When Projects Begin, Paper Trails Matter

By Marnie Dale Ragan, Esq. / Published Aug 2026

While this time of year is typically reserved for hurricane protection discussions, we are seeing a rise in community projects and restoration. With these projects come opportunities for associations to safeguard their finances and ensure that all accounting is complete and clear. Owners are increasingly making records requests relating to the economics of their associations, mainly as a result of the increase in assessments or the levying of special assessments relating to recertification and restoration projects. Associations can and should take this opportunity to make sure that their project plans are clearly defined with the engaged professionals and that all recordkeeping and documentation is accurate. This is especially important with special assessment accounting. Associations can also take measures to safeguard financial operations by implementing fraud protection plans and requiring multiple layers of approval and authorization for expenditures. While these practices may seem tedious, the system of checks and balances will provide comfort and protection to all parties, including board members, the management team, and owners.