



# **OFFICE OF THE COMMISSION AUDITOR**

## **Countywide Evictions and Foreclosures Quarterly Report**

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**Through September 2024**

Yinka Majekodunmi, CPA  
Commission Auditor

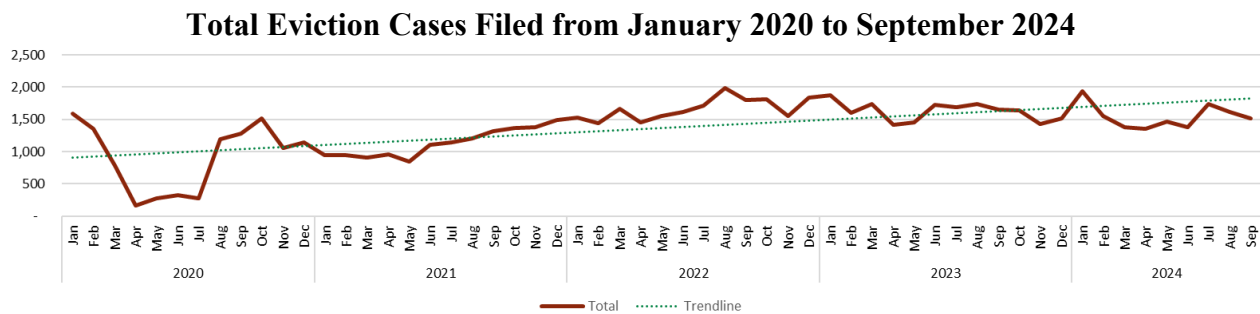
Office of the Commission Auditor  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-2524



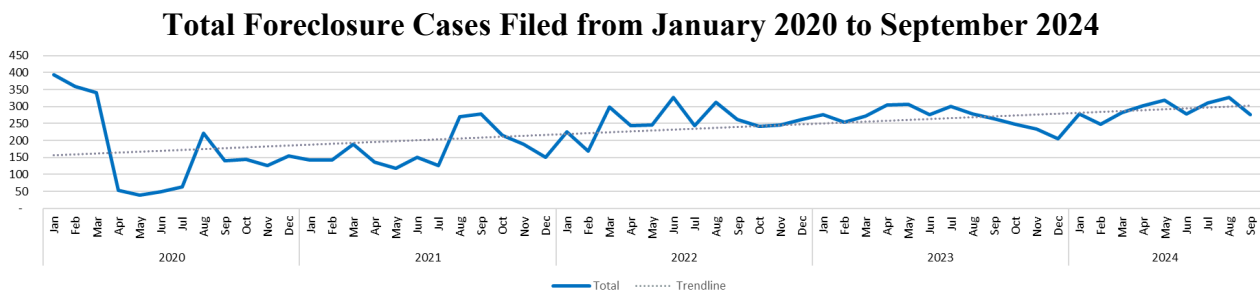
## OFFICE OF THE COMMISSION AUDITOR

The Office of the Commission Auditor (OCA) assessed data provided by the Clerk of the Courts (COC) and the Miami-Dade Police Department (MDPD), collaborated with the respective parties, and obtained information for the use of this report. OCA performed additional due diligence to review, assess, and verify records submitted by the COC and MDPD to report on the number of countywide eviction and foreclosure cases filed by the COC and the number of writs of possession executed with or without MDPD enforcement. OCA noted observations with the information that limits its use. The details of the observations are outlined in the Notes Summary section of this report (*Page 18*).

### TREND ANALYSIS



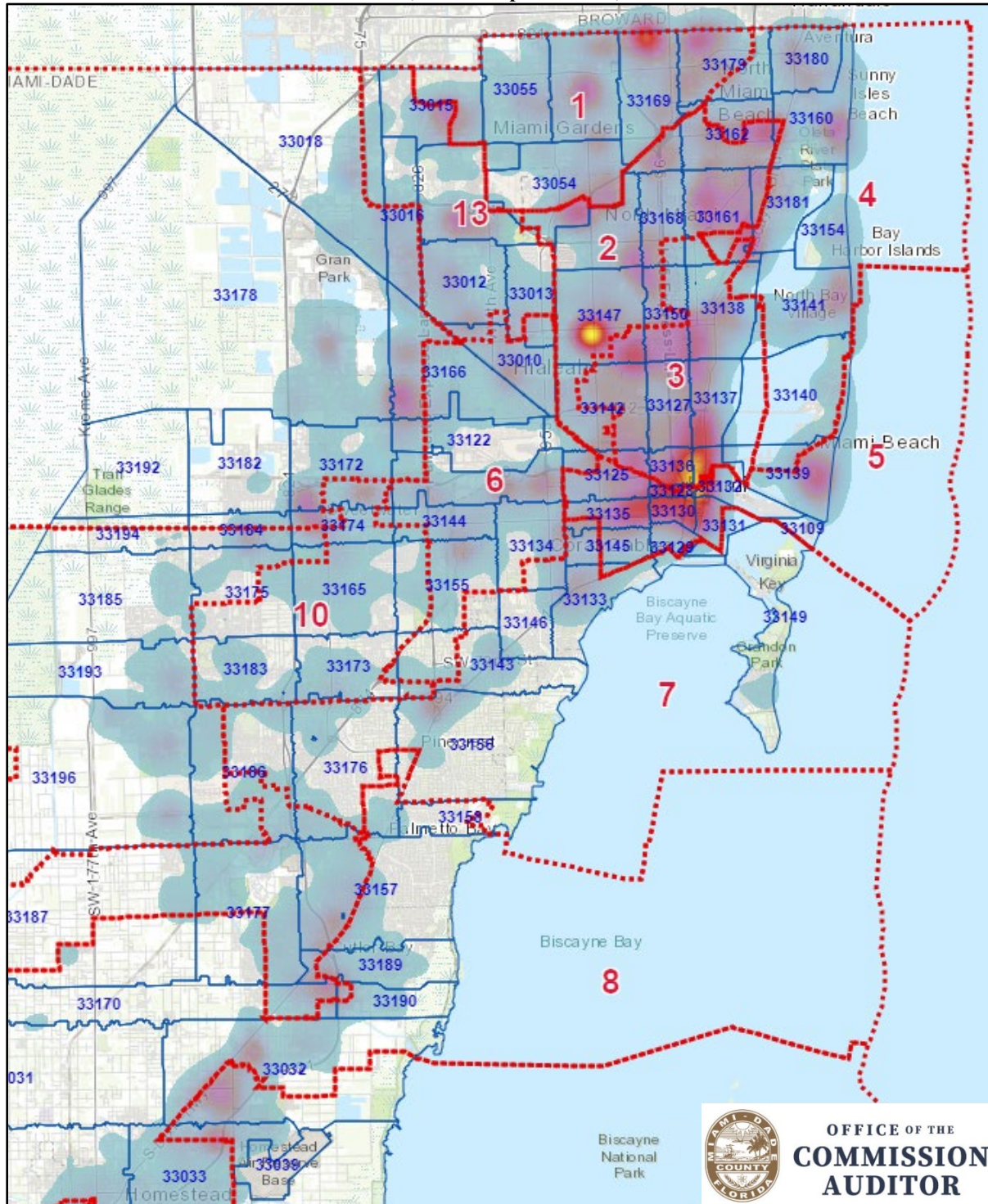
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Figure 1 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020, and September 30, 2024.

**Figure 1**  
**Number of Pending Eviction Cases**  
**March 1, 2020 – September 30, 2024**



**Disclaimer:** OCA noted that due to the data limitations described in the Notes Summary section of this report and the County GIS system application tool, Figure 1 may have data address differences and thus may affect the totals for each District.

Section I of the report presents countywide residential and commercial evictions from March 1, 2020, to September 30, 2024, depicting trends in the number of cases filed, their case status, and the number of writs of possession issued during the COVID-19 pandemic. The report also includes the number of COVID-related eviction declarations filed with the Eleventh Judicial Circuit of Florida in accordance with the court's administrative orders as well as the CARES Act.

## **I. EVICTIONS**

The following is being reported pursuant to Section 4 of Resolution No. R-58-21:

- (a) There are 4,848 pending residential and commercial evictions that were filed on or after March 1, 2020, through September 30, 2024. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action);
- (b) There are 4,844 pending residential and commercial evictions that were filed after April 2, 2020, through September 30, 2024. The number of pending residential evictions that were filed on or after October 1, 2020, through September 30, 2024, is 4,317;
- (c) There were 74,110 residential and commercial evictions filed after April 2, 2020, through September 30, 2024. From October 1, 2020, through September 30, 2024, there were 4,852 commercial evictions filed. From October 1, 2020, through March 10, 2021, there were 35 cases that did not have a classification of "residential" or "commercial" and were considered as "Type not classified;"
- (d) There are 9 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act from October 1, 2020, through September 30, 2024. Of that number, 7 were VACA declarations filed by the Plaintiff-Landlord, and 2 were CDC Tenant Declarations filed by the Defendant-Tenant;
- (e) There were 4,308 pending residential evictions in which declarations were not filed with the court from October 1, 2020, through September 30, 2024; and
- (f) There were 33,601 writs of possession issued from the expiration of the Governor's Executive Order No. 20-180 at 12:01 am on October 1, 2020, through September 30, 2024. Of that number, 1,998 were for commercial properties, 30,130 were for residential properties, 1,450 were not classified by property type, and 23 were for cases not found.

## ATTACHMENTS

Figure 2 below illustrates the year-over-year trend of total monthly filed eviction cases (pending and closed) from 2020 through 2024.

**Figure 2**  
**Year-Over-Year Trend of Total Monthly Filed Cases**  
**2020 – 2024**

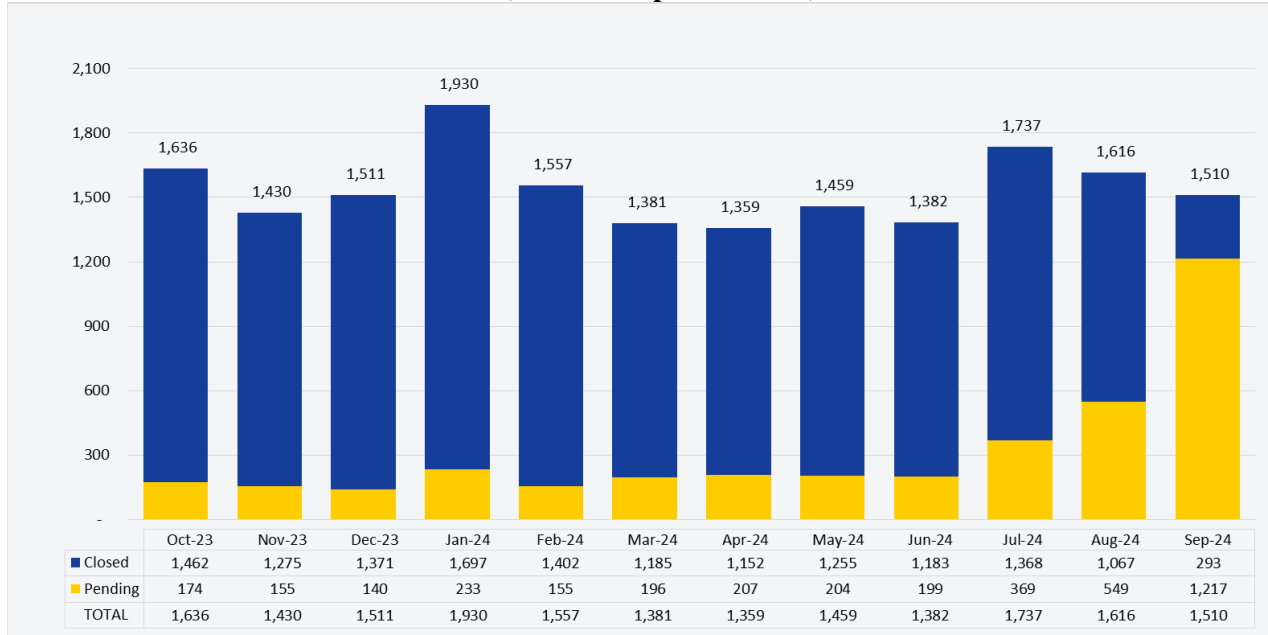
Month	2020	2021	2022	2023	2024
January	1,591	946 ↓ -41%	1,522 ↑ 61%	1,871 ↑ 23%	1,930 ↑ 3%
February	1,356	950 ↓ -30%	1,444 ↑ 52%	1,606 ↑ 11%	1,557 ↓ -3%
March	785	910 ↑ 16%	1,658 ↑ 82%	1,737 ↑ 5%	1,381 ↓ -20%
April	163	954 ↑ 485%	1,452 ↑ 52%	1,414 ↓ -3%	1,359 ↓ -4%
May	270	841 ↑ 211%	1,548 ↑ 84%	1,449 ↓ -6%	1,459 ↑ 1%
June	321	1,103 ↑ 244%	1,617 ↑ 47%	1,731 ↑ 7%	1,382 ↓ -20%
July	279	1,144 ↑ 310%	1,708 ↑ 49%	1,689 ↓ -1%	1,737 ↑ 3%
August	1,198	1,206 ↑ 1%	1,988 ↑ 65%	1,733 ↓ -13%	1,616 ↓ -7%
September	1,278	1,313 ↑ 3%	1,800 ↑ 37%	1,646 ↓ -9%	1,510 ↓ -8%
October	1,515	1,369 ↓ -10%	1,816 ↑ 33%	1,636 ↓ -10%	
November	1,051	1,377 ↑ 31%	1,552 ↑ 13%	1,430 ↓ -8%	
December	1,141	1,493 ↑ 31%	1,836 ↑ 23%	1,511 ↓ -18%	

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 captures on a monthly basis, from October 1, 2023, through September 30, 2024, the total number of eviction cases filed by case status (pending or closed).

**Figure 3**  
**Cases Filed Monthly by Status**  
**October 1, 2023 – September 30, 2024**

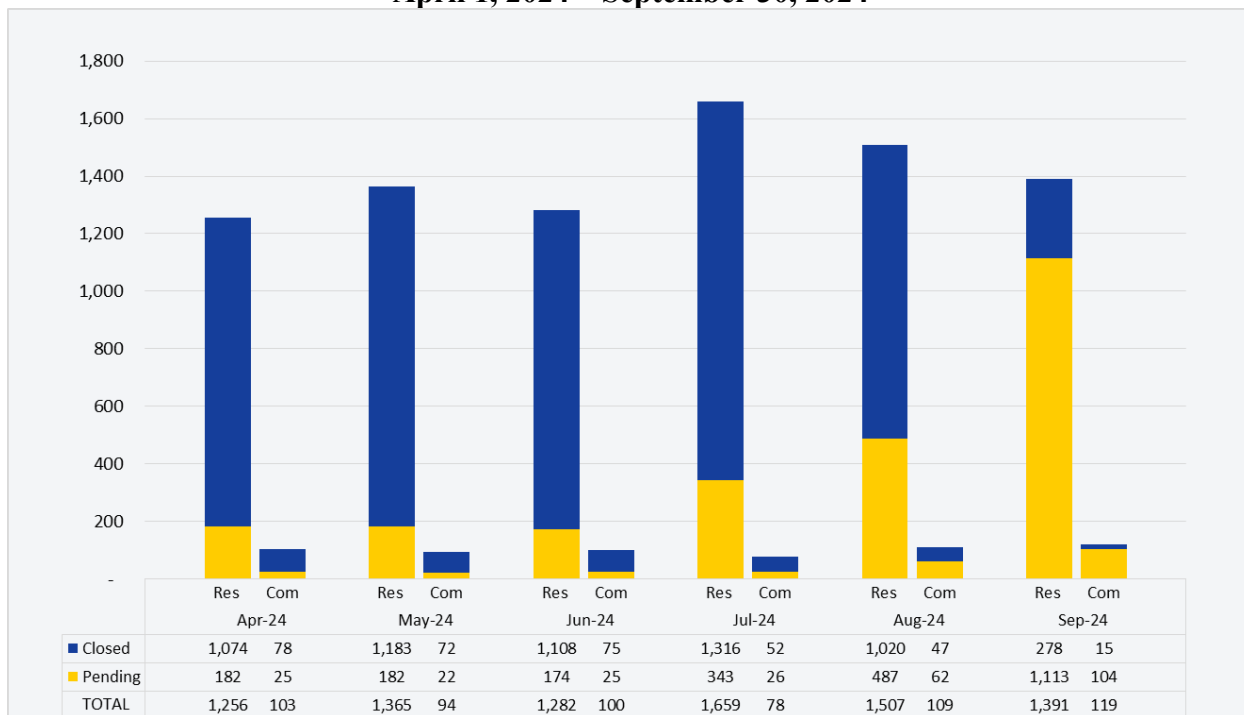


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 captures the total number of evictions filed in each month, from April 1, 2024, to September 30, 2024, classified by property type (residential or commercial) and case status (pending or closed) as of September 30, 2024.

**Figure 4**  
**Cases Filed by Type and Status**  
**April 1, 2024 – September 30, 2024**



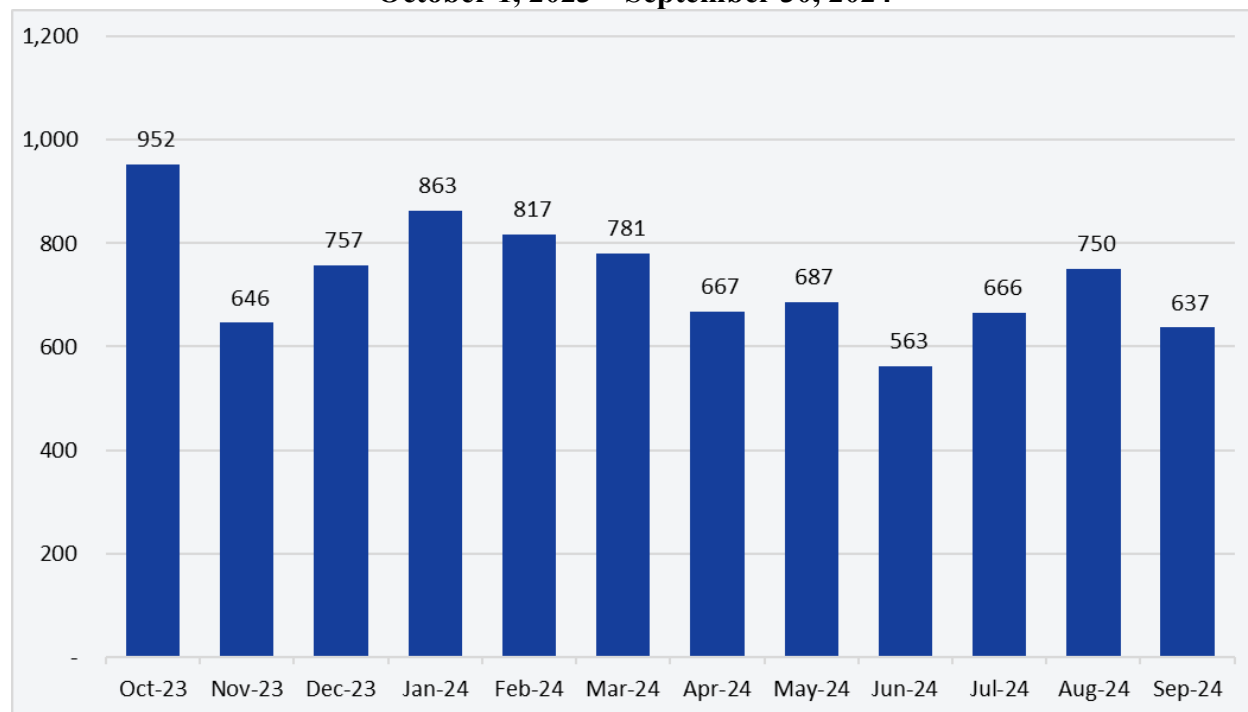
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 5 depicts eviction case activity by month from October 1, 2023, to September 30, 2024. The total writs issued each month are shown.

**Figure 5**  
**Monthly Writs Issued**  
**October 1, 2023 – September 30, 2024**



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 6 details the number of writs issued by property type from October 1, 2023, through September 30, 2024, irrespective of file date. The “Type Not Listed” category represents cases that have not been classified by property type. Additionally, OCA identified some instances of “Writs Issued” for cases filed from January 1, 2018, to September 30, 2024, that did not have a corresponding filed case number in the Odyssey Eviction Cases report provided by COC. These cases are identified as “Case Not Found.”

**Figure 6**  
**Writs Issued by Property Type**  
**October 1, 2023 – September 30, 2024**

Property Type	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
Residential	905	601	695	820	774	720	619	636	531	620	689	592	8,202
Commercial	47	45	61	43	37	59	46	50	30	45	60	44	567
Case Not Found	0	0	1	0	5	2	2	1	2	1	1	1	16
Type Not Listed	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	952	646	757	863	817	781	667	687	563	666	750	637	8,786

Source: Odyssey Case Manager System (Clerk of Courts)

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**Disclaimer:** OCA noted that due to the data limitations described in the Notes Summary section of this report and the County GIS system application tool, Figures 7 – 8 may have data address differences and thus may affect the totals for each District.

Figure 7 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020, through September 30, 2024.

**Figure 7**  
**Number of Pending Eviction Cases by Zip Code**  
**Filed March 1, 2020 – September 30, 2024**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	66	33146	8
33012	67	33147	256
33013	25	33149	4
33014	70	33150	107
33015	69	33154	15
33016	45	33155	35
33018	53	33156	34
33030	45	33157	87
33031	4	33160	83
33032	128	33161	189
33033	87	33162	145
33034	61	33165	26
33035	42	33166	114
33054	133	33167	53
33055	43	33168	59
33056	118	33169	200
33122	21	33170	44
33125	112	33172	68
33126	82	33173	18
33127	97	33174	42
33128	42	33175	22
33129	10	33176	30
33130	114	33177	45
33131	48	33178	61
33132	134	33179	127
33133	37	33180	57
33134	24	33181	77
33135	110	33182	2
33136	104	33183	14
33137	109	33184	17
33138	108	33185	8
33139	93	33186	41
33140	17	33187	12
33141	71	33189	25
33142	158	33190	12
33143	20	33193	21
33144	30	33194	2
33145	39	33196	51
		*Other	1

**TOTAL PENDING EVICTION CASES – 4,848**

**Source: Odyssey Case Manager System (Clerk of Courts)**

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\*Other: The Other category represents a case that could not be Geocoded since it is related to a Broward County address.

Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020, through September 30, 2024.

**Figure 8**  
**Number of Pending Eviction Cases by District**  
**Filed March 1, 2020 – September 30, 2024**

District Number	Commissioner Name	Pending Eviction Cases: Count	Pending Eviction Cases: Percent to Total
1	Oliver Gilbert	536	11%
2	Marleine Bastien	777	16%
3	Keon Hardemon	844	17%
4	Micky Steinberg	340	7%
5	Eileen Higgins	505	10%
6	Kevin Marino Cabrera	295	6%
7	Raquel Regalado	158	3%
8	Danielle Cohen Higgins	196	4%
9	Kionne McGhee	421	9%
10	Anthony Rodriguez	112	2%
11	Roberto J. Gonzalez	134	3%
12	Juan Carlos Bermudez	318	7%
13	Rene Garcia	211	4%
*Other	N/A	1	0%

**TOTAL PENDING EVICTION CASES – 4,848**

**Source: Odyssey Case Manager System (Clerk of Courts)** *Office of the Commission Auditor*

\*Other: The Other category represents a case that could not be Geocoded since it is related to a Broward County address.

Section II of the report presents countywide residential and commercial foreclosures during the same timeframe, March 1, 2020, to September 30, 2024, providing information on cases filed by case status and property type, as well as final judgments issued and foreclosure sales that occurred during the COVID-19 pandemic. As stated in OCA's initial report on foreclosures published in June 2021, the Odyssey Case Manager (Odyssey) does not capture the address of the property subject to foreclosure; therefore, this report does not include the location by zip code of each residential and commercial property that is or was subject to a foreclosure action.

## **II. FORECLOSURES**

The following is being reported pursuant to Section 3 of Resolution No. R-468-21:

- (a) There were 12,358 residential and commercial foreclosures filed on or after March 1, 2020, through September 30, 2024. Of these, 3,328 are pending (open and reopened, including inactive) cases;
- (b) There were 10,336 residential foreclosures filed after April 2, 2020, through September 30, 2024. Of these, 2,905 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020, through September 30, 2024, is 673, of which 213 are pending cases;
- (d) There were 2,668 final judgments issued in residential and commercial foreclosure cases from the expiration of the Governor's Executive Order No. 20-180 at 12:01 am on October 1, 2020, through September 30, 2024;
- (e) There were 2,596 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020, through September 30, 2024. Note that Odyssey reflects a foreclosure sale on a case when there is an effective sale date and does not account for instances when the sale was prevented after the sale date was set due to actions on the case, e.g., settlement or bankruptcy filing;
- (f) There were 6,477 residential foreclosure cases filed from March 1, 2020, to September 30, 2024, where the subject property was homestead exempt;
- (g) There were 4,022 residential foreclosure cases filed from March 1, 2020, to September 30, 2024, where the subject property was not homestead exempt;
- (h) There were 1,177 foreclosure cases filed in county court, and 11,181 foreclosure cases filed in circuit court from March 1, 2020, to September 30, 2024;
- (i) OCA is unable to report on the location by zip code of each residential and commercial property that is or was subject to a foreclosure action due to the limitations of Odyssey. Specifically, the system does not capture the address of the property subject to foreclosure;
- (j) There were 12,052 foreclosure actions or judgments between \$0.00 to \$50,000, 921 between \$50,000 and \$250,000, and 1,625 over \$250,000 from March 1, 2020, through

September 30, 2024. Note that entry of the judgment amount was not a requirement until October 1, 2020; provision of this information was optional prior to this date, according to the Clerk of the Courts. Therefore, Odyssey reflects an entry of \$0.00 in numerous instances where this information was not provided. Of the 12,052 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 11,838 were foreclosure cases where the judgment amount was reported as \$0.00, due to nonreporting, due to the case having been dismissed, etc;

- (k) For foreclosure cases where a foreclosure actions or judgments was entered on or after March 1, 2020, through September 30, 2024, there were 2,159 foreclosure sales where the bid amount was \$0.00. There were 556 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 1,685 where the bid amount was above \$175,000. Note that Odyssey reflects a foreclosure sale on a case when there is an effective sale date and does not account for instances when the sale was prevented after the sale date was set due to actions on the case, e.g., settlement or bankruptcy filing.

## ATTACHMENTS

Figure 1 below illustrates the year-over-year trend of total monthly filed foreclosure cases (pending and closed) from 2020 through 2024.

**Figure 1**  
**Year-Over-Year Trend of Total Monthly Filed Cases**  
**2020 – 2024**

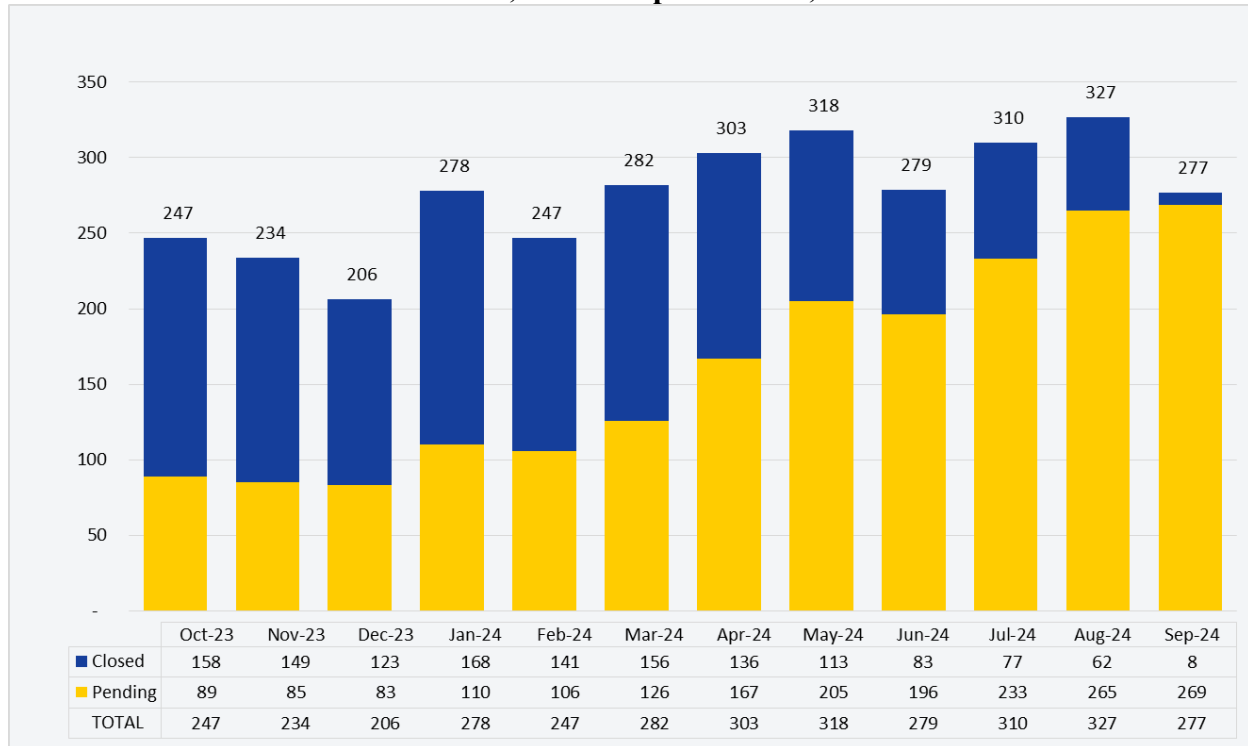
Month	2020	2021	2022	2023	2024
January	393	142 ↓ -64%	225 ↑ 58%	277 ↑ 23%	278 ↑ 0%
February	359	143 ↓ -60%	168 ↑ 17%	254 ↑ 51%	247 ↓ -3%
March	342	188 ↓ -45%	298 ↑ 59%	272 ↓ -9%	282 ↑ 4%
April	53	137 ↑ 158%	244 ↑ 78%	304 ↑ 25%	303 ↓ 0%
May	38	118 ↑ 211%	245 ↑ 108%	306 ↑ 25%	318 ↑ 4%
June	50	150 ↑ 200%	327 ↑ 118%	276 ↓ -16%	279 ↑ 1%
July	63	127 ↑ 102%	244 ↑ 92%	300 ↑ 23%	310 ↑ 3%
August	221	271 ↑ 23%	313 ↑ 15%	279 ↓ -11%	327 ↑ 17%
September	140	279 ↑ 99%	263 ↓ -6%	264 ↑ 0%	277 ↑ 5%
October	144	216 ↑ 50%	241 ↑ 12%	247 ↑ 2%	
November	126	189 ↑ 50%	246 ↑ 30%	234 ↓ -5%	
December	154	150 ↓ -3%	263 ↑ 75%	206 ↓ -22%	

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 depicts totals of foreclosure cases by case status (pending or closed) for each month from October 1, 2023, through September 30, 2024.

**Figure 2**  
**Total Monthly Foreclosures by Case Status**  
**October 1, 2023 – September 30, 2024**



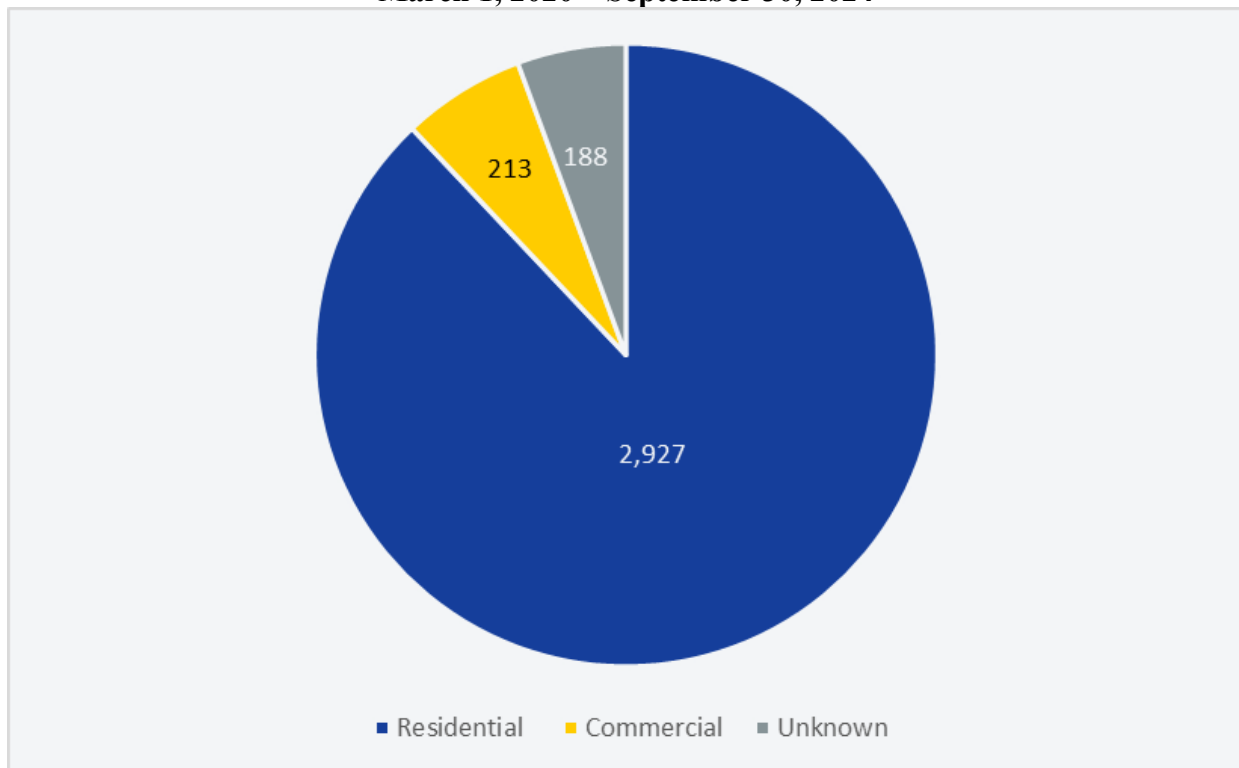
**Source: Odyssey Case Manager System (Clerk of Courts)**

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Figure 3 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020, through September 30, 2024) by property type. OCA noted that all County Court cases are classified as “Unknown” and therefore could not be reported as “Residential” or “Commercial.”

**Figure 3**  
**Pending Foreclosures by Property Type**  
**March 1, 2020 – September 30, 2024**



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 depicts the number of foreclosure cases (from October 1, 2020, to September 30, 2024) resulting in a final judgment, and the number of cases during this period where Odyssey reports a foreclosure sale, by month and property type.

**Figure 4**  
**Foreclosure Sales After Final Judgment**  
**October 1, 2020 – September 30, 2024**

Category	Prior			Apr-24			May-24			Jun-24			Jul-24			Aug-24			Sep-24			Total		
	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK
Judgement	2,031	125	74	64	3	1	57	6	4	48	4	3	62	4	3	68	5	6	97	2	1	2,427	149	92
Sales	1,954	113	54	61	3	1	53	5	2	42	4	3	51	4	3	47	3	4	28	2	0	2,236	134	67

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 5 details totals of foreclosure cases by foreclosure action or judgment amount (i.e., \$0.00 to \$50,000, \$50,000 to \$250,000, and over \$250,000) for cases where a disposition was entered on or after March 1, 2020, through September 30, 2024, irrespective of pending or closed case status.

**Figure 5**

**Foreclosure Cases by Foreclosure Judgment Amount  
March 1, 2020 – September 30, 2024**

<b>Judgment Range</b>	<b>Total</b>
\$0 - \$50,000	12,052
\$50,001 - \$250,000	921
> \$250,000	1,625
<b>Total</b>	<b>14,598</b>

**Source: Odyssey Case Manager (COC)**      *Office of the Commission Auditor*

Figure 6 provides information on the bid amounts for foreclosed properties based on foreclosure cases where a foreclosure actions or judgments was issued on or after March 1, 2020, through September 30, 2024, irrespective of pending or closed case status.

**Figure 6**

**Foreclosure Cases by Bid Amount Range  
March 1, 2020 – September 30, 2024**

<b>Bid Range</b>	<b>Total</b>
\$0.00	2,159
\$0.01 - \$25,000	100
\$25,001 - \$75,000	66
\$75,001 - \$175,000	390
\$175,001 - \$375,000	1,047
\$375,001 - \$750,000	528
> \$750,000	110
<b>Total</b>	<b>4,400</b>

**Source: Odyssey Case Manager (COC)**      *Office of the Commission Auditor*

## NOTES SUMMARY

The Office of the Commission Auditor (OCA) assessed data provided by the Clerk of the Courts (COC) and the Miami-Dade Police Department (MDPD), collaborated with the respective parties, and obtained information for the use of this report and disclaimers noted within this report which includes but is not limited to the following.

### (1) CASES FILED WITH THE CLERK OF THE COURTS (COC)

#### a. Evictions and Foreclosures Reporting Process

- i. Per Resolutions R-58-21<sup>1</sup> (Section 2) and R-468-21<sup>2</sup> (Section 2), the Board of County Commissioners (BCC) requested the COC to provide responses to each question outlined in (Section 4) and (Section 3) of the Resolutions, respectively. Some information to inquiries related to the Sections above and definitions for all fields in Odyssey Case Manager (Odyssey) were pending at the time of this report.
- ii. A verification of the previous assumption used, which noted that October 1, 2020, was the date Odyssey was updated to distinguish between “Residential” and “Commercial” property types, is pending. Per the COC, there is no requirement to select the property type when filling out case details in form 1.997 “Civil Cover Sheet.” However, section “III. TYPE OF CASE” on the filing form includes the property type distinction options.<sup>3</sup>

#### b. Odyssey System Limitations

- i. OCA analyzed the number of eviction and foreclosure cases filed rather than the number of properties subject to eviction and foreclosure since a single case can have one or more associated properties. These limitations may not allow OCA to report on the number of properties subject to eviction and foreclosure.
- ii. OCA noted that there are currently no criteria for distinguishing duplicated from non-duplicated “Case Numbers,” including instances where case names are related to the same parties but filed under different case numbers.
- iii. OCA noted that no capability is currently available in Odyssey to identify evictions and foreclosures resulting from non-payment of rent, mortgage, or other reasons.

<sup>1</sup> Miami-Dade County Resolution R-58-21 (2021). File Number: 210163. [Legislative Matter \(miamidade.gov\)](https://www.miamidade.gov/legislative-matter/210163)

<sup>2</sup> Miami-Dade County Resolution R-468-21 (2021). File Number: 211325. [Legislative Matter \(miamidade.gov\)](https://www.miamidade.gov/legislative-matter/211325)

<sup>3</sup> Florida Rules of Civil Procedure. Page 297-298. October 23, 2024. [Florida Rules of Civil Procedure \(floridabar.org\)](https://www.floridabar.org/floridabar.org)

c. Eviction Data

- i. OCA identified several “Writs Issued” and “Declarations” that could not be located in the Odyssey Eviction Cases report. The explanation for the missing details was pending at the time of this report and will be included in the next report.
- ii. OCA noted that there are currently no criteria for distinguishing duplicated from non-duplicated “Writs Issued” and “Declarations,” including instances where multiple properties are filed under the same case.
- iii. OCA noted that there is currently no address verification system, which may lead to undetected address inaccuracies (i.e., zip codes outside Miami-Dade County, states outside of Florida, etc.) within this report.
- iv. OCA noted that differences may exist between the property types specified in the “Civil Cover Sheet” form from the Civil Online Court System (the COC System)<sup>4</sup> and the corresponding Odyssey Eviction Cases report provided to OCA.
- v. OCA identified instances where the latest “*Case Status*,” whether pending or closed, may not be the latest action or status in the Odyssey Eviction Cases report provided to OCA.

d. Foreclosure Data

- i. OCA noted that differences may exist between the data published on the COC’s website<sup>5</sup> and the Foreclosure Cases report provided to OCA.
- ii. OCA observed that the most updated “*Case Status*,” “*Disposition Description*,” “*Judgment Amount*,” and “*Bid Amount*” may be limited in the Foreclosure Cases report provided to OCA. This may impact the determination of the latest case status, the number of final judgments, judgment amounts, the number of foreclosure sales, and foreclosure purchase prices.
- iii. Odyssey began capturing judgment amounts on October 1, 2020, according to the COC. However, OCA noted that several cases post-October 1, 2020, do not have judgment amounts captured within Odyssey, although a judgment amount may exist in the Court documents at the time of this report.

<sup>4</sup> Clerk of the Courts and Comptroller. Miami-Dade County. Civil, Family and Probate Courts Online System. <https://www2.miamidadeclerk.gov/ocs/search.aspx>

<sup>5</sup> Clerk of the Courts and Comptroller. Miami-Dade County. Mortgage Foreclosures. Statistics for Mortgage Foreclosures. Accessed November 4, 2024. [Mortgage Foreclosures \(miamidadeclerk.gov\)](https://www2.miamidadeclerk.gov/mortgage-foreclosures)

- iv. OCA noted that all County Court cases from October 1, 2020, to September 30, 2023, are classified as “Unknown” and therefore could not be reported as “Residential” or “Commercial.” OCA separated and summarized these cases individually.
- v. OCA noted that retroactive data changes in Odyssey may impact information reported for prior periods. For example, changes to the “*Case Type*” for all cases filed in County Court may change from the original “*Case Type*” designation of “Mortgage/Real Property Foreclosure (County Civil)” to “Mortgage/Real Property Foreclosure (County \$8,001 - \$15K).”

## (2) MIAMI-DADE POLICE DEPARTMENT (MDPD) ENFORCEMENT RECORDS

### a. Eviction reporting process

- i. OCA observed that the monthly CountySuite-generated Served Evictions report, provided by MDPD, may not contain all eviction and foreclosure actions that occurred during any given month due to a reporting lag that is present between the event date and the staff entering the event in the CountySuite system.

### b. Data modifications

- i. OCA noted that retroactive data changes in CountySuite may impact information reported for prior periods (i.e., change a designation from “Served – Placed in Possession” to “Served – Posted”), thus the quantification of writs executed with or without MDPD enforcement may be impacted.

### c. Eviction classifications

- i. OCA noted that some variations exist within some of the fields as follows:
  - The “Service Event Name” definitions provided by MDPD can cause executed writs to be counted more than once for a single case. The definitions provided also have more than one interpretation (i.e., where “Served – Placed in Possession” can mean that MDPD executed a writ, or that a writ notice was posted on the Defendant’s door).
  - The “Reference Number” field includes multiple interpretations where a single writ can contain multiple unique reference numbers, all associated with a single individual, or a single writ can have multiple unique reference numbers, each associated with different individuals.
  - There is no designated field that currently segregates evictions served due to “non-rent-payment” from other circumstances, for example, a family divorce case.
- ii. The Served Evictions report contains executed writs with identical or similar fields, such as “*Case Number*,” “*Reference Number*,” “*Service Event Name*,” etc. This can result in under-reporting or over-reporting of records that seem duplicated but are associated with different eviction actions or retaining records that appear distinct but are related to the same eviction action.

d. CountySuite system limitations

- i. OCA noted that when an update to the “Property Type” classification for a case is completed by MDPD personnel, CountySuite may create a “duplicate” transaction, which may impact the quantification of the writs.

**Report produced by the Office of the Commission Auditor**

Yinka Majekodunmi, CPA  
Commission Auditor  
Office of the Commission Auditor  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-4354

**CONTRIBUTORS**

Melvin Tookes II, CPA, Finance Chief  
Jessica Carrasco, CPA, Financial Analyst 3

**The Office of the Commission Auditor**

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented

This report, prepared in collaboration with the Miami-Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).