

Occupancy Report for HFA Financed Properties

October 31, 2017

| Name/ Credit Enhancement | Date Closed/ Servicer | Bond Amount | Units/ Set Aside | Location | Developer/ Fee Status/ Trustee | Status |
|--|--|---|--|--|--|---|
| Mobley Park Originally Bank of America LOC, with FNMA conversion, then Freddie Mac Bonds redeemed 4-1-15; Compliance monitoring through 8-24-49 \$1,418 due each 1-1/7-1 until 1-1-45 | 8-1-99 8-25-04 refunding First Housing | \$8.9 million \$170,000 redeemed Balance redeemed 4-1-15 \$0 balance | 238 [143 market; 95 < 60%] 50 years | Tampa, Tampa Heights E. 7 th Avenue & Morgan | Southport (purchased from Cascade Affordable Housing) (originally Bank of America CDC) Final payment made 2-1-15 (\$1,182) US Bank | Built and leased; First move in 11-00; 97% occupied (-0%; -2% last two months); 105% of income- restricted units occupied (-8%), 92% of market rate occupied (+2%) |
| Belmont Heights Phase II Unrated Private Placement | 6-06-01 Seltzer | \$7.85 million (\$2,422,177 outstanding) | 201 102 PHA; 67 HC; 32 Market 50 years | Tampa, Belmont Heights 22 nd Street & East Lake | Michaels \$7,850 due 1-1/7-1; July paid US Bank | Built and leased; First move in 2-03; 97% occupied (+0%;+1% last two months) 99% of set-aside units occupied (+0%); 84% of market rate units occupied (+0%) |
| Royal Palm Key FNMA GMAC SunTrust | 6-25-02 First Housing | \$8.78 million | 240 100% <60% 50 years | County, USF CDBG Target Area Fletcher, east of I-275 | Richman \$8,780 due 1-15/7-15; July paid US Bank | Built and leased; First move in 2-03; 99% occupied (+0%; +1% last two months) |
| Hunter's Run FNMA GMAC Bank of America | 6-26-02 First Housing | \$10.5 million \$570,000 called at conversion 2-17-04 | 216 83% <60% 17% <50% 50 years | County, NW County Henderson, south of Gunn | CED \$7,545 due 6-15/12-15; June paid BONY | Built and leased; First move-in 3-03; 100% occupied (+0%; +0% last two months) |
| Mariner's Cove Guaranty Fund Bonds redeemed 5-1-14 Compliance monitoring through 7-8-44 | 7-18-02 Seltzer | \$11.715 million | 208 89% <60% 11% <50% 50 years | County, East Lake- Orient Park CDBG Target Area MLK/Clewis | Cornerstone \$0 due Final payment made 5-13-14 (\$2,950) US Bank | Built and leased; First move-in 3-03; 98% occupied (+1%; -1% last two months) |
| Morgan Creek (aka Pebble Creek) FNMA GMAC SunTrust | 6-12-13 Ameri National | \$12.7 million | 336 80% <60% 20% <50% 50 years | Tampa, New Tampa I-75 & Bruce Downs | Richman \$12,100 due 6-15/12-15 June paid BONY | Built and leased; First move-in 3-04; 99% occupied (+0%; +1% last two months) |
| Grande Oaks FNMA GMAC SunTrust | 2-20-04 Ameri National | \$8.13 million \$830,000 called at conversion 1/06 | 168 100% <60% 50 years | Tampa, East Tampa East Hanna, north of Hillsborough | Richman \$6,500 due 2-15/8-15; August paid SunTrust/US Bank | Built and leased; First move-in 3-05 99% occupied (+0%; +3% last two months) |

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| Oaks at Riverview Rated Cash Collateral & Unrated Private Placement 76 Elderly Units | 3-25-04 Seltzer | \$10.6 million (\$1.495,000 outstanding) | 250 205 PHA (47% <30%) 45 HC 50 years | Tampa, Seminole Heights, West of I-275 East of North Florida from Hanlon- Broad | Mid-City Urban, Russell & Henson \$10,600 due 1-1/7-1; July paid SunTrust/US Bank | Built and leased; First move-in 8-1-05 96% occupied (-1%; -1% last two months) |
| Meridian Pointe Citibank | 2-16-05 Ameri National | \$19.8 million | 360 90% <60% 10% <50% 50 years | Tampa East Tampa Hillsborough 0.2 miles east of 22 nd St | Richman \$16,740 due 2-15/8-15; August paid Wells Fargo | Built and leased; First move-in 5-12-06 99% occupied (+0%; +1% last two months) |
| Gardens at South Bay FNMA ARCS Bank of America | 6-2-05 Seltzer | \$10.07 million | 216 25 PHA; 54 Section 8; 117 HC; 20 Market 50 years | Tampa, South Tampa East side of South Lois, north of Interbay, north of Clipper Cove | Tampa Housing Authority \$8,610 due 1-1/7-1; July paid Wells Fargo | Built and leased; First move-in 10-7-06 96% occupied (-1%; -0% last two months) 96% of set-aside units occupied (-1%); 95% of market rate units occupied (+0%) |
| Claymore Crossings Citibank | 12-16-05 Ameri National | \$14.53 Million \$1 million redeemed 12-08 | 260 100% <60% 50 years | County Mango Park Williams Road 0.5 miles north of MLK East Lake-Orient Park CDBG Area | Richman \$11,790 due 6-15/12-15; June paid US Bank | Built and leasing; First move-in 5-1-07 100% occupied (+0%; +1% last two months) |
| Lake Kathy FNMA GMAC SunTrust | 12-16-05 Seltzer | \$20.67 million | 360 100% <60% 50 years | County Brandon Grand Regency & Lake Kathy, ½ mile north of Brandon Blvd. | Richman \$19,970 due 6-15/12-15; June paid US Bank | Built and leased; First move-in 2-15-07 99% occupied (+0%; +1% last two months) |
| Brandywine Citibank | 8-8-06 Ameri National | \$8.79 Million \$790,000 redeemed 12-08 | 144 100% <60% 50 years | Tampa East Tampa 5029 North 40 th Street Approximately 0.35 miles south of Hillsborough | Richman \$7,075 due 1-15/7-15 July paid US Bank | Built and leased First move-in 8-6-07 99% occupied (-0%; +0% last two months) |
| Hunt Club FHLB of Atlanta SunTrust | 9-4-08 Seltzer | \$8.00 Million \$2.555 million redeemed 11-09 | 96 5% <33% 5% <50% 90% <60% 50 years | County Carrollwood 9450 Lazy Lane Approximately 0.35 miles east of North Dale Mabry and West Busch Blvd. | Richman \$5,070 due 2-15/8-15 August paid BONY | Built and leased First move-in 5-14-09 100% occupied (+0%; +0% last two months) |

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| Sabal Ridge II Freddie Mac Wells Fargo NIBP | 12-16-10 Ameri National | \$7.5 Million \$1.1 million redeemed 6-12 | 108 6% <50% 94% <60% 50 years | County East Lake- Orient Park CDBG Target Area North side MLK between Clewis & Clewis | Richman \$6,080 due 1-1/7-1 July paid Wells Fargo | Built and leased First move-in 9-26-11 98% occupied (+2%; +2% last two months) |
| Cristina Woods Freddie Mac Wells Fargo NIBP | 12-16-10 Ameri National | \$7.25 Million \$1.13 million redeemed 6-12 | 108 6% <50% 94% <60% 50 years | County South County Boyette & Balm Riverview (east of US 301) | Richman \$5,820 due 1-1/7-1 July paid Wells Fargo | Built and leased First move-in 10-7-11 100% occupied (+0%; +0% last two months) |
| The Ella Freddie Mac Bank of America NIBP Elderly | 8-30-11 Seltzer | \$12.27 Million \$2.9 million permanent | 160 40% <60% 40% Sec. 8 40% PHA 50 years | Tampa Downtown | Tampa Housing Authority/Banc of America CDC \$12,270 1-1/7-1 July paid Wells Fargo | Built and leased First move-in 12-18-12 96% occupied (+2%; +1% last two months) |
| Kensington Gardens II Freddie Mac Wells Fargo NIBP | 11-21-11 Seltzer | \$5.75 Million \$0.8 million redeemed 10-13 | 96 5% <50% 95% <60% 50 years | County Riverview 6144 Culver Crest Place (between I-75 and US 301) | Richman \$4,920 due 6-1/12-1 June paid Wells Fargo | Built and leased First move-in 8-2-12 100% occupied (+1%; -0% last two months) |
| The Trio Freddie Mac Bank of America | 12-18-12 Seltzer | \$14.12 Million \$4.8 million permanent | 141 47%< 60% 23% PHA 30% Market 50 years | Tampa Downtown | Tampa Housing Authority/Banc of America CDC \$14,120 due 6-1/12-1 June paid US Bank | Built and leased First move-in 5-21-14 95% occupied (+3%; +2% last two months) 93% of set-aside units occupied (+3%); 100% of market rate units occupied (+2%) |
| Haley Park Chase Private Placement Elderly | 5-13-15 Ameri National | \$7.85 Million \$0 permanent | 80 90%< 60% 10%< 40% 50 years | County USF 1500 East 130 th Avenue (south of Fletcher off N. 15 th Street | Wendover Fee Prepaid Bank of New York Mellon | Built & leased First move-in 5-1-16 99% occupied (-1%; -1% last two months) |

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| The Tempo Freddie Mac Bank of America | 10-23-14 Seltzer | \$19.85 Million \$10.0 million permanent | 203 60% < 60% 10% PHA 30% Market 50 years | Tampa Downtown | Tampa Housing Authority/Banc of America CDC \$19,850 due 4-1/10-1 October paid US Bank | Under Construction 76% Complete (+0%) |
| Kaylee Bay Village No Bonds Homeless | 5-29-15 Ameri National | No Bonds \$1 million HFA Loan Due 7-1-35 | 30 75% < 60% 25% < 40% 50% Homeless | Tampa East Tampa 4011 39 th Street | Volunteers of America 1% Interest Only Loan Paid Monthly Beginning 7-1-15 | Built & Leasing First move-in 7-1-16 90% occupied (+0; +0% last two months) |
| Sweetwater Villas Citi Community Capital | 6-13-17 Ameri National | \$6.0 Million \$2.0 million permanent | 56 9% <50% 91% <60% | County Carrollwood 8437 N. Lois | Blue Sky Communities \$6,000 due 12-1/6-1 US Bank | Under Construction 20% Complete (+15%) |

UNDER CONSTRUCTION: 2 Developments

OCCUPANCY UNDER 98%: 7 Developments

OCCUPANCY 98% or HIGHER: 14 Developments

BONDS REDEEMED BUT DEVELOPMENT STILL MONITORED

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| PROPERTIES THAT ARE NO LONGER MONITORED | | | | | | |
|---|--|--|---|--|--|--|
| Brandon Crossing AmSouth/FHMA Bonds Redeemed 9-15-14 Compliance ended | 6-16-98 11-15-02 refunding Seltzer | \$8.2 million \$530,000 redeemed | 200 100% <60% 50 years | County, Brandon Providence Road | CED \$0 due 6-1/12-1 Final Payment made 9-18-14 (\$1,090) US Bank | Built and leased; First move-in 8-1-05 No longer monitored |
| Park Springs Unrated Private Placement Bonds Redeemed 11-2016. Compliance monitoring ended at that time. | 6-8-99 First Housing | \$9.3 million | 200 100% <60% 50 years | Plant City Charlie Griffin Road | Park Richey (Leland) \$7,930 due 1-15/7-15; July paid US Bank | Built and leased; First move-in 9-00; No longer monitored |
| Sherwood Lakes Unrated Private Placement Default & Bonds redeemed 7-28-09 | 4-24-01 First Housing | \$4.1 million | 149 85% <60% 15% <30% 50 years | County, USF CDBG Target Area E. 127 th Ave., north of Fowler | Carlisle \$0 due 1-15/7-15; BONY | Rehabilitated and leased; No longer monitored. |
| Lakewood Shores Bank of America LOC Bonds redeemed 6-2-10, Compliance monitoring through August 2015 | 3-24-00 Seltzer | \$9.1 million \$1.6 million redeemed 8-00 Balance redeemed 6-2-10 \$0 balance | 184 100% <60% 15 years | County, Brandon Lakewood Drive | CED \$0 due Final payment made 6-2-10 (\$2,253) US Bank | Built and leased; First move in 5-01; No longer monitored. |
| Clipper Cove Private Placement Bonds Redeemed 9-7-10; Compliance monitoring through March 2016 | 4-5-00 First Housing | \$7.685 million Balance redeemed 9-7-10 \$0 outstanding | 176 100% <60% 15 years | Tampa, S. Tampa Interbay & Lois | Cornerstone \$0 due Final payment made 9-9-10 (\$2,690) US Bank | Built and leased; First move in 2-01; No longer monitored. |