

Re: Juda Eskew Accounting Discrepancies Noticed & Transaction Support Requests

Shawn Martin <smartin@iscccompany.net>

Fri, Aug 9, 2024 at 1:37 PM

To: "ceskew@homeownercpa.solutions" <ceskew@homeownercpa.solutions>

Cc: <psabates48@gmail.com>, <bjlapides@bellsouth.net>, <elizabeth.palen@hotmail.com>

Back to this subject matter for a minute! My supporters and I are aware of your gaslighting and deflecting on issues that I request that I have a right to under the law! That's why I video the meetings to get a record of this! Going back to the Mid-Year Budget Meeting with Carol, I confronted you all about the accounting discrepancies on video, and then again in another meeting or two. Then, last night I asked specifically asked you about the expenditures on this project since my access has been blocked by Juda Eskew to see the General Ledger! And again Patty, you gaslighted and deflected! It appears to me you don't want the community knowing how MUCH you are overspending on this project when we only have a \$4.6 Million Loan and some say \$400k or so reserves, possibly! And again, this matter will be sent to the respective authorities to add to their list of active investigations!

<https://www.pmlawfla.com/desantis-signs-new-florida-condo-law-effective-july-1st/#:~:text=Unit%20owners%20have%20the%20right,other%20issues%20affecting%20the%20condominium>.

c. Unit owners have the right to speak at board meetings with reference to all designated agenda items and to ask questions relating to various association matters, such as the status of construction or repair projects, the status of revenues and expenditures, and other issues affecting the condominium.

So, after these investigations are concluded, I should no longer have issues getting copies of records that I OWN 1/128% of! I am sending this to the regulators to review including a link to last night's video...

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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On Aug 9 2024, at 11:12 am, Shawn Martin <smartin@iscccompany.net> wrote:

This behavior here was reported and now I have two or three videos of me confronting you directly about this behavior! And those videos were also sent to the many levels of the government/authorities to start investigations and I got a confirmation that the DBPR did start one which that investigation was also reported to many levels of the government! You are hiding our financial resources from us (owners)! This appears to hint at fraud to me so I report it to the proper authorities to be investigated! That's that and it's done already!

Shawn Martin, MBA

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On Jun 28 2024, at 12:14 pm, Shawn Martin <smartin@isccompany.net> wrote:

Carol,

For the first matter, I am now asking you directly was my access to the Client Portal changed so that I can no longer access the accounting records? See the below snippets of your screens on your Client Portal web interface:

So, was my access removed or why can I no longer access the information on the Client Portal on the Juda Eskew website?

For a second matter, I noticed that the last pull of the General Ledger that I made on 6.25.24 that it appears the transaction notes for each line item were removed. For example, this is an excerpt from the General Ledger that was extracted from your website for Hollander, Goode & Lopez transactions:

1020	Popular Ba	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	

As a cross comparison, the below excerpt is the same type of transactions from Hollander, Goode & Lopez that were extracted on 3.27.24 you can clearly see that there were transaction notes on the General Ledger as depicted

below and I have many other examples reflecting the same information:

57505	Legal	12/31/2023	SBal	Starting Balance	0.00
		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 #18028 - Professional Service - Shawn Martin	2,208.29
		03/06/2024	6873	Hollander. Goode & Lopez , PLLC Inv #18028 - Professional Service - Shawn Martin	1,678.87

				10,798.45	10798.45
57530	Postage, Printing, Administration	12/31/2023	SBal	Starting Balance	0.00

So, who authorized or requested these changes to the General Ledger and accounting notes? Was it someone from the Omega Villas Board or was it someone from Juda Eskew & Associates?

For a third matter, I would like the transaction support for the below Hollander, Goode Lopez transactions (I will also make this request by Certified Mail if this is an issue):

03/06/2024	6873	Hollander. Goode & Lopez , PLLC Inv #18028 - Professional Service - Shawn Martin	2,208.29
03/06/2024	6873	Hollander. Goode & Lopez , PLLC Inv #18028 - Professional Service - Shawn Martin	1,678.87
5/17/2023	6753	Hollander. Goode & Lopez , PLLC Inv #17208 - Professional Service - Call to & From Levy	1,028.50
11/15/2023	6829	Hollander. Goode & Lopez , PLLC Inv #17726 - Professional Service - Review Correspondences	2,188.44
10/4/2023	6806	Hollander. Goode & Lopez , PLLC Inv #17635 - Professional Service - Shaw Martin Moving Project	2,738.92

I appreciate your immediate attention to these three matters.

Regards,

Shawn Martin, MBA

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