

GLEN ABBEY WEST
HOMEOWNERS ASSOCIATION, INC.

**Management Report
October 27, 2009**

FINANCIALS

Enclosed is the financial report for the month ending September 30, 2009 as prepared by Pamela Macapagal, Bookkeeper at Hara Management, Inc. As of this date the association has **\$7,378.83** in the two operating accounts, and **\$7,604.10** in the two reserve accounts. The association's two (2) CD's total **\$22,060.73**.

DELINQUENCIES

As of July 31, there were ten (10) accounts delinquent. The total amount outstanding is **\$1,710.00**

(1) Bankruptcy	\$ 250.00
(1) Foreclosure	\$ 250.00
(4) Next action Fwd to Attorney, Advise.	\$1,000.00
(4) Delinquency Notices	\$ 210.00

PREPAIDS

According to the July Financials there was one prepaid H.O. at \$25.00.

VIOLATION INSPECTION

I preformed a property inspection on October 21, 2009. An inspection summary is attached, but it is from September.

ACTION ITEMS

Documents to President: As requested by the President, the manager to scan the association documents, the 2009 Minute's documents; and the 2009 Manager's reports and email them to him for the community website.

495 N. Pine Meadows Dr.; Board asked manager to send a lawn maintenance violation to the homeowner. Manager said a letter had been sent the week prior (8.20.09).

526 Pine Meadows Dr.: Board asked to have the Association Landscaper (Mowman) cut the grass on the vacant property at 526 Pine Meadows Drive; and to bill the homeowners account. The lender's bank has since mowed the property.

Emergency Mailer: Board asked manager to arrange to have an emergency mailer prepared ahead of time and waiting for distribution. Manager said he would check with Director and reply to the board. Director does not want to have mailer waiting because of change of owners, and addresses. Mailing list would be outdated for next emergency.

DeBary City Manager: Myra asked if the DeBary City Manager could attend the September board meeting. Manager suggested a meeting place be secured before inviting guests.

Respectfully submitted by:

Paul Corvi, LCAM

Property Manager,
Glen Abbey West HOA