

Management1 LLC

Management1 has to be the biggest waste of money we are facing. We are paying them, **\$52,000 per year**, to do what? To give us those crappy, incomprehensible 75-page monthly reports? They are here 2 days @ week for about 4 hours. And, they spend all our monies on unnecessary projects hiring way overpriced contractors. (I strongly suspect that Richard was getting kickbacks, this is not a statement, but a suspicion)

Besides, the \$52,000 a year I noticed that they were charging us every month for mailings and postage. I never received any mail from management1 other than those crappy statement, via email.

In January of 2025, we paid \$675.00 for mailing rules & regulations. and \$447.50 for postage to mail those, yet I never received any mail from them. Have you?

In the misc. fees, in Sept. of 2024 we paid \$280 for management fees, which I don't understand as he was getting his \$4,400 monthly.

Additionally, in October 2024 he charged us **\$700** for working on Mondays, for the rip-off parking sticker project, where they tried to charge us \$60 for a 25-cent parking sticker. Not to mention that they towed cars away for no valid reason at all.

And finally, In April 2025 he charged us **\$500.00** for filing taxes. That must be why we are paying \$800. a month for a CPA service.....

He was even charging us for management software maintenance. Management software are his tools of the trade, how can he charge that to us? What audacity.

Management1 tiene que ser el mayor despilfarro de dinero al que nos enfrentamos. Les estamos pagando **52.000 dólares al año**, ¿para qué? ¿Para darnos esos informes mensuales de 75 páginas, pésimos e incomprensibles? They are here 2 days @ week for about 4 hours. Y gastan todo nuestro dinero en proyectos innecesarios, contratando a contratistas con precios excesivos. (Sospecho fuertemente que Richard estaba recibiendo sobornos; esto no es una afirmación, sino una sospecha).

Además, los **52.000 dólares** anuales que observé que nos cobraban cada mes por envíos y franqueo. Nunca recibí ningún correo de la gerencia, aparte de esos estados de cuenta pésimos, por correo electrónico.

En enero de 2025, pagamos 675,00 dólares por las normas y regulaciones de envío. y 447,50 dólares por el franqueo para enviarlos por correo, pero nunca recibí ninguna correspondencia de ellos. ¿Lo has hecho?

En los gastos varios, en septiembre de 2024 pagamos **280 dólares** por gastos de gestión, lo cual no entiendo, ya que él recibía sus 4400 dólares mensuales.

Además, en octubre de 2024 nos cobró **700 dólares** por trabajar los lunes en el proyecto de la pegatina de aparcamiento fraudulenta, donde intentaron cobrarnos **60 dólares** por una pegatina de aparcamiento de 25 céntimos. Por no mencionar que se llevaron coches sin ninguna razón válida.

Y finalmente, en abril de 2025, nos cobró **500,00 dólares** por la presentación de la declaración de impuestos. Esa debe ser la razón por la que pagamos 800 dólares al mes por un servicio de contabilidad...

Incluso nos cobraba por el mantenimiento del software de gestión. El software de gestión son sus herramientas de trabajo, ¿cómo puede cobrarnos eso? ¡Qué audacia!

Date	Base	Invoives	Postage	Misc	
1/10/2024	\$4,400.00				
2/1/2024	\$4,400.00	\$22.50	\$63.70	\$19.98	
3/1/2024	\$4,400.00	\$22.50 \$22.50	\$20.40		
4/2/2024	\$4,400.00	\$22.50 \$22.50	\$17.28	\$7.50	
5/1/2024	\$4,400.00	\$45.00	\$20.40		
6/1/2024	\$4,400.00	\$45.00	\$29.44		
7/5/2024	\$4,400.00	\$45.00	\$20.40		
8/6/2024	\$4,400.00	\$45.00	\$23.90		
9/3/2024 9/16/2024	\$4,400.00	\$45.00	\$32.49	\$280.00	Mgt fees for July 2024
10/3/2024	\$4,400.00	\$45.00	\$45.00		
10/22/2024				\$700.00	For working mondays for car registration
11/6/2024	\$4,400.00	\$45.00	\$45.00		
12/4/2024	\$4,400.00	\$45.00	\$20.70		
12/23/2024				\$10.00	For gas to go to office depot
total	\$52,800.00	\$472.50	\$338.71	\$1,017.48	
1/10/2025	\$4,400.00	\$675.00	\$447.50		
2/5/2025	\$4,400.00	\$45.00	\$40.71		
3/6/2025	\$4,400.00	\$30.00	\$13.80		
4/4/2025	\$4,400.00	\$30.00	\$13.80		
4/9/2025				\$500.00	preparing income tax for 2024
5/5/2025				\$15.00	Management software maintenance
5/5/2025	\$4,400.00	\$30.00	\$12.42	\$22.50	Information letters, software notice
6/4/2025	\$4,400.00	\$30.00	\$13.80		
6/4/2025				\$15.00	Software maintnance, web page ...
	\$26,400.00	\$840.00	\$542.03	\$552.50	

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
1/1/2024	997

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Services	4,440.00	4,440.00
		Total	\$4,440.00

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
2/1/2024	1026

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Services/2024	4,440.00	4,440.00
15	Information Letter(Monthly Invoice)	1.50	22.50
15	Information Letter(Special Assessment)	1.50	22.50
	Postage/Stamps	63.71	63.71
	1099-NEC FORMS AND 1096 YEAR OF 2023	19.98	19.98
		Total	\$4,568.69

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
3/1/2024	1085

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Services	4,440.00	4,440.00
15	Information Letter(monthly invoice)	1.50	22.50
15	Information Letter(Special Assessment)	1.50	22.50
30	Postage/Stamps	0.68	20.40
		Total	\$4,505.40

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,Fl,33015

Invoice

Date	Invoice #
4/1/2024	1117

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Services	4,440.00	4,440.00
5	Information Letter(Demand Letter)	1.50	7.50
15	Monthly Invoice	1.50	22.50
15	Information Letter(Special Assessment)	1.50	22.50
	Postage/Stamps	17.28	17.28
		Total	\$4,509.78

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,Fl,33015

Invoice

Date	Invoice #
5/1/2024	1156

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Management Services	4,440.00	4,440.00
30	Postage/Stamps	0.68	20.40
30	Monthly Invoice	1.50	45.00
		Total	\$4,505.40

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
6/1/2024	1213

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Management Services	4,440.00	4,440.00
	Postage/Stamps	29.44	29.44
	Monthly /Invoice	1.50	45.00
		Total	\$4,514.44

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
7/1/2024	1234

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Management Services	4,440.00	4,440.00
30	Postage/Stamps	1.50	45.00
30	Monthly Invoice	0.68	20.40
		Total	\$4,505.40

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
8/1/2024	1280

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Management Services	4,440.00	4,440.00
	Monthly Invoice	1.50	45.00
	Postage/Stamps	23.94	23.94
		Total	\$4,508.94

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
9/1/2024	1334

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Management Services	4,440.00	4,440.00
	Information Letter(Monthly Invoice)	1.50	45.00
	Postage/Stamps	32.49	32.49
		Total	\$4,517.49

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,Fl,33015

Invoice

Date	Invoice #
10/1/2024	1384

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Managemnet Services	4,440.00	4,440.00
30	Monthly Invoice	1.50	45.00
30	Postage/Stamps	1.50	45.00
		Total	\$4,530.00

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
10/22/2024	1404

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Non Routing Service : Registration of Vehicles .,New Census in the Community .Mondays 8 hours a day .& 4 MONDAYS A MONTH.-----\$700	700.00	700.00
		Total	\$700.00

Management 1 LLC.

17670 NW 78th AVE.STE#202

Hialeah,Fl,33015

Invoice

Date	Invoice #
11/6/2024	1445

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Management Services	4,440.00	4,440.00
30	Monthly Invoice	1.50	45.00
30	Postage/Stamps	1.50	45.00
Total			\$4,530.00

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
12/1/2024	1487

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Service/DECEMBER/2024	4,440.00	4,440.00
30	Monthly Invoice	1.50	45.00
30	Postage/Stamps	0.69	20.70
		Total	\$4,505.70

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,Fl,33015

Invoice

Date	Invoice #
1/1/2025	1534

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Service /January/2025	4,440.00	4,440.00
30	Postage/Stamps(monthly invoice postage)	0.69	20.70
30	Information Letter/Monthly Invoice	1.50	45.00
420	Information Letter/rules & Regulations	1.50	630.00
440	Postage/Rules & Regulation	0.97	426.80
		Total	\$5,562.50

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
2/1/2025	1574

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	Manage Service	4,440.00	4,440.00
	Postage/Stamps	40.71	40.71
	Information Letter/monthly Invoice	1.50	45.00
		Total	\$4,525.71

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
3/1/2025	1635

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Service/ March/2025	4,440.00	4,440.00
20	Monthly Invoice	1.50	30.00
20	Postage/Stamps	0.69	13.80
		Total	\$4,483.80

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
4/1/2025	1701

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
20	Management Service	4,400.00	4,400.00
20	Monthly Invoice	1.50	30.00
20	Postage/Stamps	0.69	13.80
Total			\$4,443.80

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,Fl,33015

Invoice

Date	Invoice #
4/9/2025	1732

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Preparing U.S. Income Tax Return 1120-h. Year 2024	500.00	500.00
		Total	\$500.00

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
5/1/2025	1803

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
15	Management Software Maintenance /May/2025 Maintenance of embargoed Upload Of Community Documents as Required by Florida Statutes	1.00	15.00
		Total	\$15.00

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,Fl,33015

Invoice

Date	Invoice #
5/1/2025	1802

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
20	Management Service	4,400.00	4,400.00
	Monthly Invoice	1.50	30.00
15	Information Letter/SOFTWARE NOTICE	1.50	22.50
	Postage/Stamps	12.42	12.42
		Total	\$4,464.92

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
6/1/2025	1912

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Services (JUNE /2025	4,400.00	4,400.00
20	POSTAGE/STAMPS	0.69	13.80
20	Monthly Invoice/	1.50	30.00
Total			\$4,443.80

Management 1 LLC.

17670 NW 78th AVE.STE#202
Hialeah,FL,33015

Invoice

Date	Invoice #
6/1/2025	1913

Bill To
Ro-Mont South Executive Council

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Software Maintenance /JUNE 2025 Maintenance of webpage Upload Of Community Documents as Required by Florida Statutes	15.00	15.00
		Total	\$15.00