



LONE EAGLE MANAGEMENT



Property Management Solutions and Services

We provide our clients with the highest level of service and an uncompromised level of integrity.

Our Team

With over ten years of experience in Accounting & Finance, **Ron DeBiasse, Jr.** is responsible for the daily management of the company, all aspects of finance and accounting, expense analysis, client relations, and new business development. Ron is a certified public accountant, and a licensed real estate agent, with a Bachelor of Arts degree from Muhlenberg College. He also serves on the Board of Directors for the Essex Chapter of the NJ State Society of CPAs.

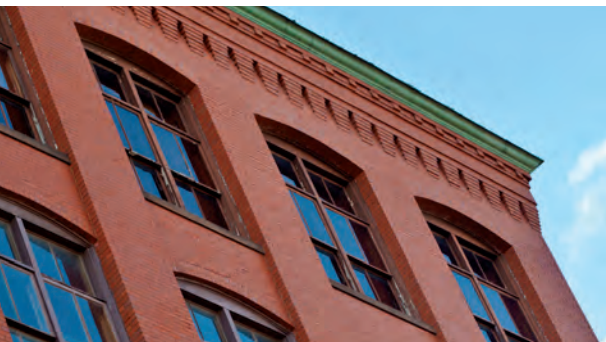
Ron DeBiasse, Sr. has over 30 years of experience in the field of property and asset management. He is responsible for all aspects of operations including facility maintenance, resident relations, contract administration, security and fire/life/safety standards and procedures and quality control.

Ron Sr. holds a Bachelor of Science in Accounting from Fairleigh Dickinson University, he is a New Jersey licensed real estate broker, and currently serves as the president of the New Jersey Chapter of the Building Owners & Managers Association (BOMA).

Jo DeBiasse is responsible for all matters of tenant relations, service coordination and customer service. With her prior experience in residential real estate, Jo has served on the Housing Authority in Madison, NJ.

Lone Eagle Management is a growing, client focused property management company located in New Jersey. With over 40 years of management experience, our team has the ability to provide a tailored management program that will fit the individual needs of your Association.

Our management program can be segregated into two main areas, Property Management and Accounting.



Property Management

Lone Eagle will remain responsive and flexible in order to meet all of your needs. We will always act professionally and in the best interest of the residents in order to provide a safe and comfortable home environment.

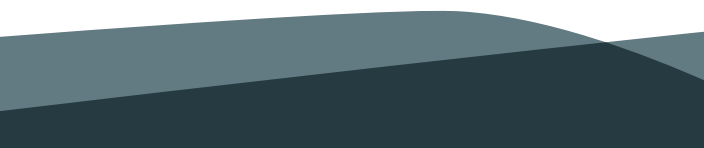
This includes the management of superintendents or other on-site personnel (if applicable).

- > Emergency Responsiveness** - Telephone availability 24 hours a day 7 days a week for resident inquiries and emergencies.
- > Property Maintenance** - Maintenance and repair activities performed on or in the property are supervised and reviewed by our management team to ensure it meets quality control standards.

- > **Resident Relations** – Our management team will remain in contact with residents to stay abreast of any potential issues.
- > **Contracted Services Administration** – We will use our more than 40 years of experience to define required maintenance procedures, manage the competitive bidding process and monitor contractor performance to ensure full compliance with pre-established standards and adherence to all local, state, and federal government requirements.
- > **Budgeting** – In conjunction with the accounting department, our property managers are responsible for the preparation of the operating budgets as well as adherence to those budgets throughout the year.
- > **Additional Services** – As a truly client focused management company, Lone Eagle Management has the expertise to provide additional services as requested by the Association.

Accounting

Reduced expenses, timely reporting, and strong cash management are our priority. In order to accomplish those goals we will be responsible for all cash receipts and disbursements related to the property, including billing and collections of Association fees as well as payment of all vendor invoices.

- > **Budgeting** – Our accounting department is responsible for the preparation of the operating budgets as well as adherence to that budget throughout the year.
 - > **Bookkeeping/Record Keeping** – Accurate maintenance of your Association's financial records.
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> **Financial Reporting**

We will provide a variety of detailed accounting reports based on the Association's needs. A variety of reports can be tailored to the Board of Directors' requests including but not limited to:

- Balance sheet
- Income statement
- Cash flow report
- Check register (general ledger detailing all activity for all cash accounts)
- Accounts receivable aging report
- Accounts payable aging report
- Bank reconciliations

> **Accounts Payable** – Invoices are entered into the accounting system and paid twice monthly and on an “as needed” basis for emergencies.

> **Billing/Collections** – Accounts are monitored continuously and collections become the immediate priority when an account becomes delinquent. Strong collections will ensure the Association's financial health.



LONE EAGLE MANAGEMENT

Property Management
Solutions and Services

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