

Florida Housing Finance Corporation Past Due Report As of 02/27/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
350 NW LLC Robert Herrera	Labre Place	350 NW LLC	350 NW, LLC; CH Labre Place Manager, LLC; Camillus House, Inc.; CH Labre Place, LLC	SAIL 2006-074CS TCEP 2009-063CTX	Miami-Dade	\$4,000,000 \$19,188,358	First Third	FHDC/SA	SAIL - Loan Matured 7/30/2025. 10/24/25 Board approved a 15-year extension. Documents are being prepared by counsel. FHFC sent latest Demand Letter on 1/31/2026
Ability Housing of Northeast Florida, Inc. Shannon Nazworth	Village on Mercy	Ability Mercy, LLC	Ability Mercy, LLC Ability Mercy NN, LLC Ability Housing, Inc.	Viability 2017-287V	Orange	\$1,335,205	First/Second	AmeriNat	PAST DUE INVOICE: Annual Viability Compliance Monitoring Fee \$918.00 due 2/7/26; Annual SAIL Loan Servicing Fee \$10,308.00 due 2/7/26
	Village on Wiley	Ability Wiley, LLC	Ability Wiley, LLC Ability Housing of Northeast Florida, Inc.	ELI 2014-345P, Base Loan 2014-345P	Duval	\$5,000,000	First	AmeriNat	PAST DUE INVOICE: Annual Base Loan Servicing Fee \$6,875.00 due 2/3/26
Alpha and Omega Freedom Ministries, Inc. Lorraine Gillespie	Hannah House	Alpha and Omega Freedom Ministries, Inc.	Alpha and Omega Freedom Ministries, Inc.	SAIL 2008-01-07R	Hardee	\$1,577,186	Second	FHFC	SAIL - Past due for T&I payments and R&R payments.
AMCS Development, LLC James J Kerr	Perrytown	Perrytown Apartments, LLC	Perrytown Apartments, LLC Perrytown GP, LLC AMCS Development, LLC SCG Development SPE, LLC SCG Development Partners, LLC James J Kerr, Sr James J Kerr, Jr	SAIL 2016-386S	Taylor	\$2,670,400	Second	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$918.00 due 2/7/26, Annual ELI Compliance Monitoring Fee \$918.00 due 2/2/26; Annual ELI Loan Servicing Fee \$2,532.00 due 2/3/26, Annual SAIL Loan Servicing Fee \$6,676.00 due 2/7/26
	Springhill Apartments	Springhill Apartments, LLC	Springhill Apartments, LLC Springhill GP, LLC AMCS Development, LLC SCG Development SPE, LLC SCG Development Partners, LLC James J Kerr, Sr James J Kerr, Jr	SAIL 2018-026S	Madison	\$3,064,400	Second	AmeriNat	PAST DUE INVOICE: Annual ELI Annual Servicing Fee \$2,592.00 due 2/3/26, Annual SAIL Loan Servicing Fee \$7,477.31 due 2/7/26; Annual ELI Compliance Monitoring Fee \$938.00 due 2/2/26; Annual SAIL Compliance Monitoring Fee \$938.00 due 2/7/26
Atlantic Pines, LLC Louis Vogt	Atlantic Pines Apartments	Atlantic Pines, LLC	Atlantic Pines, LLC	SAIL 1990-002-01S	Monroe	\$612,882	First	FHDC	SAIL - Owes 2025 annual SAIL permanent servicing fee of \$700.00 plus a 5% late fee of \$35.00 due 1/31/2026. Reminder sent 2/17/2026.
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 12/29/25. Amount drawn \$811,931.03. Failure to provide proof of adequately funded replacement reserves. FHFC sent Demand Letter on 1/31/2026
Blue JC Developer, LLC & Tri-CASL, LLC Shawn Wilson	Jersey Commons	Blue Tri CASL Polk, LLC	Blue Tri CASL Polk, LLC; Blue Polk M, LLC; TRI CASL Polk, LLC; Weedon Enterprises LLC; Blue JC Developer, LLC; Blue Sky Communities, LLC; Tri-CASL, LLC; Community Assisted and Supported Living, Inc.; James M. Chadwick; Shawn Wilson	HOME 2022-269CH NHTF 2022-269CN	Polk	\$7,200,000 \$1,176,000	First Third	FHDC	HOME - Owes one monthly replacement reserve payment i/a/o \$1,700.00 due 1/31/26. Owes one monthly tax & insurance payment i/a/o \$5,205.91 due 1/31/26. Reminder sent 2/18/2026.
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 2022 annual interest payment of \$133,308.00 due 8/31/2023. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024. Owes 2024 annual interest payment of \$133,308.00 plus a 5% late fee of \$6,665.40 due 9/3/2025. Owes 2025 annual SAIL permanent servicing fee of \$3,703.00 plus a 5% late fee of \$185.15 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2026. Reminder notice sent 2/17/2026. Borrower has failed to remit RR deposits for January 2026. RR deposits are past due approximately \$1,200.00 through 1/31/2026. Reminder notice sent 2/24/26.

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Brannon Group, L.C. D. Reid Brannon	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 2022 annual interest payment of \$133,308.00 due 8/31/2023. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024. Owes 2024 annual interest payment of \$133,308.00 plus a 5% late fee of \$6,665.40 due 9/3/2025. Owes 2025 annual SAIL permanent servicing fee of \$3,703.00 plus a 5% late fee of \$185.15 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2026. Reminder notice sent 2/17/2026. Borrower has failed to remit RR deposits for January 2026. RR deposits are past due approximately \$900.00 through 1/31/2026. Reminder notice sent 2/24/26.
Broward County Housing Authority Parnell Joyce	Tallman Pines II	Tallman Pines Associates II, LTD	Tallman Pines Associates II, LTD TP Homes & Communities, Inc. Broward County Housing Authority	RRLP 2006-352HR MMRB 2007 Series J HC 2007-509C	Broward	\$3,654,786 \$3,654,876 N/A	First	AmeriNat	PAST DUE INVOICE: AFS and SR-1 Late Fee \$500.00 Due 7/4/25; Annual RRLP Servicing Fee \$8,397.00 due 2/3/26; Annual RRLP Compliance Monitoring Fee \$763.00 due 2/3/2026; Annual RRLP Financial Monitoring Fee \$562.00 due 2/3/26
Camillus House, Inc. Hilda Fernandez	Cedar's Court fka Shepard's Court	Shepard's Court, LLC	Shepard's Court, LLC Camillus House, Inc. Gonzalo DeRamon Michael C. Cox Biscayne Housing Group, LLC	TCAP 2009-044CTX TCAP Supp 2009-044CTX TCEP 2009--44CTX HOME 2009-044CTX HC 2009-044CTX	Miami-Dade	\$4,483,919 \$680,000 \$17,104,805 \$115,900 N/A	First	AmeriNat	MATURED - April 28, 2025. PAST DUE INVOICE: Quarterly TCAP Loan Servicing Fee \$1,937.93 Due 7/24/25
Carrfour Supportive Housing, Inc. Stephanie Berman	Coalition Lift	Coalition Lift, LLC	Coalition Lift, LLC; Carrfour Supportive Housing, Inc.	BASE 2014-347PBS ELI 2014-347P	Miami-Dade	\$3,400,000 \$825,000	First Second	FHDC	BASE - Owes a 5% late fee of \$260.82 for late payment of annual BASE permanent servicing fee due 1/31/2026. Reminder sent 2/20/2026.
Casa San Juan Bosco II Helen Rombalski	Casa San Juan Bosco II	Catholic Charities Housing, Diocese of Venice	Catholic Charities Housing Inc., Christopher Root	Home 2014-109 (2014-407H)	DeSoto	\$6,510,000	Second Mortgage	SMG	HOME loan Past due for UCC continuation fee invoice in the amount of \$64.00 due 8/28/25.
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 1/31/2026. Amount drawn is \$2,490,000.00. Special Assets staff working with Borrower on refinancing.
Centennial Holdings (Buckner) LLC Angela King	CHS - Buckner	Children's Home Society of Florida	Centennial Holdings (Buckner) LLC; Children's Home Society of Florida, Andry Sweet; Kymberly Cook; Barbara McDonald; Ron Brise; Tracey Bracco	DEMO 2006 01-04YFC	Duval	\$249,000	First	FHFC	DEMO - Loan Paid in Full. Failure to provide proof of adequate replacement reserves.
Community Enterprise Investments, Inc. Robin Kingry	Townsend Terrace	Community Enterprise Investments, Inc.	Community Enterprise Investments, Inc.	HOME 2004-005H	Escambia	\$264,000	Second	FHDC/SA	HOME - Loan Matured 9/30/2025. 9/19/2025 Board approved a one-year extension. Documents are being prepared by counsel. FHFC sent latest Demand Letter on 1/31/2026.

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Creative Choice Homes Yashpal Kakkar	Cayo del Mar fka Stock Island	Creative Choice Homes	Creative Choice Homes XXVI, Ltd., Creative Choice Homes XXVI Inc.; Creative Choice Homes, Inc.; Dilip Barot; Cayo del Mar 2022, LLC	SAIL 2003-025CS HC 2003-025CS	Monroe	\$2,000,000 N/A	Credit Enhancement /Second Mortgage	SMG/SA	SAIL - Loan Matured on 10/1/25. Sent latest Demand Letter on 1/31/2026.
	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 Mortgage	SMG/SA	SAIL loan matured 11/12/25. Sent latest Demand Letter on 1/31/2026.
	Marina Del Ray	Creative Choice Homes, Inc.	Creative Choice Homes XXVIII, LTD Creative Choice Homes XXVIII, Inc. Creative Choice Homes, Inc Dilip Barot	SAIL 2002-026CS HC 2002-026CS	Citrus	\$1,100,000 N/A	Second	AmeriNat/SA	MATURED - June 11, 2025; Annual Compliance Servicing Fee \$706.00 due 2/7/26; Annual SAIL Servicing Fee \$2,750.00 due 2/7/26; Annual SAIL Financial Monitoring Fee \$1,558.00 due 2/7/26. Sent latest Demand Letter on 1/31/2026.
Culmer Place Kenneth Naylor	Culmer Apartments	Culmer Apartments, LTD	Culmer Apartments, Ltd. APC Culmer Apartments, LLC APC Culmer Development, LLC Howard D. Cohen Revocable Trust; Howard D. Cohen	SAIL 2020-435BSN ELI 2020-435BSN MMRB 2020-435BSN NHTF 2020-435BSN HC 2020-435BSN	Miami-Dade	\$600,000 \$11,300,000 \$57,425,000 \$1,236,800 N/A	Fourth	AmeriNat	PAST DUE INVOICE: Annual NHTF Loan Servicing Fee \$236.00 due 01/31/2026; Annual ELI Loan Servicing Fee \$236.00 due 2/3/2026; Annual Loan Servicing Fee \$936.00 due 2/7/26; Annual NHTF Compliance Monitoring Fee \$85.25 Due 1/31/2026
DDER Development, LLC Deion Lowery	Gannet Pointe	Gannet Pointe, LTD	Gannet Pointe, LTD Gannet Pointe GP, LLC Ability Housing, Inc. DDER Holdings, LLC Domingo Sanchez Robert Godwin Deion R. Lowery Edward E. Haddock, Jr.	SAIL 2018-345S ELI 2018-345CS HC 2018-345CS	Osceola	\$4,318,000 \$182,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual Compliance Monitoring Fee \$938.00 due 2/7/26; Annual SAIL Loan Servicing Fee \$10,308.00 due 2/7/26
DM Redevelopment Developer, LLC Kenneth Naylor	The Residences at Martin Manor	DM Redevelopment, Ltd.	DM Redevelopment, Ltd.; BRHA DM Redevelopment, LLC; APC DM Redevelopment, LLC; DM Redevelopment Developer, LLC; APC DM Redevelopment Developer, LLC; BRHA Developer, LLC; Howard D. Cohen Revocable Trust Under Agreement dated 4/6/1993; Howard D. Cohen	MMRN 2025 Series A1-A2 SAIL 2023-129BSA SAIL 2023-129BSA HOME 2023-129BSA HC 2023-129BSA	Palm Beach	\$27,000,000 \$4,940,000 \$750,000 \$1,475,000 N/A	First Second Third Fourth	FHDC	MMRN - Owes draw processing fee of \$1,050.00 plus a 5% late fee of \$52.50 due 2/9/2026. Reminder sent 2/24/2026.

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Dominium Mark Moorhouse	Oak Meadows	Cocoa Leased Housing Associates I, LLLP	Cocoa Leased Housing Associates I, LLLP Dominium Holdings I, LLC Dominium Holdings II, LLC Cocoa Leased Housing Associates I, LLC	RRLP 2006-310HR HC 2008-506C HC 2024-553C	Brevard	\$10,070,000 N/A N/A	First	AmeriNat	PAST DUE INVOICE: Annual Compliance Monitoring Fee \$2,737.00 due 2/3/26, Annual Financial Monitoring Fee \$1,684.00 due 2/3/26, Annual RRLP Loan Servicing Fee \$8,397.00 due 2/3/26
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	N/A	FHDC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$14,250. Last contacted the owner on 12/2/2025. Owner has requested a payoff of their SAIL loan. Future CM will need to be calculated and collected.
Ecotech Visions Foundation, Inc.	Amstrong Building	Ecotech Visions Foundation, Inc.	Ecotech Visions Foundation, Inc.; Pandwe A Gibson; Robert Zuckerman; Darryl Lawson; Sir Charles Hill; Karina Mcentee; Scot Di Stetono; John Preston; Carl Dalhberg	PLP 2021-004P-09	Miami-Dade	\$500,000		FHFC/SA	PLP - Loan matured 1/5/26. Amount drawn \$466,328.95. 12/12/2025 Board approved a one-year extension. FHFC sent Demand Letter on 1/5/26
EHDOC Development Services, LLC Melanie Riberio	Mildred & Claude Pepper Towers	EHDOC Pepper Towers, LP	EHDOC Pepper Towers, LP EHDOC Pepper Towers Charitable Corporation Elderly Housing Development and Operations Corporation Steve Protulis	TCEP 2010-26CX, 2011-007CX HC 2009-092C	Miami-Dade	\$2,300,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual Loan Servicing Fee \$2,228.00 due 1/29/26
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 1/31/2026. 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.
Grove House of Jacksonville, Inc. Mary Kay O'Rourke	Grove House Scattered Sites (2001)	Ability Housing, Inc.	Grove House of Jacksonville, Inc.; Ability Housing, Inc.; Gregory Matovina; John Jacob R Peek; Reginald Fullwood; Mary K O'Rourke; Melissa Slover-Athey; Thomas J Daly Jr; Kathy M Wells	DEMO 2001 07-003DD	Duval	\$499,545		FHFC	DEMO - Past due for principal payments (due 12/29/25, 1/29/26, and 2/6/26) and late fees i/a/o \$12,239.22
Grove House of Jacksonville, Inc., cont. Mary Kay O'Rourke	Grove House Scattered Sites (2004)	Ability Housing, Inc.	Grove House of Jacksonville, Inc.; Ability Housing, Inc.; Gregory Matovina; John Jacob R Peek; Reginald Fullwood; Mary K O'Rourke; Melissa Slover-Athey; Thomas J Daly Jr; Kathy M Wells	DEMO 2004 12-05PMDD	Duval	\$630,000		FHFC	DEMO - Owes late fee i/a/o \$420.00.
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. At May 10th Board meeting, an extension request was approved for 18 months with a new maturity date of September 28, 2025. Borrower is in negotiations with the first mortgage lender.

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Hannibal Square Community Land Trust, Inc., cont. 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 Richemond, Jerry Breckenridge	PLP 2019-006P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$194,188.65. Board approved one year extension on 2/2/2024. First Mortgage to proceed with foreclosure and judicial sale.
	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 Richemond, Jerry Breckenridge	PLP 2019-007P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$750,000.00. Board approved one year extension on 2/2/2024. First Mortgage to proceed with foreclosure and judicial sale.
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 Mortgage	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 for Homeless, Inc. Rob Cramp	Tropic Hammock	Coalition for Homeless, Inc.	Coalition for Homeless, Inc.; John Venice; Joya Kaye Hoffard; Thomas Highsmith; Eleanor Garriga; Anna Maria Curry; Christian Vargas; Belinda Rowe; LEEANNE SACINO	SHADP 2006-001FHSH	Brevard	\$623,895		FHFC	SHADP - Failure to provide proof of adequate replacement reserves. (loan fully forgiven)
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.
HTG Matthew Rieger	Astoria on 9th	HTG Astoria, LTD	HTG Astoria, Ltd. AM Affordable Housing, Inc HTG Astoria, LLC HTG Astoria Developer, LLC Matthew A. Rieger	MMRB 2022-137BSN SAIL 2022-137BSN ELI 2022-137BSN NHTF 2022-137BSN HC 2021-526C	Manatee	\$19,000,000 \$9,050,000 \$600,000 \$713,400 N/A	Third	AmeriNat	PAST DUE INVOICE: Annual NHTF Loan Servicing Fee \$2,108.27 due 01/31/2026; Annual ELI Loan Servicing Fee \$2,108.27 due 2/3/2026; Annual NHTF Compliance Monitoring Fee \$761.57 Due 1/31/2026
HTG, cont. Matthew Rieger	The Fountains at Hidden Lake	HTG Hidden Lake, LTD	HTG Hidden Lake, Ltd. AM Affordable Housing, Inc HTG Hidden Lake, LLC HTG Affordable Holdings, LLC HTG Hidden Lake Developer, LLC HTG Florida Developer, LLC Matthew A. Rieger Investment Trust Matthew A. Rieger	NHTF 2023-026CN HC 2023-026CN	Citrus	\$2,080,000 N/A	Third	AmeriNat	PAST DUE INVOICE: Annual NHTF Loan Servicing Fee \$2,248.74 due 01/31/2026; Annual NHTF Compliance Monitoring Fee \$450.83 Due 1/31/2026
JAX Urban Initiatives Development, LLC 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 2018-039SNEL NHTF 2018-039SNT HC 2016-574C	Duval	\$7,000,000 \$600,000 \$1,075,037 N/A	Second Third Fourth N/A	FHDC	SAIL - Owes 2023 annual interest payment of \$161,058.01 plus 5% late fee of \$8,052.90 due 11/30/2024. Owes 2024 annual interest payment of \$66,200 plus 5% late fee of \$3,310 due 9/3/2025. Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Reminder notice sent 2/23/2026.

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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 Mortgage	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 \$785.00 revised per FHFC due 8/31/24 and corresponding late charge in the amount of \$480.05. Borrower remitted partial interest payment in the amount of \$780.05 on 7/14/25.
JJWIN LLC Jeffrey Weibel	Studio Concord	JJWIN LLC	Alpha Realty Group	HC 93L-083	Orange	N/A	N/A	SMG	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,100. Last contacted the owner on 2/24/26.
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. T. Willard Fair, President, CEO	M & M Maison II	M & M Maison II, Ltd	M & M Maison II, Ltd	SAIL 93SHR-004 HC 94L-063		\$160,000 N/A	N/A	FHDC	SAIL - Owes 2025 annual SAIL compliance monitoring fee of \$1,200.00 plus a 5% late fee of \$60.00 due 1/31/2026. Reminder sent 2/17/2026.
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.
McCormack Baron Hillary Zimmerman	Delmar Terrace	Delmar Terrace South, LLC	Delmar Terrace South, LLC Delmar Terrace MBS Member, Inc. MBA Properties, Inc. McCormack Baron Salazar, Inc.	SAIL 2015-158CS VIABILITY 2017-285V HC 2015-158CS	Pinellas	\$1,660,000 \$540,093 N/A	First	AmeriNat	PAST DUE INVOICE: Annual SAIL Servicing Fee \$8,125.00 due 2/7/26, Annual Viability Loan Servicing Fee \$8,974.53 due 2/2/26; Annual SAIL Compliance Monitoring Fee \$918.00 due 2/7/26
McDowell Housing Partners, LLC Chris Shear	EKOS Arbor Park	MHP FL X, LLLP	MHP FL X, LLLP MHP FL X Developer, LLC MHP FL X GP, LLC Archipelago Housing, LLC Kenneth P. Lee W. Patrick McDowell 2001 Trust and W. Patrick McDowell	MMRB 2021-253BSN SAIL 2021-253BSN ELI 2021-253BSN NHTF 2021-253BSN 2020-535C	Sarasota	\$21,500,000 \$9,755,950 \$600,000 \$653,873 N/A	Third	AmeriNat	PAST DUE INVOICE: Annual ELI Compliance Monitoring Fee \$993.00 due 2/2/26, Annual SAIL Compliance Monitoring Fee \$993.00 due 2/7/26; Annual ELI Loan Servicing Fee \$2,748.00 due 2/3/26; Annual SAIL Loan Servicing Fee \$2,748.00 due 2/3/26
	EKOS Magnolia Oaks	MHP Magnolia Oaks, LLC	MHP Magnolia Oaks, LLC MHP Magnolia Oaks Member, LLC W. Patrick McDowell 2001 Trust Archipelago Housing, LLC W. Patrick McDowell Kenneth P. Lee	MMRB 2020-074BR RRLP 2020-074BR ELI 2020-074BR HC 2019-546C	Leon	\$12,500,000 \$5,985,000 \$807,400 N.A	Second	AmeriNat	PAST DUE INVOICE: Annual RRLP Compliance Monitoring Fee \$964.00 due 2/3/26; Annual RRLP Loan Servicing Fee \$10,596.00 due 2/3/26
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 1/31/2026
ML Casa V, L.P. Taek Namkoong	Mar Lago Village	ML Casa V, L.P.	ML Casa V, L.P.	HC 1998-500C	Broward	N/A	N/A	FHDC	HC - Owes 2026 annual HC compliance monitoring fee i/a/o \$1,635.00 plus a 5% late fee of \$81.75 due 1/31/26. Reminder sent 2/18/2026.

Florida Housing Finance Corporation Past Due Report As of 02/27/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
N Vision Communities Cynthia McMullen	Cyndy's Place	Cyndy's Place, LLC	Cyndy's Place N Vision Communities, Inc. Horton S. Johnson Horton S. Johnson Revocable Trust	HOME 2014-408H	Desoto	\$2,284,200	First	AmeriNat	PAST DUE INVOICE: Quarterly HOME Loan Servicing Fee \$1,427.63 due 01/29/2026; Quarterly Compliance Monitoring Fee \$882.00 due 10/24/2025; Quarterly Compliance Monitoring Fee \$882.00 due 1/29/2026
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 latest Demand Letter on 1/31/2026. In House Legal still has on HOLD.
	NANA City Homes	Neighbors and Neighbors Association, Inc.	Neighbors and Neighbors Association, Inc.; NANA & CRC Affordable Housing LLC; Josette Elysee; Teresa Leflore; Trenise Cannon; Charles Stringer	PLP 2021-015P-09	Miami-Dade	\$500,000	First	FHFC/SA	PLP - Loan matured 8/1/25. Amount drawn \$249,547.71. FHFC sent latest Demand Letter on 1/31/2026
National Church Residences General Counsel	The Franklin House	Franklin Senior Housing Limited Partnership	Franklin Senior Housing Limited Partnership; National Church Residences of Franklin, Inc.; National Church Residences	MMRN 2022-214BS SAIL 2022-214BS ELI 2022-214BS HC 2021-529C	Lake	\$6,110,000 \$1,500,000 \$411,000 N/A	First Second Third	FHDC	MMRN - Owes 2025 annual SAIL permanent servicing fees of \$3,378.62 plus a 5% late fee of \$168.93 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fees of \$1,197.00 plus a 5% late fee of \$59.85 due 1/31/2026. Owes 2025 annual SAIL ELI permanent servicing fees of \$2,832 plus a 5% late fee of \$141.60 due 1/31/2026. Owes 2025 annual SAIL ELI compliance monitoring fees of \$1,197.00 plus a 5% late fee of \$59.85 due 1/31/2026. Reminder notice sent 2/18/2026.
National Church Residences Sarah Branch	Reserve at Indian Hill	Indian Hill Senior Housing Limited Partnership	Indian Hill Senior Housing Limited Partnership; National Church Residences of Indian Hill, Inc.; National Church Residences	MMRB 2024-219BS SAIL 2024-219BS ELI 2024-219BS HC 2023-536C	Orange	\$10,490,000 \$1,848,612 \$440,300 N/A	Second	FHDC	SAIL - Owes 2025 annual SAIL permanent servicing fee of \$1,500.00 plus a 5% late fee of \$75.00 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fee of \$1,082.00 plus a 5% late fee of \$54.10 due 1/31/2026. Reminder sent 2/18/2026.
National Church Residences, cont. Sarah Branch	Sandpiper Run	Sandpiper Senior Housing Limited Partnership	Sandpiper Senior Housing Limited Partnership; National Church Residences of Sandpiper, Inc.; National Church Residences	MMRN 2024-218BS SAIL 2024-218BS ELI 2024-218BS HC 2023-543C	Lee	\$9,080,000 \$1,972,300 \$366,000 N/A	First Second Second	FHDC	MMRN - Owes annual SAIL permanent servicing fee of \$750.00 plus a 5% late fee of \$37.50 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fee of \$1,082.00 plus a 5% late fee of \$54.10 due 1/31/2026. Reminder sent 2/20/2026.
National Development of America, Inc. & CSJD Developer, Inc. Dr. Volodymyr Smeryk	Casa San Alfonso	San Alfonso Housing, Inc.	San Alfonso Housing, Inc.; National Development of America, Inc.; CSJD Developer, Inc.; Eric C. Miller	HOME 2021-282H	Hardee	\$6,460,000	Second	FHDC	HOME - Owes 2025 Late Filing Fee of \$500.00 due 1/21/2026. Reminder sent 2/23/2026.
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.
Noah's Ark of Central Florida Inc Cauneey Bamberg	Villages at Noah's Landing	Villages at Noah's Landing	The Villages at Noah's Landing, LTD The Villages at Noah's Landing Members, LLC Noah's Ark of Central Florida, Inc.	SAIL 2014-138CGS ELI 2014-138CGS GRANT 2014-138CGS HC 2014-138CGS	Polk	\$1,320,000 \$1,000,000 \$1,500,000 N/A	First	AmeriNat	PAST DUE INVOICE: Annual ELI Loan Servicing Fee \$2,436.00 due 2/3/26; Annual ELI Compliance Monitoring Fee \$882.00 due 2/2/26

Florida Housing Finance Corporation Past Due Report As of 02/27/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Norstar Development USA, LP Richard Higgins	Valor Preserve at Lake Seminole	Valor Preserve, LLLP	Valor Preserve, LLLP Pinellas Property Management Company, Inc. Pinellas County Housing Authority Norstar Development USA, LP Richard Higgins	SAIL 2020-453CSA ELI 2020-453CSA HOME ARP 2020-453CSA HC 2020-453CSA	Pinellas	\$3,729,600 \$270,400 \$2,750,000 N/A	First/Second	AmeriNat	PAST DUE INVOICE: Annual SAIL Loan Servicing Fee \$8,537.09 due 2/7/26; Annual ELI Servicing Fee \$4,969.87 due 2/3/26; Annual ELI Compliance Monitoring Fee \$770.09 due 2/2/26, Annual SAIL Compliance Monitoring Fee \$1,023.00 due 2/7/26
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 \$1,900.00 for late payments from Aug, 2024 through Feb 2026 P&I. Owes May 2025 (partial payment rcvd) through Feb 2026 P&I totaling \$19,000.00. Owes replacement reserves payment from Jan 2026 through Feb 2026 i/a/o \$366.67 each. Owes late filing fee for 2024 AFS/SR1 i/a/o \$500.00. Owes annual interest plus late fee for FY 2023 through FY 2024 i/a/o \$30,030.00.
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 7/31/2023. FHFC sent latest Demand Letter on 1/31/2026.
Orlando Leased Housing Associates I, Limited Partnership 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 late fee of \$118.20 for late payment of annual permanent servicing fee due 1/31/2026. Owes late fee of \$40.95 for late payment of annual compliance monitoring fee due 1/31/2026. Reminder notice sent 2/17/2026.
	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 late fee of \$118.20 for late payment of annual permanent servicing fee due 1/31/2026. Owes late fee of \$40.95 for late payment of annual compliance monitoring fee due 1/31/2026. Reminder notice sent 2/17/2026.
Osceola County Council on Aging, Inc. Wendy Ford	Tracey Manor	St. Cloud Hearts and Homes, Inc.	St. Cloud Hearts and Homes, Inc.; Osceola County Council on Aging, Inc.; Wendy Ford; Denita Pimienta; Vianca McCluskey; Sonya Deese Byrnes; Robert Husband; George Seda; Ulysses Escobar; John Medina; Alex Rodriguez	HOME 95HR-002	Osceola	\$503,861	Second	FHFC/SA	HOME - Loan matured 2/28/26. Amount drawn \$503,861.00, current UPB: \$434,600.08.
Osceola Mental Health, Inc Leigh Koeppe	Dillingham Apartments	Osceola Mental Health, Inc	Osceola Mental Health, Inc DDER Development, LLC Domingo Sanchez Robert Godwin Deion Lowery Edward Haddock, Jr.	SAIL 2021-302S ELI 2021-302SN NHTF 2021-302SN	Orange	\$4,875,000 \$434,500 \$1,099,600	First	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$3,636.00 due 2/7/26; Annual SAIL Loan Servicing Fee \$2,748.00 due 2/7/26
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 \$2,300. Last contacted the owner on 2/24/26.
Pacifica Edisto Lake, LLC Angie Draycott	Lago del Sol (Edisto Lake)	Pacifica Edisto Lake, LLC	Pacifica Edisto Lake, LLC	SAIL 1994-042S HC 95L-006	Lee	\$2,822,781 N/A	Second	FHDC	SAIL - Owes 2025 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2026. Reminder sent 2/17/2026.

Florida Housing Finance Corporation Past Due Report As of 02/27/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Parker Pointe Oscar A. Sol	Parker Pointe	Tigertown GM, Ltd.	Tigertown GM, Ltd. Tigertown GM GP, LLC Green Mills Holdings, LLC Oscar A Sol Mitchell R Rosenstein	MMRB 2020 019BD CDBG-DR 2020-019BD HC 2019-555C	Polk	\$11,500,000 \$7,990,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual CDBG-DR Loan Servicing Fee \$10,596.00 due 01/31/2026; Annual CDBG-DR Compliance Monitoring Fee 964.00 due 1/31/26
Parramore Oaks Phase Two Paula McDonald Rhodes	Parramore Oaks Phase II	Parramore Oaks Phase Two, LLC	Parramore Oaks Phase Two, LLC IVD Parramore Two, LLC InVictus Development, LLC Paula McDonald Rhodes Richard E. Cavalieri	MMRB 2020-055BD CDBG-DR 2020-055BD HC 2019-560C	Orange	\$14,000,000 \$5,700,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual CDBG-DR Loan Servicing Fee \$17,660.00 due 01/31/2026;
Pinellas Affordable Living, Inc. Boley Centers, Inc. Jack Humburg	Evergreen Village	Pinellas Affordable Living, Inc.	Pinellas Affordable Living, Inc. Boley Centers, Inc.	SAIL 2018-308S ELI 2018-308S	Pinellas	\$4,305,000 \$235,300	First/Second	AmeriNat	PAST DUE Invoice: Annual ELI Compliance Monitoring Fee \$938.00 due 2/2/26, Annual ELI Loan Servicing Fee \$2,592.00 due 2/3/26; AFS and SR-1 Late Fee \$500.00 due 12/30/25
	The Ranch at Pinellas Park	Pinellas Affordable Living, Inc.	Pinellas Affordable Living, Inc. Boley Centers, Inc.	SAIL 2017-172S ELI 2017-172S	Pinellas	\$3,890,189 \$226,600	First/Second	AmeriNat	PAST DUE INVOICE: AFS and SR-1 Late Fee \$500.00 due 12/30/25
	Whispering Pines	Pinellas Affordable Living, Inc.	Pinellas Affordable Living, Inc. Boley Centers, Inc.	SAIL 2021-299S	Pinellas	\$5,940,260	First	AmeriNat	PAST DUE INVOICE: AFS and SR-1 Late Fee \$500.00 due 12/30/25
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn 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.
Quail Roost Transit Village I Kenneth Naylor	Quail Roost Transit Village I	Quail Roost Transit Village I, LTD	Quail Roost Transit Village I, Ltd. Quail Roost I GP, LLC APCHD MM II Inc. Quail Roost I Development, LLC APC Quail Roost I Development, LLC Atlantic Pacific Communities, LLC	SAIL 2020-461SN NHTF 2020-461SN HC2019-571C	Miami-Dade	\$6,500,000 \$3,700,000 N/A	Third	AmeriNat	PAST DUE INVOICE: Annual NHTF Loan Servicing Fee \$6,757.64 due 01/31/2026; Annual NHTF Compliance Monitoring Fee \$747.36 Due 1/31/2026
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.
Reliance Housing Services Ellis Diversified James F. Ellis	Eclipse West	Eclipse West Associates LTD	Eclipse West Associates, LTD Reliance-Eclipse West, LLC Brickell-Heights, LLC James F. Ellis	RRLP 2007-015CS RRLP 2007-015CS HC 2007-015CS	Broward	\$4,316,235 \$1,715,000 N/A	Second	AmeriNat/SA	MATURED - September 1, 2025 - Borrower has requested an extension. 10/24/2025 Board approved a 5-year extension. Documents being prepared by counsel. FHFC sent latest Demand Letter on 1/31/2026; PAST DUE INVOICE: Annual RRLP Servicing Fee \$8,649.00 due 2/3/26; Annual RRLP Compliance Monitoring Fee \$2,570.00 due 2/3/2026; Annual Financial Monitoring Fee \$1,735.00 due 2/3/26

Florida Housing Finance Corporation Past Due Report As of 02/27/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Renaissance Preserve Developers, LLC Marcia Davis	The Homes of Renaissance Preserve	Renaissance Preserve II, LLLP	Renaissance Preserve II, LLLP; Renaissance Preserve II, LLC; Housing Authority of the City of Fort Myers; Renaissance Preserve Developers, LLC	TCEP 2009-059CTX TCAP 2009-059CTX TCAP Supp 2009-059CTX HOME 2009-059CTX	Lee	\$12,296,371 \$126,775 \$850,000 \$95,107	First First Third Third	FHDC	TCAP - Owes one monthly replacement reserve payment i/a/o \$3,708.14 due 1/31/26. Reminder sent 1/28/2026.
	The Homes of Renaissance Preserve II	Renaissance Preserve III, LLLP	Renaissance Preserve III, LLLP; Renaissance Preserve III, LLC; Housing Authority of the City of Fort Myers; Renaissance Preserve Developers, LLC	TCEP 2010-027CX	Lee	\$2,995,000	First	FHDC	TCEP - Owes one monthly replacement reserve payment i/a/o \$2,514.03 due 1/31/26. Owes one monthly tax & insurance payment i/a/o \$2,570.22 due 1/31/26. Reminder sent 1/28/2026.
RS Development Corp. Lewis V. Swezy	Woodland Grove Apartments	Woodland Grove Apartments, LLC	Woodland Grove Apartments, LLC Lewis V. Swezy RS Development Corp.	MMRB 2018-044BSN SAIL 2018-044BSN ELI 2018-044BSN NHTF 2018-044BSN HC 2018-581C	Miami-Dade	\$27,500,000 \$5,194,590 \$600,000 \$1,047,896 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual NHTF Loan Servicing Fee \$2,619.74 due 1/31/26, Annual SAIL Loan Servicing Fee \$10,308.00 due 2/7/25; Annual NHTF Compliance Monitoring Fee \$938.00 Due 1/31/2026; Annual SAIL Compliance Monitoring Fee \$938.00 Due 2/7/2026
Seville Farm Family Housing Association, Inc. James Register	New Hope Villas	Seville Farm Family Housing Association, Inc.	Seville Farm Family Housing Association, Inc.; James W. Register, Jr.	SAIL 99S-072	Volusia	\$2,877,785	Second Mortgage	SMG	SAIL- Past due for late filing fee in the amount of \$500.00 for failure to submit Correct Audited Financial Statements by 5/31/25. 2024 -past due for SAIL interest late charge in the amount of \$932.15. Past due for UCC continuation fee invoice in the amount of \$32.00 due 7/31/25.
SHAG Island Cove LLC Michael Henzy	Island Cove Apartments	Island Cove, LLC	SHAG Island Cove, LLC DHG Island Cove, LLC Delray Housing Group, Inc. Darren J. Smith Timothy F. Henzy	SAIL 2021-225S ELI 2021-225S HC 2020-533C	Palm Beach	\$3,000,000 \$600,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$993.00 due 2/7/26;
SHAG St. Mary Towers Developer, LLC & CHS St. Mary Towers Development, LLC Darren Smith	St. Mary Towers	St. Mary Towers Apartments, LLLP	St. Mary Towers Apartments, LLLP; CHS St. Mary Towers, Inc.; SHAG St. Mary Towers, LLC; Darren Smith; Timothy Henzy; CHS St. Mary Towers Development, LLC; Catholic Health Services, Inc.; SHAG St. Mary Towers Developer, LLC	SAIL 2023-019S ELI 2023-019S HC 2022-519C	Miami-Dade	\$1,770,746 \$750,000 N/A	Second Third	FHDC	SAIL - Owes 2025 annual SAIL permanent servicing fees of \$2,916.00 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fees of \$1,054 due 1/31/2026. Owes 2025 annual SAIL ELI permanent servicing fees of \$2,916 due 1/31/2026. Owes 2025 annual SAIL ELI compliance monitoring fees of \$1,054 due 1/31/2026. Reminder notice sent 2/18/2026.
Somerset Landings Developer, LLC Jonathan L. Wolf	Monroe Landing fka Somerset Landing	Somerset Landings, LTD	Somerset Landings, Ltd. Somerset Landings GP, LLC SHA Somerset Landings, LLC Jonathan L. Wolf Somerset Landings Developer, LLC SHA Development, LLC	SAIL 2021-255SN ELI 2021-255SN NHTF 2021-255SN HC 2020-546C	Seminole	\$2,800,000 \$600,000 \$668,662 N/A	Third	AmeriNat	PAST DUE INVOICE: Annual Compliance Monitoring Fee \$993.00 due 2/2/26, Annual ELI Loan Servicing Fee \$2,748.00 due 2/3/26
Southport Development, Inc. d/b/a Southport Development Services, Inc. Brianne Heffner	Choctaw Village	SP Village, LLC	SP Village, LLC; Standard Choctaw Manager, LLC; SP and MS LLC; Southport Development, Inc.; Southport Development Services, Inc.; J. David Page	MMRB 2018-019BS SAIL 2018-019BS ELI 2018-019BS HC 2016-567C	Okaloosa	\$5,000,000 \$2,500,000 \$396,300 N/A	Second Third	FHDC	SAIL - Owes 2025 annual SAIL permanent servicing fee of \$6,250.00 plus a 5% late fee of \$312.50 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fee of \$938.00 plus a 5% late fee of \$46.90 due 1/31/2026. Owes 2025 annual SAIL ELI permanent servicing fee of \$2,592.00 plus a 5% late fee of \$129.60 due 1/31/2026. Owes 2025 annual SAIL ELI compliance monitoring fee of \$938.00 plus a 5% late fee of \$46.90 due 1/31/2026. Reminder notice sent 2/23/2026.

Florida Housing Finance Corporation Past Due Report As of 02/27/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Sovereign at North Bay Chris Martiner	Sovereign at North Bay	Bid-A-Wee Apartments	Bid-A-Wee Apartments, LLC Bid-A-Wee Manager Bid-A-Wee Developer LLC James W. Freeman, III Revocable Trust James W. Freeman, III	MMRB 2020-076 BR RRLP 2020-076BR ELI 2020-076BR HC 2019-575C	Bay	\$26,850,000 \$10,414,900 \$1,056,300 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual RRLP Compliance Monitoring Fee \$429.09 due 2/7/26; Annual RRLP Loan Servicing Fee \$4,711.20 due 2/3/26
SP HC Apartments, LLC Jeffrey E. Jaeger	Harbour Court Apartments	SP HC Apartments LLC	Standard Harbour Court Manager LLC; Standard Guarantor LLC; Jeffrey Jaeger; Scott Alter; SP HC Apartments LLC	MMRB 2014-127B SAIL 2014-317S ELI 2014-317S HC 2015-514C	Polk	\$4,100,000 \$1,750,000 \$525,000 N/A	Second Third	FHDC	SAIL - Owes 2025 annual SAIL permanent servicing fee of \$4,375.00 plus a 5% late fee of \$218.75 due 1/31/2026. Owes 2025 annual SAIL compliance monitoring fee of \$882.00 plus a 5% late fee of \$44.10 due 1/31/2026. Owes 2025 annual SAIL ELI permanent servicing fee of \$2,436.00 plus a 5% late fee of \$121.80 due 1/31/2026. Owes 2025 annual SAIL ELI compliance monitoring fee of \$882.00 plus a 5% late fee of \$44.10 due 1/31/2026. Reminder sent 2/18/2026.
SP HV Apartments LLC Jeffrey E. Jaeger	Hampton Villa	SP HV Apartments LLC	Standard Hampton Manager LLC; Standard Guarantor LLC; Jeffrey Jaeger; Scott Alter; SP HV Apartments LLC	MMRB 2016-186BS SAIL 2016-186BS ELI 2016-186BS HC 2016-501C	Duval	\$3,800,000 \$2,000,000 \$340,800 N/A	Second Third	FHDC	SAIL - Owes 2025 annual SAIL permanent servicing fee of \$5,000.00 plus a 5% late fee of \$250.00 due 1/31/2026. Owes late fee of \$44.25 for late payment of annual SAIL compliance monitoring fee due 1/31/2026. Owes late fee of \$122.40 for late payment of annual SAIL ELI permanent servicing fee due 1/31/2026. Owes late fee of \$44.25 for late payment of annual SAIL ELI compliance monitoring fee due 1/31/2026. Reminder notice sent 2/18/2026.
SP Park, LLC Jeffrey E. Jaeger	Cedar Park Apartments	SP Park, LLC	Standard Cedar Park Manager LLC; Standard Guarantor LLC; Jeffrey Jaeger; Scott Alter; SP Park, LLC	MMRB 2016-388BS SAIL 2016-388BS ELI 2016-388BS HC 2016-540C	Columbia	\$6,000,000 \$3,200,000 \$272,300 N/A	Second Third	FHDC	SAIL - Owes 2025 annual SAIL compliance monitoring fee of \$899.00 plus a 5% late fee of \$44.95 due 1/31/2026. Owes 2025 annual SAIL ELI permanent servicing fee of \$2,484.00 plus a 5% late fee of \$124.20 due 1/31/2026. Owes 2025 annual SAIL ELI compliance monitoring fee of \$899.00 plus a 5% late fee of \$44.95 due 1/31/2026. Reminder notice sent 2/18/2026.
SPT Dolphin Spring Harbor, LLC Andrew Sossen	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	Second Third	FHDC	SAIL ELI - Owes a 5% late fee of \$40.95 for late payment of annual SAIL ELI compliance fee due 1/31/2026. Owes a 5% late fee of \$159.02 for late payment of annual SAIL ELI permanent servicing fee due 1/31/2026. Owes 2025 annual SAIL ELI compliance monitoring fee i/a/o \$844.00 plus a 5% late fee of \$42.20 due 1/31/2026. Reminder sent 2/17/2026.
Sreit Leigh Meadows Apartments, LLC Matthew Guttin	Leigh Meadows	Sreit Leigh Meadows Apartments, LLC	Sreit Leigh Meadows Apartments, LLC	SAIL 1997-019S ELI 2010-16-09R HC 96L-508	Duval	\$3,157,000 \$3,300,000 N/A	Third	FHDC	SAIL ELI - Owes 2025 annual SAIL ELI compliance monitoring fee i/a/o \$819.00 plus a 5% late fee of \$40.95 due 1/31/2026. Reminder sent 2/17/2026.
St. John Housing Development Corp, Inc. Eric Haynes	Saint John	St. John Housing Limited Partnership	St. John Housing Development Corp, Inc.	SAIL 1992-049S HC 1990-075C	Miami-Dade	\$753,318 N/A	N/A	FHDC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$750. Last contacted the owner on 2/24/26. Two checks have been mailed, but either lost in the mail or returned. Sending a replacement check 2/27/26.
Standard Communities Bradley C Martinson	Seminole Gardens	SP SG Apartments, LLC	Standard Seminole Manager, LLC Standard Guarantor, LLC Jeffrey Jaeger Scott Alter	MMRB 2016-179BS SAIL 2016-179BS ELI 2016-179BS HC 2016-502C	Seminole	\$7,250,000 \$2,800,000 \$536,500 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual ELI Loan Servicing Fee \$885.00 due 2/2/26; Annual SAIL Compliance Monitoring Fee \$885.00 due 2/7/26, Annual ELI Compliance Monitoring Fee \$918.00 due 2/2/26; Annual SAIL Loan Servicing Fee \$7,000.00 due 2/7/26
Stratford Point Preservation, Ltd. Russell Condas	Stratford Point Apartments	Stratford Point Preservation, Ltd.	Stratford Point Preservation, Ltd.	SAIL ELI 2010-16-06R SAIL ELI 2011-05-03R HC 2000-537C HC 2021-508C	Seminole	\$1,500,000 \$5,700,000 N/A N/A	Second Third N/A	FHDC	SAIL ELI - Owes a 5% late fee of \$171.60 for late payment of 2026 annual HC compliance fee due 1/31/2026. Reminder sent 2/18/2026.
Styles Group Carol Odgen	Indian River	Vero Beach Investments LLC,	Styles Property Management LLC	HC 94L-114	Indian River	N/A	N/A	SMG	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,300. Last contacted the owner on 2/24/26. Per email 2/24/26, funds are to be wired.
Tupelo Park, LP Renee Sandell	Tupelo Park	Tupelo Park, LP	Tupelo Park, LP Tupelo Park Services Corporation The Paces Foundation, Inc	MMRB 2019-401BH HOME 2019-401BH HOME 2019-401BH HC 2018-545C	Bay	\$8,700,000 \$4,300,000 \$1,125,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Quarterly HOME Loan Servicing Fee \$2,727.00 Due 01/29/2026; Quarterly Compliance Monitoring Fee \$844.05 Due 1/29/2026

Florida Housing Finance Corporation Past Due Report As of 02/27/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Turnstone Development Corporation Sue Wiemer	Plateau Village	Oakfield Groves Apartments, LP	Oakfield Groves Apartments, LP Turnstone Oakfield Groves GP, LLC Turnstone Development Corporation	SAIL 2020-479CS ELI 2020-479CS HC 2020-479CS	Polk	\$3,820,000 \$194,700 N/A	First	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$964.00 due 2/7/26; Annual SAIL Loan Servicing Fee \$9,550.00 due 2/7/26
Volunteers of America of Florida, Inc. Janet Stringfellow	Ritz Reserve Phase II	Volunteers of America of Florida, Inc.	Volunteers of America of Florida, Inc. Janet Stringfellow	SAIL 2018-311S ELI 2018-311S	Marion	\$3,649,554 \$177,400	First	AmeriNat	PAST DUE INVOICE: Annual Compliance Monitoring Fee \$3,636.00 due 2/7/26, Annual SAIL Loan Servicing Fee \$9,123.89 due 2/7/26
Welford Place Developer, LLC & Judd Roth Real Estate Development, Inc. Christopher Savino	Welford Place	Welford Place, LLC	Welford Place, LLC; Welford Place Manager, LLC; EIS Housing, LLC; Archway Partners, LLC; Welford Place Developer, LLC; CF Development Partners, LLC; Foundation Housing, LLC; Christopher Savino; Brett Green	CDBG-DR 2020-011D	Bradford	\$4,930,000	Second	FHDC	CDBG-DR - Owes a 5% late fee of \$529.80 for late payment of 2026 annual permanent servicing fees due 1/31/2026. Owes a 5% late fee of \$186.60 for late payment of 2026 annual compliance monitoring fees due 1/31/2026. Reminder sent 2/17/2026.
Wendover Housing Partners Jonathan Wolf	Haley Park	NVC Haley Park, LTD	NVC Haley Park, LTD Wendover Housing Partners Jonathan Wolf James Dyal	SAIL 2014-316S ELI 2014-316S HC 2013-530C	Hillsborough	\$2,300,000 \$600,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$882.00 due 2/7/26; Annual SAIL Loan Servicing Fee \$5,750.00 due 2/7/26
Wesley Haven Terrye Takacs	Wesley Haven Villa	Methodist Homes for the Aging Corporation	Methodist Homes for the Aging Corporation; Robert McKee, III; Christopher W Tomlin; Henry Roberts; Michael D Giles; Terrye Takacs; Jennifer Piver; Wesley Haven Villa Inc.	DEMO 2002 01-002ALF	Escambia	\$3,000,000	Second	FHFC	DEMO - Owes late filing fee i/a/o \$500.00 for FY 2025
WYN161, LLC Harold Calle	VOA Broward II	WYN161 LLC	WYN161, LLC; Harold Calle; Patricia Calderon	HOME 92HR-019-2	Broward	\$79,874	First	FHFC	HOME - Loan Paid in Full. Failure to provide proof of adequate replacement reserves.

Florida Housing Finance Corp. Insurance Deficiency Report as of 02/27/2026													
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
Atlantic Pacific Community Management, LLC (APCM) Randy Weisburd, President	Sea Grape I	Sea Grape Apartments, LTD TCG Sea Grape, LLC Carlisle Development Group, LLC Lloyd J. Bozejo	2006-077CS	Monroe	\$1,854,549	Second	AmeriNat	Flood	2/12/2026	\$7,569,014	N/A	N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Flood coverage amount – 100% Replacement Cost. Compliance notification provided 2/6/2026 & 2/23/2026.
	Sea Grape II	Sea Grape II, LTD CDG Sea Grape II, LLC Carlisle Development Group, LLC Matthew Greer Lloyd J. Bozejo	2007-126CS 2007-126SUPP	Monroe	\$991,033 \$255,000	First	AmeriNat	Flood	2/16/2026	\$3,460,453	N/A	N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Flood coverage amount – 100% Replacement Cost. Compliance notification provided 2/6/2026 & 2/23/2026.
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	04/30/2026	\$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 EHEC
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers ELHDC, 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	6/1/2026	\$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, 6/11/2025.
	Lake Jennie II	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 96HR-005	Seminole	\$1,428,265	Second	AmeriNat	Property/GL	6/1/2026	\$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, 6/11/2025.
Osceola Mental Health, Inc. Garrett Griffin	Dillingham Apartments	Osceola Mental Health, Inc. DBA Park Place Behavioral Health Care DDER Development, LLC Domingo Sanchez Robert H. Godwin Deion R. Lowery Edward E. Haddock, Jr.	SAIL / RFA 2021-102 / 2021-302SN ELI / RFA 2021-102 / 2021-302SN NHTF / RFA 2021-102 / 2021-302SN	Osceola	\$4,875,000 \$434,500 \$1,099,600	First Second Third	AmeriNat	Property/GL/Auto/Umbrella/Workers Comp	6/1/2026	\$5,750,000 \$1,000,000/\$2,000,000	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Property and General Liability policy is being financed within a multi property financed plan. Amerinat advised the customer FHFC does not allow financing. Amerinat advised the borrower policy will need removed from finance plan or to be paid in full no longer being financed for all of the properties, provide proof of payment, and a letter from the insurance company policy has been paid in full or Dillingham Apartments (Osceola Mental Health) will need to obtain an policy for the property and general liability that is not in a financing agreement. Compliance notification provided 11/25/2025, 1/13/2026, 1/16/2026.
Rural Neighborhoods, Incorporated Steven Kirk	Casa OMICA (Casa Juarez)	Casa Juarez, LLC; Everglades Housing Trust, Incorporated; Rural Neighborhoods, Incorporated	SAIL 2018-328S	Miami-Dade	\$5,992,000	First	FHDC	Property Flood	8/22/2026 11/16/2026	\$5,920,560 \$500,000	\$25,000 N/A	\$0	The property is located in 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	1/1/2026	\$1,000,000	\$2,500	\$2,500	Failure to provide adequate Workers Comp.

FHFC Foreclosure Report as of 02/27/2026											
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 02/27/2026											
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
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$649,989	First	FHFC/SA	80	80	11/12/2025	\$649,989
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

FHFC Foreclosure Report as of 02/27/2026											
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
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
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

FHFC Foreclosure Report as of 02/27/2026											
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
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
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

FHFC Foreclosure Report as of 02/27/2026											
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
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 02/27/2026												
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 02/27/2026												
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 02/27/2026												
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 02/27/2026												
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