

RUSTIC VILLAGE, HOA
BOARD OF DIRECTORS
"MEETING NOTICE"

BOARD OF DIRECTORS
Daniel Stanisky, President
Bart Christie, Vice-President

DATE: WEDNESDAY- April 16, 2008
TIME: 7:00 p.m.
PLACE: Miccosukee Golf & Country Club

A G E N D A

1. CALL TO ORDER.
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES FOR DECEMBER 2007
4. APPROVAL OF THE FINANCIAL REPORT
5. ACTION ITEMS
 - a. 2008 Elections at the May 21, 2008 Regular Meeting
 - b. Approval to close Finances for 2007
6. INFORMATION ITEMS
 - a. Installation of Electricity to the Associations Decorative Corner (SW 147 & 60St)
 - b. Lawn Service for the Southeast Corner of SW 147 Ave. and SW 56 St
 - c. Report of all **OUTSTANDING** Accounts
 - d. Free Shade Tree Planting Program
 - e. Violations
7. OPEN DISCUSSION (3 MINUTES MAXIMUM PER PERSON)
8. ADJOURNMENT.

COMMUNITY PARTICIPATION IS ENCOURAGED!

RUSTIC VILLAGE, HOA
BOARD OF DIRECTORS
"MINUTES"

BOARD OF DIRECTORS
Daniel Stanisky, President
Bart Christie, Vice-President

DATE: WEDNESDAY- December 19, 2007
TIME: 7:00 p.m.
PLACE: Miccosukee Golf & Country Club

MINUTES

1. CALL TO ORDER.

(Daniel Stanisky)

2. APPROVAL OF AGENDA

APPROVED

Motion (Daniel Stanisky)
Seconded (Bart Christie)
Unanimous

3. APPROVAL OF THE MIN. FOR SEP (OCT 3, 07)

APPROVED

Motion (Daniel Stanisky)
Seconded (Bart Christie)
Unanimous

4. APPROVAL OF THE FINANCIAL REPORT

APPROVED

Motion (Daniel Stanisky)
Seconded (Bart Christie)
Unanimous

5. ACTION ITEMS

A. 2008 Annual Budget (Adoption)

APPROVED

Motion (Daniel Stanisky)
Seconded (Bart Christie)
Unanimous

6. Approval of the Installation of Electricity to the Landscaped Corner Area on
147 Ave & 60 St

APPROVED

Motion (Daniel Stanisky)
Seconded (Bart Christie)
Unanimous

A. ADJOURNMENT.

(Daniel Stanisky)


COMMUNITY PARTICIPATION IS ENCOURAGED!

SUNTRUST BANK
P O BOX 622227
ORLANDO FL 32862-2227

Page 1 of 1
36/E00/0175/0 /34
0817001033960
12/31/2007



Account Statement


RUSTIC VILLAGE HOMEOWNER'S ASSOCIATION
SECTION 2 INC
C/O COURTESY PROPERTY MANAGEMENT INC
14748 SW 56TH ST STE 228
MIAMI FL 33185-4067

Questions? Please call
1-800-786-8787

THANK YOU FOR BANKING WITH SUNTRUST. TO LEARN MORE ABOUT HOW SUNTRUST CAN MEET YOUR FINANCIAL SERVICES NEEDS, PLEASE VISIT OUR WEB SITE AT WWW.SUNTRUST.COM

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING	0817001033960	12/01/2007 - 12/31/2007

Description	Amount	Description	Amount
Beginning Balance	\$19,986.12	Average Balance	\$18,897.09
Deposits/Credits	\$0.00	Average Collected Balance	\$18,897.09
Checks	\$5,390.00	Number of Days in Statement Period	31
Withdrawals/Debits	\$9.08		
Ending Balance	\$14,587.04		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1438	5,000.00	12/26	*5019	300.00	12/24	*5022	90.00	12/18

Checks: 3 *Break in check sequence

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	12/21	9.08		CHECK CARD PURCHASE MICCOSUKEE GOLF MIAMI FL

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	12/01	19,986.12	19,986.12	12/24	19,587.04	19,587.04
	12/18	19,896.12	19,896.12	12/26	14,587.04	14,587.04
	12/21	19,887.04	19,887.04			

Rustic Village Homeowner's Association Section 2, Inc.
Reconciliation Detail
SunTrust Bank Checking, Period Ending 12/31/2007

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						19,986.12
Cleared Transactions						
Checks and Payments - 4 items						
Check	12/18/2007	5022	Infiniti Web	X	-90.00	-90.00
Check	12/21/2007		Miccosukee Golf & ...	X	-9.08	-99.08
Check	12/24/2007	5019	Riverol and Company	X	-300.00	-399.08
Check	12/26/2007	1438	Victronics	X	-5,000.00	-5,399.08
Total Checks and Payments					-5,399.08	-5,399.08
Total Cleared Transactions					-5,399.08	-5,399.08
Cleared Balance					-5,399.08	14,587.04
Register Balance as of 12/31/2007					-5,399.08	14,587.04
New Transactions						
Deposits and Credits - 2 items						
Deposit	1/9/2008				375.00	375.00
Deposit	3/2/2008				5,340.00	5,715.00
Total Deposits and Credits					5,715.00	5,715.00
Total New Transactions					5,715.00	5,715.00
Ending Balance					315.92	20,302.04

Rustic Village Homeowner's Association Section 2, Inc.
Reconciliation Detail
SunTrust Bank Checking, Period Ending 01/31/2008

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						14,587.04
Cleared Transactions						
Checks and Payments - 4 items						
Check	1/7/2008	5020	Zamora Landcape S...	X	-125.00	-125.00
Check	1/10/2008	5025	Tropical Insurance A...	X	-2,104.00	-2,229.00
Check	1/10/2008		Publix	X	-32.80	-2,261.80
Check	1/28/2008	5024	Zamora Landcape S...	X	-125.00	-2,386.80
Total Checks and Payments					-2,386.80	-2,386.80
Deposits and Credits - 1 item						
Deposit	1/9/2008			X	375.00	375.00
Total Deposits and Credits					375.00	375.00
Total Cleared Transactions					-2,011.80	-2,011.80
Cleared Balance					-2,011.80	12,575.24
Register Balance as of 01/31/2008					-2,011.80	12,575.24
New Transactions						
Deposits and Credits - 1 item						
Deposit	3/2/2008				5,340.00	5,340.00
Total Deposits and Credits					5,340.00	5,340.00
Total New Transactions					5,340.00	5,340.00
Ending Balance					3,328.20	17,915.24

12:02 AM

03/03/08

Accrual Basis

Rustic Village Homeowner's Association Section 2, Inc.

Balance Sheet

As of January 31, 2008

	<u>Jan 31, 08</u>
ASSETS	
Current Assets	
Checking/Savings	
Executive National Bank	-0.06
SunTrust Bank Checking	12,575.24
SunTrust Free Business Checking	4,183.21
Total Checking/Savings	<u>16,758.39</u>
Accounts Receivable	
Accounts Receivable	21,775.00
Total Accounts Receivable	<u>21,775.00</u>
Total Current Assets	<u>38,533.39</u>
TOTAL ASSETS	<u>38,533.39</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	25,982.66
Retained Earnings	-5,962.47
Net Income	18,513.20
Total Equity	<u>38,533.39</u>
TOTAL LIABILITIES & EQUITY	<u>38,533.39</u>

11:03 PM
03/03/08
Cash Basis

Rustic Village Homeowner's Association Section 2, Inc.
Balance Sheet
As of February 29, 2008

	<u>Feb 29, 08</u>
ASSETS	
Current Assets	
Checking/Savings	
Executive National Bank	-0.06
SunTrust Bank Checking	11,850.24
SunTrust Free Business Checking	4,183.21
Total Checking/Savings	<u>16,033.39</u>
Total Current Assets	<u>16,033.39</u>
TOTAL ASSETS	<u>16,033.39</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	25,982.66
Retained Earnings	-7,487.47
Net Income	-2,461.80
Total Equity	<u>16,033.39</u>
TOTAL LIABILITIES & EQUITY	<u>16,033.39</u>

Rustic Village Homeowner's Association Section 2, Inc.

Deposit Detail

January through December 2008

Type	Num	Date	Name	Account	Amount
Deposit		1/9/2008		SunTrust Bank Ch...	375.00
Payment		1/9/2008	GARCIA, E	Undeposited Funds	-375.00
TOTAL					-375.00
Deposit		3/2/2008		SunTrust Bank Ch...	5,340.00
Payment	7651	3/2/2008	One Conquest Title ... AMARO	Estoppel Requests Undeposited Funds	-150.00 -275.00
Payment	1183	3/2/2008	ARCHIE REALTY I...	Undeposited Funds	-275.00
Payment	1011	3/2/2008	CRUZ, ELBA	Undeposited Funds	-275.00
Payment	1470	3/2/2008	JEMMALI	Undeposited Funds	-275.00
Payment	0922	3/2/2008	TSENG	Undeposited Funds	-275.00
Payment	346	3/2/2008	BORNNOTE	Undeposited Funds	-275.00
Payment	122	3/2/2008	MARTINEZ, Y	Undeposited Funds	-275.00
Payment	3020	3/2/2008	STEINBERG	Undeposited Funds	-275.00
Payment	137	3/2/2008	PRIETO	Undeposited Funds	-275.00
Payment	328	3/2/2008	MADRIGAL-DE LA ...	Undeposited Funds	-275.00
Payment	8942	3/2/2008	SANCHEZ-AGRAM...	Undeposited Funds	-275.00
Payment	4156	3/2/2008	FARACH	Undeposited Funds	-275.00
Payment	2351	3/2/2008	BERNAL	Undeposited Funds	-275.00
Payment	106	3/2/2008	VEGA	Undeposited Funds	-275.00
Payment	1142	3/2/2008	PORTILLO	Undeposited Funds	-275.00
Payment	6069	3/2/2008	ZURIARRAIN	Undeposited Funds	-275.00
Payment	5588	3/2/2008	KIRK	Undeposited Funds	-275.00
Payment	5491	3/2/2008	LAYA	Undeposited Funds	-375.00
Payment	5490	3/2/2008	GARZA	Undeposited Funds	-140.00
TOTAL					-5,340.00

Rustic Village Homeowner's Association Section 2, Inc.
Check Detail
 January through March 2008

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check		1/10/2008	Publix		SunTrust Bank Ch...		-32.80
				Postage and Printing		-32.80	32.80
TOTAL						-32.80	32.80
Check	5020	1/7/2008	Zamora Landcape ...		SunTrust Bank Ch...		-125.00
				Landscaping and Gr...		-125.00	125.00
TOTAL						-125.00	125.00
Check	5023	2/6/2008	Riverol and Comp...		SunTrust Bank Ch...		-300.00
				Financial Managem...		-300.00	300.00
TOTAL						-300.00	300.00
Check	5024	1/28/2008	Zamora Landcape ...		SunTrust Bank Ch...		-125.00
				Landscaping and Gr...		-125.00	125.00
TOTAL						-125.00	125.00
Check	5025	1/10/2008	Tropical Insurance...		SunTrust Bank Ch...		-2,104.00
				Insurance Expense		-2,104.00	2,104.00
TOTAL						-2,104.00	2,104.00
Check	5026	2/21/2008	Riverol and Comp...		SunTrust Bank Ch...		-300.00
				Financial Managem...		-300.00	300.00
TOTAL						-300.00	300.00
Check	5027	2/25/2008	Zamora Landcape ...		SunTrust Bank Ch...		-125.00
				Landscaping and Gr...		-125.00	125.00
TOTAL						-125.00	125.00

Rustic Village Homeowner's Association Section 2, Inc.
Customer Balance Summary
All Transactions

	<u>Mar 2, 08</u>
ALAM	275.00
ANGLES	275.00
ARMERO	275.00
BLANCO	275.00
CASTILLO	275.00
CAZAU	275.00
CHRISTIE	275.00
CORTES	275.00
CRUZ, A	275.00
CRUZ, R	275.00
DEL CASTILLO	275.00
FALLACARA	275.00
FERNANDEZ, A	275.00
FERNANDEZ, N	275.00
GARCIA, E	275.00
GARCIA, H	275.00
GARCIA, L	275.00
GARZA	510.00
GAUTHIER	675.00
GONZALEZ, M	275.00
JAILE	275.00
KHARFAN	275.00
KONG	275.00
LANDER	275.00
LASERNA	275.00
LAYA	275.00
MAGALDE	275.00
MARENCO	275.00
MARIN	275.00
MARTINEZ, M	275.00
MARTINO	275.00
MEYER	275.00
MILLER	275.00
MIRO	275.00
PEREYRA	275.00
PERODIN	275.00
PIZARRO	275.00
PLANAS	275.00
QUINTANILLA	275.00
RIOS	275.00
RIVEROL	275.00
RODRIGUEZ, A	275.00
RODRIGUEZ, J	275.00
RODRIGUEZ, L	275.00
ROJAS	275.00
RYAN	275.00
SALAS	275.00
SALIBA	275.00
SALIBA, J	275.00
SANABRIA	275.00
SANTIAGO	275.00
SOSA	275.00
STANISKY	275.00
VENTOURAS	275.00
VERNE	275.00
VILLALOBOS	275.00
WATERS	275.00
ZAMORA	275.00
TOTAL	<u>16,585.00</u>

11:46 PM

03/02/08

Cash Basis

Rustic Village Homeowner's Association Section 2, Inc.

Balance Sheet

As of December 31, 2007

	<u>Dec 31, 07</u>
ASSETS	
Current Assets	
Checking/Savings	
Executive National Bank	-0.06
SunTrust Bank Checking	14,587.04
SunTrust Free Business Checking	4,183.21
Total Checking/Savings	<u>18,770.19</u>
Accounts Receivable	
Accounts Receivable	-275.00
Total Accounts Receivable	<u>-275.00</u>
Total Current Assets	<u>18,495.19</u>
TOTAL ASSETS	<u>18,495.19</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	25,982.66
Retained Earnings	-7,973.41
Net Income	485.94
Total Equity	<u>18,495.19</u>
TOTAL LIABILITIES & EQUITY	<u>18,495.19</u>

Rustic Village Homeowner's Association Section 2, Inc.
Profit & Loss Budget vs. Actual
 January through December 2007

	Jan - Dec 07	Budget	\$ Over Budget	% of Budget
Income				
Estoppel Requests	0.00	300.00	-300.00	0.0%
Homeowner Assoc. Dues	19,425.00	20,625.00	-1,200.00	94.2%
Homeowner Assoc. Dues Late Fee	940.00	500.00	440.00	188.0%
Homeowner Association Dues 2006	692.65			
Interest Income	4.97	6.00	-1.03	82.8%
Returned Check Charges	30.00			
Total Income	21,092.62	21,431.00	-338.38	98.4%
Expense				
Administration				
Bank Charges	28.00			
Computer and Internet Expenses	500.00	100.00	400.00	500.0%
Corporate Filings	61.25	150.00	-88.75	40.8%
Financial Management	600.00			
Insurance Expense	-105.67	2,194.50	-2,300.17	-4.8%
Meals and Entertainment	82.82	300.00	-217.18	27.6%
Office Supplies	190.67	300.00	-109.33	63.6%
P.O. Box Rental	131.61	126.00	5.61	104.5%
Postage and Printing	78.00	420.00	-342.00	18.6%
Professional Fees	0.00	500.00	-500.00	0.0%
Training	0.00	1,000.00	-1,000.00	0.0%
Total Administration	1,566.68	5,090.50	-3,523.82	30.8%
Contingency	0.00	1,000.00	-1,000.00	0.0%
Grounds				
Installation of Electrical Powe	5,000.00			
Irrigation Rental Expense	240.00	240.00	0.00	100.0%
Landscaping and Groundskeeping	1,800.00	1,500.00	300.00	120.0%
Painting of Perimeter Fencing	7,000.00	7,000.00	0.00	100.0%
Repairs and Maintenance	0.00	300.00	-300.00	0.0%
Tree Planting Program	5,000.00	5,000.00	0.00	100.0%
Tree Trimming	0.00	0.00	0.00	0.0%
Total Grounds	19,040.00	14,040.00	5,000.00	135.6%
Reserves	0.00	1,300.50	-1,300.50	0.0%
Total Expense	20,606.68	21,431.00	-824.32	96.2%
Net Income	485.94	0.00	485.94	100.0%

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03/02/08

Rustic Village Homeowner's Association Section 2, Inc.
Customer Balance Summary
As of December 31, 2007

	<u>Dec 31, 07</u>
GARCIA, E	375.00
GARZA	375.00
GAUTHIER	400.00
HERNAND...	-275.00
LAYA	375.00
TOTAL	<u>1,250.00</u>

Rustic Village Homeowner's Association Section 2, Inc.

2008 Budget

January through December 2008

	<u>Jan - Dec 08</u>
Income	
Estoppels Requests	450.00
Homeowner Assoc. Dues	20,625.00
Homeowner Assoc. Dues Late Fee	500.00
Interest Income	0.00
Total Income	<u>21,575.00</u>
Expense	
Administration	
HOA Financial Management Expense	3,600.00
Computer and Internet Expenses	100.00
Corporate Filings	150.00
Insurance Expense	3,204.00
Meals and Entertainment	300.00
Office Supplies	0.00
P.O. Box Rental	126.00
Postage and Printing	420.00
Professional Fees	0.00
Training	0.00
Total Administration	<u>7,900.00</u>
Grounds	
Irrigation Rental Expense	0.00
Landscaping and Grounds keeping	1,640.00
Repairs and Maintenance	0.00
Tree Planting Program	885.00
Tree Trimming	0.00
Installation of FPL Power at Sign	9,750.00
Well and Irrigation System	1,000.00
Lighting for the Sign	400.00
Total Grounds	<u>13,675.00</u>
Reserves	0.00
Total Expense	<u>21,575.00</u>
Net Income	<u><u>0.00</u></u>



Victronics, Inc
... next step technologies...

12401 W Okeechobee Rd
Suite 94
Hialeah Gardens, FL 33018

Estimate

Date	Estimate #
11/26/2007	07-91

Name / Address
Alfredo Riverol HOA Assoc 14515 SW 57 Terr Miami, Fl

Project
2007-11-A013 Trench...

Item	Description	Qty	Cost	Total
MISC	<p>Scope of the work: (please refer to attached diagrams and/or plans)</p> <p>1- Run a new 120V/208V - 3 wires 300' feeder from existing FPL transformer to the point of pump connection. Includes all trenching, sleeving, backfilling and lawn restoration. Trench to be 18" wide by 24" deep, sand bedded. (FPL needs to open and tap cables to transformer)</p> <p>The following works to be performed at the corner of SW 60th St and SW 147 Ave:</p> <p>2.1. Install a new meter can (120 V/single phase) with meter.</p> <p>2.2. Install new breaker box , NEMA3R with pump controls. Prewired.</p> <p>Notes:</p> <p>1. Price includes all permits required.</p> <p>2. Price includes any coordination with FPL for transformer connection.</p> <p>Out-of-state sale, exempt from sales tax</p>	1	9,750.00	9,750.00T
			0.00%	0.00
			Total	\$9,750.00

Phone #	Fax #	E-mail
9542376331	9542066691	jorgealba@victronics.org