

Florida Housing Finance Corporation  
Asset management Noncompliance Report  
Cutoff Date: 5/29/2025

Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
AMCS Development, LLC James J. Kerr, Jr.	Perrytown Apartments, LLC	Perrytown	2909	HC /2016-549C SAIL + ELI 2016-386S	Taylor	1/2/2025	12/27/2024	<ul style="list-style-type: none"><li>• Failure to meet required Features/Amenities/Programs</li><li>• Failure to meet Uniform Physical Condition Standards (UPCS): Unit</li><li>• Failure to meet UPCS: Building Exterior</li><li>• Failure to meet UPCS: Site</li></ul> 5/9/2025 Letter to Owner	AmeriNat
								<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to properly recertify eligibility</li><li>• Failure to meet Uniform Physical Condition Standards for Units</li></ul> 6/3/2025-Letter to Owner	
American Opportunity Foundation Inc. Philip J. Kennedy	Hadley Housing Partners, LP	Hadley Gardens	3038	HC 2016-519C	Miami-Dade	1/31/2025	1/9/2025	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to properly recertify eligibility</li><li>• Failure to meet Uniform Physical Condition Standards for Units</li></ul> 6/3/2025-Letter to Owner	First Housing
Arcadia Housing Authority Becky Sue Mercer	The Arcadia Oaks Associates, Ltd.	Arcadia Oaks	2132	HC 2008-514C	DeSoto	1/6/2015	12/15/2014	<ul style="list-style-type: none"><li>• Failure to provide required tenant programs</li><li>• Failure to provide required tenant service</li></ul> 4/29/2025: Letter to Owner	Seltzer
								<ul style="list-style-type: none"><li>• Failure to provide required tenant programs</li><li>• Failure to perform first anniversary income determination</li><li>• Failure to meet Uniform Physical Condition Standards (UPCS) for buildings</li><li>• Failure to meet UPCS for units</li></ul> 4/29/2025: Letter to Owner	
Avon Park Housing Authority Penny Pieratt	Lakeside Park I LLC	Lakeside Park I	2431	SAIL 2008-01-06	Highland	9/16/2022	8/11/2022	<ul style="list-style-type: none"><li>• Failure to provide required development amenities</li></ul> 5/16/2025-Email from Management	First Housing
								<ul style="list-style-type: none"><li>• Failure to provide required development amenities</li></ul> 5/16/2025-Email from Management	
Bailyn Group LLC Jay Bailyn	Lucerne Apartments, LLC	Lucerne	0042	HC 91L-019	Miami-Dade	3/18/2022	2/15/2022	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for units</li></ul> 5/14/2025-Letter to Owner	First Housing
								<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for units</li></ul> 5/14/2025-Letter to Owner	
								<ul style="list-style-type: none"><li>• Failure to perform first anniversary recertification</li><li>• Failure to properly recertify eligibility</li><li>• Failure to meet uniform physical condition standards for units</li></ul> 5/14/2025-Letter to Owner	

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Blackstone Inc. Jaiye Falusi	18800 NW 27th Avenue (FL) Owner LLC	Eagle's Landing	0245	HC 1998-091C & 1999-002C	Miami-Dade	9/23/2024	9/10/2024	<ul style="list-style-type: none"> <li>Failure to provide required feature and amenity</li> </ul> 5/23/2025 Letter to Owner	AmeriNat
	3544 St Johns Bluff Road South (FL)	Edge at Town Center	0483	MMRB 1999F 1&2 SAIL ELI RFP 2010-16-03 & RFP 2011-05-02 Variance 1999-524VW	Duval	8/13/2024	8/8/2024	<ul style="list-style-type: none"> <li>Failure to provide required Development amenity</li> </ul> 5/22/2025 Letter to Owner	AmeriNat
	1030 NW 155th Lane (FL) Owner LLC	Hidden Cove - Miami	0356	HC 1998-092C	Miami-Dade	9/13/2024	9/11/2024	<ul style="list-style-type: none"> <li>Failure to meet uniform physical condition standards: Health and Safety</li> </ul> 5/2/2025 Letter to Owner	AmeriNat
Capital Vision Management LLC Mahesh Desai	Atlantic MultiFamily - Tiger Bay, LLC	Tiger Bay Court	1574	HC 2006-001C	Alachua	5/2/2023	4/5/2023	<ul style="list-style-type: none"> <li>Failure to document eligibility upon initial occupancy.</li> </ul> 5/20/2025: Letter to Owner	Seltzer
	Atlantic Multi Family - Verdant Cove LLC	Verdant Cove	1071	HC 2001-056C	Alachua	2/25/2025	1/29/2025	<ul style="list-style-type: none"> <li>Failure to properly recertify eligibility</li> <li>Failure to meet Uniform Physical Condition Standards for units</li> <li>Failure to meet Uniform Physical Condition Standards for buildings</li> </ul> 5/23/2025-Email to Management	First Housing
Carlisle Development Group LLC Bruce Greer	Golf View Gardens, Ltd.	Golf View Gardens	1116	SAIL 2002-056S HC 2002-537C	Broward	6/3/2024	5/7/2024	<ul style="list-style-type: none"> <li>Failure to meet uniform physical condition standards for site.</li> </ul> 5/22/2025: Letter sent to Owner	Seltzer
	Magnolia Crossing, Ltd.	Magnolia Crossing	1633	MMRB MR2006L/ RRLP 2005-305HR / HC 2006-516C	Santa Rosa	1/28/2025	1/7/2025	<ul style="list-style-type: none"> <li>Failure to meet Uniform Physical Condition Standards for Building Exterior</li> </ul> 5/15/2025 Letter to Owner	AmeriNat
Carrfour Supportive Housing Inc. Stephanie Berman-Eisenberg	Dr. Alice Moore Apartments, LLLP	Dr. Alice Moore	2874	HC & Permanent Supportive Housing 2016-333CL 2017-281CL	Palm Beach	3/14/2024	2/15/2024	<ul style="list-style-type: none"> <li>Casualty loss: fire on 12/22/2021</li> <li>Failure to meet UPCS for Units</li> </ul> 5/30/2025: Letter to Owner	Seltzer
	Harvard House LLC	Harvard House	0334	HC 1999-041C	Miami-Dade	11/15/2024	10/22/2024	<ul style="list-style-type: none"> <li>Improperly computed Utility Allowance.</li> <li>Failure to meet Uniform Physical Condition Standards (UPCS) for Units.</li> <li>Failure to meet UPCS for Site.</li> </ul> 5/20/2025 Letter sent to Owner	Seltzer
	Little Haiti Gateway Inc.	Little Haiti Gateway	0479	SAIL 2000-021S	Miami-Dade	8/2/2024	7/9/2024	<ul style="list-style-type: none"> <li>Failure to meet Uniform Physical Condition Standards (UPCS) for Buildings.</li> <li>Failure to meet UPCS for Site.</li> </ul> 5/19/2025 Letter to Owner	Seltzer

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Charles E. Lakin Foundation, Inc. Stephen K. Wild	Lakin Sunshine Investments, LLC	Fairview Cove I	1928	MMRB 2008 Series N / 2007-137BS/2008-520C	Hillsborough	7/10/2024	6/12/2024	<ul style="list-style-type: none"> <li>• Failure to obtain/reconfirm Utility Allowance (UA).</li> <li>• Failure to document eligibility upon initial occupancy.</li> <li>• Failure to document eligibility at first anniversary income determination.</li> <li>• Failure to provide tenant programs.</li> </ul> 5/22/2025: Letter to Owner	Seltzer
		Fairview Cove II	2103	MMRB MR2008O HC 2008-521C	Hillsborough	7/10/2024	6/13/2024	<ul style="list-style-type: none"> <li>• Failure to obtain/reconfirm Utility Allowance.</li> <li>• Failure to document eligibility upon initial occupancy.</li> </ul> 5/13/2025: Letter sent to Owner	Seltzer
Columbia Residential LLC James Grauley	Country Club Magnolia Family, LP	Columbia Gardens at South City	3282	SAIL + ELI/NHTF 2020-390SN HC 2019-568C	Leon	8/23/2024	7/25/2024	<ul style="list-style-type: none"> <li>• Failure to document eligibility upon initial occupancy.</li> </ul> 4/29/2025 Letter from owner	Seltzer
Community Housing Partners Corporation Jeffrey K. Reed	Community Housing Partners Corporation of Florida	Azalea	1101	HOME 2002-720H	Hardee	1/4/2023	11/8/2022	<ul style="list-style-type: none"> <li>• Failure to provide required unit features</li> </ul> 5/27/2025-Email to Management	First Housing
						10/9/2023	9/13/2023	<ul style="list-style-type: none"> <li>• Failure to provide required unit features</li> </ul> 5/27/2025-Email to Management	First Housing
						12/10/2024	11/13/2024	<ul style="list-style-type: none"> <li>• Failure to document tenant eligibility upon initial occupancy</li> <li>• Failure to properly recertify eligibility</li> <li>• Failure to provide unit features</li> <li>• Failure to meet Uniform Physical Condition Standards for buildings</li> <li>• Failure to provide Tenant Programs &amp; Services</li> </ul> 5/27/2025-Email to Management	First Housing
Creative Choice Homes Inc. Dilip Barot	Creative Choice Homes VIII, Ltd	Azalea Gardens - Bartow	0323	HC 96L-039	Polk	1/25/2024	12/29/2023	<ul style="list-style-type: none"> <li>• Failure to meet UPCS for units.</li> <li>• Failure to meet UPCS for site.</li> </ul> 4/22/2025: Letter to Owner	Seltzer
						1/2/2025	12/3/2024	<ul style="list-style-type: none"> <li>• Household is occupied by uncertified individual(s).</li> <li>• Failure to provide tenant programs.</li> <li>• Failure to meet UPCS for Buildings.</li> <li>• Failure to meet UPCS for Site.</li> </ul> 4/22/2025: Letter to Owner	Seltzer
Creative Choice Homes Inc. Dilip Barot	Creative Choice Homes XVIII, Ltd.	Hickory Hill	1486	HC 2004-079C	Leon	4/20/2022	4/13/2022	<ul style="list-style-type: none"> <li>• Failure to meet uniform physical condition standards (UPCS) for buildings</li> <li>• Failure to meet UPCS for site</li> <li>• Failure to meet UPCS for common area</li> </ul> 5/22/2025 letter from Owner	AmeriNat
						4/22/2024	4/18/2024	<ul style="list-style-type: none"> <li>• Failure to meet uniform physical condition standards for site</li> </ul> 5/22/2025 letter from Owner	AmeriNat

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Creative Choice Homes Inc. Dilip Barot Continued	Creative Choice Homes XXIX Ltd	Mariner's Landing	1332	HC & SAIL 2003-023CS	Lee	6/6/2024	5/9/2024	<ul style="list-style-type: none"> <li>Failure to meet UPCS for site.</li> </ul> 5/14/2025 Letter to Owner	Seltzer
Creative Choice Homes Inc. Dilip Barot	Creative Choice Homes XV, Ltd	Village Oaks	0896	HC 1999-011C	Alachua	11/8/2023	10/11/2023	<ul style="list-style-type: none"> <li>Failure to meet uniform physical condition standards for Units</li> </ul> 5/7/2025-Email from Management	First Housing
						12/2/2024	10/24/2024	<ul style="list-style-type: none"> <li>Failure to meet Uniform Physical Condition Standards for Units</li> </ul> 5/7/2025-Email from Management	First Housing
Decro Corporation Ted Handel	Decro Magnolia LLC	Magnolia Village	1336	HOME 2002-720H	Citrus	10/9/2024	9/13/2024	<ul style="list-style-type: none"> <li>Failure to meet UPCS for unit.</li> </ul> 5/29/2025 Letter to Owner	Seltzer
Dominium LLC Paul Sween	Fort Myers Leased Housing Associati	Aria Landings II	0108	HC 2000-506C	Lee	10/30/2024	9/24/2024	<ul style="list-style-type: none"> <li>Failure to provide required development amenities</li> </ul> 5/29/2025-Email from Management	First Housing
	Pompano Beach Leased Housing Associates II LLC	Regency Gardens	1193	HC: 2000-033C SAIL: 2002-090S	Broward	12/16/2024	12/1/2024	<ul style="list-style-type: none"> <li>Casualty Loss for one unit due to fire</li> </ul> 5/16/2025-Response received	First Housing
	Punta Gorda Leased Housing Associ	Seven Palms	0634	HOME 2000-060CH / HC 2016-528C & 2000-060CH	Charlotte	2/21/2025	1/23/2025	<ul style="list-style-type: none"> <li>Failure to provide required unit feature.</li> </ul> 6/2/2025: Letter sent to owner	Seltzer
East Lake Community Development, Inc. Eric Lipp	East Lake Florida 2, LLC	Tranquility at Hope School	3168	HOME 2019-404H	Jackson	8/2/2022	7/7/2022	<ul style="list-style-type: none"> <li>Failure to obtain Utility Allowance from an approved source.</li> </ul> 6/2/2025: Letter to Owner	Seltzer
Enville Communities, LLC W. Daniel Hughes, Jr.	Summit Crestwood Apartments, Ltd	Crestwood	0209	HC 90L-050 & 2009-505C	Osceola	2/13/2025	1/15/2025	<ul style="list-style-type: none"> <li>Failure to document eligibility upon initial occupancy.</li> </ul> 5/28/2025: Letter to Owner	Seltzer
Equity Management Partners Inc. Benjamin Mallah	Equity Management Partners Inc.	Hatton House	0339	HC 1999-069C	Jackson	3/17/2025	10/28/2024	<ul style="list-style-type: none"> <li>Failure to meet Uniform Physical Condition Standards for Site</li> </ul> 5/18/2025-Email from Management	First Housing
Fairstead Capital LLC Jeffery Goldberg	Lauderhill Preservation LP	Lauderhill Pointe	0242	MMRB GN1989I HC 2007-539C	Broward	6/21/2023	5/25/2023	<ul style="list-style-type: none"> <li>Failure to provide required development amenities</li> </ul> 5/14/2025-Email from Management	First Housing
						6/28/2024	5/30/2024	<ul style="list-style-type: none"> <li>Failure to provide required development amenities</li> </ul> 5/14/2025-Email from Management	First Housing
	Forest & Village Preservation LP	Sweetwater Square	1417	HC 2004-503C	Alachua	10/18/2024	9/17/2024	<ul style="list-style-type: none"> <li>Failure to obtain/reconfirm utility allowance.</li> <li>Failure to provide a required tenant service.</li> </ul> 5/1/2025 Letter sent to Owner	Seltzer
Grey Rock Group LLC Mateen Safaie	Grand Pines Apartments LLC	Grand Pines	1228	SAIL 2001-050CS HC 2002-002C	Putnam	12/30/2024	11/25/2024	<ul style="list-style-type: none"> <li>Failure to document tenant eligibility upon initial occupancy</li> </ul> 5/23/2025-Email to Management	First Housing

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Hallmark Companies Inc. Martin H. Petersen	SAS Spring Arbor Managers LLC	Hunters Creek	0794	SAIL 1999-068S HC 2000-515C	Volusia	8/16/2024	7/17/2024	<ul style="list-style-type: none"><li>• Failure to secure tenant files.</li><li>• Failure to document eligibility upon initial occupancy.</li><li>• Failure to perform first anniversary income determination.</li><li>• Failure to meet uniform physical condition standards for units.</li></ul> 5/13/2025 Letter from Owner	Seltzer
	Pines-Cypress, Ltd.	McPines	1127	SAIL 2002-152S HC 2003-004C	DeSoto	10/16/2023	9/19/2023	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for common areas</li></ul> 5/23/2025-Email from Management	First Housing
						11/5/2024	9/25/2024	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to provide required tenant programs and services</li><li>• Failure to provide required development amenities</li><li>• Failure to meet Uniform Physical Condition Standards for units</li><li>• Failure to meet Uniform Physical Condition Standards for common areas</li></ul> 5/23/2025-Email from Management	First Housing
Harmony Housing Advisors, Inc. James O'Connell	Valencia Harmony Housing LLC	Valencia Garden	1608	HC 2005-046C	Hardee	11/9/2022	10/14/2022	Casualty loss: fire on 9/28/2022 <ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for buildings</li></ul> 6/2/2025: Letter to Owner	Seltzer
Heritage Florida Property Holdings Inc. Steven M. Ralys	Heritage VII Holdings LLC	Orchid Trace	0580	HC 1999-063C	Duval	1/12/2023	11/28/2022	<ul style="list-style-type: none"><li>• Failure to provide required development amenities</li></ul> 5/14/2025-Letter to Owner	First Housing
						12/24/2024	11/25/2024	<ul style="list-style-type: none"><li>• Failure to properly document eligibility</li><li>• Failure to provide required tenant programs and services</li><li>• Failure to provide required development amenities</li><li>• Failure to meet Uniform Physical Condition Standards for units</li><li>• Failure to meet Uniform Physical Condition Standards for buildings</li><li>• Failure to annually obtain/reconfirm utility allowance</li></ul> 5/14/2025-Letter to Owner	First Housing
Housing Authority of the City of Fort Myers Marcia Davis	PC Redevelopment Partners, LLC	East Pointe Place	2548	HC 2011-118C/2012-003	Lee	2/1/2024	12/29/2023	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for units</li></ul> 5/23/2025-Email from Management	First Housing
	Sabal Palm Preservation, LLC	Landings at East Pointe	2561	HC2011-121C 2012-018C	Lee	10/9/2023	9/7/2023	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for building</li></ul> 5/16/2025-Email from Management	First Housing
	Renaissance Preserve I, LLLP	Renaissance Preserve Senior	2010	SAIL 2007-147S HC 2008-525SC SUPP	Lee	3/18/2024	2/22/2024	<ul style="list-style-type: none"><li>• Failure to meet Uniform Physical Condition Standards for buildings.</li></ul> 5/13/2025: Letter to Owner	Seltzer
JE Properties LLC Joseph Eddy	Woodlawn Terrace Apartments LLC	Woodlawn Terrace	1104	HOME 2002-718H	St. Johns	9/20/2023	9/11/2023	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for Site</li></ul> 5/22/2025 Letter to Owner	AmeriNat

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JJWIN LLC Jeff Weibel	JJWIN, LLC	Studio Concord	0814	HC 93L-083	Orange	8/11/2023	7/19/2023	<ul style="list-style-type: none"><li>• Failure to document eligibility at initial occupancy.</li><li>• Failure to perform first anniversary income determination.</li></ul> 5/6/2025: Letter to Owner	Seltzer
						8/7/2024	7/11/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility at initial occupancy.</li><li>• Failure to perform first anniversary income determination.</li><li>• Failure to meet Uniform Physical Condition Standars (UPCS) for Units.</li></ul> 5/6/2025: Letter to Owner	Seltzer
Landmark Asset Services, Inc. Lisa Sari	Johnson Lakes Escambia Limited Partnership	Johnson Lakes	1637	RRLP 2005-313HR HC 2008-507C	Escambia	5/12/2023	4/12/2023	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards (UPCS) for units. ☐</li><li>• Failure to meet UPCS for buildings.☐</li></ul> 5/29/2025: Letter to Owner	Seltzer
						3/7/2024	4/4/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility upon initial occupancy.</li><li>• Failure to perform first anniversary income determination.</li><li>• Failure to provide tenant programs.</li><li>• Failure to provide tenant services.</li><li>• Failure to provide a required unit feature.</li><li>• Failure to provide a required amenity.</li><li>• Failure to meet Uniform Physical Condition Standards (UPCS) for units.</li><li>• Failure to meet UPCS for buildings.</li><li>• Failure to meet UPCS for site.☐</li></ul> 5/29/2025: Letter to Owner	Seltzer
Lincoln Avenue Capital LLC Jeremy S. Bronfman	Madison Manor Apartments LLC	Madison Manor	1584	HC 2005-085C	Duval	7/22/2024	7/9/2024	<ul style="list-style-type: none"><li>• Household income exceeded applicable limit upon initial occupancy</li><li>• Failure to provide required programs</li></ul> 5/15/2025 Letter to Owner	AmeriNat
Lutheran Residences, Inc. Theresa Ziegler	Lutheran Florida, LP	Lutheran	2111	MR2008 Series C HOME RFP 2005-03-02 HC 2018-521C	Pinellas	8/22/2023	8/1/2023	<ul style="list-style-type: none"><li>• Failure to meet set-aside requirements.</li></ul> 6/4/2025: Letter to owner.	Seltzer
						9/17/2024	8/20/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility upon initial occupancy.</li><li>• Failure to meet set-aside requirements.</li></ul> 6/4/2025 Letter to Owner	Seltzer
Maint-Co Services LLC Gail W. Curtis	Blitchton Station, Ltd.	Blitchton Station	1433	HC 2004-197C	Marion	7/15/2022	7/6/2022	<ul style="list-style-type: none"><li>• Failure to meet UPCS for buildings</li><li>• Failure to meet UPCS for site</li></ul> 4/22/2025 letter to Owner	AmeriNat
						7/12/2024	7/9/2024	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards (UPCS) for site</li><li>• Failure to meet UPCS for buildings</li></ul> 4/22/2025 Letter to Owner	AmeriNat

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Maint-Co Services LLC Gail W. Curtis  Continued	Green Gables Apartments, Ltd	Green Gables - Ocala	0305	HC 97L-037	Marion	10/18/2024	9/12/2024	<ul style="list-style-type: none"><li>• Failure to meet Uniform Physical Condition Standards for units</li><li>• Failure to meet Uniform Physical Condition Standards for site</li><li>• Failure to document tenant eligibility upon initial occupancy</li></ul> 5/14/2025-Letter to Owner	First Housing
McCormack Baron Salazar, Inc. Ian McCormack	Scott Carver IIB, LP	Scott Carver IIA - IIB	2525	HC 2009-511C	Miami-Dade	2/14/2025	2/4/2025	<ul style="list-style-type: none"><li>• Failure to Annually recertify</li><li>• Failure to document tenant eligibility</li><li>• Failure to rprovide required features and amenities</li><li>• Failure to meet Uniform Physical Inspection Standards (UPCS) for Units</li><li>• Failure to meet UPCS: Building Exterior</li><li>• Failure to meet UPCS: Health and Safety</li></ul> 5/15/2025 Letter to Owner	AmeriNat
	Scott Carver IIC LP	Scott Carver IIC	2526	HC 2009-5112	Miami-Dade	2/20/2025	2/5/2025	<ul style="list-style-type: none"><li>• Failure to Annually recertify</li><li>• Failure to document tenant eligibility</li><li>• Failure to rprovide required features and amenities</li><li>• Failure to meet Uniform Physical Inspection Standards (UPCS) for Units</li><li>• Failure to meet UPCS: Building Exterior</li><li>• Failure to meet UPCS: Health and Safety</li></ul> 5/16/2025 Letter to Owner	AmeriNat
McDowell Housing Partners LLC Christopher Shear	MHP Jordan Bayou, LLC	Jordan Bayou	3173	HOME 2019-413H	Franklin	2/7/2025	1/7/2025	<ul style="list-style-type: none"><li>• Failure to meet the overall set-aside requirement</li></ul> 5/16/2025-Email from Management	First Housing
Methodist Homes for the Aging CorporationRobert McKee III	Wesley Scott Place - A Methodist Home for the Aging Inc.	Wesley Scott Place	0939	HC 1999-008C	Escambia	12/17/2024	11/19/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility at initial occupancy.</li><li>• Failure to perform First Anniversary Income Determination.</li></ul> 6/4/2025: Letter from Owner	Seltzer
Miami-Dade County Community Action and Human Services Department Sonia Grice	Miami-Dade County	Inn Transition South	0387	HC: 2000-029C	Miami-Dade	11/20/2024	11/13/2024	<ul style="list-style-type: none"><li>• Casualty Loss (Fire) 11900 SW 202 St. Unit 102 (occurred on 11/13/2024)</li></ul> 5/13/2025-Email from Management	First Housing
	Miami-Dade County	Ward Towers Assisted Living Facility	1533	HC 2005-503C	Miami-Dade	2/24/2023	3/15/2023	<ul style="list-style-type: none"><li>• Failure to provide required resident programs and amenities</li></ul> 5/15/2025 Letter to Owner	AmeriNat
						2/19/2025	2/6/2025	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility</li><li>• Failure to provide required features and amenities</li><li>• Failure to meet Uniform Physical Inspection Standards (UPCS) for Units</li><li>• Failure to meet UPCS: Common Area</li><li>• Failure to meet UPCS: Health and Safety</li></ul> 5/15/2025 Letter to Owner	AmeriNat

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Michaels Development Company, Inc. Michael J. Levitt	BHE I & II, LP	Belmont Heights Estates I & II - Subdivision 1	1059	HC 2001-089C & 2002-003C	Hillsborough	2/6/2025	1/7/2025	<ul style="list-style-type: none"> <li>• Rents Exceeds Limitation</li> <li>• Failure to meet uniform physical condition standards (UPCS) for Units.</li> <li>• Failure to meet UPCS for Buildings.</li> </ul> 5/21/2025: Letter to Owner	Seltzer
	BHE I & II, LP	Belmont Heights Estates I & II - Subdivision 2	0076	HC 2001-504C	Hillsborough	2/6/2025	1/7/2025	<ul style="list-style-type: none"> <li>• Rents Exceeds Limitation</li> <li>• Failure to meet uniform physical condition standards (UPCS) for Units.</li> <li>• Failure to meet UPCS for Buildings.</li> <li>• Failure to meet UPCS for Site.</li> </ul> 5/21/2025: Letter to Owner	Seltzer
	Belmont Heights Estates II, LP	Belmont Heights Estates II - Subdivision 3	1330	HC 2003-110C	Hillsborough	2/7/2025	1/7/2025	<ul style="list-style-type: none"> <li>• Failure to provide required amenities.</li> </ul> 5/7/2025: Letter to Owner	Seltzer
	Centro Place Essential Housing LLC	Centro Place	1322	HC 2003-027C	Hillsborough	1/10/2025	12/9/2024	<ul style="list-style-type: none"> <li>• Failure to meet Uniform Physical Conditions Standards (UPCS) for units</li> <li>• Failure to meet UPCS for buildings</li> </ul> 5/23/2025-Email from Management	First Housing
	Jacaranda Trail Essential Housing, LLC	Jacaranda Trail	1230	HC/SAIL 2001-022CS	DeSoto	1/31/2024	1/14/2024	<ul style="list-style-type: none"> <li>• Failure to meet uniform physical condition standards for buildings.</li> </ul> 5/8/2025: Letter to Owner	Seltzer
						1/3/2025	12/4/2024	<ul style="list-style-type: none"> <li>• Failure to meet uniform physical condition standards for buildings.</li> </ul> 5/8/2025: Letter to Owner	Seltzer
	Ellenton Essential Housing LLC	Oaks at Ellenton	0559	SAIL 96S-028 HC 94L-077	Manatee	12/2/2024	10/31/2024	<ul style="list-style-type: none"> <li>• Failure to meet Uniform Physical Condition Standards for buildings</li> </ul> 5/5/2025-Email from Management	First Housing
	Oaks Trail Essential Housing LLC	Oaks Trail	0565	HC: 1999-032C	DeSoto	12/23/2024	11/21/2024	<ul style="list-style-type: none"> <li>• Failure to provide required development amenities</li> </ul> 5/14/2025-Email from Management	First Housing
Millennia Housing Development, Ltd., LLC Frank Sinito	Cordoba FL TC, LP	Cordoba Courts	3124	HC 2004-510C (FL04-51001 - 08)	Miami-Dade	4/4/2019	3/7/2019	<ul style="list-style-type: none"> <li>• Failure to meet Uniform Physical Condition Standards (UPCS) for site.</li> <li>• Failure to meet UPCS for units.</li> </ul> 5/23/2025: Letter from Owner	Seltzer
						4/29/2022	3/31/2022	<ul style="list-style-type: none"> <li>• Failure to provide tenant programs</li> <li>• Failure to provide required amenities</li> <li>• Failure to meet uniform physical condition standards for units.</li> </ul> 5/23/2025: Letter from Owner	Seltzer
Monroe County Housing Authority Randy Sterling	Marathon Housing Associates Ltd.	Eastwind	0249	HOME 95HR-009	Monroe	11/21/2024	10/22/2024	<ul style="list-style-type: none"> <li>• Failure to provide required amenities</li> </ul> 5/15/2025-Email from Management	First Housing



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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Morgan Properties Mitchell L. Morgan	Reserve at Lake Pointe (M-O) Owner LLC	Reserve at Lake Pointe	1530	MMRB MR2005B 1&2	Pinellas	9/4/2024	7/30/2024	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to properly recertify eligibility</li><li>• Failure to provide required tenant programs and services</li><li>• Failure to meet minimum set-aside requirement at 50%</li></ul> 5/15/2025-Email to Management	First Housing
MTF Development LLC Todd Menowitz	Arbor Crest Housing, LP	Arbor Crest	1463	HC 2004-033C	Gadsden	9/22/2023	8/24/2023	<ul style="list-style-type: none"><li>• Failure to provide tenant programs.</li><li>• Failure to provide required amenities.</li></ul> 5/16/2025 Letter to Owner	Seltzer
NB Holdings Management LLC Naimishia Barot	Creative Choice Homes XVI LP	Preserve at Oslo	1003	SAIL ELI RFP 2010-16-28 / HC 2001-505C	Indian River	2/7/2025	1/17/2025	<ul style="list-style-type: none"><li>• Failure to meet Uniform Physical Condition Standards for buildings</li></ul> 5/29/2025-Email from Management	First Housing
New Vision Housing Foundation Inc. Kenneth G. Weiss	NV Homestead Apartments, LP	Coral Gardens	0191	SAIL 93SHR-010 HC 94L160	Miami-Dade	5/1/2023	4/24/2023	Casualty loss; fire on 4/20/2023 <ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for buildings</li></ul> 5/14/2025: Letter from owner	Seltzer
New Way 950, LLC Felipe Aguilar	New Way 950, LLC	Howard Park	0376	SAIL 98S-015 HC 97L-069	Miami-Dade	5/24/2024	4/24/2024	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to properly recertify eligibility</li><li>• Exceeded rent limit</li><li>• Failure to provide required unit features</li><li>• Failure to provide required tenant programs and services</li><li>• Failure to meet uniform physical condition standards for unit</li></ul> 5/14/2025-Letter to Owner	First Housing
Noah's Ark of Central Florida, Inc. Cauneey Bamberg	The Villages at Noah's Landing, Ltd.	Villages at Noah's Landing	2657	SAIL + ELI/ HC/Grant 2014-138CGS	Polk	11/7/2024	10/18/2024	<ul style="list-style-type: none"><li>• Failure to meet Uniform Physical Inspection Standards (UPCS) for Units</li><li>• Failure to meet UPCS: Building Exterior</li><li>• Failure to meet UPCS: Site</li><li>• Failure to meet UPCS: Health and Safety</li></ul> 5/30/2025 Letter to Owner	AmeriNat
Okeechobee Non-Profit Housing, Inc Jessie Vasquez	Okeechobee Non-Profit Housing, Inc	El Mira Sol Gardens	1073	HOME 2001-029H	Okeechobee	2/13/2024	1/16/2024	<ul style="list-style-type: none"><li>• Failure to meet set-aside requirement in the 50% category</li></ul> 6/2/2025-May 2025 Program Report from management	First Housing
						2/19/2025	1/23/2025	<ul style="list-style-type: none"><li>• Failure to meet set-aside requirement in the 50% category</li></ul> 6/2/2025-Status unchanged per May 2025 PR	First Housing
Opa-Locka Community Development Corporation, Inc. Willie Logan	Mary Alice Brown LLC	Aswan Village	1304	SAIL 2003-026S HC 2004-506C	Miami-Dade	12/4/2024	10/31/2024	<ul style="list-style-type: none"><li>• Failure to meet Uniform Physical Condition Standards for units</li></ul> 6/2/2025-Email from Management	First Housing
	EM Villas LLC	Ernie Martin Villas	1235	HC 2001-045C	Miami-Dade	4/11/2024	3/14/2024	<ul style="list-style-type: none"><li>• Conversion of Low-Income unit to non-residential use.</li><li>• Failure to provide required amenities.</li></ul> 5/21/2025: Letter to owner	Seltzer

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Paces Foundation, Inc. Renee Sandell	Panama Commons, L.P.	Panama Commons	2226	SAIL 2009-264XS Exchange 2010-010X	Bay	10/17/2024	9/19/2024	<ul style="list-style-type: none"><li>Failure to provide a required unit feature.</li></ul> 5/20/2025 Letter to Owner	Seltzer
Pacifica Companies LLC Deepak Israni	Pacifica Edisto Lake LLC	Lago del Sol	0255	HC 95L-006/94L-150 SAIL 94S-042	Lee	4/11/2023	2/23/2023	<ul style="list-style-type: none"><li>Failure to provide required development amenities</li></ul> 5/23/2025-Email from Management	First Housing
						3/29/2024	2/26/2024	<ul style="list-style-type: none"><li>Failure to provide required development amenities</li><li>Failure to meet uniform physical condition standards for units</li><li>Failure to meet uniform physical condition standards for site</li></ul> 5/23/2025-Email from Management	First Housing
	Pacifica Mira Lagos LLC	Mira Lagos	0500	HC 91L-043	Manatee	8/25/2022	7/21/2022	<ul style="list-style-type: none"><li>Failure to meet overall set-aside requirement.</li><li>Failure to meet Uniform Physical Condition Standards (UPCS) for units.</li><li>Failure to meet UPCS for buildings.</li><li>Failure to meet UPCS for Site.</li></ul> 6/4/2025: Letter to Owner	Seltzer
						8/21/2023	7/24/2023	<ul style="list-style-type: none"><li>Failure to document eligibility upon initial occupancy.</li><li>Failure to perform First Anniversary Income Determination.</li><li>Failure to meet overall set-aside requirement.</li><li>Failure to provide an efficient maintenance program.</li><li>Failure to meet Uniform Physical Condition Standards (UPCS) for Units. ☐</li><li>Failure to meet UPCS for Buildings. ☐</li><li>Failure to meet UPCS for Site.</li></ul> 6/4/2025: Letter to Owner	Seltzer
						8/28/2024	7/29/2024	<ul style="list-style-type: none"><li>Failure to document eligibility upon initial occupancy.</li><li>Failure to perform First Anniversary Income Determination.</li><li>Failure to meet overall set-aside requirement.</li><li>Failure to provide an efficient maintenance program.</li><li>Failure to meet UPCS for Units.</li><li>Failure to meet UPCS for Buildings.</li><li>Failure to meet UPCS for Site.</li></ul> 6/4/2025 Letter to Owner	Seltzer
	Pacifica Bayou LLC	Reflections	0064	SAIL 95L-009 HC 94L-031	Hillsborough	3/18/2022	2/16/2022	<ul style="list-style-type: none"><li>Failure to meet Uniform Physical Condition Standards (UPCS) for Units. (HC/SAIL)☐</li><li>Failure to provide required amenity</li><li>Failure to meet UPCS for Site. (HC/SAIL)☐</li></ul> 4/29/2025: Letter to Owner	Seltzer
						3/16/2023	2/17/2023	<ul style="list-style-type: none"><li>Failure to document eligibility upon initial occupancy. (HC/SAIL)☐</li><li>Failure to meet Uniform Physical Condition Standards (UPCS) for Units. (HC/SAIL)☐</li><li>Failure to meet UPCS for a Building. (HC/SAIL)☐</li><li>Failure to meet UPCS for Site. (HC/SAIL)☐</li></ul> 4/29/2025: Letter to Owner	Seltzer

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Pacifica Companies LLC Deepak Israni  Continued	Pacifica Bayou LLC	Reflections	0064	SAIL 95L-009 HC 94L-031	Hillsborough	3/20/2024	2/21/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility upon initial occupancy. (HC/SAIL)</li><li>• Failure to provide required amenity (SAIL)</li><li>• Failure to meet Uniform Physical Condition Standards (UPCS) for Site. (HC/SAIL)</li><li>• Failure to meet UPCS for Buildings. (HC/SAIL)</li><li>• Failure to meet UPCS for Units. (HC/SAIL)</li></ul> 4/29/2025: Letter to Owner	Seltzer
	Pacifica Siena Gardens LLC	Siena Gardens	1175	HC/SAIL 2002-119CS	Bay	11/29/2023	11/9/2023	<ul style="list-style-type: none"><li>• Tenants are being charged non-optional, non-refundable fees.</li><li>• Rent exceeds limitation.</li><li>• Failure to document eligibility upon initial occupancy.</li><li>• Failure to provide a required tenant program</li><li>• Failure to provide required tenant services.</li></ul> 6/2/2025: Letter to Owner	Seltzer
						12/19/2024	11/21/2024	<ul style="list-style-type: none"><li>• Tenants are being charged non-optional, non-refundable fees. (HC)</li><li>• Rents exceed limitation. (HC)</li><li>• Failure to document eligibility upon initial occupancy. (HC/SAIL)</li><li>• Failure to provide a required unit feature. (HC/SAIL)</li><li>• Failure to meet Uniform Physical Conditions Standards (UPCS) for Units. (HC/SAIL)</li><li>• Failure to meet UPCS for Site. (HC/SAIL)</li></ul> 6/2/2025 Letter to Owner	Seltzer
Park Green Apartments LLC Gabriel Lander	Park Green Apartments LLC	Park Green	0603	SAIL 98S-014 HC 97L-066	Miami-Dade	12/5/2022	10/31/2022	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to properly recertify eligibility</li><li>• Failure to meet uniform physical condition standards for units</li></ul> 5/8/2025-Letter to Owner	First Housing
						11/13/2023	10/13/2023	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to properly recertify eligibility</li><li>• Failure to provide required Tenant Programs and Services</li><li>• Failure to meet uniform physical condition standards for units</li><li>• Exceeds Rent Limits</li></ul> 5/8/2025-Letter to Owner	First Housing
						11/4/2024	10/8/2024	<ul style="list-style-type: none"><li>• Failure to document tenant eligibility upon initial occupancy</li><li>• Failure to properly recertify eligibility</li><li>• Failure to perform first anniversary income determination</li><li>• Failure to provide required tenant programs and services</li><li>• Failure to meet Uniform Physical Condition Standards for units</li></ul> 5/14/2025-Letter to Owner	First Housing
Partnership Housing Affordable to Society Everywhere, Inc. Paul J. Ponte	Christian Manor Restoration, LP	Christian Manor	3284	SAIL + ELI 2020-405S HC 2019-556C	Palm Beach	1/8/2025	12/4/2024	<ul style="list-style-type: none"><li>• Failure to properly recertify eligibility</li><li>• Failure to provide required tenant programs and services</li><li>• Failure to provide required features and amenities</li></ul> 5/27/2025-Email to Management	First Housing
Peak Capital Partners LLC Jeffrey C. Danley	Maple Crest Limited Partnership	Maple Crest	1861	HC 2006-103C	Lee	1/9/2025	12/13/2024	<ul style="list-style-type: none"><li>• Failure to obtain/reconfirm Utility Allowance. (UA)</li></ul> 5/12/2025 Letter to Owner	Seltzer

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Preservation of Affordable Housing, Inc. Aaron Gornstein	POAH Cutler Manor LLC	Cutler Manor	1070	SAIL 2001-036S	Miami-Dade	10/8/2024	9/11/2024	• Failure to meet uniform physical condition standards for units.  5/22/2025 Letter to Owner	Seltzer
Prestige Enterprise Group, Inc. Salomon Yuken	New Arena Square North and South	New Arena Square	0536	HC 2000-004C	Miami-Dade	5/23/2018	4/25/2018	• Failure to provide required development amenities.  5/15/2025: Letter to Owner	Seltzer
						5/12/2023	4/14/2023	• Failure to meet overall set-aside requirement.☐ • Failure to meet Uniform Physical Condition Standards (UPCS) for Units.☐ • Failure to meet UPCS for Buildings.☐ • Failure to meet UPCS for Site. • Failure to provide required development amenities.  5/15/2025: Letter to Owner	Seltzer
						5/17/2024	4/24/2024	• Failure to meet overall set-aside requirement. • Failure to provide a required amenity. • Failure to provide tenant programs. • Failure to meet uniform physical condition standard (UPCS) for Buildings. • Failure to meet UPCS for Site.  5/15/2025: Letter to Owner	Seltzer
Promise Inc. Jeff Kiel	Promise in Brevard, LLC	Promise in Brevard	2598	HC/Legislative/SAIL 2015-002CSG	Brevard	2/7/2025	1/10/2025	• Failure to meet Uniform Physical Condition Standards (UPCS) for Units.  5/9/2025: Letter to Owner	Seltzer
Read Property Group LLCRobert Wolf	Woodberry Woods Apartments LLC	Woodberry Woods	0993	HC 95L-011	Hillsborough	10/4/2024	8/27/2024	• Failure to document eligibility at initial certification. • Failure to perform First Anniversary Income Determination.  6/2/2025: Letter sent to Owner	Seltzer
Reiter Equity LLC Cory Reiter	Westview Village LLC	Lakeview aka Westview Village	0443	HC 90L-033 SAIL 91S-033	Miami-Dade	12/3/2024	12/8/2022	• Failure to document tenant eligibility upon initial occupancy • Failure to properly document eligibility  5/29/2025-Email to Management	First Housing
						12/3/2024	4/25/2023	• Failure to document tenant eligibility upon initial occupancy  5/29/2025-Email to Management	First Housing
						12/3/2024	4/25/2024	• Failure to document tenant eligibility upon initial occupancy  5/29/2025-Email to Management	First Housing
Residential Management Inc. Modechai Schapira	Kings Trail Holdings, LLC	Kings Trail	0966	HC 96L-505	Duval	9/15/2023	8/15/2023	• Failure to document eligibility upon initial occupancy.  5/29/2025: Letter to Owner	Seltzer

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Royal American Development Inc. Joseph F. Chapman IV	College Preservation, LP	College Arms	3158	MMRB MRB 2024D SAIL + ELI 2022-195BS HC 2021-522C	Putnam	12/5/2024	11/5/2024	• Failure to meet Uniform Physical Condition Standards for units  5/22/2025 Letter to owner	Seltzer
	Graceland Manor Redevelopment, Ltd.	Graceland Manor	2150	Exchange/HC/HOME/TCAP 2009-051CTX	Jackson	2/24/2025	1/28/2025	• Failure to provide required tenant programs and services • Failure to meet Uniform Physical Condition Standards for units  6/2/2025-Email to Management	First Housing
	Village Allapattah Phase I, LLC	Village Allapattah	1786	HC2006-064C	Miami-Dade	12/2/2024	11/7/2024	• Failure to perform First Anniversary Income Determination.  6/2/2025 Letter to Owner	Seltzer
SELA Realty Investments LLC Rafael Levin	Peninsula at Port Charlotte LLC, Lakes Investments 6 LLC, 100 Bauer Murdock LLC, Bauer Drive Murdock LLC, E. Roman Peninsula LLC and M. Roman Peninsula LLC	Murdock Circle	0528	MMRB MR2011B / SAIL 2000-096S	Charlotte	1/23/2025	12/30/2024	• Failure to provide required unit feature.  6/3/2025: Letter to Owner	Seltzer
	KLM Tierra Vista Realty LLC, Foxcroft Tierra Vista Properties LLC, Roman Tierra Vista Properties LLC	Tierra Vista	0849	HC 97L-515	Osceola	2/6/2025	1/7/2025	• Failure to provided required amenity • Failure to meet uniform physical condition standards (UPCS) for units • Failure to meet UPCS for buildings  5/19/2025: Letter sent to owner	Seltzer
Southport Financial Services, Inc J. David Page	SP St James LP	La Vista Oaks	2038	MMRB MR2008H SAIL 2007-103BS HC 2008-504C	Hillsborough	11/18/2024	11/6/2024	• Failure to meet Uniform Physical Inspection Standards (UPCS) for Units • Failure to meet UPCS for Site • Failure to meet UPCS for Common Areas  5/27/2025 Letter to Owner	AmeriNat
St. John Community Development Corporation, Inc. Eric L. Haynes	St. John Housing Limited Partnership	Saint John I	0735	HC 90L-075 SAIL 92S-049	Miami-Dade	3/16/2020	2/13/2020	• Failure to meet uniform physical condition standards for units  5/23/2025-Email to Management	First Housing
						3/25/2022	2/24/2022	• Failure to meet uniform physical condition standards for units  5/23/2025-Email to Management	First Housing
						3/27/2023	2/21/2023	• Failure to meet uniform physical condition standards for units  5/23/2025-Email to Management	First Housing
						4/3/2024	2/29/2024	• Failure to meet uniform physical condition standards for units  5/23/2025-Email to Management	First Housing

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Standard Communities Bradley C. Martinson	SP SM Apartments LLC	Berkeley Pointe	2734	BOND 2015 Series E SAIL 2014-412S HC 2015-511C	Marion	10/17/2023	9/20/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility upon initial occupancy.</li><li>• Failure to meet uniform physical condition standards (UPCS) for Units.</li><li>• Failure to meet UPCS for Buildings.</li></ul> 5/21/2025 Letter to Owner	Seltzer
						10/18/2024	9/19/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility at initial occupancy.</li><li>• Failure to meet UPCS for Units.</li><li>• Failure to meet UPCS for Site.</li><li>• Failure to meet UPCS for Building.</li></ul> 5/21/2025 Letter to Owner	Seltzer
	Standard Crossroads Owner, LLC	Crossroads	2505	MMRB 2010 Series A1 & A2 HOME 2009-06-04 IC 2009-508C	Orange	10/23/2023	9/20/2023	<ul style="list-style-type: none"><li>• Failure to recertify eligibility</li></ul> 4/30/2025: Letter to Owner	Seltzer
	SP Daytona LLLP	Daytona Gardens	0227	BOND 2019 Series F HC 2000-080C HC 2001-001C HC 2018-523C	Volusia	1/10/2024	12/14/2023	<ul style="list-style-type: none"><li>• Failure to provide required tenant programs.</li></ul> 5/7/2025: Letter to Owner	Seltzer
						12/11/2024	10/9/2025	Casualty loss: Hurricane Milton 10/6/2024 <ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for buildings</li></ul> 5/12/2025: Letter to Owner	Seltzer
Starwood Capital Group Hays Meyer	SREIT Courtney Manor LLC	Courtney Manor	0202	HC 1999-001C	Duval	2/7/2025	1/8/2025	<ul style="list-style-type: none"><li>• Failure to perform first anniversary income determination.</li></ul> 5/13/2025: Letter to Owner	Seltzer
	SPT Dolphin Glen Oaks LLC	Glen Oaks	0292	HC 1998-506C HOME 96HR-012	Leon	10/20/2022	9/21/2022	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for units.</li></ul> 5/272025: Letter from Owner	Seltzer
						10/13/2023	9/12/2023	<ul style="list-style-type: none"><li>• Failure to meet uniform physical condition standards for units.</li></ul> 5/272025: Letter from Owner	Seltzer
						10/9/2024	9/11/2024	<ul style="list-style-type: none"><li>• Failure to perform annual recertification. (HOME)</li><li>• Failure to meet overall set-aside requirement. (HOME)</li><li>• Failure to meet Uniform Physical Condition Standards (UPCS) for Units. (HC/HOME).</li></ul> 5/272025: Letter from Owner	Seltzer
	SPT Dolphin Metro Place I LLC	Metro Place	0510	HC 97L-049	Orange	2/27/2025	2/5/2025	<ul style="list-style-type: none"><li>• Failure to document eligibility at initial occupancy.</li></ul> 4/30/2025: Letter to Owner	Seltzer
Styles Group Carol Ogden	Sanctuary at Winterlakes, LLC	Sanctuary at Winterlakes	0741	MMRB MR1999H 1&2 HC 2001-532C	St. Lucie	6/7/2023	5/11/2023	<ul style="list-style-type: none"><li>• Failure to obtain/reconfirm utility allowance.</li><li>• Rents exceed limitation.</li></ul> 5/20/2025: Letter to Owner	Seltzer
						6/14/2024	5/16/2024	<ul style="list-style-type: none"><li>• Failure to document eligibility at initial occupancy.</li></ul> 5/20/2025: Letter to Owner	Seltzer

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Tampa Housing Authority Jerome D. Ryans	Oaks at Riverview LP	Oaks at Riverview	1345	HC 2003-529C	Hillsborough	10/13/2023	6/15/2023	<ul style="list-style-type: none"><li>Failure to provide a tenant service.</li></ul> 5/8/2025: Letter to Owner	Seltzer
Treetop Development Adam Mermelstein	Trisun 57th Avenue LLC, TT Family Pinnacle LLC	Aspen Lakes Miami	1028	MMRB MR2002B 1&2 / HC 2002-502C	Miami-Dade	2/27/2025	1/29/2025	<ul style="list-style-type: none"><li>Failure to meet uniform physical condition standards (UPCS) for buildings.</li><li>Failure to meet UPCS for site.</li></ul> 5/22/2025: Letter to Owner	Seltzer
West Palm Beach Housing Authority Linda Odum	Boynton Bay Apartments LLC	Boynton Bay	0092	SAIL 905-042 / HC 2007-513C & 90L-042	Palm Beach	1/17/2025	12/17/2024	<ul style="list-style-type: none"><li>Failure to secure ten tenant files. (HC/SAIL)☐</li><li>Failure to obtain or reconfirm Utility Allowance (UA). (HC)☐</li><li>Failure to document eligibility upon initial occupancy. (HC/SAIL)☐</li><li>Failure to properly document eligibility upon initial occupancy (HC/SAIL)☐</li><li>Failure to perform First Anniversary income determination. (HC/SAIL)☐</li><li>Failure to properly document First Anniversary income determination. (HC/SAIL)☐</li><li>Failure to annually address student status. (HC/SAIL)☐</li><li>Failure to provide required tenant programs. (HC)☐</li><li>Failure to provide a tenant service. (HC)☐</li><li>Failure to meet overall set-aside requirement. (HC)☐</li><li>Failure to meet UPCS for Units. (HC/SAIL)☐</li><li>Failure to meet UPCS for Building. (HC/SAIL)☐</li><li>Failure to meet UPCS for Site. (HC/SAIL)</li></ul> 5/19/2025 Letter to Owner	Seltzer
West Shore LLC Lee E Rosenthal	Owl Plantations LLC	2305 at Killearn (Plantations at Killearn)	0643	MMRB 501 (c)(3) MR2007D (MR 2000D 1&2)	Leon	12/4/2019	10/31/2019	<ul style="list-style-type: none"><li>Failure to meet uniform physical condition standards for units</li></ul> 5/27/2025-Email to Management	First Housing
						11/4/2022	10/12/2022	<ul style="list-style-type: none"><li>Failure to meet uniform physical condition standards (UPCS) for units</li><li>Failure to meet UPCS for buildings</li></ul> 5/27/2025-Email to Management	First Housing
						12/15/2023	10/18/2023	<ul style="list-style-type: none"><li>Failure to document tenant eligibility upon initial occupancy</li><li>Failure to properly recertify eligibility</li><li>Failure to meet uniform physical condition standards (UPCS) for units</li><li>Failure to meet UPCS for buildings</li></ul> 5/8/2025-Letter to Owner	First Housing
						11/14/2024	10/15/2024	<ul style="list-style-type: none"><li>Failure to document tenant eligibility upon initial occupancy</li><li>Failure to properly recertify eligibility</li><li>Failure to meet Uniform Physical Condition Standards for units</li><li>Failure to meet Uniform Physical Condition Standards for buildings</li></ul> 5/14/2025-Letter to Owner	First Housing
	Owl Plantations LLC	Greens at Old St. Augustine	0053	MMRB 501 (c)(3) MR2007D (MR 2000D 1&2)	Leon	11/15/2024	10/11/2024	<ul style="list-style-type: none"><li>Failure to document tenant eligibility upon initial occupancy</li><li>Failure to properly recertify eligibility</li><li>Failure to meet Uniform Physical Condition Standards for Units</li><li>Failure to meet Uniform Physical Condition Standards for Site</li></ul> 5/14/2025-Letter to Owner	First Housing

Florida Housing Finance Corporation  
Asset management Noncompliance Report  
Cutoff Date: 5/29/2025

Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Management Review or Date of Loss	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
West Shore LLC Lee E. Rosenthal  Cotinued	Owl Woodlake LLC	Live Oaks at Killlearn	0999	MMRB 501 (c)(3) MR2007D (MR 2000D 1&2)	Leon	11/14/2023	10/16/2023	• Failure to meet uniform physical condition standards for units • Failure to meet uniform physical condition standards for buildings  5/23/2025-Email to Management	First Housing
						11/7/2024	10/10/2024	• Failure to document tenant eligibility upon initial occupancy • Failure to properly recertify eligibility • Failure to meet Uniform Physical Condition Standards for units • Failure to meet Uniform Physical Condition Standards for buildings • Failure to meet Uniform Physical Condition Standards for common areas  5/14/2025-Letter to Owner	First Housing
YMP Real Estate Management, LLC Moshe Popack	YMP Center Court, LLC	Center Court - Miami	0148	HC 96L-511	Miami-Dade	12/14/2022	11/15/2022	• Failure to meet uniform physical condition standards for buildings  5/22/2025: Letter to Owner	Seltzer
						12/13/2023	11/14/2023	• Failure to meet uniform physical condition standards for buildings  5/22/2025: Letter to Owner	Seltzer
						12/4/2024	11/5/2024	• Failure to document eligibility at initial occupancy. • Failure to meet uniform physical condition standards (UPCS) for buildings • Failure to meet UPCS for site  5/22/2025: Letter to Owner	Seltzer

DISCLAIMER

This Report is presented for informational purposes only. This Report is based on information which Florida Housing Finance Corporation believes to be true and correct as of the date of the Report, and is based on information previously communicated by Florida Housing or its agents. The provisions of the compliance rules and provisions of the loan documents for each Development take precedence over this Report in the event of a conflict. If you believe the Report is in error, it is your responsibility to immediately contact the Compliance Monitoring Agent listed for each Development by telephone, fax or email. The Florida Housing Finance Corporation assumes no responsibility or liability for any errors or omissions regarding the information presented in this Report.

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