

**1. Call to Order/Roll Call** – Mr Lennarson, Ms Sanders, Mr Bivens, Ms Coleman, Mr Jensen, Mr Vieta

**2. Immediate Action Items**

- A. Board approval of minutes from previous meeting - (Mr Bivens)
- B. Financial Report - (Ms Sanders)
  - 1. February 2018 Financials
  - 2. Resolution creating a second banking account dedicated for HOA Reserve
- C. Committees
  - 1. Landscaping – (Mr Lennarson) Mole preventatives, Haystack Lane @ SW 134th
  - 2. Welcoming – (Mr Lennarson) List with 50 new homeowners since July 31, 2016
  - 3. Neighborhood Night Out - (Mr Lennarson) Looking for a Chairman

**3. Common Area A Management** – (Mr Lennarson)

- A. Common Area A still owned by Vero Investment
- B. Fountain repair
- C. Concrete pipe repair
- D. Clean up branches along shore

**4. Common Area B Management** – (Ms Sanders)

- A. Clean-up Day

**5. Common Area C Management** – (Mr Lennarson)

- A. Common Area C still owned by Terra Verde Development LLC

**6. Playground Management** – (Mr Lennarson)

- A. Leveling the mulch
- B. Inspecting the playground equipment

**7. SW 134<sup>th</sup> Street Fence Repair** – (Mr Lennarson) Broken fence posts needing replacement

**8. Adjournment to Executive Session if necessary**

Country Place POA  
**Balance Sheet**  
As of February 28, 2018

	<u>Feb 28, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Fidelity Bank	36,734.09
Total Checking/Savings	36,734.09
Accounts Receivable	
Accounts Receivable	-792.99
Total Accounts Receivable	-792.99
Other Current Assets	
Undeposited Funds	1,133.00
Total Other Current Assets	1,133.00
Total Current Assets	37,074.10
Other Assets	
Security Deposits	200.00
Total Other Assets	200.00
<b>TOTAL ASSETS</b>	<b><u>37,274.10</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Bal Equity	374.03
Retained Earnings	18,522.02
Net Income	18,378.05
Total Equity	37,274.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>37,274.10</u></b>

Country Place POA  
Profit & Loss Budget Performance

February 2018

	Feb 18	Budget	Jan - Feb 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Finance Charges	0.00	0.00	53.22	500.00	500.00
HOA Dues	10,712.00	0.00	28,742.86	40,788.00	40,788.00
Late Charges	0.00	0.00	40.00	500.00	500.00
Lien Fees	0.00	0.00	136.00	500.00	500.00
Total Income	10,712.00	0.00	28,972.08	42,288.00	42,288.00
Gross Profit	10,712.00	0.00	28,972.08	42,288.00	42,288.00
Expense					
Charitable Contributions	0.00	0.00	0.00	50.00	50.00
Filing Fees					
Lien Filing Fees					
Lien Filing/Release Fees	13.00	0.00	26.00	1,200.00	1,200.00
Total Lien Filing Fees	13.00	0.00	26.00	1,200.00	1,200.00
Total Filing Fees	13.00	0.00	26.00	1,200.00	1,200.00
Insurance					
Directors&Officers Insur	0.00	0.00	0.00	1,922.00	1,922.00
Liability Insur	0.00	0.00	0.00	2,982.00	2,982.00
Property Insurance	0.00	0.00	0.00	1,916.00	1,916.00
Insurance - Other	0.00	0.00	0.00	0.00	0.00
Total Insurance	0.00	0.00	0.00	6,820.00	6,820.00
Maintenance					
Monthly Lawn Maintenance	1,350.17	0.00	2,700.34	16,800.00	16,800.00
Pond Maintenance	0.00	0.00	0.00	2,700.00	2,700.00
Tree and Debris Maintenance	0.00	0.00	0.00	500.00	500.00
Total Maintenance	1,350.17	0.00	2,700.34	20,000.00	20,000.00
Management Fee	404.00	0.00	808.00	5,500.00	5,500.00
Postage and Printing	282.01	0.00	290.15	1,000.00	1,000.00
Professional Fees					
Accounting	30.00	0.00	30.00	150.00	150.00
Legal	0.00	0.00	0.00	500.00	500.00
Total Professional Fees	30.00	0.00	30.00	650.00	650.00
Repairs					
Entry Landscape Repair	0.00	0.00	0.00	1,000.00	1,000.00
Fence Repair	0.00	0.00	0.00	600.00	600.00
Irrigation Repairs	0.00	0.00	6,484.23	500.00	500.00
Playground Repairs	0.00	0.00	0.00	500.00	500.00
Total Repairs	0.00	0.00	6,484.23	2,600.00	2,600.00
Special Events	0.00	0.00	0.00	250.00	250.00
Taxes	0.00	0.00	0.00	18.00	18.00
Utilities					
Electric					
14008 Wagon Cir #FNTN 303841...	27.96		55.92		
14209 Wagon Boss Rd 1298889...	14.23		28.46		
2302 SW 134 SPKLR 661879-7	61.75		130.42		
Electric - Other	0.00	0.00	0.00	1,600.00	1,600.00
Total Electric	103.94	0.00	214.80	1,600.00	1,600.00
Water					
2302 SW 134 St. 250101127937	20.73		40.51		
Water - Other	0.00	0.00	0.00	2,600.00	2,600.00
Total Water	20.73	0.00	40.51	2,600.00	2,600.00
Total Utilities	124.67	0.00	255.31	4,200.00	4,200.00
Total Expense	2,203.85	0.00	10,594.03	42,288.00	42,288.00
Net Ordinary Income	8,508.15	0.00	18,378.05	0.00	0.00
Net Income	8,508.15	0.00	18,378.05	0.00	0.00