

***RUSTIC VILLAGE, HOA
BOARD OF DIRECTORS
“MEETING NOTICE”***

BOARD OF DIRECTORS
Bart Christie, President
Alex Bornote, Vice-President
Nicholas Ventouras, Vice President

DATE: WEDNESDAY- April 21, 2010
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 JANUARY 5, 2009 MEETING
4. APPROVAL OF THE FINANCIAL REPORT
5. ACTION ITEMS
 - a. Collections and Dues; Extend the due date till June 1, 2010
 - b. Tree Trimming
 - c. Removal and replacement of dead oaks.
 - d. Elections Set for Wednesday, May 19, 2010 at 7 PM
6. INFORMATION ITEMS
 - a. Discussion of Vacant Homes and there Care
 - b. The Landscaping Projects
 - c. Violations (311 Team Metro)
7. OPEN DISCUSSION (3 MINUTES MAXIMUM PER PERSON)
8. ADJOURNMENT.

COMMUNITY PARTICIPATION IS ENCOURAGED!

***RUSTIC VILLAGE, HOA
BOARD OF DIRECTORS
“MEETING NOTICE”***

BOARD OF DIRECTORS
Bart Christie, President
Alex Bornote, Vice-President
Nicholas Ventouras, Vice President

DATE: WEDNESDAY- January 5, 2010
TIME: 7:00 p.m.
PLACE: Miccosukee Golf & Country Club

MINUTES

1. CALL TO ORDER.
2. APPROVAL OF AGENDA APPROVED
3. APPROVAL OF THE MINUTES FOR OCT. 21, 2009 MEETING APPROVED
4. APPROVAL OF THE FINANCIAL REPORT APPROVED
5. ACTION ITEMS
 - A. Approval of two New HOA Board Members Nicholas Ventouras and Alejandro Bornote. APPROVED
 - B. 2010 Budget APPROVED
 - C. Termination of Current HOA President Daniel Stanisky. APPROVED
 - D. HOA Insurance Policy Renewal APPROVED
 - e. Authorization of Foreclosure for Pizarro APPROVED
6. OPEN DISCUSSION (3 MINUTES MAXIMUM PER PERSON)
7. ADJOURNMENT.

COMMUNITY PARTICIPATION IS ENCOURAGED!



JPMorgan Chase Bank, N.A.
P O Box 260180
Baton Rouge, LA 70826 - 0180

January 01, 2010 through January 29, 2010
Account Number: **000008853708251**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-800-242-7338**
Hearing Impaired: **1-800-242-7383**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**

00040663 DRE 021 141 03010 - YNNNYT 1 000000000 61 0000
RUSTIC VILLAGE HOA SECTION 2, INC
13876 SW 56TH STREET
MAIL SERVICE 266
MIAMI FL 33175-6021



0040663020124000022

Important Notice

We are making changes to your account. Please see the enclosed notice for more information.

Starting April 1, 2010 we will change the fees for the following:

Cash Deposited Per Month - Fees apply to all cash deposits per month in excess of \$5,000 as follows:

Night Drop and Post Verification \$1.00 (per \$1,000)
Immediate Verification \$1.50 (per \$1,000)

Cash Deposit Bag Fees:

Partial - Mixed Bag \$5.00 Flat fee per bag
Full Bag \$2.50 Flat Fee per bag

Other Cash Deposit Processing Fees

Coin Roll Order Fee \$0.15 per roll
Currency Strap Order Fee \$0.50 per strap

All other terms and conditions apply. If you have any questions, please call us at 1-800-CHASE38 (1-800-242-7338) or contact your dedicated service team.

CHECKING SUMMARY

Chase Free Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$18,641.88
Deposits and Additions	1	250.00
ATM & Debit Card Withdrawals	4	- 125.33
Other Withdrawals, Fees & Charges	4	- 2,707.59
Ending Balance	9	\$16,058.96

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
01/28	Paypal Transfer PPD ID: Paypalsd11	\$250.00
Total Deposits and Additions		\$250.00



January 01, 2010 through January 29, 2010

Account Number: **000008853708251**

ATM & DEBIT CARD WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
01/06	Card Purchase 01/05 FL Corp File -Intern 8502456939 FL Card 9010	\$61.25
01/06	Card Purchase 01/05 Miccosukee Golf And Cc Miami FL Card 9010	28.88
01/15	Card Purchase With Pin 01/14 Publix Super MA Miami FL Card 9010	26.40
01/21	Card Purchase With Pin 01/20 The UPS Store # Miami FL Card 9010	8.80
Total ATM & Debit Card Withdrawals		\$125.33

OTHER WITHDRAWALS, FEES & CHARGES

DATE	DESCRIPTION	AMOUNT
01/06	Online Payment 711303578 To Zamora Lawn Service	\$125.00
01/07	Online Payment 733404216 To Bentrust	1,622.27
01/07	Online Payment 733419798 To Designs By Serrano, Inc.	188.32
01/19	Online Payment 739722368 To Dale C. Glassford	772.00
Total Other Withdrawals, Fees & Charges		\$2,707.59

DAILY ENDING BALANCE

DATE	AMOUNT
01/06	\$18,426.75
01/07	16,616.16
01/15	16,589.76
01/19	15,817.76
01/21	15,808.96
01/28	16,058.96

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	0
Deposits / Credits	0
Deposited Items	0
Transaction Total	0

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$0.00
Service Fee Credit	\$0.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above)	\$0.00
Total Service Fees	\$0.00



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JPMorgan Chase Bank, N.A.
P O Box 260180
Baton Rouge, LA 70826 - 0180

January 01, 2010 through January 29, 2010
Account Number: **000008853708152**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
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Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**

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RUSTIC VILLAGE HOA SECTION 2, INC
13876 SW 56TH STREET
MAIL SERVICE 266
MIAMI FL 33175-6021



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Night Drop and Post Verification	\$1.00 (per \$1,000)
Immediate Verification	\$1.50 (per \$1,000)

Cash Deposit Bag Fees:

Partial - Mixed Bag	\$5.00 Flat fee per bag
Full Bag	\$2.50 Flat Fee per bag

Other Cash Deposit Processing Fees

Coin Roll Order Fee	\$0.15 per roll
Currency Strap Order Fee	\$0.50 per strap

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CHECKING SUMMARY

Chase Free Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$5,743.96
Ending Balance	0	\$5,743.96

There has been no activity on your account during this statement period. You may not receive a statement through the mail in the future if there is no activity on your account. You can always view your account activity and statement by logging on to your account through chase.com. If you have questions, please call us at the number on this statement.



January 01, 2010 through January 29, 2010

Account Number: **000008853708152**

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	0
Deposits / Credits	0
Deposited Items	0
Transaction Total	0

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$0.00
Service Fee Credit	\$0.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above)	\$0.00
Total Service Fees	\$0.00



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JPMorgan Chase Bank, N.A.
P O Box 260180
Baton Rouge, LA 70826 - 0180

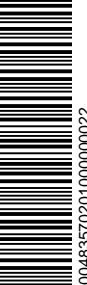
January 30, 2010 through February 26, 2010

Account Number: **000008853708251**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-800-242-7338**
Hearing Impaired: **1-800-242-7383**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**

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RUSTIC VILLAGE HOA SECTION 2, INC
13876 SW 56TH STREET
MAIL SERVICE 266
MIAMI FL 33175-6021



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CHECKING SUMMARY

Chase Free Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$16,058.96
Deposits and Additions	2	1,698.06
Checks Paid	1	- 162.07
Other Withdrawals, Fees & Charges	3	- 470.24
Ending Balance	6	\$17,124.71



January 30, 2010 through February 26, 2010

Account Number: **000008853708251**

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
02/02	ATM Check Deposit	\$948.06
02/02	ATM Check Deposit	750.00
Total Deposits and Additions		\$1,698.06

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1450 ^		02/02	\$162.07
Total Checks Paid			\$162.07

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

^ An image of this check may be available for you to view on Chase.com.

OTHER WITHDRAWALS, FEES & CHARGES

DATE	DESCRIPTION	AMOUNT
02/01	Online Payment 728229933 To Riverol & Company Cpa	\$300.00
02/04	Fpl Direct Debit Elec Pymt PPD ID: 3590247775	45.24
02/05	Online Payment 732476327 To Zamora Lawn Service	125.00
Total Other Withdrawals, Fees & Charges		\$470.24

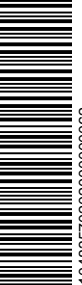
DAILY ENDING BALANCE

DATE	AMOUNT
02/01	\$15,758.96
02/02	17,294.95
02/04	17,249.71
02/05	17,124.71

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	1
Deposits / Credits	0
Deposited Items	4
Transaction Total	5

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$0.00
Service Fee Credit	\$0.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above)	\$0.00
Total Service Fees	\$0.00



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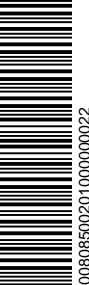
JPMorgan Chase Bank, N.A.
 P O Box 260180
 Baton Rouge, LA 70826 - 0180

January 30, 2010 through February 26, 2010
 Account Number: **000008853708152**

CUSTOMER SERVICE INFORMATION

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 Para Espanol: **1-888-622-4273**
 International Calls: **1-713-262-1679**

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 RUSTIC VILLAGE HOA SECTION 2, INC
 13876 SW 56TH STREET
 MAIL SERVICE 266
 MIAMI FL 33175-6021



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Other Cash Deposit Processing Fees

Coin Roll Order Fee	\$0.15 per roll
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CHECKING SUMMARY

Chase Free Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$5,743.96
Ending Balance	0	\$5,743.96

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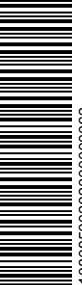
January 30, 2010 through February 26, 2010

Account Number: **00008853708152**

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	0
Deposits / Credits	0
Deposited Items	0
Transaction Total	0

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$0.00
Service Fee Credit	\$0.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above)	\$0.00
Total Service Fees	\$0.00



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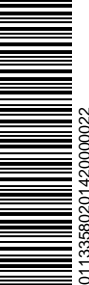
JPMorgan Chase Bank, N.A.
P O Box 260180
Baton Rouge, LA 70826 - 0180

February 27, 2010 through March 31, 2010
Account Number: **000008853708251**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-800-242-7338**
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RUSTIC VILLAGE HOA SECTION 2, INC
13876 SW 56TH STREET
MAIL SERVICE 266
MIAMI FL 33175-6021



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We added a new section to your statement

To make it easier to keep track of your transactions, we added a new section to your statement called "Electronic Withdrawals". This section provides the transaction details for things like automatic payments, account transfers and online bill payments, along with other electronic transactions.

In addition we also:

- Added the "Electronic Withdrawals" to your Checking Summary at the beginning of your statement.
- Renamed the "Other Withdrawals, Fees and Charges" section to "Fees and Other Withdrawals".

Please call us at 1-800-CHASE38 (1-800-242-7338) if you have any questions.

CHECKING SUMMARY

Chase Free Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$17,124.71
Deposits and Additions	4	3,000.00
Electronic Withdrawals	4	- 869.02
Ending Balance	8	\$19,255.69

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
03/15	ATM Check Deposit	\$1,500.00
03/15	ATM Check Deposit	750.00
03/15	ATM Check Deposit	250.00
03/16	Paypal Transfer PPD ID: Paypalsd11	500.00
Total Deposits and Additions		\$3,000.00



February 27, 2010 through March 31, 2010

Account Number: **000008853708251**

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
03/01	Online Payment 750082862 To Riverol & Company Cpa	\$300.00
03/05	Online Payment 753453048 To Zamora Lawn Service	125.00
03/05	Fpl Direct Debit Elec Pymt PPD ID: 3590247775	37.02
03/08	Online Transfer To Chk Xxxxxx6336 Transaction#: 330751930	407.00
Total Electronic Withdrawals		\$869.02

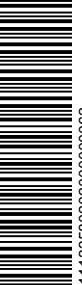
DAILY ENDING BALANCE

DATE	AMOUNT
03/01	\$16,824.71
03/05	16,662.69
03/08	16,255.69
03/15	18,755.69
03/16	19,255.69

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	0
Deposits / Credits	0
Deposited Items	10
Transaction Total	10

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$0.00
Service Fee Credit	\$0.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above)	\$0.00
Total Service Fees	\$0.00



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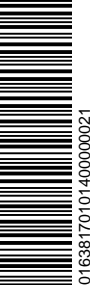
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00163817 DRE 021 144 09110 - NYNNNT 1 000000000 62 0000
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 13876 SW 56TH STREET
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- Renamed the "Other Withdrawals, Fees and Charges" section to "Fees and Other Withdrawals".

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CHECKING SUMMARY

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Beginning Balance		\$5,743.96
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SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	0
Deposits / Credits	0
Deposited Items	0
Transaction Total	0

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$0.00
Service Fee Credit	\$0.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above)	\$0.00
Total Service Fees	\$0.00

8:24 AM

04/20/10

Rustic Village Homeowner's Association Section 2, Inc.
Reconciliation Summary
Chase Operating Acct, Period Ending 03/31/2010

	<u>Mar 31, 10</u>
Beginning Balance	17,124.71
Cleared Transactions	
Checks and Payments - 4 items	-869.02
Deposits and Credits - 4 items	3,000.00
Total Cleared Transactions	<u>2,130.98</u>
Cleared Balance	<u>19,255.69</u>
Register Balance as of 03/31/2010	19,255.69
New Transactions	
Deposits and Credits - 5 items	5,750.00
Total New Transactions	<u>5,750.00</u>
Ending Balance	<u>25,005.69</u>

8:25 AM

04/20/10

Rustic Village Homeowner's Association Section 2, Inc.

Reconciliation Detail

Chase Operating Acct, Period Ending 03/31/2010

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						17,124.71
Cleared Transactions						
Checks and Payments - 4 items						
Check	3/1/2010		Riverol and Company	X	-300.00	-300.00
Check	3/5/2010		Riverol and Company	X	-407.00	-707.00
Check	3/5/2010		Zamora Landcape ...	X	-125.00	-832.00
Check	3/5/2010		Florida Power and L...	X	-37.02	-869.02
Total Checks and Payments					-869.02	-869.02
Deposits and Credits - 4 items						
Deposit	2/5/2010			X	500.00	500.00
Deposit	2/5/2010			X	750.00	1,250.00
Deposit	3/14/2010			X	250.00	1,500.00
Deposit	3/14/2010			X	1,500.00	3,000.00
Total Deposits and Credits					3,000.00	3,000.00
Total Cleared Transactions					2,130.98	2,130.98
Cleared Balance					2,130.98	19,255.69
Register Balance as of 03/31/2010					2,130.98	19,255.69
New Transactions						
Deposits and Credits - 5 items						
Deposit	4/1/2010				1,000.00	1,000.00
Deposit	4/1/2010				3,250.00	4,250.00
Deposit	4/9/2010				750.00	5,000.00
Deposit	4/13/2010				250.00	5,250.00
Deposit	4/15/2010				500.00	5,750.00
Total Deposits and Credits					5,750.00	5,750.00
Total New Transactions					5,750.00	5,750.00
Ending Balance					7,880.98	25,005.69

Rustic Village Homeowner's Association Section 2, Inc.
Balance Sheet
As of March 31, 2010

	Mar 31, 10
ASSETS	
Current Assets	
Checking/Savings	
Chase Operating Acct	19,255.69
Chase Reserve Account	5,743.96
Total Checking/Savings	24,999.65
Accounts Receivable	
Accounts Receivable	18,590.00
Total Accounts Receivable	18,590.00
Other Current Assets	
Foreclosure Proceeding Fees	772.00
Undeposited Funds	1,250.00
Total Other Current Assets	2,022.00
Total Current Assets	45,611.65
TOTAL ASSETS	45,611.65
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	25,982.66
Retained Earnings	3,968.18
Net Income	15,660.81
Total Equity	45,611.65
TOTAL LIABILITIES & EQUITY	45,611.65

Rustic Village Homeowner's Association Section 2, Inc.
Profit & Loss
 January through March 2010

	Jan - Mar 10	Jan - Mar 09
Income		
Estoppel Requests	0.00	150.00
Homeowner Assoc. Dues	5,800.00	6,025.00
Homeowner Assoc. Dues Late Fee	200.00	100.00
Interest Income	0.00	1.65
Professional Services Reimburse	223.06	0.00
Total Income	6,223.06	6,276.65
Expense		
Administration		
Computer and Internet Expenses	0.00	90.00
Corporate Filings	61.25	61.25
Financial Management	1,007.00	900.00
Insurance Expense	1,622.27	1,781.42
Meals and Entertainment	28.88	33.76
Office Supplies	188.32	0.00
Postage and Printing	35.20	37.80
Professional Fees	0.00	-387.00
Special Events	0.00	300.00
Total Administration	2,942.92	2,817.23
Grounds		
Beautification of Common Areas	0.00	1,370.00
Electrical Expense	244.33	100.75
Landscaping and Groundskeeping	375.00	375.00
Tree Fertilization and Mulch	0.00	310.50
Tree Planting Program	0.00	3,204.20
Total Grounds	619.33	5,360.45
Total Expense	3,562.25	8,177.68
Net Income	2,660.81	-1,901.03

Rustic Village Homeowner's Association Section 2, Inc.
Profit & Loss Budget vs. Actual
 January through December 2010

	<u>Jan - Dec 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
Homeowner Assoc. Dues	10,300.00	17,428.46	-7,128.46
Homeowner Assoc. Dues Late Fee	200.00	500.00	-300.00
Professional Services Reimburse	223.06		
Total Income	<u>10,723.06</u>	<u>17,928.46</u>	<u>-7,205.40</u>
Expense			
Administration			
Bank Charges	0.00	100.00	-100.00
Computer and Internet Expenses	0.00	95.00	-95.00
Corporate Filings	61.25	61.25	0.00
Financial Management	1,007.00	3,600.00	-2,593.00
Insurance Expense	1,622.27	2,104.00	-481.73
Meals and Entertainment	28.88	120.00	-91.12
Office Supplies	188.32		
Postage and Printing	35.20	32.80	2.40
Professional Fees	0.00	1,000.00	-1,000.00
Total Administration	<u>2,942.92</u>	<u>7,113.05</u>	<u>-4,170.13</u>
Contingency	0.00	6,000.00	-6,000.00
Grounds			
Beautification of Common Areas	0.00	990.41	-990.41
Electrical Expense	244.33	600.00	-355.67
Landscaping and Groundskeeping	375.00	1,625.00	-1,250.00
Repairs and Maintenance	0.00	400.00	-400.00
Tree Fertilization and Mulch	0.00	1,200.00	-1,200.00
Total Grounds	<u>619.33</u>	<u>4,815.41</u>	<u>-4,196.08</u>
Total Expense	<u>3,562.25</u>	<u>17,928.46</u>	<u>-14,366.21</u>
Net Income	<u><u>7,160.81</u></u>	<u><u>0.00</u></u>	<u><u>7,160.81</u></u>