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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM Agenda Item No. 8(E)(1)(B)

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

DATE: September 1, 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 $7,643,412, pursuant to Administrative Order 3-9

Resolution No. R-654-11

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: September 1, 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 $7,643,412 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. This agenda item adjusts the County's general ledger through September 2007. Next fiscal year, an agenda item will be brought to the Board to adjust the County's general ledger for fiscal years 2007-08 and 2008-09, and, thereafter, an agenda item to adjust the County's general ledger will be brought to the Board annually in accordance with industry best practices.

Fiscal Impact/Funding Source

This item does not have a fiscal or funding impact; the debts have been deemed uncollectable, but the execution of the accounts receivable adjustments in this item do not change or limit the County's ability to continue pursuing those debts. 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 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 Section are maintained in a database for future collections via any and all means permitted by law. Revenues from stale accounts will be used to fund reserves. 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 –are unlikely to result in sufficient collections to offset the cost of further efforts. 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; unpaid 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 Section 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. This agenda item adjusts the County's general ledger through September 2007. Next fiscal year, an agenda item will be brought to the Board to adjust the County's general ledger for fiscal years 2007-08 and 2008-09, and, thereafter an agenda item to adjust the County's general ledger will be brought to the Board annually in accordance with industry best practices.

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 than 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 accounts receivable adjustment total, number of accounts, account receivable total amount of revenues generated during that timeframe, percent of revenues being

adjusted versus total period revenues, as well as a brief high-level description of the receivable types. Staff cross-referenced all accounts 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.

County Executive Office

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	2002-2007	18	$532,299	$18,586	3.5%	Transportation	A
Housing Community Development	1999-2007	223	$583,248,437	$7,624,826	1.3%	Home ownership and Business Loans	B
Total			**$583,780,736**	**$7,643,412**	**1.3%**		

4

Community Action Agency (CAA)
The Community Action Agency's Transportation Unit provides transportation services to economically disadvantaged individuals, field trips and medical and dental visits for Head Start students and field trips for seniors, community groups and other community organizations. The organization is billed for the service provided immediately following the completion of the trip. The proposed accounts receivable adjustments are accounts reflecting receivables from 2002 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 Finance Department's Credit and Collection Section to pursue any and all remedies as permitted by law.

Housing and Community Development (HCD)
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 1996 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 1980's and early 1990's. The businesses have closed. In early 2000, at the request of the then Office of Community and Economic Development (OCED) Director Tony Crapp, Sr., 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 Loans (CDRLF)
The CDRLF business loans were made in the early 2000's. The program was designed to provide opportunities for borrowers who would not qualify for traditional private loans. These loans were inherently high-risk; a policy determination was made that the program's value justified the risk. As such, some defaults and corresponding adjustments to accounts receivable are expected. All the businesses that borrowed funds cited in this item 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 a different outside collection attorney. Two borrowers could not be located (Platinum PCS and Katma Enterprises), so legal action cannot be filed. One borrower (Fergo Universal), had a guarantor that filed for bankruptcy, so 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, Rehab and Developer Loans
The recommended loan write-off of the homeownership, rehabilitation, and developer loans were a 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 write-offs 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: September 1, 2011

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

SUBJECT: Agenda Item No. 8(E)(1)(B)

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**

8

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(E)(1)(B)
9-1-11

RESOLUTION NO. R-654-11

RESOLUTION AUTHORIZING ACCOUNTS RECEIVABLE ADJUSTMENT FOR MULTIPLE FISCAL YEARS OF CERTAIN MIAMI-DADE COUNTY DEPARTMENTS' UNCOLLECTIBLE ACCOUNTS RECEIVABLE IN THE AGGREGATE OF $7,643,412, 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 $7,643,412, 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, it 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 $7,643,412, pursuant to Administrative Order 3-9.

The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman			**absent**
Audrey M. Edmonson, Vice Chairwoman			**aye**
Bruno A. Barreiro	**aye**	Lynda Bell	**aye**
Esteban L. Bovo, Jr.	**aye**	Jose "Pepe" Diaz	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**nay**	Dennis C. Moss	**aye**
Rebeca Sosa	**aye**	Sen. Javier D. Souto	**nay**
Xavier L. Suarez	**absent**		

The Chairman thereupon declared the resolution duly passed and adopted this 1st day of September, 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. **Christopher Agrippa**
Deputy Clerk

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

Juliette R. Antoine

10

Attachment A

Community Action Agency

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

Customer Name	Invoice Amount	Writeoff Amount	Invoice Date	Comments
FY 05-06				
Children's Home Society	$1,920.00	$1,920.00	10/18/2005	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	9/12/2006	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	2/15/2006	Invoice # 3243 was mailed 2/15/2006.On Septemebr 18, 2006 we mailed a letter requesting payoff of total amount due.
Faith Hope and Love Ministries	$656.00	$656.00	3/28/2006	Invoice # 3262 was ,mailed 3/28/2006.On Septemebr 18, 2006 we mailed a letter requesting payoff of total amount due.
Faith Hope and Love Ministries	$656.00	$656.00	3/28/2006	Invoice #3260 was mailed 03/28/2006.On Septemebr 18, 2006 we mailed a letter requesting payoff of total amount due.
James E. Scott Comm Assoc.	$544.00	$544.00	10/18/2005	Pending bankruptcy information. Invoice #3207 was mailed 10/18/05
World Literacy Crusade	$1,232.00	$1,232.00	11/7/2005	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	7/19/2006	Invoice # 3356 was mailed 07/19/2006
St. Paul	$697.50	$697.50	8/7/2006	Invoice # 3363 was mailed 08/07/2006
		$8,175.02		
FY 06-07				
South Kendall Optimist	$1,395.00	$1,395.00	11/15/2006	Invoice #3403 was mailed 11/15/06
		$1,395.00		
Grand Total	$18,586.02			

12

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	11/23/2002	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	7/29/2003	Invoice #2763 was mailed 7/29/03
FIU Agape Family Center	$1,280.00	$1,280.00	09/19/203	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	1/5/2004	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	10/14/2004	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	12/8/2004	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	2/1/2005	Invoice # 3096 was mailed 02/01/2005. On September 18, 2006 we a mailed a letter requesting payoff of balance owed.
Optimist Club of North County	$688.00	$528.00	10/14/2004	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.
		$4,096.00		

13

Attachment B

Office of Housing and Community Development

O.C*
1,925,064.57 +
655,362.80 +
2,229,666.36 +
1,487,952.62 +
803,385.18 +
103,781.19 +
115,337.35 +
304,476.32 +
7,624,826.23 +

By year totals

O.C
1,925,064.57 +
118,906.91 +
536,455.75 +
69,547.51 +
22,142.70 +
2,124,776.13 +
13,000.00 +
355,528.68 +
1,132,423.94 +
16,809.07 +
786,576.11 +
17,145.57 +
9,540.00 +
77,095.62 +
115,337.35 +
304,476.32 +
7,624,826.23 +

HCD Total

O.C	
7,624,826.23 +	
1,925,064.57 −	
18,172.74 −	Business loans
34,038.54 −	
290,477.40 −	
304,476.32 −	
5,052,596.66 +	

Housing

5

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 1999 - September 2000
DEEDCO

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE	BUSINESS NAME
1	Cheryl Seals Mobley	8200	CDBG	$75,824.00	Bus. Closed	8/31/1984	All Miami Press Group
2	Kelsey R. Dorsett	8201	CDBG	$15,954.00	Bus. Closed	4/5/1985	Alliance Auto Tag
3	Hassan Rahaman	8202	CDBG	$44,814.00	Bus. Closed	7/3/1985	Purple Heart Manufacturing co.
4	Willie Braswell	8203	CDBG	$10,409.00	Bus. Closed	6/18/1985	Willie Braswell d/b/a W. B. Trucking
5	W. Bernard Koon	8204	CDBG	$12,210.01	Bus. Closed	4/30/1985	W. Bernard Koon, CPA
6	Herbert L. Jefferson	8206	CDBG	$8,285.00	Bus. Closed	12/6/1985	Jayeff Appliance Sales & Service
7	Richard Lee Oliver	8210	CDBG	$31,781.00	Bus. Closed	4/24/1986	Richard Oliver d/b/a Nick's Bar-B-Q
8	Shelley E. Davis	8211	CDBG	$25,579.06	Bus. Closed	6/9/1986	Swift Shop
9	Willie J. Mathis	8215	CDBG	$155,939.00	Bus. Closed	12/6/1985	M & M Discount
10	Mercedes Wiggins	8231	CDBG	$43,669.00	Bus. Closed	1/20/1986	All the Write Stuff
11	Gary A. Siplin	8232	CDBG	$68,322.86	Bus. Closed	5/4/1987	Grove Hats
12	Frances H. Gray	8233	CDBG	$142,312.00	Bus. Closed	7/8/1987	Bertie's Coin Laundry
13	Thomas Bowleg	8235	CDBG	$50,420.00	Bus. Closed	12/2/1987	T. Bowleg construction
14	Preston Adams, Jr.	8237	CDBG	$244,948.45	Bus. Closed	6/16/1988	Vickers of Central Florida Inc.
15	Nelson Edwards	8238	CDBG	$30,000.00	Bus. Closed	8/31/1988	Stirfries, Inc.
16	Leonardo D. Lainez	8240	CDBG	$53,781.35	Bus. Closed	8/31/1988	Lainez Tire, Inc.
17	William Chaney	8242	CDBG	$24,608.00	Bus. Closed	4/1/1987	C & C Lawn Maintenance
18	Jancie J. Bain	8244	CDBG	$37,000.00	Bus. Closed	12/2/1988	Bearfox & Bain Diversified Corp./Gallery Art
19	Gaston Pierre	8246	CDBG	$148,000.00	Bus. Closed	2/24/1989	Pierre & Son, Corp d/b/a Grand Drugs South, Inc.
20	Wayne Ho Sang	8247	CDBG	$208,342.64	Bus. Closed	4/7/1989	World Printing
21	Lillie J. Latimore	8248	CDBG	$72,654.53	Bus. Closed	6/12/1989	Innovative Office Services, Inc.
22	Robert Reese, Jr.	8249	CDBG	$74,960.00	Bus. Closed	9/22/1989	Bottom Dollar Fish Market, Inc.
23	Winston G. Reid	8251	CDBG	$39,470.32	Bus. Closed	5/2/1991	Ebony's food Company, Inc.
24	David A. Mingus	8252	CDBG	$83,433.67	Bus. Closed	11/1/1991	National Abatement Products & Systems
25	Alina M. Rodriguez	8253	CDBG	$41,829.20	Bus. Closed	12/23/1991	Nautilus Marble-Lite
26	Raqueeb A. Albaari	8501	CDBG	$38,107.68	Bus. Closed	7/15/1992	Albaari & Associates, P.A
27	Jasper Sweet	8500	CDBG	$142,409.80	Bus. Closed	5/29/1992	Jasper Painting Service, Inc.
	Total CDBG			**$1,925,064.57**			

The statute of limitations has expired on the DEEDCO loans

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2000 - September 2001
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
1	Bain, Doris	4564	CDBG	$9,900.00	1st Lender FC	3/27/1980
2	Barnes, Lillie	1082	CDBG	$4,954.25	Tax Sale	4/22/1977
3	Black, Luella	4332	CDBG	$10,000.00	1st Lender FC	4/8/1980
4	Bunch, Estelle	4249	CDBG	$5,000.00	Tax Sale	8/22/1979
5	Clark, R.	5707	CDBG	$1,451.70	Settlement	9/8/1982
6	Clayton, Bessie	5676	CDBG	$10,000.00	1st Lender FC	9/24/1982
7	Davis, Bessie Lee	4611	CDBG	$5,200.00	1st Lender FC	3/4/1980
8	Dean, William	5658	CDBG	$19,066.30	1st Lender FC	1/14/1983
9	Hodge, Leroy	5667	CDBG	$7,427.25	Settlement	6/9/1982
10	Johnson, Melodie	4592	CDBG	$6,300.00	1st Lender FC	1/29/1980
11	Maines, Lender	5272	CDBG	$10,000.00	1st Lender FC	2/10/1981
12	Miller, Magnolia	1010	CDBG	$1,417.25	Settlement	3/14/1977
13	Robinson, Willie	1390	CDBG	$2,000.00	Settlement	4/26/1978
14	Wash, Lee	5717	CDBG	$6,843.85	1st Lender FC	10/22/1982
15	Washington, Mary	4711	CDBG	$9,996.31	1st Lender FC	4/10/1980
16	White, Lucille	4727	CDBG	$9,350.00	1st Lender FC	4/29/1980
	CDBG TOTAL			**$118,906.91**		

14

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2000 - September 2001
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
17	Alford, Peggy	13468	Surtax	$10,360.00	1st Lender FC	11/17/1997
18	Baptiste, Jean	12773	Surtax	$19,685.50	1st Lender FC	11/4/1991
19	Barnett, Paulette	12819	Surtax	$7,485.00	1st Lender FC	2/25/1991
20	Barney, Johny	11610	Surtax	$14,127.65	1st Lender FC	11/10/1987
21	Brown, Jasmin	13709	Surtax	$18,313.21	1st Lender FC	2/8/1995
22	Crawford, Carl	13352	Surtax	$19,793.17	1st Lender FC	7/22/1993
23	Creelman, William	13896	Surtax	$17,555.50	1st Lender FC	2/16/1996
24	De La Hoz, Jose	12513	Surtax	$7,895.00	1st Lender FC	10/18/1989
25	Dixon, Arthur	10687	Surtax	$395.00	1st Lender FC	9/16/1986
26	Edwards, Ruth	10825	Surtax	$7,444.25	1st Lender FC	1/14/1987
27	Edwards, Sandra	12675	Surtax	$11,959.47	1st Lender FC	6/24/1991
28	Ettienne, Margaret	19364	Surtax	$3,000.00	1st Lender FC	8/28/1998
29	Fearon, Griville	11693	Surtax	$23,397.66	1st Lender FC	6/27/1988
30	Forbes, Beth	12449	Surtax	$10,245.00	1st Lender FC	10/26/1989
31	Gardner, Cynthia	10594	Surtax	$7,496.25	1st Lender FC	4/28/1986
32	Gordillo, Jorge	11120	Surtax	$7,703.65	1st Lender FC	12/10/1985
33	Guaro, Modesto	14575	Surtax	$22,900.00	1st Lender FC	3/5/1992
34	Gude, Willie Mae	19583	Surtax	$23,250.00	1st Lender FC	8/11/2000
35	Harris, Russell	10690	Surtax	$8,466.55	Reduced Pay-Off	10/2/1986
36	Honer, Lajuana	12837	Surtax	$2,220.00	Reduced Pay-Off	6/10/1991
37	Johnson, Marvin	14511	Surtax	$27,000.00	1st Lender FC	11/26/1991
38	Johnson, Rex	11908	Surtax	$780.00	1st Lender FC	4/24/1989
39	King, Linda	13164	Surtax	$7,771.25	1st Lender FC	8/25/1992
40	Lawrence, Arie	10763	Surtax	$16,112.32	1st Lender FC	10/24/1986
41	Lemaire, Edward	12603	Surtax	$7,895.00	1st Lender FC	5/2/1990

18

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2000 - September 2001
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
42	Lewis, Constance	13259	Surtax	$10,374.24	1st Lender FC	12/22/1992
43	Lucas, Callie	10438	Surtax	$4,180.90	1st Lender FC	12/9/1985
44	Malcolm, Tonya	13177	Surtax	$11,019.50	1st Lender FC	11/24/1992
45	Martin, James	13627	Surtax	$17,325.17	1st Lender FC	7/8/1994
46	Mayes, Martha L.	13664	Surtax	$1,848.30	1st Lender FC	10/21/1994
47	Mayes, Martha L.	13664	Surtax	$15,843.87	1st Lender FC	10/21/1994
48	Mayes, Martha L.	13664	Surtax	$10,000.00	1st Lender FC	10/21/1994
49	Parker, Sybil	13123	Surtax	$7,495.00	1st Lender FC	5/6/1992
50	Prime, Miriam	12832	Surtax	$7,106.00	1st Lender FC	5/9/1991
51	Quijaros, Iris	12151	Surtax	$7,466.25	1st Lender FC	7/11/1988
52	Roberts, Lilly	10383	Surtax	$7,432.25	Settlement	8/27/1985
53	Smith, Christine	12808	Surtax	$1,389.49	1st Lender FC	4/16/1991
54	Smith, Louvenie	13629	Surtax	$6,800.72	Reduced Pay-Off	10/3/1994
55	Springer, Michael	11871	Surtax	$26,375.00	1st Lender FC	3/17/1989
56	Stewart, Ricky	10112	Surtax	$14,123.17	1st Lender FC	3/6/1985
57	Thruston, Barbara	10720	Surtax	$6,554.32	Reduced Pay-Off	11/4/1986
58	Twine, Viola	13884	Surtax	$9,745.75	1st Lender FC	2/11/1996
59	Tynes, Basil	10757	Surtax	$11,556.89	1st Lender FC	7/10/1987
60	Vazquez, Nelly	14911	Surtax	$38,430.24	1st Lender FC	1/6/1994
61	Williams, Bobbie	12207	Surtax	$15,462.08	1st Lender FC	11/1/1988
62	Williams, Thelma	12214	Surtax	$2,675.18	Reduced Pay-Off	4/14/1988
	SURTAX TOTAL			**$536,455.75**		
	TOTAL WRITE-OFF			**$655,362.66**		

19

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2001 - September 2002
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
1	Abrams, Ethel	6170	CDBG	$7,500.00	1st Lender FC	6/8/1984
2	Dixon, Clara Mae	546	CDBG	$10,203.51	Statute of Limitation	8/31/1976
3	Gatlin, Charles	2620	CDBG	$4,774.00	Settlement	4/3/1978
4	Griffin, Leola	3041	CDBG	$10,395.00	1st Lender FC	2/20/1980
5	Robertson, Bill	4548	CDBG	$10,395.00	1st Lender FC	1/31/1980
6	Scott, Frank	2638	CDBG	$5,395.00	1st Lender FC	5/18/1979
7	Smith, James	2541	CDBG	$5,395.00	1st Lender FC	3/1/1978
8	Smith, Ruby	3011	CDBG	$10,395.00	1st Lender FC	11/7/1979
9	Wade, Adelleresse	3240	CDBG	$5,095.00	1st Lender FC	6/20/1979
	CDBG TOTAL			**$69,547.51**		
10	Anderson, John	8650	HATF	$22,142.70	Settlement	6/28/1994
	HATF TOTAL			**$22,142.70**		

20

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2001 - September 2002
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
11	Alexander, Shirley	11662	Surtax	$28,000.00	1st Lender FC	1/15/1988
12	Allenger, M.	15253	Surtax	$33,000.00	1st Lender FC	11/30/1995
13	Altenor, Franklin	14307	Surtax	$1,988.20	1st Lender FC	12/29/1990
14	Andrews, Hazel	10777	Surtax	$7,895.00	1st Lender FC	10/7/1986
15	Andrews, Maude	12005	Surtax	$470.00	Reduced Pay-Off	5/29/1987
16	Brinson, Judy	13586	Surtax	$9,210.00	1st Lender FC	5/24/1994
17	Brown, Carol	11011	Surtax	$34,482.44	1st Lender FC	10/25/1984
18	Butler, Virginia	14318	Surtax	$30,134.07	1st Lender FC	12/14/1990
19	Cedeno, Jose	14787	Surtax	$27,325.00	1st Lender FC	4/15/1993
20	Clarke, Cleo	19314	Surtax	$20,395.00	1st Lender FC	7/27/1998
21	Cruz Development	11984	Surtax	$1,515,000.00	1st Lender FC	2/1/1989
22	Deas, Joseph	12601	Surtax	$7,385.25	1st Lender FC	1/30/1990
23	Garcia, Bertha	12537	Surtax	$7,330.75	1st Lender FC	6/26/1990
24	Green, William	11390	Surtax	$25,659.59	Tax Sale	12/3/1986
25	Griffin, James	10969	Surtax	$692.00	Reduced Pay-Off	1/12/1989
26	Hanna, Allen	19295	Surtax	$7,910.55	1st Lender FC	10/15/1998
27	Harris, Russell	10690	Surtax	$8,466.55	1st Lender FC	10/2/1986
28	Hartage, Edie	14128	Surtax	$31,022.66	1st Lender FC	3/9/1990
29	Hernandez, Benigna	11682	Surtax	$26,150.00	1st Lender FC	3/11/1988
30	Howell, Ruby	14281	Surtax	$37,388.05	1st Lender FC	11/29/1990
31	Jackson, John	14110	Surtax	$34,318.69	1st Lender FC	1/18/1990

21

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2001 - September 2002
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
32	Johnson, Laurice	10946	Surtax	$1,334.32	Reduced Pay-Off	10/8/1987
33	Lewis	11379	Surtax	$29,025.00	1st Lender FC	10/24/1986
34	Lyons, Gloria	14379	Surtax	$28,375.00	1st Lender FC	3/25/1991
35	Oliver, Alejandro	18109	Surtax	$3,000.00	1st Lender FC	8/2/1996
36	Peters, Jimmy	10977	Surtax	$983.00	Reduced Pay-Off	4/18/1991
37	Pippens, L.Z.	10980	Surtax	$565.50	Reduced Pay-Off	5/19/1992
38	Pruitt, Mark	14974	Surtax	$32,950.00	1st Lender FC	4/15/1994
39	Rivera, Jose	11663	Surtax	$10,215.73	1st Lender FC	1/28/1988
40	Robinson, Deloise	14158	Surtax	$21,850.00	1st Lender FC	4/10/1990
41	Sheppard, James	13012	Surtax	$7,486.00	1st Lender FC	2/14/1992
42	South, Ivonne	11657	Surtax	$21,967.28	1st Lender FC	12/18/1987
43	Stephens, Nikita	15406	Surtax	$1,826.09	Reduced Pay-Off	8/7/1996
44	Strong, Oscar	11584	Surtax	$31,123.50	1st Lender FC	9/3/1987
45	Teate, Charlie	12045	Surtax	$7,695.00	1st Lender FC	11/5/1987
46	Urbina, Maria	10142	Surtax	$797.22	Reduced Pay-Off	9/8/1988
47	Vazquez, Hector	14943	Surtax	$30,395.00	1st Lender FC	2/25/1994
48	Williams, Renee	14796	Surtax	$963.69	Reduced Pay-Off	5/12/1993
	SURTAX TOTAL			**$2,124,776.13**		
49	Vega, Carlos	20220	SHIP	$13,000.00	1st Lender FC	11/9/1998
	SHIP TOTAL			**$13,000.00**		
	TOTAL WRITE-OFF			**$2,229,466.34**		

22

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2002 - September 2003
HOMEOWNERSHIP AND CDRLF

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE	BUSINESS NAME
1	Moran, Felisa	4723	CDBG	$10,000.00	1st Lender FC	4/10/1980	
2	Nunez, David	6525	CDBG	$2,840.00	1st Lender FC	7/20/1995	
3	Hardnett, Toraino	20116	CDBG	$18,172.74	Business Closed, File with collection attorney to file legal action	8/28/2001	Torvell, Inc. d/b/a $9.90+ Shoes
4	Agrippa, Raul W	20140	CDBG	$34,038.54	Bus. Closed, unable to locate guarantor to file legal action	11/28/2001	Platinum PCS, Inc.
5	Ferguson, McDonald E	20132	CDBG	$290,477.40	Bus. Closed/Guarantor filed Bankruptcy	5/30/2002	Fergo Universal Clothing, Inc.
	CDBG TOTAL			**$355,528.68**			
6	Auguste, Mirassin	16435	Surtax	$7,210.00	Reduced Pay-Off	1/24/2001	
7	Ayabarreno, Ismael	12734	Surtax	$7,945.00	1st Lender FC	1/14/1991	
8	Bradley, R.	13626	Surtax	$1,993.00	Reduced Pay-Off	6/17/1994	
9	Brown, G.	14958	Surtax	$2,860.22	Reduced Pay-Off	3/21/1994	
10	Coleman, Daniel	10092	Surtax	$1,948.22	Reduced Pay-Off	1/8/1985	
11	Desrouleaux, Jean	12641	Surtax	$1,470.00	Reduced Pay-Off	1/15/1990	
12	Diaz, Barbaro	16330	Surtax	$7,382.00	Reduced Pay-Off	10/31/2000	
13	Diaz, Carmen	10105	Surtax	$913.64	Reduced Pay-Off	7/31/1984	
14	Dixon, Lamorris	15943	Surtax	$9,340.00	Reduced Pay-Off	12/7/1999	
15	Doprsett, Raquel	16367	Surtax	$5,520.00	Reduced Pay-Off	1/25/2001	
16	Foster, Eula	12188	Surtax	$1,389.60	Reduced Pay-Off	3/7/1988	
17	Hayes,Silene	13654	Surtax	$2,000.00	Reduced Pay-Off	10/17/1994	
18	Kendrick, Kathy	13660	Surtax	$2,000.00	Reduced Pay-Off	10/11/1994	
19	King, Robert	13786	Surtax	$1,703.80	Reduced Pay-Off	5/18/1995	

23

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2002 - September 2003
HOMEOWNERSHIP AND CDRLF

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE	BUSINESS NAME
20	McLean, Pamela	15846	Surtax	$3,200.00	Reduced Pay-Off	2/7/2001	
21	Mourlas, Arminda	13682	Surtax	$2,960.00	Reduced Pay-Off	12/23/1994	
22	Newson, Dorothy	10642	Surtax	$2,230.16	Reduced Pay-Off	8/7/1986	
23	Nunez, David	13634	Surtax	$8,310.38	1st Lender FC	2/7/1995	
24	Nunez, David	13634	Surtax	$10,445.00	1st Lender FC	2/7/1995	
25	Orobitg, George	16041	Surtax	$9,200.00	Reduced Pay-Off	6/24/1999	
26	Palms West	15970	Surtax	$994,156.00	Settlement	6/30/1999	
27	Passmore, Miriam	14117	Surtax	$6,415.32	Reduced Pay-Off	2/1/1990	
28	Pitts, Brenda	13368	Surtax	$2,858.00	Reduced Pay-Off	6/11/1993	
29	Richardson, Alice	12933	Surtax	$1,460.00	Reduced Pay-Off	8/7/1991	
30	Rivers, Denise	19241	Surtax	$3,993.30	Reduced Pay-Off	6/29/1998	
31	Sanet, E.	11873	Surtax	$26,108.65	1st Lender FC	3/17/1989	
32	Slappy, Lawrence	12221	Surtax	$670.00	Reduced Pay-Off	11/23/1988	
33	Smith, Cassandra	19464	Surtax	$3,000.00	1st Lender FC	4/7/1999	
34	Wheeler, Lilian	12514	Surtax	$3,741.65	Reduced Pay-Off	9/20/1989	
	SURTAX TOTAL			**$1,132,423.94**			
	TOTAL WRITE-OFF			**$1,487,952.62**			

24

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2003- September 2004
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
1	Cambridge, Lola	3165	CDBG	$5,686.95	Settlement	9/18/1978
2	Lewis, Mary	5753	CDBG	$2,852.12	Settlement	12/7/1982
3	Mitchell, Brenda	3117	CDBG	$8,270.00	1st Lender FC	6/16/1979
	CDBG Total			**$16,809.07**		
4	Allapattah Business	15990	Surtax	$250,000.00	Financial Shortfall	5/21/2001
5	Brown, Sarah	19830	Surtax	$1,397.50	Reduced Pay-Off	8/17/2001
6	CODEC	15980	Surtax	$371,480.00	Financial Shortfall	8/15/2000
7	Davis, Pauline	10263	Surtax	$1,310.00	Reduced Pay-Off	5/31/1985
8	Jenkins, K.	14290	Surtax	$30,781.00	1st Lender FC	11/16/1990
9	Korinko, Allen	17088	Surtax	$7,500.00	Reduced Pay-Off	6/21/2002
10	Lindsey, Demetria	10923	Surtax	$6,060.37	Reduced Pay-Off	8/29/1986
11	Martinez, Francisco	14604	Surtax	$21,325.00	Settlement	4/10/1992
12	McKeller, Dennis	12529	Surtax	$4,817.75	Reduced Pay-Off	1/2/1990
13	Meiggs, Nestor	13733	Surtax	$21,701.31	Bankruptcy Court Order	8/17/1995
14	Perera, Alejandro	13272	Surtax	$23,290.92	Settlement	4/19/1993
15	Porter, Shirley	13935	Surtax	$4,000.00	Reduced Pay-Off	7/9/1996
16	Thomas, Huntley	13758	Surtax	$1,513.15	Reduced Pay-Off	6/23/1995
17	Vega, Ana	11358	Surtax	$2,849.11	Reduced Pay-Off	11/17/1986
18	Wiggins, Mary	11426	Surtax	$38,550.00	1st Lender FC	12/31/1986
	SURTAX TOTAL			**$786,576.11**		
	TOTAL WRITE-OFF			**$803,385.18**		

52

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2004 - September 2005
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
1	McNair, Acie	1218	CDBG	$17,145.57	1st Lender FC	5/19/1977
	CDBG Total			**$17,145.57**		
2	Owen, Marcia	8760	Home Disaster	$9,540.00	Settlement	3/21/1996
	HOME DISASTER TOTAL			**$9,540.00**		
3	Archer,Beverly	13747	Surtax	$3,000.00	Reduced Pay-Off	11/17/1995
4	Berwick, George	11924	Surtax	$18,874.00	1st Lender FC	4/12/1989
5	Carroll, Bertha	10614	Surtax	$7,942.25	Tax Deed Sale	5/16/1986
6	Deveaux, Robert	10750	Surtax	$614.12	Reduced Pay-Off	12/30/1986
7	Etienne, Gerard	13673	Surtax	$545.00	Reduced Pay-Off	12/6/1994
8	Hall, Adel	17440	Surtax	$16,495.30	1st Lender FC	6/10/2003
9	Holmes, Walter	10971	Surtax	$16,970.28	Settlement	10/24/1989
10	Navarro, Francisco	14601	Surtax	$653.29	Reduced Pay-Off	6/17/1992
11	Pascual, Carmen	18089	Surtax	$3,972.62	Reduced Pay-Off	4/3/1997
12	Reynolds, James	12520	Surtax	$4,019.75	Reduced Pay-Off	1/23/1990
13	Singletary, John	10224	Surtax	$1,305.65	Reduced Pay-Off	1/25/1985
14	Stallworth, Willie	11282	Surtax	$2,703.36	Reduced Pay-Off	6/2/1986
	SURTAX TOTAL			**$77,095.62**		
	TOTAL WRITE-OFF			**$103,781.19**		

26

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LIST OF UNCOLLECTIBLE ACCOUNTS
October 2005 - September 2006
HOMEOWNERSHIP

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE
1	Boykin, Tinnie	19032	Surtax	$15,505.25	Settlement	4/10/1998
2	Davis, Jacqueline	19033	Surtax	$3,990.60	Reduced Pay-Off	7/24/1997
3	Dean, Carrie	10239	Surtax	$1,495.05	Reduced Pay-Off	3/12/1985
4	Fernandez, Judith	13058	Surtax	$1,499.60	Reduced Pay-Off	1/30/1992
5	Gervet, Josefina	10341	Surtax	$4,866.88	Settlement	8/30/1985
6	Hall, Gregory	12690	Surtax	$9,993.00	1st Lender FC	6/6/1991
7	Holmes, Era	10083	Surtax	$10,000.00	1st Lender FC	12/26/1984
8	Hughes, Lillie	13100	Surtax	$4,034.20	Settlement	9/3/1992
9	Knowles, Betty	10592	Surtax	$392.25	Reduced Pay-Off	3/26/1986
10	Lindo, Austin	10250	Surtax	$7,772.25	1st Lender FC	3/11/1985
11	Mantilla, Ynaldo	9121	FRS	$1,283.02	Reduced Pay-Off	10/1/2000
12	Montesino, Eneida	13919	Surtax	$5,820.25	Reduced Pay-Off	8/22/1997
13	Nodarse, Jesus	16472	Surtax	$8,560.00	Reduced Pay-Off	8/10/2001
14	Pettigrew, Marsha	15334	Surtax	$27,657.00	1st Lender FC	3/29/1996
15	Rodriguez, Jose	19274	Surtax	$4,578.75	Reduced Pay-Off	8/26/1998
16	Simmonite, Sandra	10503	Surtax	$7,889.25	1st Lender FC	4/3/1986
	SURTAX TOTAL			**$115,337.35**		

27

LIST OF UNCOLLECTIBLE ACCOUNTS
October 2006 - September 2007
CDRLF

	NAME	LOAN	FUNDING SOURCE	WRITE-OFF AMOUNT	REASON	CLOSING DATE	BUSINESS NAME
1	Varela, Victoria	20204	CDBG	$215,445.17	Bus. Closed	05/02/02	Viva La Guayabera! LLC
2	Osmann, Katsina	CDRLF001/CDRLF005	CDBG	34178.51	Bus. Closed	11/22/02	Katma Enterprises International, Inc.
3	Woods, Marvin D	CDRLF015	CDBG	54852.64	Bus. Closed	2/25/04	Diaspora Foods, Inc.
	CDBG TOTAL			**$304,476.32**			

1) The Business closed, collection attorney is in the process of filing legal action against guarantor Victoria Varela

2) The Business closed, unable to locate guarantor Katsina Osmann to file legal action

3)The Business closed, Judgment was obtained against guarantor, collection attorney in the process of legal action to garnish wages

28