

JUDA ESKEW GENERAL LEDGER REPORTS CHANGES THAT APPEAR TO BE MADE TO HIDE TRANSACTION INFORMATION FROM THE UNIT OWNERS

We located the details of some of these transactions relating to Shawn Martin via Juda Eskew (our HOA Accounting Firm) General Ledger transaction entries. We now notice that the transaction notes have been removed. It appears to be more evidence that pertinent financial information is being withheld from our community. Shawn Martin confronted Patty Sabates, President, about these legal fees with his name on it in a Board Meeting It is ironic that the accountants are no longer providing ledger notes a month or so after this confrontation. See below:

Examples Hollander Transactions from Juda Eskew Ledger Report ran on March 26, 2024:

57505	Legal	12/31/2022	SBal	Starting Balance			
		03/08/2023	6711	Hollander. Goode & Lopez , PLLC Inv #17089 - Professional Services - Revised Roof Contract		2,312.59	
		05/17/2023	6752	Hollander. Goode & Lopez , PLLC Inv #17158 - Professional Services - Review Notice		3,492.58	
		05/17/2023	6753	Hollander. Goode & Lopez , PLLC Inv #17208 - Professional Service - Call to & From Levy		1,028.50	
		05/17/2023	6754	Hollander. Goode & Lopez , PLLC Inv #17232 - Professional Service - Re Roof Project		3,216.43	
		06/14/2023	6760	Hollander. Goode & Lopez , PLLC Inv #17355 - Professional Service - Review Correspondence		1,986.08	
		07/12/2023	6776	Hollander. Goode & Lopez , PLLC Inv #17429 - Professional Service - Review Correspondences		5,904.32	
		08/09/2023	6786	Hollander. Goode & Lopez , PLLC Inv #17492 - Professional Services - Correspondences		224.17	
		09/20/2023	6800	Hollander. Goode & Lopez , PLLC Inv #17565 - Review Loan Doc's & Correspondence		3,061.41	
		10/04/2023	6806	Hollander. Goode & Lopez , PLLC Inv #17635 - Professional Service - Shaw Martin Moving Project		2,738.92	
		11/15/2023	6829	Hollander. Goode & Lopez , PLLC Inv #17726 - Professional Service - Review Correspondences		2,188.44	
		01/10/2024	6854	Hollander. Goode & Lopez , PLLC Inv #17875 - Professional Services - Modify Meeting Materials		4,522.50	
		03/06/2024	6872	Hollander. Goode & Lopez , PLLC Inv #17955 - Professional Service - Correspondences		2,388.79	
		03/06/2024	6873	Hollander. Goode & Lopez , PLLC Inv #17955 - Professional Service - Correspondences		2,208.29	

Examples of Hollander Transactions from Juda Eskew Ledger Report ran on June 7, 2024:

1020 Popular Bank Operating	12/31/2023	SBal	Starting Balance				187,019.14
	1/10/2024	6854	Hollander. Goode & Lopez , PLLC		4,522.50		
	3/6/2024	6872	Hollander. Goode & Lopez , PLLC		6,573.79		
	3/6/2024	6873	Hollander. Goode & Lopez , PLLC		6,882.16		
	4/17/2024	6889	Hollander. Goode & Lopez , PLLC		4,295.98		
	4/17/2024	6890	Hollander. Goode & Lopez , PLLC		2,339.48		
	5/15/2024	6902	Hollander. Goode & Lopez , PLLC		2,543.98		
	5/15/2024	6903	Hollander. Goode & Lopez , PLLC		375		
	5/15/2024	6904	Hollander. Goode & Lopez , PLLC		604.53		
	5/15/2024	6905	Hollander. Goode & Lopez , PLLC		105		
					28,242.42		

Refer to the Attached Excel Reports from Juda Eskew as records of these official transactions.

Further, Juda Eskew was confronted about the transactions in the General Ledger above where accounting notes were removed from the transactions and was also confronted about Shawn Martin's Board Member access to Juda Eskew's financial report portal that all other Board Members have access to. **Refer to the attached email to Juda Eskew dated 6.28.24.**