

Unraveling the Numbers: The Case for a Forensic Accountant

The Problem: A Pattern of Questionable Accounting



Pattern of Questionable Accounting

A six-year history of good standing is contradicted by sudden, unexplained charges.

**\$1,312
CREDIT**

**A \$1,312 credit was
intentionally removed
from the tenant's ledger**

In July 2025, a credit from December 2024 was removed. A VA caseworker confirmed the \$1,313 credit unfirmed... the credit had been "intentionally removed."



Defendant admits to "billing errors" and system manipulations

Brookfield Properties has admitted to "billing errors," and then transaction logs reportedly confirm "unauthorized reversals and manipulations."



**\$2,475.45
DELINQUENCY**

A false delinquency of \$2,475 was fabricated

After removing the credit, the defendant backdated charges to create a new, inflated balance... circulated to the Dallas County Dallas County Housing Authority.



Official records show conflicting information

A Dallas County Case Manager expressed confusion... noting it showed no payments for five months, despite the plaintiff being on autopay, questioning how the \$2,475 balance was reached.

Ledger Status	Balance	Key Event
Before Alteration	-\$1,312 Credit	An earlier account ledger showed a significant credit
Before Alteration	-\$1,312 Credit	An earlier account ledger showed a significant credit
After Alteration	\$2,475.45 Delinquency	A rediced ledger was produced after the credit was "intentionally removed."

The Solution: How a Forensic Accountant Can Clarify the Facts



Trace the Funds

Reconstruct the complete payment history. A forensic accountant can analyze bank records and all available ledgers to trace every payment and credit, identifying the more than \$1,700 payments the plaintiff claims are omitted from the doctored ledger.



Analyze the Data

Prove ledger tampering and backdating

By comparing different versions of the ledger, an expert can demonstrate how and when the \$1,312 credit was removed and other charges were improperly backdated.



Quantify the Harm

Calculate the true financial damages

The accountant will provide a precise calculation of all improper charges, such as the over \$700 in fraudulent parking fees, and establish the plaintiff's correct account balance.



Provide Expert Testimony

Deliver clear, independent findings to the court

A forensic accountant can serve as an expert witness, presenting an objective and evidence-based report that cuts through the complexity and proves the extent of the financial manipulation.