On 8/14/2026 1:34 PM, Keila Navarro wrote:

David,

Good morning,

As requested, I have attached the balance sheet as of the end of June. The July financials have not yet been released.

If you would like to review the detailed general ledger, you will need to schedule an appointment to come into the Coventry Group office to review those records. Please refer to the Members' Access Resolution for additional information regarding access to financial records.

Regarding the approximately $69,000 transfer, in April of this year, Ruppert's reported nine outstanding invoices related to landscaping and snow removal services. These invoices had not previously been submitted to us due to an internal oversight on Ruppert's part. They explained that the issue occurred in connection with their transition from Greatscapes to Ruppert's Landscaping. The total amount of the outstanding invoices was $69,056.17.

Because the outstanding invoices were for previously rendered services, the Association needed to satisfy the balance owed to Ruppert's. The necessary funds were therefore transferred from the Reserve Account to the Operating Account to cover the outstanding invoices.

The Board approved the transfer. It was not included in the meeting minutes because the matter was not discussed during a Board meeting and did not require a vote, as the transfer was made to correct an accounting error.

Thank you.

Kindest Regards,

**Keila Navarro**

On 8/13/2026 5:13 PM, David Gillette wrote:

Keila,

I'd like some clarification on the $69,056.17 "09920 Misc Transfer" line item with no corresponding budget amount.

Specifically, could you help answer the following:

1. What does this MiscTransfer entry represent, and which accounts or funds does it move money between (e.g., operating to reserves, or vice versa)?
2. What is the underlying transaction or purpose behind this transfer — is it tied to a specific project, reimbursement, or correction?
3. Was this transfer approved by the Board, and if so, could you point me to the relevant meeting minutes or resolution?
4. Why does this account carry no budgeted amount, unlike the other expense line items on the statement?

I ask because this entry has a material impact on the reported financials — it's the primary reason the year-to-date expense total appears well under budget, and it significantly affects the reported net income for the year. I'd like to understand it fully before the next Board meeting so I can review it in proper context.

I'd appreciate any supporting documentation you can share, such as the general ledger detail for this account or the relevant invoice/transfer authorization.

Thank you for your time, and please let me know if you need any additional information from me.