

## Accounting for Signature Property Management June through October 2018 + Former Board Budget

First we would like to quote from page 6 paragraph 7 of the Signature Contract. “FEE: Association agrees and covenants to pay Agent a professional fee for Agent's services in the amount of **\$875.00 monthly; \$10,500.00 annually.**”

Now we would like to share with you the 5 month actual accounting of Signature's billing to the association. Notice the amounts compared to their quotation above:

Date	CK#	Amount
6-28	1083	\$ 1,166.15
7-19	1083	\$ 1,191.15
8-20	1094	\$ 982.58
9-19	1099	\$ 1,186.47
10-10	1106	\$ 1,143.18
5 month total		<b>\$ 5,669.53</b>

The 5 month total is divided by 5 to acquire a **Monthly Average of \$ 1,133.90.**

Next the monthly average is Multiplied by 12 to get the **Annual of \$ 13,606.87.**

So what you are seeing here is the actual Signature billings averaged then projected to annual where it was going to be a **\$ 3106.87 overcharge for the year** above their quoted price. If the drive by inspections (\$ 5,200) were removed from the annual total the accounting/bookeeping portion of Signature, the cost of those services would have been **\$ 8,406.00 per annum.**

Now you have to look at the questionable financial handling issue. The only way our budget could have dealt with Signature Property Management would have been numerous annual fee increases. This was alluded to in the previous board's May 7 letter with use of the word “currently” referring to our budget currently handling Signature and also the four page concession-of-recall letter that gave us warnings about how low our assessment fee is and indicating a need for increase. The annual budget was an over run, not a balanced budget that nobody noticed at the annual meeting because it is so unconventional nobody was looking for that.

We have no intention to waste the Association's money. Our entire existence has been to stem the ballooning financial issue known as Signature Property Management and bring the community into the process of making these decisions.

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## Sugarhill Property Owners Association, Inc.

### 2018-2019 Proposed Annual Budget

Association Fiscal Year: July 1, 2018 - June 30, 2019 2018-19  
Budget

#### Income:

Annual Maintenance, 97 Lots @ \$700 per lot \$ 67,900

#### Expenses:

Insurance \$ 2,050

Attorney/Legal \$ 3,500

Storage Locker \$ 470

Accounting & Tax Prep \$ 400

Landscaping \$ 6,000

Irrigation Maintenance \$ 475

FPL \$ 250

Meeting Room Rental \$ 175

Bank Charges \$ 50

Postage/Printing/Mailing/Supplies \$ 725

General Repairs & Maintenance \$ 1,000

Add'l Landscaping/Tree Trimming \$ 1,900

Drainage Normal Maintenance \$ 625

Common Areas Improvements \$ 6,500

Contingency \$ 1,850

\$ 25,970

Transfer to Reserves \$ 41,930

Roads \$25,250

Tennis Courts \$ 1,000

Drainage-Major Capital Improvements \$ 15,680

**Total Budget \$ 67,900**