

# **Blue Pacific MHP Association**

## **FINANCE COMMITTEE REPORT**

**July 24, 2024 – Revised v4**

The Finance Committee met Tuesday, July 9<sup>th</sup> along with Evans Management, the County Assessor's office and members of the Board. We regret that the association as a whole could not hear this first hand but this was a focused information meeting to which I will detail below. This was strictly a meeting for Evan's Management to respond the Tax Accounting discrepancies discovered last February. No board discussions on solutions took place.

Evan's Management implemented a Tax Accounting policy for our park in December of 2017 that covered the period from our Park close of Escrow on 8/30/2011 to date. The crux of the accounting policy conflict came about when multiple sales on spaces in the park took place. The calculation on the new owner's assessment was less than it should be and therefore charged a reduced monthly payment.

Our Park Property taxes have always been paid and we are current. The impact on the park has been a shortfall has had an effect on our operating budget. The Financial Consequences caused the burden of the tax responsibility, to fall more on the association as a whole rather than on the residents that acquire membership through the sale of a space in the park.

As a First Step - The Finance Committee proposed that the former Tax Accounting policy implemented by Evans Management in December of 2017 end immediately and the new proposed tax accounting policy presented to the Board Wednesday, July 10, 2024, be put into effect immediately.

Dave O'Connor - Finance Committee Chair

Brendan Coad, Desiree Sanchez, Wendy Strong, Nancy Becker