

Grace implied there were “employee leasing agreements” (email dated Monday, December 15, 2025 at 5:06 PM, line 86 of the email communication) associated with my questions/concerns. According to the Management Company, there are no employee leasing agreements associated with the contracts in question. See below email from CAM.



Why would Grace insinuate there were leasing agreements? Why wouldn't Grace just admit bonuses/gifts were discussed and approved?

From: Jeffrey Costa <jeffreym.costa@outlook.com>
Sent: Monday, February 23, 2026 12:40 PM
To: Community Manager Turtle Rock <communitymanager@myturtlerock.com>
Subject: Re: Document request

Good afternoon Nanette,

I would like to see detailed November, December and January accounts payables.

Also, am I to assume there are no employee lease contracts associated with Allied, AVC Home Solutions or Sunstate Management Group?

Thank you,

Jeff

From: Community Manager Turtle Rock <communitymanager@myturtlerock.com>
Date: Monday, February 23, 2026 at 12:43 PM
To: Jeffrey Costa <jeffreym.costa@outlook.com>
Subject: RE: Document request

Hi Jeff –

I am not sure what you mean by detailed? I did receive the January financials today, so I am attaching those for you.

There are no lease contracts associated for any of the companies listed.

Thank you,

Nanette Thomas, LCAM

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