

**Appendix A**  
**Financial Condition Analysis - Enforcement**  
**Deerfield Cleaners & Laundry, DEP Facility # Haz Waste**

It is noted that the affidavit listed Notes-principle only payments of \$1,000/month. We reviewed the five mortgage instruments provided by Mrs. Poitier and could not identify which one might pertain to this affidavit item. Mrs. Poitier's 2005 tax return discloses a \$25,000 loss from her real estate investments and claims \$45,707 paid to banks, etc. as mortgage interest on Schedule E. She also claimed \$6,113 on Schedule A as Home mortgage interest. Because these amounts have been accounted for in other parts of the cash flow analysis, and the fact that no other liability could be identified, this amount was reduced to \$0.

After adjustments, her monthly cash deficit is \$1,354 (\$6,881 income minus \$423 deductions and \$7,370 expenses). This is insufficient cash flow to fund a payment. Please see Appendix C for details.

It is noted that this large of a cash deficit is not reasonable over an extended period of time. Ms. Poitier indicates she has made ends meet through loans from her brother totaling approximately \$70,000.

**Net Worth Analysis**

The potential exists to fund costs from current net worth through additional borrowings, the sale of assets, use of current cash or a combination of these. According to Sylvia Poitier's financial affidavit, her net worth is \$199,021 (\$906,635 assets minus \$707,614 liabilities). Please see Appendix D for details.

The affidavit listed the Checking balance at \$1,000. Mrs. Poitier provided bank statements for four separate accounts. These were itemized with the most current balance listed.

The affidavit listed her Home at \$159,800 and Investment/Rental property at \$627,580. An on-line Broward County Property Appraiser search was conducted to identify the taxable value of parcels owned by Sylvia Poitier. Twelve parcels were identified. Her residence is presumed to be 283 SW 1<sup>st</sup> Terrace although no homestead exemption was listed on any of the twelve parcels. The parcels were listed separately (See appendix E). Parcel information was matched with mortgage/promissory note information that was provided by Mrs. Poitier. One additional property was identified in Palm Beach County. Each parcel was listed at the higher of the mortgage amount or its 2007 taxable value.

The mortgages were listed as separate liabilities and matched to the corresponding parcel.

It is noted that we requested copies of any lease agreements from Mrs. Poitier, but were informed that all her agreements were verbal.

The affidavit omitted the loan from Lionel Ferguson, Mrs. Poitier's brother, so a \$70,000 liability was added to the affidavit.

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