



MEMORANDUM

AGENDA ITEM # IV.A

DATE: JULY 21, 2025

TO: COUNCIL MEMBER

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

The South Florida Regional Planning Council Revolving Loan Program has historically served the needs of businesses that are not entirely served by conventional lenders, with an emphasis on applicants who have been denied credit by a conventional lender. As such, the Council's RLF loans are considered riskier than conventional loans. The Loan Administration Board may charge a higher interest rate to a particular borrower depending on the risk factors of that loan. In addition, most loan payments are due on the first day of each month until maturity.

Attached for your review is the Revolving Loan Fund Status Report. In reviewing the attached status report, please note that the borrowers' loan agreements provide a fifteen (15) day grace period in which they can make their payments without a five percent late charge penalty. This status report is generated fifteen (15) days prior to the end of the month. Council staff routinely makes phone calls and sends past due notices to past due accounts after ten (10) and fifteen (15) days.

The Council policy on loan amounts and the structure of the loans for each loan program is:

"Loan amounts may range from \$25,000 to \$500,000. Borrowers seeking more than one loan may not exceed \$500,000 in aggregate. Loans may be used for funding up to 100 percent of a project, provided that bank or conventional financing is unavailable, and that equity is nonexistent or is otherwise needed for cash flow. In cases where limited financing from a private/traditional source is available, loans can be used as supplemental or "second mortgage" funds. Second positions on collateral may be acceptable so long as the prior lien holder is a lending institution."

Please find attached Legal Counsel's South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund report on legal action that has been taken to collect on delinquent accounts.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org

Payment Status Report

Traditional RLF Payment Status Report

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
1022	██████████	300,000.00	300,000.00	240	7.0	2,709.36	262,700.22	06/01/25	0	06/02/25	07/01/25	01/08/04	09/01/39	Performing
1023	██████████████████	301,586.50	301,586.50	120	0.0	350.00	161,715.88	06/01/25	0	06/02/25	07/01/25	07/19/06	03/01/29	Performing
1039	██████████████████	125,000.00	125,000.00	84	5.0	200.00	119,582.53	03/01/25	90	03/11/25	04/01/25	11/24/08	12/31/15	Delinquent
1040	██████████████████ ██████████	200,000.00	200,000.00	84	5.0	1,472.32	41,178.69	06/01/25	0	06/02/25	07/01/25	02/02/09	08/01/28	Performing
3024	██████████████████	189,043.88	189,043.88	144	0.0	500.00	88,500.00	06/25/25	0	06/03/25	07/25/25	07/26/99	12/01/16	Default Final Judgment
4008	██████████████████	300,000.00	300,000.00	0	5.0	750.00	142,401.75	06/12/25	0	06/12/25	07/12/25	07/31/09	03/31/39	Performing
4018	██████████████████	119,598.00	150,000.00	120	6.0	1,327.78	117,478.41	06/01/25	0	06/02/25	07/01/25	07/12/13	08/01/20	Performing
4027	██████████████████	149,500.00	149,500.00	120	5.0	1,590.98	25,368.20	06/01/25	0	06/03/25	07/01/25	12/15/15	12/15//25	Performing
4028	██████████████████ ██████████	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2252	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	██████████████████ ██████████	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2252	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	██████████████████	332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	06/01/25	0	06/02/25	07/01/25	09/28/17	08/01/28	Performing
4032	██████████████████	300,000.55	300,000.55	120	7.0	3,577.27	145,279.99	06/01/25	0	06/02/25	07/01/25	10/24/18	11/01/28	Performing
4033	██████████████████	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	593	10/12/23	11/15/23	10/25/18	10/25/25	In Legal

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
4034	██████████	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1033	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	██████████	248,684.03	248,684.03	84	0.0	375.00	12,521.57	06/01/25	0	06/02/25	07/01/25	03/05/19	04/01/26	Performing
4036	██████████	549,223.30	549,223.30	84	0.0	375.00	477,219.60	06/01/25	0	06/02/25	07/01/25	03/05/19	04/01/26	Performing
4037	██████████	173,904.64	173,904.64	84	5.0	1,750.00	104,107.82	06/01/25	0	06/02/25	07/01/25	03/28/19	03/28/26	Performing
4038	██████████	99,885.78	99,885.78	60	7.0	1,500.00	29,282.77	06/01/25	0	06/02/25	07/01/25	03/28/19	03/28/26	Performing
4039	██████████	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1033	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	██████████	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	593	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	██████████	200,000.00	200,000.00	120	4.5	2,322.17	118,268.70	06/01/25	0	06/02/25	07/01/25	04/22/21	04/01/31	Performing
4044	██████████	130,000.00	130,000.00	120	4.5	1,347.30	82,818.56	06/01/25	0	06/02/25	07/01/25	03/22/21	03/01/31	Performing
4046	██████████	100,000.00	100,000.00	60	0.0	300.00	82,627.84	06/01/25	0	06/02/25	07/01/25	10/06/22	10/01/27	Modification
4048	██████████	349,497.00	98,668.75	60	0.0	352.00	88,036.75	06/01/25	0	06/02/25	07/01/25	02/23/23	03/01/28	Performing
4049	██████████	331,700.00	80,271.75	60	0.0	301.00	75,455.75	06/01/25	0	06/02/25	07/01/25	02/23/23	03/01/28	Performing
4050	██████████	331,700.00	85,566.75	60	0.0	321.00	80,430.75	06/01/25	0	06/02/25	07/01/25	02/23/23	03/01/28	Performing
Totals		5,921,802.73	5,203,814.98			26,089.23	3,572,763.01							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
July 1, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4052	[REDACTED]	470,000	1/16/2024	\$0.00	n/a	\$ 470,000.00
	TOTAL	\$470,000		\$0.00		\$ 470,000.00

Cash Available to Lend				
Bank Balance as of	6/30/2025			\$ 1,607,351.50
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	10,918.61			
Total Committed Funds				\$ 480,918.61
Total Uncommitted Funds				\$ 1,126,432.89



July 1, 2025

VIA E-MAIL (isabelc@sfrpc.com)

Isabel Cosio Carballo, MPA, Executive Director
South Florida Regional Planning Council
Oakwood Business Center
One Oakwood Boulevard, Suite 250
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

1. SFRPC adv. Equity Partners 102, LLC
(Our File No. 9940633)

Equity Partners 102 foreclosure complaint was filed with the Court on July 13, 2023. On July 24, 2023, SFRPC filed an Answer and did not assert affirmative defenses. Equity Partners seeks to foreclose its first mortgage against Ms. Dawson's real property located at 2748 NW 8th St. Fort Lauderdale, FL. On September 5, 2023, a hearing on Plaintiff Equity Partners' Motion for Order to Show Cause was scheduled. The Court deferred ruling on the entry of the foreclosure judgment. On October 9, 2023, the Court entered an Agreed Order Granting Plaintiff's Motion to Dismiss Defendant's Counterclaim, and gave the defendant until October 30th to file an amended counterclaim as to all counts. SFRPC's Motion for an extension of time was denied as it was moot because there will be an amended counterclaim filed at a later date. On April 25, 2024, Plaintiff filed its Motion for Summary Final Judgment, Affidavit in Support of MSFJ, Affidavit of Attorney Fees and Costs, and Affidavit of Reasonable Attorney Fees. On December 12, 2024, Defendant filed an Amended Motion Requesting Referral to Mediation to include SFRPC and the hearing was scheduled for December 17, 2024. The Court entered a Uniform Trial Order on

Isabel Cosio Carballo, Executive Director

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July 1, 2025

December 18, 2024, setting the trial period from June 2, 2025 until June 20, 2025. Mediation occurred on April 1, 2025. The case did not settle.

On March 31, 2025, SFRPC filed a Notice of Filing Satisfaction of Mortgage and Notice of Disclaimer, disclaiming any interest in the subject property. Also on March 31st, Ms. Dawson filed a Satisfaction of Mortgage, Notice of Taking Depositions of Alfred Andreu, Isabel Cosio Carballo, and Kerry Ezrol. On April 1, 2025, the Mediation Report was filed and reported that the proceedings were adjourned and no settlement was reached. On April 10, 2025, Plaintiff filed a Notice of Voluntary Dismissal without prejudice as to SFRPC. Ms. Dawson continues to attempt to bring SFRPC into this case. On April 21, 2025, SFRPC filed its Stipulation for Substitution of Counsel. Chris Stearns of Johnson Anselmo has been substituted as counsel. Ms. Dawson has sought to take the depositions of Kerry Ezrol and Sean Swartz. The depositions were cancelled by Ms. Dawson. Ms. Dawson has also filed a motion to disqualify Goren Cherof.

On May 2, 2025, the Court entered an Order Granting Plaintiff's Motion to Strike Demand for Jury Trial. On May 5, 2025, Defendant filed a Motion for Continuance and/or Stay of Calendar Call and the hearing was scheduled for May 21, 2025. On May 16, 2025, Defendant filed a Motion for Reconsideration and/or Rehearing Upon Order Entered on May 2, 2025. At the May 21, 2025 hearing, the Court entered an Order Resetting the Trial commencing October 20, 2025 to November 7, 2025 and scheduled a Calendar Call for October 16, 2025. On May 27, 2025, Plaintiff filed a Motion for Order to Specially Set Hearing Date on Plaintiff's Motion for Summary Final Judgment and the hearing was scheduled for June 17, 2025. On June 16, 2025, Ms. Dawson filed an Amended Counterclaim and Crossclaim with Additional Party Counterclaims for Damages. On June 25, 2025, Plaintiff filed a Notice of Hearing for its Motion for Summary Final Judgment and it is scheduled for September 15, 2025. On July 1, 2025, Plaintiff filed its Motion to Strike Defendant's Amended Counterclaim and SFRPC filed its Motion to Strike and/or to Dismiss Amended Crossclaim.

Should you have any questions, please feel free to contact me.

Sincerely yours,

/s/ Kerry L. Ezrol

Kerry L. Ezrol

KLE:jc

cc: Samuel S. Goren, General Counsel (via e-mail & hard copy)
Alisha Lopez (via e-mail)
Steve Foreman (via e-mail)
Jeffrey Tart (via e-mail)
Kathe Lerch (via e-mail)