

Camarillo Springs Townhomes
August 2022 Board of Directors Meeting

Thank you for following up with my request to receive the financial statements. After a cursory review of the statements and considering our operating fund shortages, it appears much of our problem may be accounting procedures.

A proposal change to financial accounts would be a solution to increase the operating fund by reviewing how expenses were charged to accounts verses budget from January through June 2022. Categories of concern are tree service, inside construction, roof repairs, electricity, and water.

An aggregate in the amount of \$21,696 for tree service was paid from January through May and a total of inside construction and roof repairs in March, combined total of \$5,666 was paid from the operating fund. Some of these costs may be the result of storm disaster and major termite restoration.

These are expenses that may have been misclassified and paid from the Operating Fund; and through review could be expensed from the Reserve Fund. One example was a \$10,015 tree service paid in January for a large, downed tree as a result of a windstorm.

I would appreciate a reply and evaluation within two weeks from August 25th for a financial review of the accounts mentioned.

Sharon Ball