IMFR
Agenda Item No. 3(C)

MEMORANDUM

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: July 12, 2011

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing accounts receivable adjustment for multiple fiscal years of certain Miami-Dade County departments' uncollectible accounts receivable in the aggregate of $7,716,879, pursuant to Administrative Order 3-9

The accompanying resolution was prepared by the Finance Department and placed on the agenda at the request of Prime Sponsor Commissioner Lynda Bell.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: July 7, 2011

To: Honorable Chairman Joe A. Martinez,
and Members, Board of County Commissioners

From: Alina T. Hudak
County Manager

Subject: Resolution Authorizing Accounts Receivable Adjustments

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Recommendation
It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the accounts receivable adjustments of certain outstanding accounts receivable amounts totaling $7,716,879 in accordance with Administrative order 3-9. This authorization is necessary to adjust the County's general ledger to adequately reflect accounting records.

Scope
The impact of this agenda item is countywide since it affects County departments that provide countywide services.

Fiscal Impact/Funding Source
This item does not have a fiscal or funding impact because the debts have been deemed uncollectable but may still be pursued. County departments with high volumes of accounts receivable regularly reserve a percentage of the receivables for doubtful accounts/bad debt expense. The adjustments to accounts receivable items for departments presented in this item have been charged to bad debt expense in order to properly and fairly match revenues and related expenditures to the appropriate accounting period. Fund balances have already been adjusted to reflect the bad debt expense. There is no fiscal impact to any of the County funds, and this item does not impair the County's ability to continue pursuing any and all remedies as permitted by law.

Track/Record Monitor
County departments are responsible for tracking and monitoring accounts receivable. The County uses a number of mechanisms to collect current and past due outstanding balances. Most balances are collected through normal billing and collection activities, including invoicing on a scheduled basis and department/customer contact activities. Additionally, for balances that have been delinquent for longer periods of time and for which collection efforts were unsuccessful, County departments often engage the Finance Department's Credit and Collections Section or outside collection agencies to pursue further collection efforts as permitted by law. All accounts referred to the Credit and Collection Unit are maintained in a database for future collections via any and all remedies as permitted by law. Revenues from stale accounts will be used to fund reserves, but uncollected debts are only considered for accounts receivable adjustments when staff has exhausted all reasonable measures and believes that further actions – whether by County staff or private debt-collection contractors – would be fruitless. Nonetheless, the County will continue to pursue remedies as permitted by law.

A revised implementing order related to adjustments of accounts receivable would require monthly departmental reconcilements of accounts receivable to the County's general ledger. This implementing order has been placed on the same Board agenda for your consideration. The aging of these amounts will be monitored through a measure that will be added as a component of each departmental scorecard used in monitoring the performance in strategic initiatives.

Background

From time to time, in the normal course of business, amounts owed to the County become past due (30+ days late). In some cases, these amounts become delinquent (90+ days late), which greatly reduces the probability that the debts will be collected in full. These accounts receivable include: customer billings for services rendered; unpa id fees, fines or penalties from permits, licenses or violations; and receivables from loans, mortgages or long-term contracts. In these cases, the County establishes an allowance for doubtful accounts to appropriately reflect anticipated revenues on its books. This is a standard practice for both public and private entities and reflects responsible and accurate accounting.

The County uses a number of mechanisms to collect current and past-due outstanding balances. Most balances are collected through normal billing and collection activities, including invoicing on a scheduled basis and departmental customer-contact activities. Additionally, for balances that have been delinquent for longer periods of time and collection efforts unsuccessful, County departments often engage the Finance Department's Credit and Collections Section or outside collection agencies to pursue further collection efforts as permitted by law. All accounts referred to the Credit and Collection Unit are maintained in a database to pursue any and all remedies permitted by law. Despite continuous collection efforts, however, it is generally accepted in both the public and private sectors that a portion of the delinquent balances will not be recuperated and will necessitate an adjustment to the accounts receivable.

Generally Accepted Accounting Principles (GAAP) require that when the value of an asset is impaired, it be removed from the accounting system used in the preparation of financial statements to provide a fair representation of financial position. In the instance of accounts receivable deemed fully uncollectible for financial reporting purposes, the act of adjustment of an account in no way affects the County's legal rights in pursuing and securing delinquent account balances as permitted by law. The County will continue its efforts to collect the amounts due, including legal action where practicable, until an equitable restitution is made or agreed upon where possible. This activity, in other words, does not represent abandonment of debt collection, but a necessary and responsible step to ensure our financial reports accurately represent only anticipated revenues that the County can reasonably expect to collect.

Ordinance 99-162 established a "Registry of Delinquent Contractors," which departments are required to review prior to entering into a contract. Individuals or entities in arrears under any individual contract, final appealable judgment, or lien with the County that exceeds $25,000 and delinquent for more that 180 days, must first pay the amounts owed to the County or make suitable arrangements to pay.

Appendix 1 summarizes the detailed information provided in attachments A-B, including the department name, fiscal years covered in write-off total, number of accounts billed during that period, total amount of revenues generated during that timeframe, percent of revenues being written-off versus total period revenues, as well as a brief high level description of the receivable types. Staff cross-referenced all account receivable adjustments against the County's personnel databases to ensure that all collection actions were exhausted as permitted by law prior to presenting this item for consideration.

Appendix 2 details information for each of the departments included in Appendix 1.

Assistant County Manager

Appendix 1

Miami Dade County Department	Fiscal Years	Number of Accounts	Total Revenues for Fiscal Years	Accounts Receivable Reduction Amount	Percent of Total Revenues	Receivable Type	Attachment
Community Action Agency	1989-2007	900,000 [3]	$744,608	$20,506	3%	Transportation	A
Housing Community Development	1996-2008	15,691	$583,248,437	$7,696,373	1.4%	Home ownership and Business Loans	B
Total			**$583,993,043**	**$7,716,879**	**1.3%**		

C

Community Action Agency
The Community Action Agency's (CAA) Transportation Unit provides transportation services to economically disadvantaged individuals, field trips and medical and dental visits for Head Start students; field trips for seniors, community groups, and other community organizations. When a service request is received, trips are coordinated by CAA's Transportation Unit. The customer is billed for the service provided immediately following the completion of the trip. The proposed accounts receivable adjustments are accounts reflecting receivables from 1999 through 2007. Collection efforts include monthly statements, letters, and phone calls. CAA maintains and distributes a listing, updated monthly, of delinquent customers, to prevent further use of transportation services until the account is paid in full. In addition, appropriate uncollectable accounts are referred to the Miami-Dade Finance Department's Credit and Collection Section to pursue any and all remedies as permitted by law.

Housing and Community Development
The Department of Housing and Community Development (HCD) currently carries on its books a number of accounts receivable that include accounts from other departments, including the Urban Economic Revitalization Task Force, Miami-Dade Public Housing Agency (formerly Miami-Dade Housing Agency) and the Empowerment Zone.

The proposed accounts receivable adjustments are accounts reflecting receivables from various lending programs for businesses and individuals from 1998 through 2007. Collection efforts include monthly statements, letters, phone calls, and where appropriate, referral to the County Attorney's Office. In addition, appropriate uncollectable accounts are referred to the Miami-Dade Finance Department's Credit and Collection Section to pursue any and all remedies as permitted by law.

DEEDCO Loans
The DEEDCO business loans were made in the mid 1980s and early 1990s. The businesses have closed. In early 2000, the Finance Department performed an analysis of the DEEDCO portfolio. In addition, the County Attorney's Office opined on the files and probability of further collection through legal action. It was concluded that the statute of limitations expired, thus no legal action can be filed. All the DEEDCO loans are more than 120 days past due and, due to the expiration of the statute of limitations, are all recommended to be written off.

Community Development Revolving Loan Fund (CDRLF) Loans
The CDRLF business loans were made in the early 2000s; all the businesses are now closed, but the loans had personal guarantors. The loans were sent to an outside collection agency in 2003. After the collection agency exhausted its efforts, it was determined that more intensive collection measures had to be taken; the files are now with an outside collection attorney. Two borrowers could not be located (Platinum PCS and Katma Enterprises), thus legal action cannot be filed. One borrower (Fergo Universal) had a guarantor that filed for bankruptcy, thus no further legal action can be taken. The other three files are with the outside collection attorney. There is a judgment against the guarantor of Diaspora Foods in favor of Miami -Dade County; the collection attorney is in the process of filing legal action to garnish wages. The guarantor of Viva La Guayabera has been served, and the collection attorney is in the process of legal action. The guarantors of Torvell, Inc. were recently located, and the collection attorney will be initiating legal action. The six CDRLF loans that are being recommended for write off are more than 120 days past due; they represent 19.6

percent of the CDRLF portfolio. Collections efforts will continue to pursue any and all remedies as permitted by law.

HOMEOWNERSHIP, REHABABILITATION, AND DEVELOPER LOANS

The recommended loan write-off of the homeownership, rehabilitation, and developer loans in the amount of $5,128,008 is 1.1 percent of a total portfolio of $481,284,332. Over 55 percent of single-family write-offs were the result of first-lender foreclosures. Miami-Dade County loans are second mortgages and usually not protected in first lender foreclosure actions, over which HCD has no control. Most of the remainder of accounts-receivable adjustments were due to early pay-offs, including incentive reductions for such payoffs. The multi-family loan write-offs were first-lender foreclosures and settlements as a result of financial shortfalls in the projects.

In order to help reduce losses in the future, HCD has tightened the underwriting criteria of the current business loan portfolios to require a higher debt service coverage ratio, more secure collateral, monthly follow up and assurance that all loans have personal guarantees. In addition, HCD has allocated SHIP funds for foreclosure prevention through counseling agencies. Miami-Dade County continues to assist customers with the Fresh Start Program, forbearance agreements, and payment deferments during this economic crisis.

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: July 7, 2010

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

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Approved _____ Mayor Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ACCOUNTS RECEIVABLE ADJUSTMENT FOR MULTIPLE FISCAL YEARS OF CERTAIN MIAMI-DADE COUNTY DEPARTMENTS' UNCOLLECTIBLE ACCOUNTS RECEIVABLE IN THE AGGREGATE OF $7,716,879, PURSUANT TO ADMINISTRATIVE ORDER 3-9

WHEREAS, the Finance Department has compiled a listing of all accounts receivable from the Community Action Agency and Housing and Community Development (the "County Departments"), which in the aggregate equal $7,716,879, and has been deemed by each County Department Director as uncollectible; and

WHEREAS, pursuant to Administrative Order 3-9, accounts receivable adjustments in excess of $500 are to be reviewed and approved by this Board; and

WHEREAS, an accounts receivable adjustment would provide for the elimination of customer accounts from the accounting records, but does not preclude continuing collection efforts, to the extent deemed practicable, as stated in Administrative Order 3-9; and

WHEREAS, customers for whom accounts have been declared uncollectible shall not be considered for future business relationships with the County until restitution has been made or agreed to; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. The Board approves the adjustments to the accounts receivable set forth in the County Manager's memorandum in the aggregate amount of $7,716,879, pursuant to Administrative Order 3-9.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of July, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JRA

Juliette R. Antoine

Miami-Dade County Community Action Agency
Uncollectable Accounts Over $ 500

Customer Name	Invoice Amount	Writeoff Amount	Invoice Date	Comments
FY 02-03				
Allapattah YMCA	$1,152.00	$1,152.00	Nov-02	Invoice # 2603 mailed 11/23/2002. Requested payoff in letters dated September 27, 2005 and March 14, 2006.
FIU Agape Family Center	$3,648.00	$1,088.00	Jul-03	Invoice#2763 was mailed 7/29/03
FIU Agape Family Center	$1,280.00	$1,280.00	Sep-03	Invoice#2790 was mailed 9/19/03.
		$3,520.00		
FY 03-04				
Inner City Youth South Florida Pro	$1,488.00	$1,400.00	Jan-04	Invoice#2856 was mailed 01/05/2004. On September 18, 2006 we a mailed a letter requesting payoff of balance owed.
		$1,400.00		
FY 04-05				
Inner City Youth South Florida Pro	$944.00	$944.00	Oct-04	Invoice# 3057 was mailed 10/14/2004.On September 18, 2006 we a mailed a letter requesting payoff of balance owed.
Inner City Youth South Florida Pro	$1,552.00	$1,552.00	Dec-04	Invoice # 3077was mailed 12/08/2004. On September 18, 2006 we a mailed a letter requesting payoff of balance owed.
Inner City Youth South Florida Pro	$1,072.00	$1,072.00	Feb-05	Invoice # 3096 was mailed 02/01/2005. On September 18, 2006 we a mailed a letter requesting payoff of balance owed.
Labovitch	$1,920.00	$1,920.00	Apr-05	Invoice 3132 was mailed 04/04/2005
Optimist Club of North County	$688.00	$528.00	Oct-04	Invoice# 3060 was mailed on 10/14/04. on the same date we received a payment of $160.00. On March 15, 2006 we mailed a leeter requesting the payoff.
		$6,016.00		
FY 05-06				

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Miami-Dade County Community Action Agency
Uncollectable Accounts Over $ 500

Children's Home Society	$1,920.00	$1,920.00	Oct-05	Invoice# 3201 $1920.00 was mailed 10/18/05 Also mailed a letter dated March 14, 2006 requesting this amount.
Children's Home Society	$720.00	$720.00	Sep-06	Invoice# 3374 in the amount of $720.00 was mailed 09/12/2006 Also mailed a letter dated March 14, 2006 requesting this amount.
Faith Hope and Love Ministries	$512.02	$512.02	Feb-06	We mailed 3 invoices from 02/15/2006 and 03/28/2006 totaling $1824.02 Again on Septemebr 18, 2006 we mailed a letter requesting payoff of total amount due.
Faith Hope and Love Ministries	$656.00	$656.00	Mar-06	We mailed 3 invoices from 02/15/2006 and 03/28/2006 totaling $1824.02 Again on Septemebr 18, 2006 we mailed a letter requesting payoff of total amount due.
Faith Hope and Love Ministries	$656.00	$656.00	Mar-06	We mailed 3 invoices from 02/15/2006 and 03/28/2006 totaling $1824.02 Again on Septemebr 18, 2006 we mailed a letter requesting payoff of total amount due.
James E. Scott Comm Assoc.	$544.00	$544.00	Oct-05	Pending bankruptcy information. Invoice #3207 was mailed 10/18/05
World Literacy Crusade	$1,232.00	$1,232.00	Nov-05	Invoice # 3215 was mailed on 11/07/2005. On September 18, 2006 we mailed a letter requesting payoff.
St. Paul	$1,237.50	$1,237.50	Jul-06	Invoice # 3356 was mailed 07/19/2006
St. Paul	$697.50	$697.50	Aug-06	Invoice# 3363 was mailed 08/07/2006
		$8,175.02		

FY 06-07

South Kendall Optimist	$1,395.00	$1,395.00	Nov-06	Invoice #3403 was mailed 11/15/06
		$1,395.00		

Grand Total **$20,506.02**

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 1999 - September 2000
CDRLF

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE	BUSINESS NAME
1	Cheryl Seals Mobley	8200	CDBG	$75,824.00	Bus. Closed	2/29/2000	All Miami Press Group
2	Kelsey R. Dorsett	8201	CDBG	$15,954.00	Bus. Closed	2/29/2000	Alliance Auto Tag
3	Hassan Rahaman	8202	CDBG	$44,814.00	Bus. Closed	2/29/2000	Purple Heart Manufacturing co.
4	Willie Braswell	8203	CDBG	$10,409.00	Bus. Closed	2/29/2000	Willie Braswell d/b/a W. B. Trucking
5	W. Bernard Koon	8204	CDBG	$12,210.01	Bus. Closed	2/29/2000	W. Bernard Koon, CPA
6	Herbert L. Jefferson	8206	CDBG	$8,285.00	Bus. Closed	2/29/2000	Jayeff Appliance Sales & Service
7	Richard Lee Oliver	8210	CDBG	$31,781.00	Bus. Closed	2/29/2000	Richard Oliver d/b/a Nick's Bar-B-Q
8	Shelley E. Davis	8211	CDBG	$25,579.06	Bus. Closed	2/29/2000	Swift Shop
9	Willie J. Mathis	8215	CDBG	$155,939.00	Bus. Closed	2/29/2000	M & M Discount
10	Mercedes Wiggins	8231	CDBG	$43,669.00	Bus. Closed	2/29/2000	All the Write Stuff
11	Gary A. Siplin	8232	CDBG	$68,322.86	Bus. Closed	2/29/2000	Grove Hats
12	Frances H. Gray	8233	CDBG	$142,312.00	Bus. Closed	2/29/2000	Bertie's Coin Laundry
13	Thomas Bowleg	8235	CDBG	$50,420.00	Bus. Closed	2/29/2000	T. Bowleg construction
14	Preston Adams, Jr.	8237	CDBG	$244,948.45	Bus. Closed	2/29/2000	Vickers of Central Florida Inc.
15	Nelson Edwards	8238	CDBG	$30,000.00	Bus. Closed	2/29/2000	Stirfries, Inc.
16	Leonardo D. Lainez	8240	CDBG	$53,781.35	Bus. Closed	2/29/2000	Lainez Tire, Inc.
17	William Chaney	8242	CDBG	$24,608.00	Bus. Closed	2/29/2000	C & C Lawn Maintenance
18	Jancie J. Bain	8244	CDBG	$37,000.00	Bus. Closed	2/29/2000	Bearfox & Bain Diversified Corp./Gallery Art
19	Gaston Pierre	8246	CDBG	$148,000.00	Bus. Closed	2/29/2000	Pierre & Son, Corp d/b/a Grand Drugs South, Inc.
20	Wayne Ho Sang	8247	CDBG	$208,342.64	Bus. Closed	2/29/2000	World Printing
21	Lillie J. Latimore	8248	CDBG	$72,654.53	Bus. Closed	2/29/2000	Innovative Office Services, Inc.
22	Robert Reese, Jr.	8249	CDBG	$74,960.00	Bus. Closed	2/29/2000	Bottom Dollar Fish Market, Inc.
23	Winston G. Reid	8251	CDBG	$39,470.32	Bus. Closed	2/29/2000	Ebony's food Company, Inc.
24	David A. Mingus	8252	CDBG	$83,433.67	Bus. Closed	2/29/2000	National Abatement Products & Systems
25	Alina M. Rodriguez	8253	CDBG	$41,829.20	Bus. Closed	2/29/2000	Nautilus Marble-Lite
26	Raqueeb A. Albaari	8501	CDBG	$38,107.68	Bus. Closed	2/29/2000	Albaari & Associates, P.A
27	Jasper Sweet	8500	CDBG	$142,409.80	Bus. Closed	2/29/2000	Jasper Painting Service, Inc.
	Total CDBG			**$1,925,064.57**			

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2000 - September 2001
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
1	Bain, Doris	4564	CDBG	$9,900.00	1st Lender FC	Jun-01
2	Barnes, Lillie	1082	CDBG	$4,954.25	Tax Sale	Jan-01
3	Black, Luella	4332	CDBG	$10,000.00	1st Lender FC	May-01
4	Bunch, Estelle	4249	CDBG	$5,000.00	Tax Sale	Mar-01
5	Clark, R.	5707	CDBG	$1,451.70	Reduced Pay-Off	Jun-01
6	Clayton, Bessie	5676	CDBG	$10,000.00	1st Lender FC	Nov-00
7	Davis, Bessie Lee	4611	CDBG	$5,200.00	1st Lender FC	Feb-01
8	Dean, William	5658	CDBG	$19,066.30	1st Lender FC	May-01
9	Gouldbourne, Junio	1370	CDBG	$5,696.72	Reduced Pay-Off	Jun-01
10	Hodge, Leroy	5667	CDBG	$7,427.25	Settlement	Mar-01
11	Johnson, Melodie	4592	CDBG	$6,300.00	1st Lender FC	Nov-00
12	Maines, Lender	5272	CDBG	$10,000.00	1st Lender FC	Oct-00
13	Miller, Magnolia	1010	CDBG	$1,417.25	Settlement	Jan-01
14	Robinson, Willie	1390	CDBG	$2,000.00	Reduced Pay-Off	Jun-01
15	Wash, Lee	5717	CDBG	$6,843.85	1st Lender FC	Apr-01
16	Washington, Mary	4711	CDBG	$9,996.31	1st Lender FC	Oct-00
17	White, Lucille	4727	CDBG	$9,350.00	1st Lender FC	Oct-00
	CDBG TOTAL			$124,603.63		

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2001 663,597.43 +
2002 2,258,519.48 +
2003 1,489,084.52 +
2004 831,710.18 +
2005 106,336.19 +
2006 121,448.98 +
5,470,696.78 M

Homeownership Total

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2000 - September 2001
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
18	Alford, Peggy	13468	Surtax	$10,360.00	1st Lender FC	Aug-01
19	Baptiste, Jean	12773	Surtax	$19,685.50	1st Lender FC	Dec-00
20	Barnett, Paulette	12819	Surtax	$7,485.00	1st Lender FC	Sep-00
21	Barney, Johny	11610	Surtax	$14,127.65	1st Lender FC	Jun-01
22	Brown, Jasmin	13709	Surtax	$18,313.21	1st Lender FC	Dec-00
23	Crawford, Carl	13352	Surtax	$19,793.17	1st Lender FC	Dec-00
24	Creelman, William	13896	Surtax	$17,555.50	1st Lender FC	Aug-01
25	De La Hoz, Jose	12513	Surtax	$7,895.00	1st Lender FC	Oct-00
26	Dixon, Arthur	10687	Surtax	$395.00	1st Lender FC	Feb-01
27	Edwards, Ruth	10825	Surtax	$7,444.25	1st Lender FC	Aug-00
28	Edwards, Sandra	12675	Surtax	$11,959.47	1st Lender FC	Dec-00
29	Ettienne, Margaret	19364	Surtax	$3,000.00	1st Lender FC	Oct-00
30	Fearon, Griville	11693	Surtax	$23,397.66	1st Lender FC	Dec-00
31	Forbes, Beth	12449	Surtax	$10,245.00	1st Lender FC	Aug-01
32	Gardner, Cynthia	10594	Surtax	$7,496.25	1st Lender FC	Oct-00
33	Gordillo, Jorge	11120	Surtax	$7,703.65	1st Lender FC	Dec-00
34	Guaro, Modesto	14575	Surtax	$22,900.00	1st Lender FC	Nov-00
35	Gude, Willie Mae	19583	Surtax	$23,250.00	1st Lender FC	Aug-01
36	Harris, Russell	10690	Surtax	$8,466.55	Reduced Pay-Off	Oct-00
37	Honer, Lajuana	12837	Surtax	$2,220.00	Reduced Pay-Off	Nov-00
38	Howell, Ruby	14281	Surtax	$2,933.05	1st Lender FC	Aug-01
39	Johnson, Marvin	14511	Surtax	$27,000.00	1st Lender FC	May-01
40	Johnson, Rex	11908	Surtax	$780.00	1st Lender FC	Nov-00
41	King, Linda	13164	Surtax	$7,771.25	1st Lender FC	Mar-01
42	Lawrence, Arie	10763	Surtax	$16,112.32	1st Lender FC	Aug-01
43	Lemaire, Edward	12603	Surtax	$7,895.00	1st Lender FC	Dec-00

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OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2000 - September 2001
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
44	Lewis, Constance	13259	Surtax	$10,374.24	1st Lender FC	Apr-01
45	Lucas, Callie	10438	Surtax	$4,180.90	1st Lender FC	Jun-00
46	Malcolm, Tonya	13177	Surtax	$11,019.50	1st Lender FC	Jun-01
47	Martin, James	13627	Surtax	$17,325.17	1st Lender FC	Aug-01
48	Mayes, Martha L.	13664	Surtax	$1,848.30	1st Lender FC	Jun-01
49	Mayes, Martha L.	13664	Surtax	$15,843.87	1st Lender FC	Jun-01
50	Mayes, Martha L.	13664	Surtax	$10,000.00	1st Lender FC	Jun-01
51	Parker, Sybil	13123	Surtax	$7,495.00	1st Lender FC	Mar-01
52	Prime, Miriam	12832	Surtax	$7,106.00	1st Lender FC	Dec-00
53	Quijaros, Iris	12151	Surtax	$7,466.25	1st Lender FC	Oct-00
54	Roberts, Lilly	10383	Surtax	$7,432.25	Settlement	Apr-01
55	Smith, Christine	12808	Surtax	$1,389.49	1st Lender FC	Oct-00
56	Smith, Louvenie	13629	Surtax	$6,800.72	Reduced Pay-Off	Jan-01
57	Springer, Michael	11871	Surtax	$26,375.00	1st Lender FC	Mar-01
58	Stewart, Ricky	10112	Surtax	$14,123.17	1st Lender FC	Oct-00
59	Thruston, Barbara	10720	Surtax	$6,554.32	Reduced Pay-Off	Apr-01
60	Twine, Viola	13884	Surtax	$9,350.75	1st Lender FC	Aug-01
61	Tynes, Basil	10757	Surtax	$11,556.89	1st Lender FC	Aug-00
62	Vazquez, Nelly	14911	Surtax	$38,430.24	1st Lender FC	Dec-00
63	Williams, Bobbie	12207	Surtax	$15,462.08	1st Lender FC	Jun-01
64	Williams, Thelma	12214	Surtax	$2,675.18	Reduced Pay-Off	May-01
	SURTAX TOTAL			**$538,993.80**		
	TOTAL WRITE-OFF			**$663,597.43**		

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OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2001 - September 2002
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
1	Abrams, Ethel	6170	CDBG	$7,500.00	1st Lender FC	Oct-01
2	Dixon, Clara Mae	546	CDBG	$10,203.51	Statute of Limitation	Sep-02
3	Gatlin, Charles	2620	CDBG	$4,774.00	Settlement	Dec-01
4	Griffin, Leola	3041	CDBG	$10,395.00	1st Lender FC	Sep-02
5	Robertson, Bill	4548	CDBG	$10,395.00	1st Lender FC	Sep-02
6	Scott, Frank	2638	CDBG	$5,395.00	1st Lender FC	Apr-02
7	Smith, James	2541	CDBG	$5,395.00	1st Lender FC	Apr-02
8	Smith, Ruby	3011	CDBG	$10,395.00	1st Lender FC	Aug-02
9	Wade, Adelleresse	3240	CDBG	$5,095.00	1st Lender FC	Aug-02
	CDBG TOTAL			**$69,547.51**		
10	Anderson, John	8650	HATF	$22,142.70	Reduced Pay-Off	Aug-02
	HATF TOTAL			**$22,142.70**		

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2001 - September 2002
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
11	Alexander, Shirley	11662	Surtax	$28,000.00	1st Lender FC	Mar-02
12	Allenger, M.	15253	Surtax	$33,000.00	1st Lender FC	Oct-01
13	Altenor, Franklin	14307	Surtax	$1,988.20	1st Lender FC	Apr-02
14	Andrews, Hazel	10777	Surtax	$7,895.00	1st Lender FC	Apr-02
15	Andrews, Maude	12005	Surtax	$470.00	Reduced Pay-Off	Apr-02
16	Brinson, Judy	13586	Surtax	$9,210.00	1st Lender FC	Sep-02
17	Brown, Carol	11011	Surtax	$34,482.44	1st Lender FC	Mar-02
18	Butler, Virginia	14318	Surtax	$30,134.07	1st Lender FC	Feb-02
19	Cedeno, Jose	14787	Surtax	$27,325.00	1st Lender FC	Feb-02
20	Clarke, Cleo	19314	Surtax	$20,395.00	1st Lender FC	May-02
21	Cruz Development	11984	Surtax	$1,515,000.00	1st Lender FC	Apr-02
22	Deas, Joseph	12601	Surtax	$7,385.25	1st Lender FC	Apr-02
23	Garcia, Bertha	12537	Surtax	$7,330.75	1st Lender FC	Apr-02
24	Gardner, C.	10594	Surtax	$7,496.25	1st Lender FC	Feb-02
25	Green, William.	11390	Surtax	$25,659.59	Tax Sale	Mar-02
26	Griffin, James	10969	Surtax	$692.00	Reduced Pay-Off	Feb-02
27	Hanna, Allen	19295	Surtax	$7,910.55	1st Lender FC	Oct-01
28	Harris, Russell	10690	Surtax	$8,466.55	1st Lender FC	Feb-02
29	Hartage, Edie	14128	Surtax	$31,022.66	1st Lender FC	Dec-01
30	Hernandez, Benigna	11682	Surtax	$26,150.00	1st Lender FC	May-02
31	Howell, Ruby	14281	Surtax	$37,388.05	1st Lender FC	Dec-01
32	Jackson, John	14110	Surtax	$34,318.69	1st Lender FC	Mar-02

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OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2001 - September 2002
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
33	Johnson, Laurice	10946	Surtax	$1,334.32	Reduced Pay-Off	Feb-02
34	Lewis	11379	Surtax	$29,025.00	1st Lender FC	Feb-02
35	Lyons, Gloria	14379	Surtax	$38,375.00	1st Lender FC	Dec-01
36	Oliver, Alejandro	18109	Surtax	$3,000.00	1st Lender FC	Apr-02
37	Peters, Jimmy	10977	Surtax	$983.00	Reduced Pay-Off	Mar-02
38	Pippens, L.Z.	10980	Surtax	$565.50	Reduced Pay-Off	Mar-02
39	Pruitt, Mark	14974	Surtax	$32,950.00	1st Lender FC	Dec-01
40	Rivera, Jose	11663	Surtax	$10,215.73	1st Lender FC	Oct-01
41	Robinson, Deloise	14158	Surtax	$21,850.00	1st Lender FC	Dec-01
42	Sheppard, James	13012	Surtax	$7,486.00	1st Lender FC	May-02
43	South, Ivonne	11657	Surtax	$21,967.28	1st Lender FC	Aug-02
44	Stephens, Nikita	15406	Surtax	$1,826.09	Reduced Pay-Off	Feb-02
45	Strong, Oscar	11584	Surtax	$31,123.50	1st Lender FC	Feb-02
46	Teate, Charlie	12045	Surtax	$7,695.00	1st Lender FC	May-02
47	Tynes, Basil	10757	Surtax	$11,556.89	1st Lender FC	Feb-02
48	Urbina, Maria	10142	Surtax	$797.22	Reduced Pay-Off	Feb-02
49	Vazquez, Hector	14943	Surtax	$30,395.00	1st Lender FC	Apr-02
50	Williams, Renee	14796	Surtax	$963.69	Reduced Pay-Off	Mar-02
	SURTAX TOTAL			**$2,153,829.27**		
51	Vega, Carlos	20220	SHIP	$13,000.00	1st Lender FC	Apr-02
	SHIP TOTAL			**$13,000.00**		
	TOTAL WRITE-OFF			**$2,258,519.48**		

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OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2002 - September 2003
HOMEOWNERSHIP AND CDRLF

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE	BUSINESS NAME
1	Moran, Felisa	4723	CDBG	$10,000.00	1st Lender FC	1/9/2003	
2	Nunez, David	6525	CDBG	$2,840.00	1st Lender FC	2/3/2003	
3	Hardnett, Toraino	20116	CDBG	$18,172.74	Bus. Closed	10/4/2002	Torvell, Inc. d/b/a $9.90+ Shoes
4	Agrippa, Raul W	20140	CDBG	$34,038.54	Bus. Closed	10/4/2002	Platinum PCS, Inc.
5	Ferguson, McDonald E	20132	CDBG	$290,477.40	Bus. Closed	9/19/2003	Fergo Universal Clothing, Inc.
	CDBG TOTAL			**$355,528.68**			
6	Auguste, Mirassin	16435	Surtax	$7,210.00	20% Reduced Pay-Off	9/24/2003	
7	Ayabarreno, Ismael	12734	Surtax	$7,945.00	1st Lender FC	2/18/2003	
8	Bradley, R.	13626	Surtax	$1,993.00	20% Reduced Pay-Off	6/2/2003	
9	Brown, G.	14958	Surtax	$2,860.22	Reduced Pay-Off	2/20/2003	
10	Coleman, Daniel	10092	Surtax	$1,952.40	20% Reduced Pay-Off	6/3/2003	
11	Desrouleaux, Jean	12641	Surtax	$1,470.00	20% Reduced Pay-Off	6/23/2003	
12	Diaz, Barbaro	16330	Surtax	$7,382.00	20% Reduced Pay-Off	7/28/2003	
13	Diaz, Carmen	10105	Surtax	$913.64	20% Reduced Pay-Off	6/2/2003	
14	Dixon, Lamorris	15943	Surtax	$9,340.00	20% Reduced Pay-Off	7/8/2003	
15	Doprsett, Raquel	16367	Surtax	$5,520.00	20% Reduced Pay-Off	6/2/2003	
16	Foster, Eula	12188	Surtax	$1,389.60	20% Reduced Pay-Off	6/23/2003	
17	Hayes,Silene	13654	Surtax	$2,000.00	20% Reduced Pay-Off	2/6/2003	
18	Kendrick, Kathy	13660	Surtax	$2,000.00	20% Reduced Pay-Off	7/8/2003	
19	King, Robert	13786	Surtax	$1,703.80	20% Reduced Pay-Off	7/28/2003	
20	McLean, Pamela	15846	Surtax	$3,200.00	20% Reduced Pay-Off	2/6/2003	
21	Mourlas, Arminda	13682	Surtax	$2,960.00	20% Reduced Pay-Off	7/8/2003	
22	Newson, Dorothy	10642	Surtax	$2,230.16	20% Reduced Pay-Off	5/28/2003	
23	Nunez, David	13634	Surtax	$8,310.38	1st Lender FC	2/3/2003	
24	Nunez, David	13634	Surtax	$10,445.00	1st Lender FC	2/3/2003	
25	Orobitg, George	16041	Surtax	$9,200.00	20% Reduced Pay-Off	2/11/2003	
26	Palms West	15970	Surtax	$994,156.00	Settlement	7/31/2003	
27	Passmore, Miriam	14117	Surtax	$6,240.32	Reduced Pay-Off	6/19/2003	

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OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2002 - September 2003
HOMEOWNERSHIP AND CDRLF

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE	BUSINESS NAME
28	Pippens, L.	10980	Surtax	$565.50	Reduced Pay-Off	3/18/2003	
29	Pitts, Brenda	13368	Surtax	$2,873.00	Reduced Pay-Off	7/8/2003	
30	Richardson, Alice	12933	Surtax	$1,460.00	20% Reduced Pay-Off	2/14/2003	
31	Rivers, Denise	19241	Surtax	$3,993.30	20% Reduced Pay-Off	8/14/2003	
32	Sanet, E.	11873	Surtax	$26,108.65	1st Lender FC	10/1/2002	
33	Slappy, Lawrence	12221	Surtax	$670.00	Reduced Pay-Off	7/2/2003	
34	Smith, Cassandra	19464	Surtax	$3,000.00	1st Lender FC	12/11/2002	
35	Urbina, Maria	10142	Surtax	$797.22	Reduced Pay-Off	2/25/2002	
36	Wheeler, Lilian	12514	Surtax	$3,666.65	Reduced Pay-Off	4/25/2003	
	SURTAX TOTAL			**$1,133,555.84**			
	TOTAL WRITE-OFF			**$1,489,084.52**			

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OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2003- September 2004
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
1	Cambridge, Lola	3165	CDBG	$5,686.95	Settlement	Nov-03
2	Lewis, Mary	5753	CDBG	$2,802.12	20%Reduced Pay-Off	Feb-04
3	Mitchell, Brenda	3117	CDBG	$8,270.00	1st Lender FC	Aug-04
	CDBG Total			**$16,759.07**		
4	Allapattah Business	15990	Surtax	$250,000.00	Financial Shortfall	Jul-04
5	Brown, Sarah	19830	Surtax	$1,397.50	20%Reduced Pay-Off	Dec-03
6	CODEC	15980	Surtax	$371,480.00	Financial Shortfall	Oct-03
7	Davis, Pauline	10263	Surtax	$1,310.00	20%Reduced Pay-Off	Feb-04
8	Jenkins, K.	14290	Surtax	$30,781.00	1st Lender FC	Sep-04
9	Korinko, Allen	17088	Surtax	$7,500.00	Reduced Pay-Off	Jul-04
10	Lindsey, Demetria	10923	Surtax	$6,060.37	20%Reduced Pay-Off	Dec-03
11	Lyons, Gloria	14379	Surtax	$28,375.00	Settlement	Dec-03
12	Martinez, Francisco	14604	Surtax	$21,325.00	Settlement	Jul-04
13	McKeller, Dennis	12529	Surtax	$4,817.75	Reduced Pay-Off	Jun-04
14	Meiggs, Nestor	13733	Surtax	$21,701.31	Bankruptcy Court Order	Jun-04
15	Perera, Alejandro	13272	Surtax	$23,290.92	Settlement	Jun-04
16	Porter, Shirley	13935	Surtax	$4,000.00	20% Reduced Pay-Off	Aug-04
17	Thomas, Huntley	13758	Surtax	$1,513.15	20%Reduced Pay-Off	Feb-04
18	Vega, Ana	11358	Surtax	$2,849.11	Reduced Pay-Off	Jun-04
19	Wiggins, Mary	11426	Surtax	$38,550.00	1st Lender FC	Jun-04
	SURTAX TOTAL			**$814,951.11**		
	TOTAL WRITE-OFF			**$831,710.18**		

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2004 - September 2005
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
1	McNair, Acie	1218	CDBG	$17,145.57	1st Lender FC	Aug-05
	CDBG Total			**$17,145.57**		
2	Owen, Marcia	8760	Home Disaster	$9,540.00	Reduced P/O	Aug-05
	HOME DISASTER TOTAL			**$9,540.00**		
3	Archer,Beverly	13747	Surtax	$3,000.00	Reduced P/O	Apr-05
4	Berwick, George	11924	Surtax	$18,429.00	1st Lender FC	Mar-05
5	Carroll, Bertha	10614	Surtax	$7,942.25	Tax Deed Sale	Apr-05
6	Deveaux, Robert	10750	Surtax	$614.12	Reduced P/O	Mar-05
7	Etienne, Gerard	13673	Surtax	$545.00	Reduced P/O	Apr-05
8	Hall, Adel	17440	Surtax	$16,495.30	1st Lender FC	Mar-05
9	Holmes, Walter	10971	Surtax	$16,970.28	Settlement	May-05
10	Honer, LaJuana	12837	Surtax	$2,220.00	Reduced P/O	Apr-05
11	Johnson, Rex	11908	Surtax	$780.00	Reduced P/O	Apr-05
12	Navarro, Francisco	14601	Surtax	$653.29	Reduced P/O	Mar-05
13	Pascual, Carmen	18089	Surtax	$3,972.62	Reduced P/O	Sep-05
14	Reynolds, James	12520	Surtax	$4,019.75	Reduced P/O	Apr-05
15	Singletary, John	10224	Surtax	$1,305.65	Reduced P/O	Mar-05
16	Stallworth, Willie	11282	Surtax	$2,703.36	Reduced P/O	Mar-05
	SURTAX TOTAL			**$79,650.62**		
	TOTAL WRITE-OFF			**$106,336.19**		

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OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2005 - September 2006
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE
1	Boykin, Tinnie	19032	Surtax	$15,110.25	Settlement	Mar-06
2	Davis, Jacqueline	19033	Surtax	$3,990.60	Reduced P/O	Jun-06
3	Davis, Pauline	10263	Surtax	$1,310.00	Reduced P/O	May-06
4	Dean, Carrie	10239	Surtax	$1,495.05	Reduced P/O	May-06
5	Fernandez, Judith	13058	Surtax	$1,499.60	Reduced P/O	May-06
6	Gervet, Josefina	10341	Surtax	$4,866.88	Settlement	Jul-06
7	Hall, Gregory	12690	Surtax	$9,993.00	1st Lender FC	Aug-06
8	Holmes, Era	10083	Surtax	$10,000.00	1st Lender FC	Sep-06
9	Hughes, Lillie	13100	Surtax	$4,174.68	Settlement	Aug-06
10	Knowles, Betty	10592	Surtax	$392.25	Reduced P/O	Jul-09
11	Lindo, Austin	10250	Surtax	$7,772.25	1st Lender FC	Aug-06
12	Mantilla, Ynaldo	9121	FRS	$1,283.02	Reduced P/O	May-06
13	Montesino, Enelda	13919	Surtax	$5,820.25	Reduced P/O	May-06
14	Nodarse, Jesus	16472	Surtax	$8,560.00	Reduced P/O	Jul-06
15	Pettigrew, Marsha	15334	Surtax	$27,200.00	1st Lender FC	Nov-05
16	Porter, Shirley	13935	Surtax	$4,000.00	Reduced P/O	May-06
17	Rodriguez, Jose	19274	Surtax	$4,578.75	Reduced P/O	Oct-05
18	Simmonite, Sandra	10503	Surtax	$7,889.25	1st Lender FC	Jul-06
19	Thomas, Huntley	13758	Surtax	$1,513.15	Reduced P/O	May-06
	SURTAX TOTAL			$121,448.98		

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LIST OF UNCOLLECTIBLE ACCOUNTS
October 2006 - September 2007
CDRLF

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	W/O DATE	BUSINESS NAME
1	Varela, Victoria	20204	CDBG	$215,445.17	Bus. Closed	Sep-07	Viva La Guayaberal LLC
2	Osmann, Katsina	CDRLF001/CDRLF005	CDBG	34178.51	Bus. Closed	Sep-07	Katma Enterprises International, Inc.
3	Woods, Marvin D	CDRLF015	CDBG	54852.64	Bus. Closed	Sep-07	Diaspora Foods, Inc.
	CDBG TOTAL			**$304,476.32**			

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