

OKALOOSA COUNTY CLERK OF CIRCUIT COURT



DEPARTMENT OF INSPECTOR GENERAL



INVESTIGATIVE REPORT: GREEN GARDEN COVID-19 RELIEF FUNDS

**REPORT NO. INV-21-01
REPORT ISSUED AUGUST 9, 2021**

ISSUED BY: BRAD E. EMBRY, INSPECTOR GENERAL

Contents

Executive Summary.....	2
Background.....	3
Scope & Methodology.....	3
Allegations	4
Persons.....	4
Investigative Narrative	4
Findings of Fact and Recommendations.....	9
Other Observations	10
Figures.....	11

Executive Summary

On March 15, 2021 our office received a call from personnel at the Okaloosa County's Office of Management and Budget concerning the activity of a landlord (Charles Price) who had received payments through the Florida Housing and Finance Corporation (FHFC) Cares Act Relief Funds (CRF). The payments were related to rent, back rent, and late fees for five different tenants at Green Garden Apartments.

Initial information conveyed to our office suggested that the landlord obtained CRF funds by claiming the rental units were long term rentals, then filed evictions with the court, claiming the units were short term rentals.

Our investigation determined that the outstanding amounts claimed by Charles Price, CEO of Green Garden Apartments (aka Green Garden Property, INC), in the eviction complaints differed materially from the amounts requested in Coronavirus Relief Funds (CRF) from the County. Price received CRF related to five tenants; in four of those cases we found significant discrepancies between the outstanding balance he reported to Okaloosa County Growth Management Department and the amount reported in the Complaints for Eviction and Damages he filed against each of the tenants. As a result of these findings, we forwarded the information to law enforcement for further investigation. These discrepancies resulted in a total overpayment of CRF to Price of **\$8,219**, summarized below:

Tenant	Eviction Claim	CRF Claim	Overpayment
Darryl Roberts	\$2,230	\$3,900	\$1,670
Bryant Pate	\$3,225	\$5,440	\$2,215
William Lawrence/Ashley Cook	\$3,016	\$4,800	\$1,784
Willie Harrison	\$2,810	\$5,360	\$2,550
		Total Overpayment:	<u>\$8,219</u>

Background

On March 15, 2021 our office received a call from personnel at the Okaloosa County's Office of Management and Budget concerning the activity of a landlord who had received payments through the Florida Housing and Finance Corporation (FHFC) Coronavirus Relief Funds (CRF) for rent, back rent and late fees. The payments were associated with five different tenants. The program was established to assist individuals who were affected by the COVID-19 pandemic and unable to pay their rent or mortgage.

A former tenant of Green Garden Apartments and Allyson Price contacted Okaloosa County's Growth Management Department personnel, who administer the program, and expressed concern over the evictions and the possibility of falsified documents filed by Mr. Price.

Green Garden Apartments (aka Green Garden Property, INC.) is a multi-unit complex located at 296 W. Oakdale Avenue in Crestview (Okaloosa County), Florida. The Florida Division of Corporations' website (Sunbiz.org) lists Charles H. Price as CEO and Allyson K. Price as VP of Green Garden Apartments INC. Initial information conveyed to our office suggested that the landlord, Charles Price (Price), obtained CRF funds by claiming the rental units were long term rentals, then filed evictions with the Court, claiming the units were short term rentals.

The applications for CRF were initially denied by the county because they appeared to be short-term rental agreements. Some of the rental agreements were amended to show they were long term rentals, and the requests for payments were approved by the county.

Closer examination of the documents revealed several discrepancies in the amount Price claimed was owed at the time he filed for eviction and the application filed with the County for CRF.

Scope & Methodology

The scope of our investigation included all CRF payments made to Green Garden Apartments. As of the date of this report, the landlord has received CRF payments for five tenants. We compared the Complaint for Eviction, filed for all five of the tenants with Okaloosa County Court, to information filed in the CRF applications. Investigative methodology included: interview with Okaloosa County personnel, interviews of current and former tenants, and examinations of documents.

Our investigation was performed in compliance with the *Quality Standards for Investigations* found within the *Principles and Standards for Offices of Inspector General* as published by the Association of Inspectors General. The standard or degree of proof required to establish a conclusion of fact is at least "by a preponderance of evidence," which indicates evidence that establishes the fact sought to be true is more probable than not.

Investigations by the Department of Inspector General will reach one of the following four conclusions of fact per allegation: substantiated, unsubstantiated, unfounded, or not legally sufficient. **Substantiated** means there is sufficient information to justify a reasonable conclusion that the allegation is true. **Unsubstantiated** means there is insufficient information to either prove or disprove the allegation.

Unfounded means there is sufficient information to indicate the allegation is false. **Not-Legally Sufficient** means that the allegation does not violate current governing directives.

Allegations

Governing directives: Guidance for the disbursement of CRF funds, through the Florida Housing and Finance Corporation’s, Florida State Housing Initiative Partnership (SHIP) Housing Assistance Network are outlined in the FHFC-CRF Manual, attached as **EXHIBIT A**.

1. The landlord of Green Garden Apartments, in violation of the FHFC- CRF Manual, is attempting to evict residents (under the short-term rental exemption to the eviction moratorium) after receiving payments for rent, back rent and late fees.

Persons

Persons:

S – Subject, C – Complainant, W – Witness, O - Other

Name	Address / Email	Phone
Evans, Jane (C)	Okaloosa County Grants Manager	850-651-7521
McGill, Abra (W)	Grants and Housing Programs Coordinator (Okaloosa)	850-609-7024
Price, Charlie (S)	CEO: Green Garden Apts. 296 Oakdale Ave. Cview	404-409-9211
Price, Allyson (O)	VP: Green Garden Apts. - No firsthand knowledge	850-687-2126
Cook, Ashley (W)	sophcolt1@gmail.com	850-826-5420
Lawrence, William (W)	Unknown	850-826-3205
Pate, Bryant (W)	bryantpeight1974@yahoo.com	850-737-7781
Roberts, Darryl (W)	allenr18521853@gmail.com	850-630-8203
Taylor, James (W)	jamestaylor8272@gmail.com	786-261-3204
Wilchcombe, Valda (W)	jamestaylor8272@gmail.com	786-261-3204
Harrison, Willie (W)	willieharrison79@yahoo.com	850-612-1084

Investigative Narrative

In order to establish a timeline between the CRF applications and evictions, we examined documents provided to us by Okaloosa County, Growth Management Department (application for CRF funds) and compared the information to Complaints for Evictions filed in Okaloosa County Court. We identified five tenants that had filed for CRF while residing at Green Garden Apartments. During our examination we determined that the some of the evictions were filed prior to the application for CRF (see Roberts, Pate and Cook / Lawrence). Two of the evictions were filed after the application for CRF (see Harrison and Wilchombe / Taylor). We discovered accounting irregularities when comparing the accountings filed with the Okaloosa County Court in the Complaints for Eviction to the CRF Applications filed with Okaloosa County Growth Management. The information pertaining to each tenant is addressed later in this report.

We conducted an interview with James Taylor and Valda Wilchcombe, current tenants of Green Gardens and CRF grantees. Wilchcombe and Taylor stated that they have resided at Green Gardens since February of 2020 and have a lease through April 2021, their rental payments are \$995 per month. They stated that after Price began eviction proceedings against them, he provided them (and all residents) with the paperwork to apply for CRF through the County. Wilchcombe and Taylor stated that when their application was approved, Price realized that he needed to convert all of his short-term rental agreements to long term. They also stated that they have made all rent payments to Price through Zelle (an online bank transfer platform) and were willing to provide our office the records. Wilchcombe provided a sworn statement attesting to the above information.

We conducted an interview with Bryant Pate, former tenant of Green Gardens and CRF grantee. Pate stated that he signed a monthly lease, and not a short-term/weekly agreement, although he did agree to pay by the week. Pate stated that Price always requested payments be made in cash, Price never provided receipts. Price filed for eviction of Pate in August 2020. Pate claims that he was continuing to pay rent during this process. In the Complaint for Eviction, Price claimed that Pate owed \$3,000. However, when they were filling out the application for CRF, Pate noticed the amount request was approximately \$5,000. When he asked Price about the disparity, he says that Price told him "Don't worry about it." He also claimed that Price tries to conduct his business in cash to avoid having to report the funds to his wife, with whom he is currently going through a contentious divorce. Pate provided a sworn statement attesting to the above information.

We conducted a telephone interview with William Lawrence and Ashley Cook, former tenants of Green Garden Apartments and CRF grantees. Cook stated that she had contacted Mrs. Price regarding her concerns over the paperwork filed by Mr. Price. Cook stated that they (she and Lawrence) had filled out the initial application and Mr. Price completed the portion of the application regarding the amount he was owed for back rent and late fees. Cook stated that during the application process, Mr. Price told them that he was going to receive enough money from the county to "cover them for a while." Cook stated that shortly after Mr. Price received approximately \$12,000 for their rent, they were evicted. Cook stated that they left Green Garden Apartments on or around January 11, 2021. Cook stated that they had lived at the apartments for approximately a year and a half prior to the eviction. Cook stated that they were initially paying their rent in cash but became concerned over questionable accounting practices by Mr. Price. They then began paying rent with checks. Lawrence also confirmed this information during the phone call. Cook and Lawrence stated that they would try to locate receipts and cancelled checks as proof of payment. Cook and Lawrence were asked about the partial rent payments (accounting) that was filed with the Complaint for Eviction. They did not have a copy of the document but confirmed that the amounts sounded correct.

We conducted an interview with Abra McGill, Grants and Housing Program Coordinator for Okaloosa County Growth Management Department. McGill stated that Okaloosa County received CRF applications for 5 tenants of Green Gardens during 2020. She said the original applications included leases that characterized the tenants as "hotel/motel quests." McGill said that the County denied the applications on these grounds and then Price told her that the tenants were long-term residents. He provided new leases showing the long-term residency. Once Price provided these documents, the County approved the applications and provided the CRF to Price.

McGill also stated that Bryant Pate contacted her saying that Price was trying to evict him. She told him to show copies of the county checks to the judge, and she never heard anything further from him.

Allyson Price contacted McGill's office after Green Gardens tenants told her that they were being evicted despite the County payments. McGill told the Growth Management director and informed the FHCH. FHCH declined to investigate and suggested McGill forward the information to County legal and our office. McGill provided a sworn statement attesting to the above information.

We conducted a telephone interview with Allyson Price (A. Price). A. Price stated that she and her estranged husband, Charles Price, are actively going through divorce proceedings. A. Price stated that she has been separated from her husband since November of 2018 and was concerned over information she had received from tenants residing at Green Garden Apartments. A. Price explained that she has no current knowledge of the business operation or any knowledge of the evictions, CRF applications or current tenants. A. Price stated that she was contacted by Ashley Cook, a former tenant at the apartments. A. Price stated that Cook informed her that Charlie Price had evicted them after receiving thousands of dollars in COVID relief funds for back rent and late fees. A. Price stated that she got the impression from speaking to Ashley Cook that Charlie Price had falsified documents related to the amount of rent that was owed to him. Out of concern and wanting to remove herself from the situation, she contacted Okaloosa County Growth Management and relayed the information.

Information gathered during the examination of Court documents and CRF applications is outlined below for each of the tenants/couples.

Darryl Roberts

On July 20, 2020, Price, as Green Garden Property, filed a *Complaint for Eviction and Damages* (Case # 2020 CC 001590 C) against Darryl Roberts, a tenant of Green Gardens apartment #125. In the complaint, Price states that Roberts has an agreement to pay rent weekly in the amount of \$265. Price further states that Roberts owed \$3,095 in past due rent on that date. Also included in the filing was a document titled "Weekly Guests," signed by both Roberts and Price on January 27, 2020, that listed Roberts' weekly rent as \$225; the document states that Roberts is a short term guest and that he does not have the residency rights of a tenant. Finally, the filing included an accounting of rent charges and payments by Roberts from March 23, 2020 to July 13, 2020. The accounting showed that Roberts made a total of \$2,415 in rent payments during that time.

On October 30, 2020, Roberts was approved by Okaloosa County for an Eviction Protection Grant paid with Coronavirus Relief Funds. On September 22, 2020, Price sent an email to Abra McGill, Grants and Housing Programs Coordinator for Okaloosa County, stating that the total amount owed for Roberts was \$3,900: \$1,100 per month in rent and \$200 per month in late fees for April – June 2020. The lease included with the approved application stated that Roberts' rent was \$1,100 per month. On November 19, 2020, check # 2101542 was issued by Okaloosa County to Green Garden Property in the amount of \$3,900. The payments made by Roberts to Price during the months of April – June 2020 are not mentioned in the application or any of Price's communications with the County.

This resulted in an **overpayment to Price of \$1,670** related to Roberts' application. See **FIGURE 1** for accounting of payments and a comparison to the amounts claimed in the grant application.

Bryant Pate

On August 31, 2020, Price, as Green Garden Property, filed a *Complaint for Eviction and Damages* (Case # 2020 CC 1921 C) against Bryant Pate, a tenant of Green Gardens apartment #412. In the complaint, Price states that Pate has an agreement to pay rent weekly in the amount of \$265. Price further states that Roberts owed \$3,653 in past due rent on that date. Also included in the filing was a document titled “Weekly Guests,” signed by both Pate and Price on September 30, 2019, that listed Pate’s weekly rent as \$265; the document states that Pate is a short term guest and that he does not have the residency rights of a tenant. [Note: in a sworn statement provided to our office, Pate stated that he did not sign the “Weekly Guests” document.] Finally, the filing included an accounting of rent charges and payments by Pate from February 4, 2020 to August 28, 2020. The accounting showed that Pate made a total of \$5,140 in rent payments during that time.

On October 21, 2020, Pate was approved by Okaloosa County for an Eviction Protection Grant paid with Coronavirus Relief Funds. On September 22, 2020, Price sent an email to Abra McGill, Grants and Housing Programs Coordinator for Okaloosa County, stating that the total amount owed for Roberts was \$5,440: \$1,060 per month in rent and \$300 per month in late fees for March, April, June, and July 2020. The lease included with the approved application stated that Pate’s rent was \$1,060 per month. On October 29, 2020, check # 2101145 was issued by Okaloosa County to Green Garden Property in the amount of \$5,440. The payments made by Pate to Price during the months of March, April, June, and July 2020 are not mentioned in the application or any of Price’s communications with the County. In his sworn statement, Pate stated that he asked Price why the amount requested on the application was different than the amount he owed in the eviction filing, Price told him not to worry about it.

This resulted in an **overpayment to Price of \$2,215** related to Pate’s application. See **FIGURE 2** for an accounting of payments and a comparison to amounts claimed in the grant application.

William Lawrence & Ashley Cook

On July 20, 2020, Price, as Green Garden Property filed a *Complaint for Eviction and Damages* (Case # 2020 CC 1587 C) against Ashley Cook, a tenant of Green Gardens apartment #127. In the complaint, Price states that Cook has an agreement to pay rent weekly in the amount of \$300. Price further states that Cook owed \$6,276 in past due rent on that date. Also included in the filing was a document titled “Weekly Guests,” signed by both Cook & William Lawrence as tenants and Price as property management on June 28, 2019, that listed Cook and Lawrence’s weekly rent as \$300; the document states that Cook and Lawrence are short term guests and that they do not have the residency rights of a tenant. Finally, the filing included an accounting of rent charges and payments by Cook & Lawrence from November 1, 2019 to July 17, 2020. The accounting showed that Cook & Lawrence made a total of \$7,724 in rent payments during that time.

On November 13, 2020, Cook & Lawrence were approved by Okaloosa County for an Eviction Protection Grant paid with Coronavirus Relief Funds. On November 12, 2020, Price sent an email to Abra McGill, Grants and Housing Program Coordinator for Okaloosa County, stating that the total amount owed for Cook & Lawrence was \$12,800: \$1,300 per month in rent and \$300 per month in late fees for April – November 2020. The lease included with the approved application stated that Cook & Lawrence’s rent

was \$1,300 per month. On December 17, 2020, check # 2102358 was issued by Okaloosa County to Green Garden Property in the amount of \$12,800. The payments made by Cook & Lawrence during the months of November 2019 – July 2020 are not mentioned in the application or any of Price’s communications with the County.

This resulted in an **overpayment to Price of \$1,784** related Cook & Lawrence’s application. Note: the calculated overpayment only covers the months of March – July 2020, as those are the months listed on the eviction accounting. See **FIGURE 3** for accounting of payments and a comparison to the amounts claimed in the grant application.

Willie Harrison

On August 31, 2020, Price, as Green Garden Property, filed a *Complaint for Eviction and Damages* (Case # 2020 CC 1920 C) against Willie Harrison, a tenant of Green Gardens apartment #126. In the complaint, Price states that Harrison has an agreement to pay rent weekly in the amount of \$240. Price further states that Harrison owed \$4,760 in past due rent on that date. Also included in the filing was a document titled “Weekly Guests” signed by both Harrison and Price on January 20, 2020, that listed Harrison’s weekly rent as \$240; the document states that Harrison is a short term guest and that he does not have the residency rights of a tenant. Finally, the filing included an accounting of rent charges and payments by Harrison from March 17, 2020 to August 27, 2020. The accounting showed that Harrison made a total of \$3,050 in rent payments during that time.

On November 12, 2020, Harrison was approved by Okaloosa County for an Eviction Protection Grant paid with Coronavirus Relief Funds. On October 15, 2020, Price sent an email to Abra McGill, Grants and Housing Programs Coordinator for Okaloosa County, stating that the total amount owed for Harrison was \$6,700: \$1,040 per month in rent and \$300 per month in late fees for April – July and October 2020. The lease included with the approved application stated that Harrison’s rent was \$1,040 per month. On November 19, 2020, check # 2101541 was issued by Okaloosa County to Green Garden Property in the amount of \$6,700. Additionally, Okaloosa County approved payment for November and December for rent of \$1,040 and late fee of \$50. On December 17, 2020 check # 2102359 was issued by Okaloosa County to Green Garden Property in the amount of \$2,180. The payments made by Harrison during April – July are not mentioned in the application or any of Price’s communications with the County.

This resulted in an **overpayment related to Harrison’s application of \$2,550** for the months of April – July. Because those were the only months included in the eviction accounting, those are the only ones for which we could compare tenant payments to county payments. See **FIGURE 4** for an accounting of payments and a comparison to amounts claimed in the grant application.

James Taylor & Valda Wilchcombe

On August 31, 2020, Price, as Green Garden Property filed a *Complaint for Eviction and Damages* (Case # 2020 CC 1923) against James Taylor and Valda Wilchcombe, tenants of Green Gardens apartment # 123. In the complaint, Price states that Taylor & Wilchcombe have an agreement to pay rent monthly in the amount of \$995. Price further states that Taylor & Wilchcombe owed \$4,375 in past due rent on that date. The complaint also included an accounting of rental charges, late fees, and tenant payments. The accounting shows that Taylor & Wilchcombe paid nothing during the months of June – August 2020. In a

sworn statement provided to our office, Wilchcombe stated that she and Taylor had made every rent payment (including those for June – August) using Zelle, an online bank transfer platform.

On September 21, 2020, Taylor & Wilchcombe were approved by Okaloosa County for an Eviction Protection Grant paid with Coronavirus Relief Funds. On that same day, Price sent an email to Abra McGill, Grants and Housing Program Coordinator for Okaloosa County, stating that the total amount owed for Taylor & Wilchcombe was \$5,450: \$995 per month in rent for June – September 2020 and \$1,470 in late fees for April – September 2020. The lease included with the approved application stated that Taylor & Wilchcombe’s rent was \$995 per month. On October 1, 2020, check # 2100033 was issued by Okaloosa County to Green Garden Property in the amount of \$5,450, covering the months of June – September 2020. Check numbers 2100657, 2101543, and 2102153 were issued October 15, 2020, November 19, 2020, and December 10, 2020 respectively, each in the amount of \$995 by Okaloosa County to Green Gardens Property to cover the months of October, November, and December.

Our investigation did not determine that there was an overpayment related to Taylor & Wilchcombe.

Findings of Fact and Recommendations

Allegation 1: The allegation that the landlord of Green Garden Apartments (Charles H. Price), in violation of the FHFC- CRF Manual, is attempting to evict residents (under the short-term rental exemption to the national eviction moratorium) after receiving payments for rent, back rent and late fees is **UNSUBSTANTIATED**. The FHFC-CRF Manual provides no guidance on not evicting tenants after receiving funds through the CRF. The national moratorium for evictions issued by the Center for Disease Control (CDC) applied to long-term rentals agreements. The agreements signed by four of the five tenants (excluding Valda Wilchcombe and James Taylor) were initially short-term agreements, as presented to the court. It does appear the agreements were modified during the CRF application to appear as long-term agreements.

Finding 1: We identified five tenants of Green Garden Apartments who had eviction cases filed against them and had applied for rental assistance through the CRF. We determined that in three (Darryl Roberts, Bryant Pate, and Ashley Cook/ William Lawrence) of the cases Charles Price had filed for eviction prior to the tenants applying for CRF. In contrast, the evictions for Valda Wilchcombe / James Taylor and Willie Harrison were filed **after** the applications for CRF. To date, we have been unable to contact two of the former tenants (Willie Harrison and Darryl Roberts).

In reviewing the documents related to Darryl Roberts we determined Price submitted a “weekly” rental agreement to the court; however, the modified agreement filed with the CRF application contained a “lease end date” of 1/31/2021. The rental agreement filed in the eviction case states that the guest is considered a hotel/motel guest under a short-term agreement. This is in contrast to the long-term agreement presented to the county during the CRF application. We have been unable to locate Darryl Robert for an interview.

In reviewing documents related to Valda Wilchcombe and James Taylor we determined that two separate eviction complaints were filed by Price. Both filings state that the tenants pay rent at a monthly rate and have a “lease end date” of April 30, 2021. The document filed in the eviction cases and for the CRF funds

appear to be similar. We collected a sworn statement from Valda Wilchcombe. As of the date of this report Wilchcombe and Taylor are residents of Green Garden Apartments.

In reviewing documents related to Ashley Cook and William Lawrence we determined Price submitted a “weekly” rental agreement to the court; however, the modified agreement filed with the CRF application contained a “lease end date” of 7/1/2020 “then month to month”. The rental agreement filed in the eviction case states that the guest is considered a hotel/motel guest under a short-term agreement. This is in contrast to the long-term agreement presented to the county during the CRF application. During a phone interview Cook stated that they were evicted from Green Garden Apartments in January 2021.

In reviewing documents related to Bryant Pate we determined Price submitted a “weekly” rental agreement to the court; however, the modified agreement filed with the CRF application contained a “lease end date” of 1/31/2021 “then month to month”. The rental agreement filed in the eviction case states that the guest is considered a hotel/motel guest under a short-term agreement. This is in contrast to the long-term agreement presented to the county during the CRF application.

In reviewing documents related to Willie Harrison we determined Price submitted a “weekly” rental agreement to the court; however, the modified agreement filed with the CRF application contained a “lease end date” of 1/31/2021 “then month to month”. The rental agreement filed in the eviction case states that the guest is considered a hotel/motel guest under a short-term agreement. This is in contrast to the long-term agreement presented to the county during the CRF application.

Recommendation 1: Future applications should contain a sworn (notarized) attestation from the landlord attesting to the amount owed by the tenants as well as any partial rent payments.

Other Observations

During our review of documents filed by Price in the Complaint for Eviction and the application for Cares Act Relief funds, we noticed a discrepancy. In four of the five applications for CRF, Price claimed more funds were owed to him than what he had reported was owed to him during the Complaint for Evictions during the same period.

In each of the eviction complaints, Price included an accounting of rent accruals and payments by the tenant. In every case, the tenants made at least \$2,000 of rent payments during the period covered by the accounting.

As a part of each CRF application, Abra McGill sent an email to Price asking how much was owed for each month for which relief funds were applied. In every single case, Price’s response included the total amount of rent and late fee for each month, regardless of the tenant’s payments during that time. Payments of Coronavirus Relief Funds to Price as compared to the information filed in the Complaint for Evictions shows an overpayment of \$8,219, across all tenants.

Figures

FIGURE 1 – Darryl Roberts Eviction Accounting vs. County Payments Comparison

Tenants:	Darryl Roberts			Eviction Case:	2020 CC 1590 C			
Rent Rate:	Eviction Case \$225/week	CARES Application \$1100/month		CARES Check:	2101542			
COMPLAINT FOR EVICTION				CORONAVIRUS RELIEF FUNDS APPLICATION				
Date	COE Amount	COE Late Fee	Tenant Payment	Balance	CRF Amount	CRF Late Fee	Balance	Difference
4/1/2020				\$ -	\$ 1,100.00		\$ 1,100.00	\$(1,100.00)
4/5/2020				\$ -		\$ 200.00	\$ 1,300.00	\$(1,300.00)
4/6/2020	\$ 265.00	\$ 80.00		\$ 345.00			\$ 1,300.00	\$ (955.00)
4/13/2020	\$ 265.00	\$ 80.00		\$ 690.00			\$ 1,300.00	\$ (610.00)
4/20/2020	\$ 265.00	\$ 80.00		\$ 1,035.00			\$ 1,300.00	\$ (265.00)
4/21/2020			\$ (100.00)	\$ 935.00			\$ 1,300.00	\$ (365.00)
4/27/2020	\$ 265.00	\$ 80.00		\$ 1,280.00			\$ 1,300.00	\$ (20.00)
5/1/2020				\$ 1,280.00	\$ 1,100.00		\$ 2,400.00	\$(1,120.00)
5/4/2020	\$ 265.00	\$ 80.00		\$ 1,625.00			\$ 2,400.00	\$ (775.00)
5/5/2020				\$ 1,625.00		\$ 200.00	\$ 2,600.00	\$ (975.00)
5/11/2020	\$ 265.00	\$ 80.00		\$ 1,970.00			\$ 2,600.00	\$ (630.00)
5/12/2020			\$ (100.00)	\$ 1,870.00			\$ 2,600.00	\$ (730.00)
5/13/2020			\$ (200.00)	\$ 1,670.00			\$ 2,600.00	\$ (930.00)
5/18/2020	\$ 265.00	\$ 80.00		\$ 2,015.00			\$ 2,600.00	\$ (585.00)
5/19/2020			\$ (200.00)	\$ 1,815.00			\$ 2,600.00	\$ (785.00)
5/25/2020		\$ 80.00	\$ (200.00)	\$ 1,695.00			\$ 2,600.00	\$ (905.00)
5/26/2020			\$ (400.00)	\$ 1,295.00			\$ 2,600.00	\$(1,305.00)
6/1/2020	\$ 265.00	\$ 80.00		\$ 1,640.00	\$ 1,100.00		\$ 3,700.00	\$(2,060.00)
6/3/2020			\$ (200.00)	\$ 1,440.00			\$ 3,700.00	\$(2,260.00)
6/5/2020				\$ 1,440.00		\$ 200.00	\$ 3,900.00	\$(2,460.00)
6/8/2020	\$ 265.00	\$ 80.00		\$ 1,785.00			\$ 3,900.00	\$(2,115.00)
6/9/2020			\$ (230.00)	\$ 1,555.00			\$ 3,900.00	\$(2,345.00)
6/15/2020	\$ 265.00	\$ 80.00		\$ 1,900.00			\$ 3,900.00	\$(2,000.00)
6/18/2020			\$ (160.00)	\$ 1,740.00			\$ 3,900.00	\$(2,160.00)
6/22/2020	\$ 265.00	\$ 80.00		\$ 2,085.00			\$ 3,900.00	\$(1,815.00)
6/29/2020	\$ 265.00	\$ 80.00		\$ 2,430.00			\$ 3,900.00	\$(1,470.00)
6/30/2020			\$ (200.00)	\$ 2,230.00			\$ 3,900.00	\$(1,670.00)

Claimed in Court Filing

Claimed in County Application

FIGURE 2 – Bryant Pate Eviction Accounting vs. County Payments Comparison

Tenants:	Bryant Pate			Eviction Case:	2020 CC 1921 C			
Rent Rate:	Eviction Case \$265/week	CARES Application \$1060/month		CARES Check:	2101145			
COMPLAINT FOR EVICTION				CORONAVIRUS RELIEF FUNDS APPLICATION				
Date	COE Amount	COE Late Fee	Tenant Payment	Balance	CRF Amount	CRF Late Fee	Balance	Difference
3/1/2020				\$ -	\$ 1,060.00		\$ 1,060.00	\$(1,060.00)
3/3/2020				\$ -		\$ 300.00	\$ 1,360.00	\$(1,360.00)
3/6/2020	\$ 265.00			\$ 265.00			\$ 1,360.00	\$(1,095.00)
3/13/2020	\$ 265.00	\$ 30.00		\$ 560.00			\$ 1,360.00	\$ (800.00)
3/16/2020			\$ (260.00)	\$ 300.00			\$ 1,360.00	\$(1,060.00)
3/20/2020	\$ 265.00	\$ 30.00		\$ 595.00			\$ 1,360.00	\$ (765.00)
3/27/2020	\$ 265.00	\$ 30.00	\$ (400.00)	\$ 490.00			\$ 1,360.00	\$ (870.00)
4/1/2020				\$ 490.00	\$ 1,060.00		\$ 2,420.00	\$(1,930.00)
4/3/2020	\$ 265.00	\$ 30.00	\$ (210.00)	\$ 575.00		\$ 300.00	\$ 2,720.00	\$(2,145.00)
4/7/2020			\$ (250.00)	\$ 325.00			\$ 2,720.00	\$(2,395.00)
4/10/2020	\$ 265.00	\$ 30.00		\$ 620.00			\$ 2,720.00	\$(2,100.00)
4/13/2020			\$ (150.00)	\$ 470.00			\$ 2,720.00	\$(2,250.00)
1 4/13/2020			\$ (220.00)	\$ 250.00			\$ 2,720.00	\$(2,470.00)
4/13/2020			\$ (150.00)	\$ 100.00			\$ 2,720.00	\$(2,620.00)
4/17/2020	\$ 265.00	\$ 30.00		\$ 395.00			\$ 2,720.00	\$(2,325.00)
4/18/2020			\$ (120.00)	\$ 275.00			\$ 2,720.00	\$(2,445.00)
4/24/2020	\$ 265.00	\$ 30.00		\$ 570.00			\$ 2,720.00	\$(2,150.00)
6/1/2020				\$ 570.00	\$ 1,060.00		\$ 3,780.00	\$(3,210.00)
6/3/2020				\$ 570.00		\$ 300.00	\$ 4,080.00	\$(3,510.00)
6/5/2020	\$ 265.00	\$ 30.00		\$ 865.00			\$ 4,080.00	\$(3,215.00)
6/12/2020	\$ 265.00	\$ 30.00		\$ 1,160.00			\$ 4,080.00	\$(2,920.00)
6/19/2020	\$ 265.00	\$ 30.00		\$ 1,455.00			\$ 4,080.00	\$(2,625.00)
6/26/2020	\$ 265.00	\$ 30.00		\$ 1,750.00			\$ 4,080.00	\$(2,330.00)
7/1/2020				\$ 1,750.00	\$ 1,060.00		\$ 5,140.00	\$(3,390.00)
7/3/2020	\$ 265.00	\$ 30.00		\$ 2,045.00		300	\$ 5,440.00	\$(3,395.00)
7/10/2020	\$ 265.00	\$ 30.00		\$ 2,340.00			\$ 5,440.00	\$(3,100.00)
7/17/2020	\$ 265.00	\$ 30.00		\$ 2,635.00			\$ 5,440.00	\$(2,805.00)
7/31/2024	\$ 265.00	\$ 30.00		\$ 2,930.00			\$ 5,440.00	\$(2,510.00)
7/31/2020	\$ 265.00	\$ 30.00		\$ 3,225.00			\$ 5,440.00	\$(2,215.00)

Claimed in Court Filing

Claimed in County Application

1 Court filing claims the tenant was given a \$220 credit

Figure 3 – William Lawrence & Ashley Cook Eviction Accounting vs. County Payments Comparison

Tenants:		William Lawrence & Ashley Cook			Eviction Case:		2020 CC 1857 C	
Rent Rate:		Eviction Case \$300/week	CARES Application \$1300/month		CARES Check:		2102358	
COMPLAINT FOR EVICTION					CORONAVIRUS RELIEF FUNDS APPLICATION			
Date	COE Amount	COE Late Fee	Tenant Payment	Balance	CRF Amount	CRF Late Fee	Balance	Difference
4/1/2020				\$ -	\$ 1,300.00		\$ 1,300.00	\$(1,300.00)
4/3/2020	\$ 300.00	\$ 80.00		\$ 380.00		\$ 300.00	\$ 1,600.00	\$(1,220.00)
4/10/2020	\$ 300.00	\$ 80.00		\$ 760.00			\$ 1,600.00	\$ (840.00)
4/17/2020	\$ 300.00	\$ 80.00		\$ 1,140.00			\$ 1,600.00	\$ (460.00)
4/24/2020	\$ 300.00	\$ 80.00		\$ 1,520.00			\$ 1,600.00	\$ (80.00)
1 4/27/2020			\$ (1,174.00)	\$ 346.00			\$ 1,600.00	\$(1,254.00)
5/1/2020	\$ 300.00	\$ 80.00		\$ 726.00	\$ 1,300.00		\$ 2,900.00	\$(2,174.00)
5/3/2020				\$ 726.00		300	\$ 3,200.00	\$(2,474.00)
5/8/2020	\$ 300.00	\$ 80.00		\$ 1,106.00			\$ 3,200.00	\$(2,094.00)
5/15/2020	\$ 300.00	\$ 80.00		\$ 1,486.00			\$ 3,200.00	\$(1,714.00)
5/18/2020			\$ (200.00)	\$ 1,286.00			\$ 3,200.00	\$(1,914.00)
5/22/2020	\$ 300.00	\$ 80.00		\$ 1,666.00			\$ 3,200.00	\$(1,534.00)
5/29/2020	\$ 300.00	\$ 80.00		\$ 2,046.00			\$ 3,200.00	\$(1,154.00)
5/29/2020			\$ (300.00)	\$ 1,746.00			\$ 3,200.00	\$(1,454.00)
6/1/2020				\$ 1,746.00	\$ 1,300.00		\$ 4,500.00	\$(2,754.00)
2 6/2/2020	\$ 300.00			\$ 2,046.00			\$ 4,500.00	\$(2,454.00)
2 6/2/2020			\$ 50.00	\$ 2,096.00			\$ 4,500.00	\$(2,404.00)
6/3/2020				\$ 2,096.00		300	\$ 4,800.00	\$(2,704.00)
6/5/2020	\$ 300.00	\$ 80.00		\$ 2,476.00			\$ 4,800.00	\$(2,324.00)
6/6/2020			\$ (300.00)	\$ 2,176.00			\$ 4,800.00	\$(2,624.00)
6/12/2020	\$ 300.00	\$ 80.00		\$ 2,556.00			\$ 4,800.00	\$(2,244.00)
6/14/2020			\$ (300.00)	\$ 2,256.00			\$ 4,800.00	\$(2,544.00)
6/19/2020	\$ 300.00	\$ 80.00		\$ 2,636.00			\$ 4,800.00	\$(2,164.00)
6/26/2020	\$ 300.00	\$ 80.00		\$ 3,016.00			\$ 4,800.00	\$(1,784.00)

Claimed in Court Filing

Claimed in County Application

1 Referred to in the eviction filing as \$774 for 'CONCRETE' and \$400 for 'DRAIN'

2 NSF Check Fee from 5/29/20 payment and reinstatement of rent

Figure 4 – Willie Harrison Eviction Accounting vs. County Payments Comparison

Tenants:	Willie Harrison			Eviction Case:	2020 CC 1920 C			
Rent Rate:	Eviction Case \$240/week	CARES Application \$1040/month		CARES Check:	2101541			
COMPLAINT FOR EVICTION				CORONAVIRUS RELIEF FUNDS APPLICATION				
Date	COE Amount	COE Late Fee	Tenant Payment	Balance	CRF Amount	CRF Late Fee	Balance	Difference
4/1/2020				\$ -	\$ 1,040.00		\$ 1,040.00	\$(1,040.00)
4/2/2020			\$ (170.00)	\$ (170.00)			\$ 1,040.00	\$(1,210.00)
4/2/2020			\$ (100.00)	\$ (270.00)			\$ 1,040.00	\$(1,310.00)
4/2/2020				\$ (270.00)			\$ 1,040.00	\$(1,310.00)
4/3/2020				\$ (270.00)		300	\$ 1,340.00	\$(1,610.00)
4/6/2020	\$ 240.00	\$ 80.00		\$ 50.00			\$ 1,340.00	\$(1,290.00)
4/14/2020			\$ (260.00)	\$ (210.00)			\$ 1,340.00	\$(1,550.00)
4/14/2020	\$ 240.00	\$ 80.00		\$ 110.00			\$ 1,340.00	\$(1,230.00)
4/21/2020	\$ 240.00	\$ 80.00		\$ 430.00			\$ 1,340.00	\$(910.00)
4/24/2020			\$ (200.00)	\$ 230.00			\$ 1,340.00	\$(1,110.00)
4/25/2020			\$ (100.00)	\$ 130.00			\$ 1,340.00	\$(1,210.00)
4/28/2020	\$ 240.00	\$ 80.00		\$ 450.00			\$ 1,340.00	\$(890.00)
4/29/2020			\$ (140.00)	\$ 310.00			\$ 1,340.00	\$(1,030.00)
5/1/2020				\$ 310.00	\$ 1,040.00		\$ 2,380.00	\$(2,070.00)
5/3/2020				\$ 310.00		300	\$ 2,680.00	\$(2,370.00)
5/5/2020	\$ 240.00	\$ 80.00		\$ 630.00			\$ 2,680.00	\$(2,050.00)
5/12/2020	\$ 240.00	\$ 80.00		\$ 950.00			\$ 2,680.00	\$(1,730.00)
5/19/2020	\$ 240.00	\$ 80.00		\$ 1,270.00			\$ 2,680.00	\$(1,410.00)
5/21/2020			\$ (240.00)	\$ 1,030.00			\$ 2,680.00	\$(1,650.00)
5/28/2020	\$ 240.00	\$ 80.00		\$ 1,350.00			\$ 2,680.00	\$(1,330.00)
6/1/2020			\$ (240.00)	\$ 1,110.00	\$ 1,040.00		\$ 3,720.00	\$(2,610.00)
6/3/2020				\$ 1,110.00		300	\$ 4,020.00	\$(2,910.00)
6/4/2020	\$ 240.00	\$ 80.00		\$ 1,430.00			\$ 4,020.00	\$(2,590.00)
6/11/2020	\$ 240.00	\$ 80.00		\$ 1,750.00			\$ 4,020.00	\$(2,270.00)
6/18/2020	\$ 240.00	\$ 80.00		\$ 2,070.00			\$ 4,020.00	\$(1,950.00)
6/20/2020			\$ (260.00)	\$ 1,810.00			\$ 4,020.00	\$(2,210.00)
6/25/2020				\$ 1,810.00			\$ 4,020.00	\$(2,210.00)
7/1/2020				\$ 1,810.00	\$ 1,040.00		\$ 5,060.00	\$(3,250.00)
7/2/2020	\$ 240.00	\$ 80.00		\$ 2,130.00			\$ 5,060.00	\$(2,930.00)
7/3/2020				\$ 2,130.00		300	\$ 5,360.00	\$(3,230.00)
7/9/2020	\$ 240.00	\$ 80.00		\$ 2,450.00			\$ 5,360.00	\$(2,910.00)
7/16/2020	\$ 240.00	\$ 80.00		\$ 2,770.00			\$ 5,360.00	\$(2,590.00)
7/23/2020			\$ (600.00)	\$ 2,170.00			\$ 5,360.00	\$(3,190.00)
7/23/2020	\$ 240.00	\$ 80.00		\$ 2,490.00			\$ 5,360.00	\$(2,870.00)
7/30/2020	\$ 240.00	\$ 80.00		\$ 2,810.00			\$ 5,360.00	\$(2,550.00)

Claimed in Court Filing

Claimed in County Application