2024; documents being prepared by counsel.
	Townhomes at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-007P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$750,000.00. FHFC sent demand letter on 3/31/2025. Board approved one year extension on 2/2/2024; documents being prepared by counsel.
Hendry County Non-Profit Housing, Inc. & General Home Development Corporation of Pinellas, Inc. Aida Barnhart	Greentree Senior	Hendry County Non-Profit Housing, Inc.	Hendry County Non-Profit Housing, Inc.; The Area Housing Commission of Clewiston, Labelle and Hendry County	HOME 2014-405H	Hendry	\$4,171,790	Second	FHDC	HOME - Owes a 5% late fee of \$181.20 for late payment of 2024 annual HOME compliance monitoring fees due 1/31/2025. Reminder notice sent 4/16/25.
Highlands County Housing Authority, Inc. Tod Schwingel	Willie Downs Villas	Highlands County Housing Authority, Inc.; GHD Construction Services, Inc.	Highlands County Housing Authority, Inc.; GHD Construction Services, Inc.; Highlands County Housing Authority, Brian M. Smith; Thomas E. Smith	HOME 2016-321H	Highlands	\$6,581,000	Second	SMG	HOME Loan - past due for 2024 annual servicing fees due to Seltzer on 3/15/25 in the amount of \$9,876.00
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
Integrity Development Partners, LLC & SCG Development Partners, LLC Paul Ponte	Christian Manor	Christian Manor Restoration, LP	Christian Manor Restoration, LP; Phase Housing Corporation, Inc.; Integrity Development Partners, LLC; SCG Development Partners, LLC; IDP Properties, LP; Rhett Holmes; Christine Holmes	SAIL 2020-405S ELI 2020-405S HC 2019-556C	Palm Beach	\$5,000,000 \$600,000 N/A	Second Third	FHDC	SAIL - Owes 2024 annual SAIL servicing fees of \$10,908 plus a 5% late fee of \$545.40 due 1/31/2025. Owes 2024 annual SAIL compliance monitoring fees of \$993 plus a 5% late fee of \$49.65 due 1/31/2025. Owes 2024 annual SAIL ELI servicing fees of \$2,748 plus a 5% late fee of \$137.40 due 1/31/2025. Owes 2024 annual SAIL ELI compliance monitoring fees of \$993.00 plus a 5% late fee of \$49.65 due 1/31/2025. Reminder notice sent 4/2/25.
JAX Urban Initiatives Development, LLC & TVC Development, Inc. Dwayne Alexander	The Waves	The Waves of Jacksonville, Ltd.	The Waves of Jacksonville, Ltd.; The Waves GP, LLC; Jacksonville Housing Authority; JAX Urban Initiatives Development, LLC	SAIL 2018-039SN ELI 2018-039SN NHTF 2018-039SNT HC 2016-574C	Duval	\$7,000,000 \$600,000 \$1,075,037 N/A	Second Third Fourth	FHDC	SAIL - Owes 2023 annual interest payment of \$161,058.01 plus 5% late fee of \$8,052.90 due 11/30/2024. Owes 5% late fee of \$134.38 for late payment of annual NHTF permanent loan servicing fee due 1/31/2025. Reminder notice sent 4/14/2025.

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Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000-067S HC 2004-519C	Alachua	\$1,025,000 N/A	Second	SMG	SAIL -Past Due in the amount of \$45,367 for SAIL interest payment which is the remaining amount owed from the total invoice that was sent in the amount of \$68,367.00 due 8/31/18. The developer paid a partial payment in the amount of \$23,000.00 in protest that the interest calculation was wrong. Developer is also past due in the amount of \$2,268.35 for the late payment invoice sent on 9/21/18 due upon receipt. The developer is still disputing the amount that was billed for SAIL interest is incorrect with FHFC at this time. Per email from FHFC on 1/7/19 there will be no reduction of SAIL interest. 2023 - past due for SAIL interest in the amount of \$9,601 due 8/31/24 and corresponding late charge in the amount of \$480.05.
JPC Charities Oron Zarum	Peachtree Commons (fka Twin Oaks Villas)	JPC Charities	Peachtree FL LLC, Aloft MGT LLC	HC 92-091	Escambia	N/A	N/A	FHDC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,250. Last contacted the owner on 1/23/2024. Per Special Assets, this development is in receivership. EUA terminated 12/5/2024.
M & M Maison II, Ltd. Willard Fair	M & M Maison II	M & M Maison II, Ltd	M & M Maison II, Ltd.	SAIL 93SHR-004 HC 94L-063	Dade	\$160,000 N/A	N/A	FHDC	SAIL - Owes 5% late fee of \$60.00 for late payment of 2024 annual SAIL compliance monitoring fee due 1/31/2025. Reminder notice sent 4/16/25.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Ivy Chase Apartments, Ltd.	Gail W. Curtis	HC 93L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$4,200. Last contacted the owner on 11/27/2017. Monitoring ended 12/31/17. Final Judgement of Foreclosure was executed on 3/12/2018.
MFK/REVA Development, LLC Don Patterson	Boulevard Art Lofts	Blvd Art Lofts, LLC	MFK/REVA Development, LLC; Blvd Art Lofts LLC; Don Patterson	PLP 2014-002P-09	Broward	\$360,315	First	FHFC/SA	PLP - Loan matured 2/18/24. Amount drawn: \$360,314.78. FHFC sent latest demand letter on 3/31/2025.
MHP Collier Developer, LLC MHP-Hennessy	Ekos Cadenza II fka Allegro at Hacienda Lake	MHP Collier Ltd McDowell Housing Parnters LLC	Collier County Community Land Trust, Inc. CREA Allegara at Hacienda Lakes LLC, CREA LLC	SAIL 2020-385BS MMRB 2020-385BS (2022 Series B1/B2) 2020-385BS 2019-563C ELI HC	Collier	\$6,000,000 \$22,500,000 \$600,000 N/A	First	FHDC/BNY	Past Due MMRB Issuer Fee of \$27,000.00, due Feb 1, 2025.
MHP Collier Developer, LLC Christopher Shear	Ekos Allegro fka Allegro at Hacienda Lakes	MHP Collier Ltd.	MHP Collier Ltd.; MHP Collier Developer, LLC; Collier County Community Land Trust, Inc.; MHP Collier SLP, LLC; MHP Developers, LLC; Archipelago Housing, LLC; W. Patrick McDowell 2001 Trust, a Revocable Trust; W. Patrick McDowell; Kenneth P. Lee	MMRB 2020-385BS SAIL 2020-385BS ELI 2020-385BS HC 2019-563C	Collier	\$22,500,000 \$6,000,000 \$600,000 N/A	First Second Third	FHDC	MMRB - Owes 5% late fee of \$57.60 for late payment of draw processing fee due 3/5/2025. Reminder notice sent 4/17/2025.

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MHP FL VIII Developer, LLC	Ekos Cadenza fka Cadenza at Hacienda Lakes	MHP FL VII, LLLP	Collier Coounty Community Land Trust, Inc. CREA Cadenza at Haciends Lakes, LLC W. Patrick Mcdowell	SAIL 2021-24BS MMRB 2021-246BS (2022 Series H) ELI 2021-246BS HC 2021-24BS_2020-541C	Collier	\$10,300,000 \$24,500,000 \$600,000 N/A	First	FHDC/BNY	Past due MMRN Governmental Lender Fee of \$15,312.00, due Feb 1, 2025.
MHP FL X Developer, LLC	Ekos at Arbor Park fka Arbor Park	MHP FL X LLLP	McDowell Housing Parnters LLC Christopher Shear Wells Fargo Community Lending and Investment Corporation as LP	SAIL(AF) 2021-253BSN MMRB 2021-253BSN (2022 Series L) ELI 2021-385BSN NHTF 2021-253BSN HC 2021-253BSN_2020-535C	Sarasota	\$9,755,950 \$21,500,000 \$600,000 \$653,873 N/A	First	AmeriNat/BNY	Past due MMRN Governmental Lender Fee of \$13,437.50, due March 1, 2025.
Miami Beach Community Development Corporation, Inc Christian Arango	Villa Maria	MBCDC Villa Maria LLC	MBCDC Villa Maria LLC; Raymond Pereira; Michael Hammon; Cristian Arango; Jeff Feldman; Will Wischeart	SHADP 2007-009FHSB	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Replacement reserves account is underfunded. Expected balance as of 9/30/24 is \$131,940.49. Actual balance is \$100,409.99.
NANA & CRC Affordable Housing LLC Leroy Jones	Little Haiti Towers	Neighbors and Neighbors Association, Inc.	Neighbors and Neighbors Association, Inc.; NANA & CRC Affordable Housing LLC; Josette Elysee; Teresa Leflore; Trenise Cannon; Charles Stringer	PLP 2021-010P-09	Miami-Dade	\$500,000	First	FHFC/SA	PLP - Loan matured 3/11/25. Amount drawn \$300,920.50. FHFC sent demand letter on 3/11/2025.
New Affordable Housing Partners LIFT Orlando Community Development James S. Grauley	Pendana at West Lake	West Lake Phase I, LP	West Lakes Phase I, LP West Lakes Phase I Partners, LLC Lift Orlando GP, LLC Lift Orlando, Inc. New Columbia Residential, LLC James S. Grauley Noel F. Khalil	SAIL 2015-232S / 2017-197S HC 2017-197CS	Orange	\$2,000,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$899.00 due 1/31/25, Annual SAIL Loan Servicing Fee \$3,641.62 due 1/30/25

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New Columbia Residential James Grauley	Columbia Gardens at South City fka Magnolia Family	New Columbia Residential	Country Club Magnolia Family, LP; Columbia Magnolia Family Partners, LLC; New Columbia Residential, LLC; New Affordable Housing Partners, LLC; THA Magnolia Family, LLC; Tallahassee Housing Authority; James S. Grauley; RBC-Magnolia, LLC; RBC Community Investments Manager II, Inc.	SAIL 2020-390SN ELI 2020-390SN NHTF 2020-390SN HC 2019-568C	Leon	\$5,611,577 \$600,000 \$1,113,000 N/A	Third	SMG	SAIL/ELI/NHTF Loan - past due for 2024 annual servicing fees due to Seltzer on 3/15/25 in the amount of \$18,652.23
New Life Christian Fellowship Rita Pritchett	Hillcrest	New Life Christian Fellowship		FDIC-AHDP	Brevard	N/A	N/A	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$389.40. Last contacted the owner 4/3/23.
New Urban Development Keith Franklin	Superior Manor II	New Urban Development	Superior Manor Phase II, LLC; SMA II Manager, LLC; New Urban Development LLC; Red Stone Equity - Fund 68 LP; Red Stone Equity Manager, LLC	SAIL 2020-394S ELI 2020-394S HC 2019-557C	Miami Dade	\$3,000,000 \$600,000 N/A	Second	SMG	SAIL/ELI Loan - past due for 2024 annual servicing fees due to Seltzer on 3/15/25 in the amount of \$9,033.55
North Florida Educational Development Corp. Carolyn Ford	Lanier Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvelia Merjivar	SAIL 1998-049S	Gadsden	\$1,430,000	First	FHFC/SA	SAIL - Owes late fees totaling \$900.00 for late payments from Aug. 2024 through Apr 2025 P&I. Owes Jan 2025 through Apr 2025 P&I totaling \$8,000.00. Owes replacement reserves payment from July 2024 through Mar 2025 i/a/o \$366.67 each.
Oakwood Manor, LLC Vito Difronzo	Oakwood Manor (Bear Creek II - Bartow)	Oakwood Manor, LLC		FDIC-AHDP	Polk	N/A	N/A	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$10,240.86 due 3/15/22. Last contacted 2/2/2022. The owner has refused to pay fees and we have ceased monitoring effective 4/26/2022 to eliminate future fees.
Okeechobee Non Profit Housing, Inc. Jessie Vasquez Sr.	El Mira Sol Gardens	Okeechobee Non-Profit Housing, Inc.	Okeechobee Non-Profit Housing, Inc.	HOME 2001-029H	Okeechobee	\$975,000	Second	FHDC/SA	HOME - Loan Matured 07/31/2023. Sent latest Demand Letter on 3/31/2025.
OMCII, LLC Daniel Rosemond	Oaks at Moores Creek II	OMCII, LLC	OMCII, LLC; Daniel Rosemond; East to West Development Corporation; Michael Robert Flam	PLP 2021-012P-09	St. Lucie	\$250,000.00	First	FHFC/SA	PLP - Loan matured 4/14/25. Amount drawn \$249,770.00. Demand Letter sent on 4/14/2025. 3/26/2024 FHFC Board approved a one-year extension. Documents being prepared by counsel.
Orlando Leased Housing Associates I, LP Ryan Lunderby	Nassau Bay I (Brittany of Rosemont I)	Orlando Leased Housing Associates I, Limited Partnership	Orlando Leased Housing Associates I, Limited Partnership	ELI 2010-16-12R HC 96L-506 HC 2011-533C	Orange	\$3,825,000 N/A N/A	Second	FHDC	SAIL ELI - Owes 5% late fee of \$118.20 for late payment of 2024 annual SAIL ELI permanent loan servicing fee due 1/31/2025. Owes 5% late fee of \$40.95 for late payment of 2024 annual SAIL ELI compliance monitoring fee of due 1/31/2025. Reminder notice sent 4/16/25.
	Nassau Bay II (Brittany of Rosemont II)	Orlando Leased Housing Associates I, Limited Partnership	Orlando Leased Housing Associates I, Limited Partnership	ELI 2010-16-11R HC 97L-518 HC 2011-533C	Orange	\$3,600,000 N/A N/A	Second	FHDC	SAIL ELI - Owes 5% late fee of \$118.20 for late payment of 2024 annual SAIL ELI permanent loan servicing fee due 1/31/2025. Owes 5% late fee of \$40.95 for late payment of 2024 annual SAIL ELI compliance monitoring fee of due 1/31/2025. Reminder notice sent 4/16/25.

Florida Housing Finance Corporation Past Due Report As of 04/18/2025									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Pacifica Companies LLC Deepak Israni	Mira Lagos	Pacifica Mira Lagos LLC		HC 91L-043	Manatee	N/A	N/A	SMG	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,150. Last contacted the owner on 2/3/2025.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teerapom W. Wells	FDIC-AHDP	Brevard	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
Revital Development Group, LLC & DDER Development, LLC Deion Lowry	Hermosa North Fort Myers II	Hermosa NFTM 41 II, Ltd.	Hermosa NFTM 41 II, Ltd.; Rivers Edge North II, Inc.; Revital NFTM 41 II, LLC; Revital Development Group, LLC; DDER NFTM 41 II SLP, LLC; DDER Holdings, LLC; DDER Development, LLC; Michael Allan; Domingo Sanchez; Robert H. Godwin; Deion R. Lowery; Edward E. Haddock, Jr.	MMRB 2024-032BSN SAIL 2024-032BSN ELI 2024-032BSN NHTF 2024-032BSN HC 2023-521C	Lee	\$14,000,000 \$5,500,000 \$580,500 \$870,000 N/A	BOA/FHFC First Second Second Third	FHDC	MMRB - Owes one draw processing fee of \$1,224 due 4/5/2025. Reminder notice sent 4/17/2025.
Riviera Beach Community Development Corporation, Inc. Darryl Leonard	Villas of Solana	Riviera Beach Community Development Corporation, Inc	Riviera Beach Community Development Corporation, Inc.; Darryl Leonard; Annetta Jenkins; Scott Evans; Elizabeth Robinson; Tari Finney Bolden; Malachi Knowles; Verdina Coleman; Jordia Spence; Delores Jones; Marvelous Washington; Cynthia Becton; Pierre Rodriguez; Darren Studstill; Jamil Newell; Delfina Danzique; Takesha Saffold; Bruce Herring	PLP 2021-006P-09	Palm Beach	\$250,000	First	FHFC/SA	PLP - Loan matured 4/13/25. Amount drawn \$111,710.45. FHFC sent Demand Letter on 4/13/2025. Board approved one-year extension on 2/02/2024. Documents being prepared by counsel.
South Wind Apartments, Ltd. Lewis Swezy	South Wind	South Wind Apartments, Ltd.	South Wind Apartments, Ltd.	SAIL 1995-024S HC 1995-033C	Dade	\$68,000 N/A	Second	FHDC	SAIL - Owes 2024 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2025. Reminder notice sent 4/2/25.

Florida Housing Finance Corporation Past Due Report As of 04/18/2025									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
SP CC Apartments LLC Jeffrey E. Jaeger	Columbus Court	SP CC Apartments LLC	SP CC Apartments LLC; Standard Columbus Manager LLC; Standard Guarantor LLC; Jeffrey Jaeger; Scott Alter	MMRB 2016-187BS SAIL 2016-187BS ELI 2016-187BS HC 2015-535C	Hillsborough	\$12,200,000 \$3,175,000 \$789,900 N/A	Second Third	FHDC	SAIL - Owes 5% late fee of \$396.88 for late payment of 2024 annual SAIL permanent loan servicing fee due 1/31/2025. Owes 5% late fee of \$44.25 for late payment of 2024 annual SAIL compliance monitoring fee due 1/31/2025. Owes 5% late fee of \$122.40 for late payment of 2024 annual SAIL ELI permanent loan servicing fee due 1/31/2025. Owes 5% late fee of \$44.25 for late payment of 2024 annual SAIL ELI compliance monitoring fee due 1/31/2025. Reminder notice sent 4/16/25.
SP HK Apartments LLC Jeffrey E. Jaeger	Hickory Knoll Apartments	SP HK Apartments LLC	Standard Hickory Knoll Manager LLC; Standard Guarantor LLC; Jeffrey Jaeger; Scott Alter; SP HK Apartments LLC	MMRB 2016-185BS SAIL 2016-185BS ELI 2016-185BS HC 2016-506C	Marion	\$7,000,000 \$3,150,000 \$304,800 N/A	Second Third	FHDC	SAIL - Owes 5% late fee of \$393.75 for late payment of 2024 annual SAIL permanent loan servicing fee due 1/31/2025. Owes 5% late fee of \$44.25 for late payment of 2024 annual SAIL compliance monitoring fee due 1/31/2025. Owes 5% late fee of \$122.40 for late payment of 2024 annual SAIL ELI permanent loan servicing fee due 1/31/2025. Owes 5% late fee of \$44.25 for late payment of 2024 annual SAIL ELI compliance monitoring fee due 1/31/2025. Reminder notice sent 4/16/25.
SPT Dolphin Cyprus Point LLC Andrew J. Sossen	Buena Vista Point	SPT Dolphin Cyprus Point LLC	SPT Dolphin Cyprus Point LLC	HC 1992L-017	Orange	N/A	N/A	FHDC	HC - Owes 5% late fee of \$46.88 for late payment of HC annual fees due 1/31/2025. Reminder notice sent 4/4/25.
SPT Dolphin Homestead Colony LLC Andrew Sossen, Esq.	Homestead Colony Apartments	SPT Dolphin Homestead Colony LLC	SPT Dolphin Homestead Colony LLC	HOME 93HD-002 HC 94L-003	Dade	\$1,500,000 N/A	N/A	FHDC	HOME - Owes 5% late fee of \$60.00 for late payment of annual HOME compliance monitoring fee due 1/31/2025. Reminder notice sent 4/16/25.
SPT Dolphin Spring Harbor, LLC, cont. Andrew Sossen, Esq.	Spring Harbor	SPT Dolphin Spring Harbor, LLC	SPT Dolphin Spring Harbor, LLC	ELI 2010-16-04R ELI 2011-05-01R HC 2000-502C	Lake	\$975,000 \$1,875,000 N/A	Third	FHDC	SAIL ELI - Owes 5% late fee of \$174.68 for late payment of 2024 annual SAIL ELI permanent loan servicing fee due 1/31/2025. Reminder notice sent 4/16/25.
Turnstone Development Corporation Sue Wiemer	Plateau Village	Oakfield Groves Apartments, LP	Oakfield Groves Apartments, LP Turnstone Oakfield Groves GP, LLC Turnstone Development Corporation	SAIL 2020-479S ELI 2020-479S HC 2020-479CS	Polk	\$3,820,000 \$194,700 N/A	First	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$964.00 due 1/27/25, Annual ELI Compliance Monitoring Fee \$964.00 due 1/31/25, Annual ELI Loan Servicing Fee \$2,664.00 due 1/27/25, Annual SAIL Loan Servicing Fee \$9,550.00 due 1/30/25, PAST DUE T&I AND RR - March and April payments
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake City Cabins for Veterans	Volunteers of America of Florida, Inc.	Volunteers of America of Florida, Inc.	SAIL 2008-01-03R	Columbia	\$1,600,000	First	FHDC	SAIL - Loan Matured 10/29/2024.

Florida Housing Finance Corp. Insurance Deficiency Report as of 04/18/2025													
Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
151 SE 8th ST LLC Lewis Swezy	Teal Pointe Apartments	151 SE 8th ST LLC; Lewis Swezy	HOME 93HD-014	Miami-Dade	\$1,000,000	First	FHDC	Property	4/12/2026	\$5,290,000	\$25,000	\$0	Shared Limit Policy with \$50,000,000 Loss Limit. Named Storm is \$10,000,000, under the loss limit. The Liability Policy does not indicate FHFC as an additional insured, the ownership is not indicated on the policy. Property policy does not indicate FHFC as a mortgagee and loss payee and the carrier will not indicate.
BDG Hibiscus Apts Developer LLC Scott Zimmerman	Hibiscus Apartments	BDG Hibiscus Apartments, LP, BDG Hibiscus Apartments GP, LLC J. Scott Zimmerman Louis E. Vogt Banyan Development Apartments GP, LLC Banyan Development Group, LLC BDG Hibiscus Apartments Developer, LLC Judd Roth Real Estate Development, Inc.	2018-035BS	Lee	\$5,125,000	Second	AmeriNat	Property/Terrorism/GL/Auto/Umbrella	4/15/2025	\$8,469,000 \$1,000,000/\$2,000,000	\$25,000 N/A	\$25,000 N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Property & Terrorism 2. General Liability, Auto, Umbrella - GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000 Umbrella. Compliance notification provided 4/11/2025, 4/17/2025. Per Insurance Agent policies have been renewed awaiting policy numbers to provide the acords as of 4/18/2025.
Camillus House, Inc. Sam Gil	Cedar's Court (fka Shepherd's Court)	Shepherd's Court, LLC Camillus House, Inc. Biscayne Housing Group LLC Gonzalo DeRamon Michael C. Cox	RFP 2009-04 / 2009-044CTX	Miami-Dade	\$5,280,000 \$17,104,805	First Second	AmeriNat	Property	6/1/2025	\$19,314,457	\$10,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Property policy is in a master policy that is being financed, Amerinat advised the customer FHFC does not allow financing. Amerinat advised the borrower of 2 options the master policy will need to be paid in full with no longer being financed for all of the properties and provide proof of payment, and a letter from the insurance company master policy has been paid in full or Cedars Court (Shepherd's Court) will need to obtain an individual policy for the property that is not in a financing agreement or included in a master policy that is being financed. Compliance notification provided 8/14/2024, 8/21/2024, 8/27/2024, 9/9/2024, 9/10/2024, 2/6/2025.
Catholic Charities Housing, Inc. Frank V. Murphy III	Pinellas Hope V Apartments	Catholic Charities Housing Inc.,	ELI RFP 2014-102 / 2014-343P BASE RFP 2014-102 / 2014-343P	Pinellas	\$1,050,000.00 \$1,600,000.00	First	SMG	Property Liability	04/10/2024	\$9,270,000 \$1,000,000	\$15,000	\$15,000	Self Insured through Catholic Mutual Relief Society of America. This is not a rated insurance underwriter as well as they have responded to attempts to get accord 28 form and a rating advising they are not rated and not an insurance company. They are a non-profit that provides coverage to the Diocese. Currently being reviewed by FHEC.
Centennial Management Corporation Lewis V. Swezy	Woodland Grove	Woodland Grove Apartments LLC Woodland Grove Apartments GP LLC RS Development Corp Lewis V. Swezy	2018-044BS 2018-044BSNT	Miami-Dade	\$7,000,000 \$1,047,896	Second Third	AmeriNat	Property/Terrorism	4/12/2025	\$25,707,860	\$100,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Property & Terrorism Compliance notification provided 3/31/2025, 4/14/2025, 4/17/2025.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers ELHCDC, LLC successor by conversion from Rio Towers, Ltd.; East Little Havana Community Development Corporation	SAIL 1991-029S	Miami-Dade	\$800,000	First	FHDC	Property	6/13/24 Expired	N/A	N/A	\$0	Property Insurance has expired.
H.A.N.D.S. of Central Florida Jill McReynolds	Green Gables	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 97HR-005	Orange	\$1,179,728	Second	AmeriNat	Property/GL	6/1/2025	\$7,173,750	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 5/01/2015, 5/06/2015, 8/20/2015, 5/18/2016, 7/18/2016, 1/05/2017, 4/29/2017, 6/29/2017, 5/31/2018, 7/18/2019, 8/2/2019, 6/1/2020, 5/27/2021, 6/17/2022, 6/2/2023, 6/3/2024.

Florida Housing Finance Corp. Insurance Deficiency Report as of 04/18/2025													
Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
H.A.N.D.S. of Central Florida, cont. Jill McReynolds	Lake Jennie II	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 96HR-005	Seminole	\$1,428,265	Second	AmeriNat	Property/GL	6/1/2025	\$5,092,500	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 5/01/2015, 5/06/2015, 8/20/2015, 5/18/2016, 7/18/2016, 1/05/2017, 4/29/2017, 6/29/2017, 5/31/2018, 7/18/2019, 8/2/2019, 6/1/2020, 5/27/2021, 6/17/2022, 6/2/2023, 6/3/2024.
Keys Affordable Development, LLC Shane P. Sarver	Caya Place	Keys Affordable Development II, LLC Tri-Star Oceanside Villas, II LLC Tri-Star Affordable Development, LLC WM Holdings Group, LLC FBC Hodings, LLC Bluff Road, LLC Martin C Flynn, JR. Shane P Sarver Horton S Johnson Cheryl MCPhillips	RFA 2015-106 / 2016-016CS	Monroe	\$3,500,000	Second	AmeriNat	GL/Auto/Umbrella	4/15/2025	\$1,000,000/\$2,000,000	N/A	N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. General Liability, Auto, Umbrella - GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000 Umbrella. Compliance notification provided 4/11/2025, 4/17/2025. Per Insurance Agent policies have been renewed awaiting policy numbers to provide the acords as of 4/18/2025.
Lincoln Avenue Capital, LLC Cricket Cleary	The Salix on Vine	Vineland Family Apartments, LTD Vineland Family GP, LLC Lincoln Avenue Capital Management, LLC Lincoln Avenue Capital, LLC LAC Guarantor Holdings, LLC Vineland Family Developer, LLC Jeremy Bronfman 2014 Revocable Trust Jeremy S Bronfman	RFA 2023-211 (2023-256V)	Osceola	\$4,300,000	Second	AmeriNat	Engineer Error And Omissions (E&O)	4/1/2025	\$1,000,000	N/A	N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Engineer Errors & Omissions (E&O) insurance in an amount equal to the greater of \$1. Compliance notification provided 4/2/2025, 4/17/2025
Richman Group of Florida, Inc. Samantha Anderes	The Landings at Homestead	Landings at Homestead, Ltd.; Landings at Homestead GP, LLC; TRG Member of FL III, LLC; Tacokey HHP, Inc.; The Richman Group of Florida, Inc.; Richman Housing Development LLC; Richard P. Richman	HOME 94DRHR-001	Miami-Dade	\$981,294	First	FHDC	Property	4/25/2025	\$250,000,000	\$100,000	\$0	The property coverage only covers the Named Storm to a limit of \$100,000,000. Agent has advised this is the highest limit they could secure due to the current market.
Rural Neighborhoods, Incorporated Steven Kirk	Casa OMICA (Casa Juarez)	Casa Juarez, LLC; Everglades Housing Trust, Incorporated; Rural Neighborhoods, Incorporated	SAIL 2018-328S	Miami-Dade	\$5,992	First	FHDC	Property	8/22/2025	\$5,920,560	\$25,000	\$0	The property is located in a Flood Zone A and does not have Excess Flood secured.
Spinal Cord Living-Assistance Development, Inc. Pedro Rodriguez	Park Place	Spinal Cord Living Assistance Development, Inc. a Florida Non-Profit Corporation	HOME 1995HR-004	Dade	\$1,372,677	First Second	SMG	WC	1/1/2025	\$1,000,000	\$2,500	\$2,500	Failure to provide adequate Workers Comp.

Florida Housing Finance Corp. Insurance Deficiency Report as of 04/18/2025													
Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
The Related Group Jorge M. Perez	Smathers II	Smathers Phase Two, LLC Smathers Phase Two Manager, LLC Rudg, LLC PRH Affordable Investments, LLC PRH Investments, LLC The Urban Development Group, LLC	SAIL/ELI Gap/RFA 2014-103/2014-306S	Miami-Dade	\$1,138,150 \$975,000	Second Third	AmeriNat	GL/Auto/Umbrella	4/15/2025	\$1,000,000/\$2,000,000	N/A	N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines. 1. General Liability, Auto, Umbrella - GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000 Umbrella. Compliance notification provided 4/11/2025, 4/17/2025.
	Paseo del Rio	Paseo Del Rio, LLC Paseo Del Rio Manager, LLC Paseo Del Rio Developer, LLC PRH Investments, LLC JMP, LLC The Urban Development Group LLC RUDG, LLC Milo Family Real Estate Investments, LLC Alberto Milo, Jr. Maria C. Milo	SAIL/ELI /NHTF/RFA 2019-116 / 2020-413SN	Miami-Dade	\$5,400,000 \$600,000 \$1,236,800	Second Third Fourth	AmeriNat	GL/Auto/Umbrella	4/15/2025	\$1,000,000/\$2,000,000	N/A	N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines. 1. General Liability, Auto, Umbrella - GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000 Umbrella. Compliance notification provided 4/11/2025, 4/17/2025.
Workforce Housing Ventures, Inc. Brian M. Smith	Village Springs	Workforce Housing Ventures, Inc. GHD Construction Services, Inc. Brian M. Smith	HOME 2017-260H	Walton	\$4,686,300	Second	AmeriNat	Builders Risk Contractor's Umbrella/Workers Comp/GL Borrowers GL/Umbrella	5/4/2022 8/4/2022 1/23/2023 4/4/2025	\$3,365,950 \$2,000,000 \$1,000,000 \$1,000,000/\$2,000,000	\$5,000,000 N/A N/A	\$25,000 N/A N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines. 1. Builders Risk with Terrorism. 2. Contractors Umbrella Policy required \$2,000,000 & Workers Comp – Minimum \$1M/occurrence. 3. Contractors GL limits are \$1,000,000. 4. Borrowers General Liability, Umbrella - GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000 Umbrella. Compliance notification provided.5/2/2022, 5/16/2022, 5/26/2022, 6/1/2022, 6/22/2022, 7/1/2022, 7/13/2022, 7/28/2022, 8/12/2022, 9/30/2022, 10/10/2022, 11/15/2022 12/30/2022, 1/4/2023, 2/14/2023, 3/16/2023, 4/3/2023, 6/5/2023, 6/30/2023, 7/26/2023, 8/25/2023, 10/9/2023, 4/4/2025, 10/28/2025

FHFC Foreclosure Report as of 04/18/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
American Opportunity for Housing, Inc.	Dovetail Villas II	AOH-Dovetail Villas LLC	HC 93L-004	Orange	N/A	N/A	FHDC	160	160 @ 60%	10/15/2014	N/A
	The Regents	AOH-Regent Limited Partnership	Bonds MR2006J HC 2006-509C	Duval	\$14,630,000 N/A	First	AmeriNat	304	85 @ 60	5/17/2011	N/A
Bay Equity Investments, Inc.	Magnolia Pointe-Cedar Grove	Ronnie H. Adams	HOME 96HR-021 HC 96L-054	Bay	\$625,000 N/A	Second	FHDC	100	20% @ 45% 20% @ 50% 60% @ 60%	10/6/2015	\$480,903
BECO Properties Inc. Robert Betterman	President's Walk	N/A	Bonds MR 1983 B	Palm Beach	\$2,550,000	First	FHDC	59	N/A	6/16/1905	N/A
Benchmark Maggie Shotwell	Walker Avenue	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	Bonds MR 2000 L1-2 HC 2000-533C	Indian River	\$8,945,000 N/A	First	FHDC	172	50 @ 60 100 @ 60	12/1/2009	N/A
Blackwater Housing Corporation Michael Kent	Park Place - Milton	Blackwater Housing Corporation	Michael Kent	FDIC-AHDP	Santa Rosa	NA	NA	50	20% @ 50% (10 units) 15% @ 805 (8 units)	2/7/2018	N/A
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	N/A	100 @ 80	6/26/2012	N/A
C. J. Communities, Inc. Charles Erdman	Turtle Creek	Turtle Creek, Ltd., J.C. Housing, Inc.	Bonds MR 1996 C HC 97L-507	Collier	\$13,500,000 N/A	First	SMG	268	40 @ 60 100 @60	5/10/2010	N/A
Capital Development Group, LLC C. Break Kean	Magnolia Pointe	CHP Housing Development LLC; C. Breck Kean; FWB Magnolia Pointe Ltd.	Series 2004J SAIL 2002-176BS	Okaloosa	N/A	N/A	N/A	N/A	N/A	8/9/2006	N/A
Carlisle Group, Inc.	Oaks @ Omni	The Oaks at Omni, Ltd.	HC 2001-025C	Lee	N/A	N/A	SMG	300	15 @ 30 85 @ 60	8/7/2009	N/A
Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	TCG Sherwood Lake, Ltd.	SAIL 2001-021S HC 2001-528C	Hillsborough	\$950,000 N/A	Second	FHDC	149	23 @ 30 126 @ 60	8/10/2009	
CED Companies	Hampton Greens	Melbourne Hampton Greens Affordable Housing Partners, LP	HC 1993L-032	Brevard	\$1,031,637	N/A	FHDC	216	100 @ 60	2/8/2011	N/A
	Highland Oaks	Highland Oaks Partners, Ltd.	HC 1990L-003	Orange	\$946,711	N/A	SMG	216	100 @ 60	3/9/2010	N/A
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	HC 1990-079C	Duval	\$260,213	N/A	FHDC	128	20 @ 40 80 @ 60	11/24/2009	N/A
CITI Equity Group, Inc. Chris Record	Regency Green	Royal Regency of Jacksonville	HC 1987L-001	Duval	\$179,748	N/A	FHDC	304	100 @ 60	5/31/1996	N/A
Creative Choice	Carillon Place	Creative Choice Homes XII	1999-012C	Polk	N/A	N/A	FHDC	120	15% @ 35% 05% @ 50% 80% @ 60%	11/17/2012	N/A
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Mystic Pointe Apts., Ltd.	HC 1993L-074	Orange	\$1,870,701	N/A	FHDC	373	100 @ 60	8/25/2009	N/A
	Sheridan Place	Sheridan Place of Bradenton, Ltd.	Bonds MR 2001 O HC 2001-5630C	Manatee	\$6,865,000 N/A	First	SMG	145	116 @ 60 29 @ MR	1/2/2014	N/A

FHFC Foreclosure Report as of 04/18/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Davis Heritage Ltd.	Cobblestone	Cobblestone of Kissimmee, Ltd.	Bonds MR 2000 K1-K2 2000-531C	Osceola	\$17,800,000 N/A	First	SMG	421	50 @ 60 100@60	11/13/2009	N/A
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	FHFC	N/A	No LURA	4/4/2011	\$237,983
First Coast Family and Housing Foundation	Nia Terrace	VCP-Housing Foundation, Inc.	SAIL 1996S-014	Duval	\$660,000	Second	AmeriNat	237	50 @ 60	6/6/2008	\$632,350
First Florida Equities, Inc.	Laurel Oaks	Lancelot/Nottingham Apartments, Ltd.	HC 1990L-032	Duval	N/A	N/A	FHDC	120	10 @ 40 90 @ 60	11/23/2009	N/A
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	HC 1990L-035 HC 1995L-054	Saint Lucie	N/A	N/A	FHDC	120/110	100 @ 60	11/29/2010	N/A
	Tree Trail Apts	Tree Trail Apartments, LP	HC 1991L-047	Alachua	N/A	N/A	SMG	108	100 @ 60	12/11/2012	N/A
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Brandywine Court, LLC	HOME 2004-054H HC 89-095	Duval	\$2,000,000 N/A	First	FHDC	52	20 @ 50 80 @ 60	6/8/2009	\$1,127,147
	Island Place	Island Place Apartments, LLC.	SAIL 2001-034S	Miami-Dade	\$2,800,000	Second	SMG	199	15 @ 33 5 @ 50 50 @ 60 30 @ 80	7/12/2010	\$2,567,723
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Boot Ranch West, Ltd.	Bonds MR 1995 K SAIL 1996S-010S HC 95L-504	Pinellas	\$11,700,000 \$2,450,000 N/A	First Second	SMG	232	20 @ 50 25 @ 50	10/19/2009	\$2,450,000
Hammon Park	Hammon Park	N/A	CWHIP 2004-037		\$1,575,256		AmeriNat		N/A	7/5/2013	\$174,625
Harrison Construction, Inc.	Homestead Plaza	Homestead Plaza Apartments, Ltd.	1993-033L	Miami-Dade	N/A	N/A	SMG	28	10@40, 90@60	4/21/2015	N/A
HERD Community Development Corp. Keith Bowers	Jackson Place	N/A	PLP 2005-097	Bay	\$366,681	N/A	SMG	N/A	N/A	8/20/2014	\$334,522
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Gifford Groves Ltd.	HC 1993L-093	Indian River	N/A	N/A	FHDC	61	100 @ 60	7/27/2011	N/A
	Spring Glade	Spring Glade Affordable Housing, Ltd.	HC 1994L-147	Hillsborough	N/A	N/A	FHDC	78	10 @ 45 90 @ 60	10/19/2009	N/A
Heritage Partners Group, Inc. James Kincaid	Royal Palm Lakes	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second	FHDC/SA	42	20@40 & 80@60 Both	8/6/2019	\$389,945
Home America, Inc. Vincent Bekiempis	Regent	N/A	Bonds MR 1985 F	Hillsborough	\$2,755,000	First	FHDC	96	N/A	3/25/1991	N/A
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	\$500,000	Second	FHFC	N/A	50 @ 80 50 @ 120	5/20/2009	\$480,234
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455	First	FHFC	N/A	60 @ 60	12/16/2010	\$200,185
JE Robert Companies Roger Beless	Westview Terrace	N/A	Bonds GN 1985 ONE	Miami-Dade		First	FHDC	421	N/A	2/22/1996	N/A

FHFC Foreclosure Report as of 04/18/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Avalon Apartments, Ltd.	HC 1993L-016	Lee	N/A	N/A	FHDC	14	100 @ 60	9/23/2008	N/A
John D. Carver, Jr.	Hawthorne Villas	Hawthorne Villas, Ltd.	HC 1990L-022	Alachua	N/A	N/A	Rural Development	29	100 @ 60	1/3/2000	N/A
	Inglis Villas	Inglis Villas, Ltd.	HC 1990L-020	Levy	N/A	N/A	Rural Development	32	100 @ 60	10/4/2002	N/A
	Pinewood Villas	Pinewood Villas, Ltd.	HC 1990L-021	Levy	N/A	N/A	Rural Development	16	100 @ 60	1/9/2003	N/A
Kashi Church Foundation, Inc.	By The River	By the River, Inc.	HOME RFP 2006-02-04SNP SHADP 2007-002FHSH	Indian River	\$2,959,216 \$1,840,763.76	First Second	AmeriNat	41	9 @ 30 32 @ 60	10/24/2013 12/19/2013	HOME \$2,959,216 SHADP \$1,037,893
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Affordable/Silver Pines, Ltd.	SAIL 94S-007 HC 94L-162/95L-008	Orange	\$2,420,000 N/A	Second	SMG	240	20 @ 40 80 @ 60	10/28/2011	\$2,420,000
Madrid, Inc	Westport Commons	Westport Commons Apartments, LLC	HC 1990L-026	Hillsborough	N/A	N/A	FHDC	135	60 @ 60	11/23/2009	N/A
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A	FHDC	161	32 @ 40 128 @ 60	6/19/2014	\$1,800,000
Marc Plonskier	Harris Music Lofts	N/A	HC 1993L-021	Palm Beach	N/A	N/A	FHDC	38	20 @ 40 80 @ 60	9/8/2014	N/A
MAS Apartment Corp. Richard J. Whaley	Belle Creste	Belle Creste, LP	HC 1992L-087	Orange	N/A	N/A	SMG	260	20 @ 40 80 @ 60	4/16/2003	N/A
MMA Financial	Kimber's Cove aka Saddle Creek	Kimber's Cove, L.P.	HC 2007-506C	Duval	N/A	N/A	FHDC	288	100 @ 60	8/4/2010	N/A
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	Mangonia Residence I, Ltd.	SAIL 1995-028S HC 1995L-032	Palm Beach	\$1,982,000 N/A	N/A	SMG	252	20 @ 40 80 @ 60	5/21/2001	\$1,931,799
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	88	88 @ 50	12/31/2014	\$1,101,010
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	N/A	FHFC	N/A	100 @ 80	12/29/2010	\$410,573
Ocala Leased Housing Corp., Inc. John M. Curtis	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	HC 2003-531C	Marion	N/A	N/A		261	100 @ 60	11/28/2011	N/A
Paragon Group Fred Rath	Fifth Season Phase II	Fifth Season II Associates Ltd.	Bonds MR 1985 G	Pinellas	\$8,445,000	First	FHDC	264	N/A	5/1/1993	N/A
Picerne	Silver Ridge	Silver Ridge, Ltd.	HC 1994L-145	Orange	N/A	N/A	SMG	192	10 @ 45 90 @ 60	11/18/2011	N/A

FHFC Foreclosure Report as of 04/18/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Pinellas Village, Inc.	Pinellas Village	Pinellas Village, Ltd.	HC 1990L-057	Pinellas	N/A	N/A	SMG	72	20 @ 40 80 @ 60	5/29/2012	N/A
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	SAIL 90S-078 HC 90L-078	Duval	\$1,220,130 N/A	Second	FHDC	208	10 @ 35 65 @ 60	6/6/2008	\$468,729
Renaissance Housing V, LLC	River Run	River Run Apts, LLC	Bonds MR 2001 C	Clay	\$12,880,000	First	SMG	284	20 @ 50 55 @ 80	1/3/2005	N/A
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	N/A	Bonds MR 1989 S	Broward	\$28,000,000	First	FHDC	297	N/A	6/15/1905	N/A
Robert J. DeHarder	Sugar Cane Villas	N/A	HC 90L-069	Palm Beach	N/A	N/A	Rural Development	87	20 @ 40 80 @ 60		N/A
Sam Hardee	Citrus Meadows	Citrus Meadows Apts., Ltd.	Bonds GN 1989 Q SAIL 89S-501 HC 91-501C	Manatee	\$5,333,000 \$2,116,567 N/A	Second	FHDC	200	40 @ 60 100 @ 60	7/7/2011	\$2,116,567
Stanley Vandroff	Southwood	N/A	HC 1990L-090	Duval	N/A	N/A	SMG	85	20 @ 40 80 @ 60	9/4/2002	N/A
Steeplechase Apartments II, Ltd.	Steeplechase II	N/A	HC 1996L-072	Marion	N/A	N/A	FHDC	80	15 @ 35 85 @ 60	08/09/16	N/A
The Arlington, LP, Tony King	Arlington	Arlington Brencor, LP	Bonds MR 2004 G HC 2004-502C	Duval	\$11,575,000 N/A	First	AmeriNat	288	100 @ 60	7/14/2011	N/A
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	Bonds MR 1999 L1-L2 HC 2000-510C	Sarasota	\$13,460,000 N/A	First	AmeriNat	312	50 @ 60 100 @ 60	11/9/2009	N/A
We Help CDC	Abidjan Estates	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	N/A	FHFC/SA	N/A	N/A	5/1/2015	\$374,115
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	Brandon Creek Apartments, Ltd.	Bonds MR 2000 P HC 2000-534C	Hillsborough	\$15,800,000 N/A	First	FHDC	340	50 @ 60 100 @ 60	1/21/2009	N/A
Whitemark, Inc. Larry White	Woodbridge-Orlando	N/A	Bonds MR 1985 JJ	Orange	\$6,000,000	First	FHDC	168	N/A	6/25/1991	N/A
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development III Ltd.	Bonds MR 2001 E1-E2 HC 2001-518C	Collier	\$19,710,000 N/A	First	FHDC	320	50 @ 60 100 @ 60	2/22/2011	N/A
	Nelson Park	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	Bonds MR 2000 A1-A2 HC 2001-522C	Lake	\$16,055,000 N/A	First	FHDC	358	50 @ 60 100 @ 60	2/15/2011	N/A
	Sarah's Place	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	Bonds MR 1997 L HC 1999-502C	Lake	\$12,560,000 N/A	First	SMG	330	50 @ 60 100 @ 60	6/23/2010	N/A
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development, Ltd., Worthwhile Development, Inc.	Bonds MR 1997 A HC 1997L-503	Orange	\$15,625,000 N/A	First	FHFC	356	50 @ 60	7/24/2009	N/A

FHFC Short Sale Report as of 04/18/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$) Amount Charged Off	Date Charged Off	Units	Set Asides
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015	N/A	N/A
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	HOME 93HRR-003 HC 93L-100	Miami-Dade	\$2,800,000 N/A	First	SMG	\$1,400,000	1/21/2016	80	20 @ 40 80 @ 60
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015	N/A	N/A
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 94S-031	Hillsborough	\$2,600,000	Second	SMG	\$2,285,614	10/17/2011	290	290
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Housing, Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 1993-014S HC 94L-023	Orange	\$1,950,000 N/A	Second	SMG	\$1,401,841	10/17/2011	220	100 @ 60
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	SAIL 96-001S HC 94L-109	Palm Beach	\$1,880,900 N/A	Second	SMG	\$1,810,982	1/31/2012	144	144
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041 HC 93L-089	Hendry	\$578,355 N/A	Second	FHDC	\$141,116	12/31/2012	30	6 @ 45 24 @ 60
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781 N/A	Second	FHDC	\$810,614	10/3/2011	376	20 @ 40 80 @ 60
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	SAIL 95S-044 HC 96L-008	Indian River	\$1,550,000 N/A	Second	SMG	\$550,000	1/8/2013	200	40 @ 40 160 @ 60

FHFC Short Sale Report as of 04/18/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$) Amount Charged Off	Date Charged Off	Units	Set Asides
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. ----- Summerset Village LLC	Transom Development, Inc. a/k/a Regency Development Associates, Inc. -----Summerset Village LLC	SAIL 2004-094S HC 2006-511C	St. Johns	\$1,500,000 N/A	Second	SMG	\$750,000	10/25/2013	132	132 @ 60
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.	N/A	Non-Conforming PLP 2003-048	Broward	\$48,720.00 \$176,412.96	First Second	FHFC	\$48,720 \$176,412	3/14/2012	N/A	N/A
Villas of Capri	Villas of Capri	Read Property Group LLC	N/A	HOME 96DHR-016 HC 96L-504	Collier	\$2,585,000 N/A	Second	AmeriNat	\$2,385,000	7/11/2011	235	235 @ 60
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.	N/A	SAIL 1996-030S	Manatee	\$337,500	Second	AmeriNat	\$231,001	10/15/2001	10	5 @ 50
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Estate Dev. Corp.	SAIL 99-060S HC 2000-525C	Lee	\$1,577,726 N/A	Second	SMG	\$827,726	10/25/2013	168	84 @ 50 68 @ 60
Westside Ministries, Inc. Gerald P. Jones	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	\$69,549	10/2/2017	75	N/A

FHFC Other Writeoff Report as of 04/18/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$ Amount Charged Off	Date Charged Off	Units	Set Asides
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11-08	Alachua	\$209,868	N/A	FHFC	\$5,070	12/30/2002	N/A	N/A
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	SAIL 89-001S HC 90L-016	Polk	\$1,350,000 N/A	Second	FHDC	\$802,138	12/31/2010	18	20 @ 50
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08	Clay	\$204,000	N/A	FHFC	\$614	12/30/2002	N/A	N/A
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08	Columbia	\$30,750	N/A	FHFC	\$23,063	12/30/2002	N/A	N/A
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	N/A	FHFC	\$97,177	12/31/2010	N/A	N/A
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-08		\$400,000	N/A	FHFC	\$151,502	12/30/2002	N/A	N/A
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota	N/A	Nonconforming	Sarasota	\$290,000	N/A	N/A	\$260,000	1/10/2013	6	N/A
Las Villas at Kennilworth	Las Villas at Kennilworth	N/A	N/A	CWHIP/RFP 2006-05	Highlands	\$847,143	Second	SMG	\$475,291	12/8/2011 - 9/1/2016	7	N/A
Leland Enterprises, Inc. Ken Dixon	Citrus Glen	Affordable/Citrus Glen Ltd.	Affordable/Citrus Glen Ltd.; Kenneth Dixon	AIL 1993S-013HC 1994L-006	Orange	\$1,670,000 N/A	Second	FHFC/SA	\$920,000	9/2/2020	176	176
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	\$218,526	3/1/2016	N/A	N/A
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968	N/A	FHFC	\$45,968	12/31/2010	N/A	N/A
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples, Ltd	SAIL 93S-045 HC 94L-005	Collier	\$1,225,000 N/A	2nd	SMG	\$914,532	6/23/2011	120	120 @ 60

FHFC Other Writeoff Report as of 04/18/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$ Amount Charged Off	Date Charged Off	Units	Set Asides
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbert Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	N/A	FHFC	\$282,038	12/31/2010	N/A	N/A
Osceola County	Osceola County	Osceola County	N/A	Nonconforming	Osceola	\$200,000	N/A	FHFC	\$127,535	1/31/2008	N/A	N/A
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	N/A	SAIL 1991-020S	Lake	\$2,858,783	Second	FHDC	\$2,858,783	8/17/2001	434	217 @ 60
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	N/A	SAIL 1994-045S	Duval	\$83,300	Second	FHDC	\$34,774	7/29/2008	N/A	N/A
UDC-ARHP Broward	UDC-ARHP Broward	N/A	N/A	PLP 05-093	Broward	\$105,186	Second	FHFC	\$105,186	9/26/2008	N/A	N/A
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$14,191	9/23/2011	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	9/30/2014	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$28,782	3/1/2016	N/A	100 @ 80
Westshore Community Development Corp. Ronald T. Rotella	Westshore Landing	Westshore Community Development Corporation, a not-for-profit entity	Ronald T. Rotella, C. Norman Stallings, Jr., Richard Renninger, Ron Ruffner	PLP 2005-114	Hillsborough	\$500,000	Second	FHFC	\$392,225	7/7/2005	N/A	N/A