

Northwest **PROPERTY &
FINANCIAL MANAGEMENT**
Corporation

780 Tek Drive • Crystal Lake, Illinois 60014
815-459-9187 Fax 815-459-1306

**HARVEST RUN HOMEOWNERS ASSOCIATION PHASE I & 2
BOARD OF DIRECTORS MEETING
AGENDA
NOVEMBER 25, 2013
6:30 PM**

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES – No minutes to approve
- IV. FINANCIAL REPORT as of September 30, 2013
2014 Budget Discussion and Adoption
- V. MANAGEMENT REPORT
- VI. OLD BUSINESS
 - A. Landscape Bids
 - B.
 - C.
- VII. NEW BUSINESS
 - A. Amendment to the Declaration as pertains to rentals
 - B. Amendment to the Declaration as it pertains to fences
- VIII. OPEN MEETING TO THE HOMEOWNERS
- IX. EXECUTIVE SESSION
- X. ADJOURNMENT

Next Meeting –TBD - 2014

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**HARVEST RUN PHASE I AND II
NOVEMBER 25, 2013
MANAGEMENT REPORT**

FINANCIALS

Attached are the financials for the month ending September 30, 2013, to be approved by the Board as an unaudited statement.

As of the end of September, total Assets were \$30,900.55 which includes \$11,020.87 in the Barrington Bank checking account, in addition to the two CD's and the Money Market account.

The Wetland Reserve had a balance of \$5,578.76 at the end of the month, and the Capital Reserve Fund had \$13,927.46.

Homeowners Equity at the end of March was a positive \$6,841.92 which reflects Income minus Expenses, year to date. On a month to month basis, the financials reflect a negative variance of \$599.08

DELINQUENTS

There was \$280.37 due in delinquent accounts as of September 30th.

ASSOCIATION BUSINESS

CORRESPONDENCE

Attached is a list of the most recent correspondence handled by Northwest Mgmt

HOMESALES

Attached is the most recent home sales

Respectively Submitted
Pat Dodaro
Property Manager

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