

## Clayman Property Services Guides Associations through Tentative Economic Climates

Condominium association's need the guidance and help of a professional property management company especially in the economic environment we face today. Increased property values are the goal of all condominiums and Clayman Property Services can help you increase those values.

**Budget preparation:** We help you increase property values by creating an effective operating budget. An effective operating budget is pertinent to the operation of the association. Everything is dependent upon the budget. In order to make sure you have the correct amount of funds to cover all of your yearly expenses, the budget needs to be accurate. You determine what the monthly dues will be from the budget.

How does Clayman Property Services help condominium associations establish a budget? We gather all the pertinent information needed to create a budget. We look at what was spent in the past and what is currently being spent. We meet with the board to determine what the next year's goals are so those items can be included in the budget. (Example: an association wants to replace patio fences). We also discuss with the board the association's reserves and make sure that there is money budgeted to fund the reserve account(s). All this information is prepared in a spreadsheet to be presented to the board for analysis and discussion.

**The collection of association monthly dues** is one of the most important tasks we perform as a property management company. Clayman Property Services is proud to say that we have collected thousands of dollars in delinquencies for our customers. We do this by frequently communicating with unit owners when their account is past due. We make phone calls and send statements on a regular basis. We attempt to avoid a delinquency from becoming a bad debt to the association.

**Quality and timely property maintenance** can dramatically improve property values. Clayman Property Services uses the best maintenance people in the industry. Getting the work completed correctly and on a timely basis is our goal.

Contact Clayman Property Services, 614-842-1922, today to learn how we can increase your property values!