

REGULAR BOARD OF DIRECTORS MEETING

AGENDA

Thursday, 7 p.m.,
August 18, 2011
Community Center

1. **Call to order.**
2. **Review/approve previous minutes.**
3. **Member/Guest Forum.**
4. **Department/Committee reports.**
 - a. Recreation Dept
 - b. Maintenance Dept
 - c. Standards Dept
 - d. Community Management Dept
 - e. Architectural Review Committee
 - f. Finance Committee
 - g. Landscaping Committee
 - h. Nominating Committee
 - i. Communications Committee
 - j. Public Safety Committee
 - k. Strategic Planning Committee
 - 1) Monuments upgrades plans and cost estimates
 - 2) Major fence project plans and cost estimates
 - 3) Lighting options and cost estimates
5. **Unfinished Business.**
 - a. Ad Hoc Pool Committee proposal for 2011 (Kevin Drummonds)
 - 1) Electronic gates/key cards – proposal submitted/looking for additional bids – Tabled.
 - 2) Electronic Gate for park – Tabled.
 - b. Park proposal for 2011 (POC ?)
 - 1) Purchase/Lease a trailer or build new building in the Park & move Rec Dept. to Park – tabled
 - 2) Combine several positions (i.e., pavilion monitor/Deputies) into Park monitor - tabled
 - c. The Gardens, ownership of street and traffic congestion issues-tabled.
 - d. Greenbelt Wildfire Plan-Tabled
6. **New Business.**
 - a. Executive Session Results
 - 1) Sports Park Repairs
 - 2) Recreation Department Superintendent Vacancy
 - b. _____
7. **Schedule next monthly meeting.**
8. **Adjournment.**

**Regular Meeting of the Board of Directors
Villages of Westcreek Owners' Association, Inc.**

I. OPEN MEETING: The Regular Meeting of the Board of Directors was called to order by the President at 7:00 p.m., Thursday, Aug 18, 2011. The purpose of the meeting was to conduct regular business as identified in the pre-announced Agenda. Meeting minutes for the June Regular Monthly Meeting (dated 23 Jun, 2011) were reviewed and approved by a vote of 5/0.

Board Members Present:

John Steele, President	Judi Cannon, Treasurer
Kevin Drummonds, Vice-President	Kenneth Fowler, Secretary

Board Member Not Present
Richard Gentry, Asst. Secretary

Staff Present:

Brenda Tate, Community Manager	Christopher Mora, Recreation Superintendent
Oswald Willis, Asst. Community Manager	Ken Lemanski, Standards Superintendent
Freddy Gavia, Maintenance Superintendent	

Members Present:

Bill Fenstermacher	Pam Larson
Rich Severs	Jannen Fawn
Derrick Foyle	Greg Leggett
Gene Barb Hopkins	Barbara Lee
Paul and Kay Collas	John Parson
Bue Townsend	Christa Lane
Thomas Farnsworth	Van Johnson
Eva Vasquez	Roger and Sandy Torres
Besecker	Grace Myers
Paul Hybarra	

II. OPEN FORUM:

Prior to the open forum, the board president asked homeowners to use proper decorum and courtesy during meetings and especially when we have guest speakers. An apology was sent to the county commissioner for conduct of some homeowners during a recent Bexar County meeting. Mr. Steele opened the Member's forum. Mr. Severs asked for minutes of routine admin meeting in lieu of July board meeting; also asked for BOD position on the planned bridge expansion. No official position was given; the public meeting was for information only – the HOA board was not asked to give input by the County.

There were more questions with concerns about the bridge; the potential increased traffic and speeders, and also why we are not a gated community. The Board's vice president did address the bridge issue by explaining why the bridge was a good thing for the community. First, traffic and speeders will increase with or without the bridge due to construction on Potranco Rd and the cost of gating the entire community would be too great. Additionally, unlike some small gated communities we do not own these streets, and if we did it would be very expensive to maintain, homeowners dues would increase greatly. Mr. Fowler (Sec) and Mr. Gentry (Assistant Sec) agreed with Mr. Drummond's assessment; Ms Cannon refrained from comment.

Next topic: Annual Picnic; we only had 1 serving line and it took 40 minutes to get food why? Mrs. Tate responded by acknowledging the service was unacceptable and assured the members this would not happen again.

The question was asked; why do VWOA homeowners pay \$3 for guests? Mr. Steele answered the facilities are primarily for the members Westcreek, there are over 3,000 homes, the fees are to prevent the pools from being filled by non-members and homeowners potentially being turned away.

West Creek Gardens resident parking; that area continues to be hazardous due to parking on the streets. It is a 1 way now and the city will not take ownership of the street. It is too narrow for fire trucks and we do not have the authority to give citations or enforce parking rules; nor will the county. We are now working on designating a fire lane which will eliminate parking along that side and allow for law enforcement to ticket those who do. Another question was; can we have a meeting to vote on getting the county to make a fire lane on that street? That subdivision would have to vote on getting it done first.

One homeowner, who lives in the Reserves, asked if the members of that subdivision could have meetings at the community center? Answer; the residents of that subdivision could rent the center just like any other homeowner. This subdivision belongs to an additional HOA managed by their builder.

Dog poop in yards and walkways continues to be a problem. Answer; the pet owner is responsible for their pets and the associated poop we continue to encourage people to be responsible through the newsletters and during meetings.

A homeowner wanted to know why he could not rent the Sports Park Pavilion one day last month during a holiday weekend. The reason was there was no one available to monitor the event. A suggestion was given; give the key to the responsible homeowner that rented the park and hold them responsible for cleaning and/or damages. Keep the deposit if any damage results from the use. The Board will look into a viable long term solution.

Mr. Farnsworth wanted to know if we have looked into refinancing the community center loan; we are paying higher interest rate right now. The Board will look into refinancing options through the Finance Committee.

III. COMMITTEE/DEPARTMENT REPORTS:

- a. Recreation Department: Board announced the dismissal for cause of the previous recreation director (Ms. Harston) a replacement was hired; and welcomed the new VWOA Rec Director Mr. Christopher Mora.
- b. Maintenance Department: A written report was provided and is attached to these minutes. There has been many park upgrades; sprinklers, re-sodding, landscaping and tree lighting. **CLOSED**
- c. Standards Department: A written report was provided and is attached to these minutes. No questions. **Closed**
- d. Community Management Department: Mrs. Tate provided a written report and is attached to these minutes. The security cameras have been installed and are working well. The new system records more wild hogs in the area. Mrs. Tate announced an additional personnel action (Mrs. Jennifer Bell) was promoted to front office manager. **Closed**
- e. Architectural Review Committee. . The written report was provided which included, a canopy waiver and disability ramp were approved. **CLOSED**.
- f. Finance Committee: A written report was provided and is attached to these minutes and reviewed. There was a call for more homeowners to be a part of the upcoming finance committee. The committee will start meeting soon; first meeting is at the community center Sunday 20 Aug 11, at 1500. Must attend 3 meetings to be a member; all homeowners welcome.
- g. Landscaping Committee. No action taken this month.
- h. Nominating Committee. No actions taken this month.
- i. Communications Committee. A written report (attached) was provided. The Board was briefed the constant contact list is currently over 1,120. Currently researching the budget input by looking to buy a billboard for the Community Center. Additionally; our website has been valuable and is being used extensively. A committee member, Mr. Fenstermacher, briefed the webpage highlights and capabilities. There was a recommendation to approve the new webpage format; the Board voted to approve the format approved 4-0. There was also a proposal to approve new newsletter format; the Board approved the proposal 4-0. The recent

Town Hall presentation is now on our webpage. **CLOSED.**

- j. Public Safety Committee. There was an 11-year old child hit by a car while riding a bike at Military Dr West and Saxon Hill Dr. No action taken this month.
- k. Ad Hoc Pool Committee: No new information.
- l. Ad Hoc By-Law and Administrative Resolution Review Committee: No new information.
- m. Strategic Planning Committee: There is a new survey being worked and will be sent to homeowners; Board and front office staff members are currently seeking ways to get surveys out and responses from as many people possible. The next committee meeting is 15 Sep 11 at 7 p.m. Projected distribution date for the survey is 15 Sep 11. There was a proposal to accept the committees report but not the plan. The plan will be adjusted base on the new survey results. The Report, excluding the recommendation, was approved by a vote of 4-0.

IV. UNFINISHED BUSINESS:

- a. Ad Hoc Pool Committee proposals for 2011:

- 1) Electronic Gates/key cards and electronic Gate for Sports Park has a quote of \$23,000 by Mr. Drummonds. There was a motion to approve the funding for the access card; a \$25,000 budget for purchase and installation. Board voted to approve the installation 4-0. **TABLED.** Gate Guards/Deputy change to Facility Monitor's. Dependent upon electronic gates/key cards. **TABLED.**

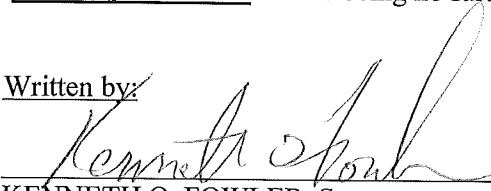
- b. Park Proposal. No discussion at this meeting. **OPEN.**

V. NEW BUSINESS:

VI. The Next Meeting: The next regular meeting will be held on Thursday, September 15, 2011 at 7:00 p.m. in the Community Center.

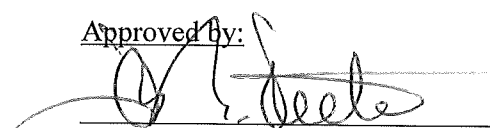
VII. Adjournment: There being no further business before the Board, the meeting was adjourned at 8:45 p.m.

Written by:


KENNETH O. FOWLER, Secretary

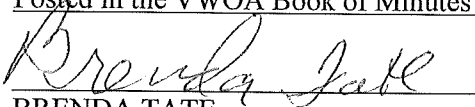
Date: 15 Sep 11

Approved by:


JOHN B. STEELE, President

Date: 15 Sep 2011

Posted in the VWOA Book of Minutes by:


BRENDA TATE
Community Manager, VWOA

Date: 15 Sep 2011

Programs/Classes

- ❖ *Cardio Mix/PiYo – Monday/Wednesday nights @ 6:30 pm and Tuesday/Thursday nights @ 7:30 pm with 14 participants.*
- ❖ *Olympic Karate - Class running Tuesday and Thursday evenings with 14 participants. SMASH (School of Modern Arts, Salsa & Hip-Hop) with 136 participants.*
- ❖ *Muscle Toning – Monday, Wednesday, Friday. With 5 participants.*
- ❖ *Water Aerobics – 7 participants in morning class, 6 participants in night class.*

Pools

All pools operating normally we are heading into our fall pool schedule with a reduced amount of pool hours.

SOCCER SEASON

Registration for our fall soccer season is underway practice starts September 10th

Maintenance Monthly Report

July 2011

Armando Villarreal

Projects in Progress:

- Fence staining is still in progress (Grosenbacher , Military Drive in front of office)
- Irrigation at SP
- Seeding of Bermuda Grass
- Trimming trees along creek
- Approx~~66~~ additional 5 gallon cans needed to complete the task: cost total \$7858.71 (plus tax)

Completed Projects and Repairs:

- Installation of clock at clock tower
- Rewiring of clocks due to power surge
- Installation of photo cell for lights at clock tower
- 10 yards of dirt added around picnic area safety concern due to tree roots
- Mowed high grass around creek at SP

Future Projects:

- More dirt is needed around picnic area
- Paint needed for rod iron fence around pool and playground
- Repair irrigation at SP and monuments throughout subdivision
- Repair rain gutter at pavilion
- Develop cost estimate for sealing/staining the cedar around the CC building
- Add mulch to CC picnic area and around the pool, clock tower, all monument areas and trees in the medians
- Improve picnic area behind the CC more mulch .

STANDARDS DEPARTMENT REPORT

REPORT FOR THE VWOA BOARD OF DIRECTORS FOR THE MONTH OF JULY 2011
Presented to the BOD on August 18, 2011.
Kenneth M. Lemanski Sr., MA, CEM.
Superintendent of Standards

<u>Topics</u>	<u>ACTION AND OR NOTES</u>	<u>STATUS</u>
<u>STANDARDS ENFORCEMENT</u>		
ARC Committee Membership	The ARC is fully staffed with five (5) community residents who volunteer their time on a weekly basis. The ARC has also been busy looking at the revision of the 2010 Standards and to make sure we are in compliance with the new state laws.	Closed
Property Improvement Applications	Thirty-eight (38) were approved and six-teen (16) were not approved for July.	Info Only
Staffing/Personnel	• Staffed with seven (7) part time Standards Monitors. Two new Standards Monitors were hired on July 29, 2011. They have completed orientation and training.	Closed
Standards Violations Documented	865 violations of our standards were noted in the month of July. Some Courtesy Notices have more than one standards violation annotated on the form. This is an increase of 45 from June, when 820 violations were documented.	Info Only
Personal Contact and Education	161 for the month of July. Some residents may have had more than one standards issued addressed to them on one visit or contact session. In some instances a renter may have had personal contact but the homeowner was sent the Courtesy Notice. This would depend on the nature of the violation and if it was an issue for the renter to take care of or the homeowner. June had 112 contacts.	Info Only
Texas Property Code Letters	None were written for July.	Closed
Attorney Referral for Action	None for this month.	Info Only
Re-Sale Inspections	One (1) was completed for the month of July by the Standards Department.	Info Only
Yard/Garage Sales	There were a total of thirty-three (33) for July.	Info Only

PROJECT MANAGEMENT

Public Safety Report	We had an attempted break in to one of the bathrooms at the Pavilion in the Sports Park. Nothing else to report for the month of July.	Info Only
Graffiti Report	Tagging of mail box clusters in the Vista's again.	Info Only
National Night Out	Scheduled for Tuesday, October 4, 2011 for Texas.	Open



Villages of Westcreek Owners' Association

Community Managers Report
For June/July 2011
Presented to the
Villages of Westcreek
Board of Directors
August 18, 2011

Physical Plant

- Security camera systems have been installed in sports park pool area
- Maintenance department has transitioned to Contractor.
- Rear of community center project is complete total of three picnic areas added Zero cost to association.
- Texas Hog Trappers total 5 Wild hogs caught
- Sports Park pool pump #3 motor replaced
- Clock Tower struck by Lightning , repaired
- Fence struck by car on Westcreek oaks , repaired
- Sports Park irrigation systems have been repaired. Additional sprinkler systems added
- Sports park soccer fields have been evened, de-rocked ,and seeded

Personnel

- New Recreation Director Hired
- Jennifer Bell Promoted to Front office Administrative Superintendent
- Sports Park Monitor Hired

Exclusive Usage Contracts

Closings

- | | |
|-------------------------|------------|
| • Pavilion parties 5 | * New 2 |
| • Community center 5 | * Resale 8 |
| • Pool Parties 10 | |

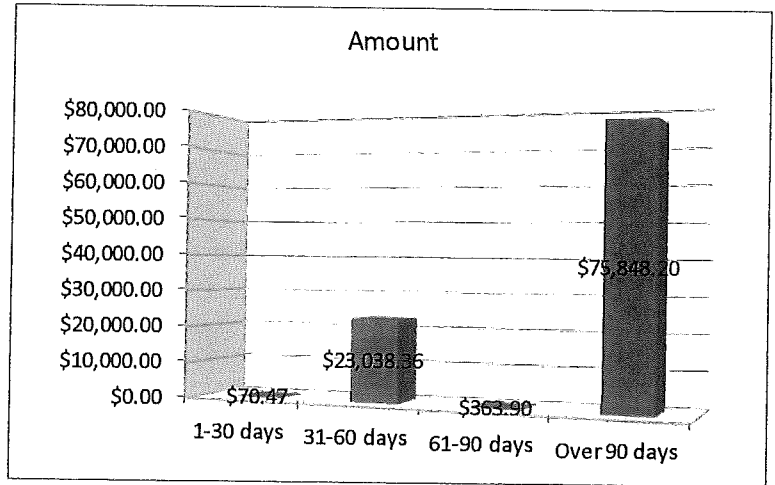
Villages of Westcreek Constant Contact Email Status Report

Date	Email	# of recipients	# of opens	# of website click-thru
7/5	This Week in Westcreek	1106	541	15
7/6	Summer Rec	1107	553	44
7/8	This Week in WC	1111	497	4
7/8	Self Defense Class	1111	347	3
7/11	This Week in WC	1112	521	41
7/13	Board Mtg Canx	1112	283	4
7/13	Pool Closure	1114	428	3
7/13	Summer Activities	1115	421	4
7/14	Finance Committee Mtg	1115	313	2
7/18	This Week in WC	1116	513	10
7/25	This Week in WC	1122	548	42
7/28	Tropical Storm Don	1123	576	3

2011 Delinquent Assesments

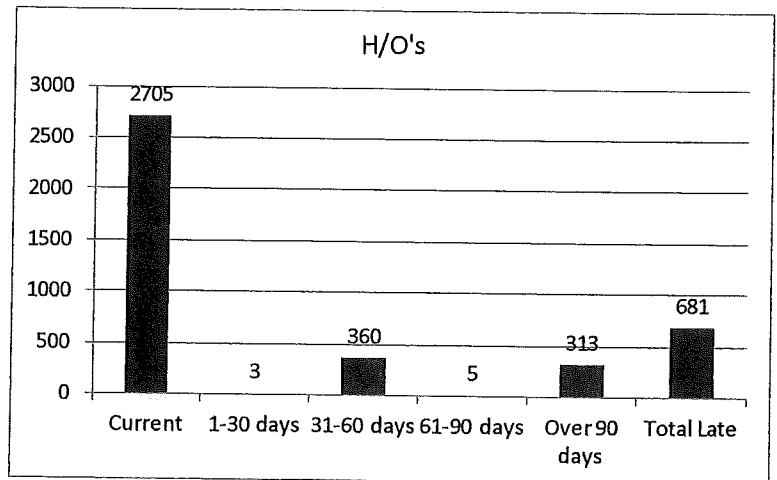
Days	H/O's	Amount
Current	2705	\$192,055.00
1-30 days	3	\$70.47
31-60 days	360	\$23,038.36
61-90 days	5	\$363.90
Over 90 days	313	\$75,848.20
Total	681	\$99,320.93

Current homeowner payments
\$192,055.00

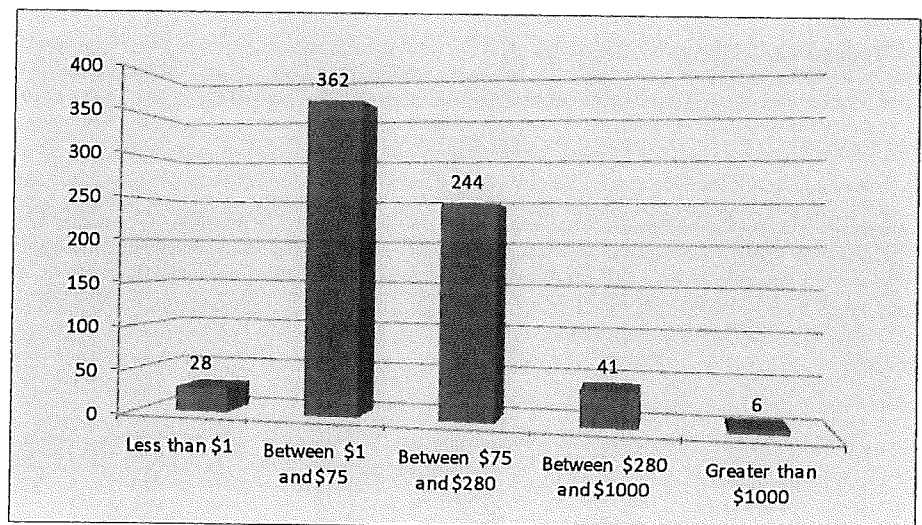


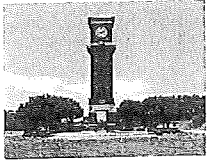
Days	H/O's
Current	2705
1-30 days	3
31-60 days	360
61-90 days	5
Over 90 days	313
Total Late	681

Delinquent total ytd
99,320.93



Amount	H/O's
Less than \$1	28
Between \$1 and \$75	362
Between \$75 and \$280	244
Between \$280 and \$1000	41
Greater than \$1000	6





Villages of Westcreek

Communications Committee



The Villages of Westcreek
Owners' Association

August 18, 2011

VWOA Board of Directors
12395 Military Dr. W.
San Antonio, TX 78253

Report to the Villages of Westcreek Board of Directors, August 18, 2011:

1. Our meeting for July was held on Tuesday July 12, 2011.
2. Our meeting for August was held on Tuesday August 9, 2011.
3. Our next meeting is scheduled for September 13, 2011 at 7:00 PM.
4. As of last Tuesday our current count for Constant Contact is 1,120.
5. The Communications Committee is currently working on an Action Plan to increase the effectiveness of communications within the Villages of Westcreek. We are almost completed on our research for the cost of material and labor. Some of the ideas that we are looking at is signage/logo on the VWOA owned truck, permanent sign holders within the Villages of Westcreek, an outdoor bulletin board for the front of the Community Center and a video highlighting the Villages of Westcreek and the surrounding area for the web site.
6. Mr. Fenstermacher wants to share with you some of his ideas to help improve the web site and how each of the individual committees gets information out to our residents.
7. Member of the Communications Committee were present at the Town Hall Meeting this past Sunday to sign up more of our residents for Constant Contact.
8. The Town Hall presentations from last Sunday are on the web site.
9. A list of fire safety ideas has a link to it on the front page of the web site.
10. We also have a link to Facebook on the front page of the web site.

This concludes my report for this month, any questions?

Respectfully submitted,

Kenneth M. Lemanski Sr., BA, CEM
Chair of the Communications Committee

Copy: CC file

kml

Introduction

This is a recommendation to keep the members of the association informed in a timely manner on the activities of the community. The only official newsletter that our Association publishes is the quarterly edition of the "Westcreek Times". Originally this was a bi-monthly publication and later changed to quarterly in an effort to reduce cost. This cost reduction effort, while well intended sacrificed communication with the membership of the association. As a result, homeowners felt disenfranchised and uninformed from the affairs of their community.

Proposal:

Recommend that the Association publish as a weekly electronic newsletter called **"This Week in Westcreek"**.

- Newsletter to be published each Monday and posted on the website and Facebook.
- Post current edition of newsletter on official Community Center Bulletin Board.
- Distribution to be made via email and hard copy at the Community Center upon request from homeowner.
- On the "Newsletter" page of the website, post current and past editions of "This Week in Westcreek" similar to our quarterly newsletter "The Westcreek Times".
- See Sample Newsletter for consideration

Proposed Timeline:

September 5, 2011 First edition to be published!

Projected Cost:

I believe this recommendation can be implemented within current budget limitations and existing personnel/resources.

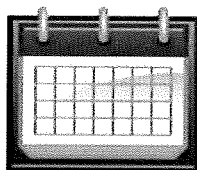
Conclusion:

By implementing this idea I believe it will help improve communications within our community, promote an atmosphere of transparency and create a better understanding of the inner operations of our association. I believe that by adopting this idea, we will serve a vital need that will hopefully build a better community in which families will desire to live.

This Week In Westcreek!



What's Happening This Week!



Monday, February 28, 2011

- 6:30 pm Kickboxing
- 7:30 pm ZUMBA Fitness
- 9:00 am Muscle Toning

Tuesday, March 1, 2011

- 7:30 pm PiYo
- 10:45 am PiYo
- 5:00 pm Youth Karate
- 6:15 pm Adult Karate

Wednesday, March 2, 2011

- 6:30 pm Kickboxing
- 7:30 pm ZUMBA Fitness
- 9:00 am Muscle Toning
- 6:00 pm Soccer Practice

Thursday, March 3, 2011

- 7:30 pm PiYo
- 10:45 am PiYo
- 5:00 pm Youth Karate
- 6:15 pm Adult Karate

Friday, March 4, 2011

- 4:00 pm SMASH Ballet
- 9:00 am Muscle Toning

Saturday, March 5, 2011

- 9:00 am Soccer Game

Announcements

Street Repair!

Road work in the Estates is scheduled to begin today. Please make sure you are not parked on the street between the hours of 8:00 AM and 6:00 PM in the work zone areas.

Assessments!

We are now in the second month of the first quarter of the New Year, if you have not paid your assessments for the first quarter of 2011, please do so. If you have paid, thank you very much.

Water Conservation!

Did you know there is a year round water conservation policy in effect by SAWS? The only time you are allowed to water your lawn and garden is between the hours of 8:00 PM and 10:00 AM. When we go into drought conditions other rules will go into effect

Strategic Planning Survey!

Survey ends Monday, February 28, 2011. Go to our website to complete survey:
www.villagesofwestcreek.com.

Standards Tip of the Week!

If you have recently had work done on your roof because of the hail storm and the contractor still has their sign on your front lawn, please remove the sign. Our sign policy states these signs are not to be in place for any longer than two weeks at a time.

Security Tip/Alerts of the Week!

Don't leave your garage door open when no one is outside or at home?

Association Report Card

- Members in Good Standing - **70%**
- Unpaid Assessments - **\$133,281.71**
- Number on Constant Contact - **900**

Villages of Westcreek Owners Association

12395 Military Drive West, San Antonio, Texas 78253 Office: 679-8761 Fax: 679-0040

Website: www.villagesofwestcreek.com

Introduction

This is a recommendation to keep the members of the association informed in a timely manner on the activities of the various committees appointed by the Board of Directors. Specifically, to include the Administrative Resolutions that established the committee, membership, meeting dates, agenda and minutes and how to volunteer to join the committee etc.

Proposal:

Recommend that a web page be set up for each of the following committees:

- Architectural Review Committee
- Communication Committee
- Election Committee
- Finance Committee
- Sports Park Committee
- Strategic Planning Committee
- Other Committees as they are established

Proposed Timeline:

September 1, 2011	<p>The following information to be provided to the Villages of Westcreek Webmaster for each committee:</p> <ul style="list-style-type: none">• Administrative Resolution establishing the committee• Meeting schedule (date/time/location) for the remainder of 2011• Committee Chair and Membership (include a group and/or individual email address)• Instructions on how to contact and join the committee
September 12, 2011	<ul style="list-style-type: none">• Webmaster to create a link on the left side bar under the "Welcome" section titled "Committees" with a fly out menu that links to each committee page.• Create a standard look/feel and navigation structure for each committee page.
September 13, 2011	<ul style="list-style-type: none">• Webmaster to present finished product to the Communication Committee for review and last minute changes.
October 1, 2011	<ul style="list-style-type: none">• Webmaster to publish new Committee webpages.

Projected Cost:

I believe this recommendation can be implemented within current budget limitations and existing personnel/resources.

Conclusion:

By implementing this idea I believe it will help improve communications within our community, promote an atmosphere of transparency and create a better understanding of the inner operations of our association.

Sample Committee Webpage

Communication Committee

Committee AR/Purpose of Committee:

Meeting Schedule/Agenda/Minutes:

This Committee meets on the 2nd Tuesday of every month at 7:00 pm in the Community Center Conference Room, 12395 Military Drive West, San Antonio, TX 78253

Meetings are open to all VWOA Members.

<i>Date</i>	<i>Time</i>	<i>Agenda</i>	<i>Minutes</i>
September 13, 2011	7:00 pm	<i>Agenda</i>	<i>Minutes</i>
October 11, 2011	7:00 pm	<i>Agenda</i>	<i>Minutes</i>
November 8, 2011	7:00 pm	<i>Agenda</i>	<i>Minutes</i>
December 13, 2011	7:00 pm	<i>Agenda</i>	<i>Minutes</i>

Committee Membership Directory:

Chair	<u>Ken Lemanski</u>
BOD Member	Kevin Drummonds
Recorder	Michelle De Jongh
Member	Guy Oliver
Member	Joyce Oliver
Member	Eugene Hopkins
Member	Barbara Hopkins
Member	Jean Woodward
Member	Bill Fenstermacher

How to Join this Committee:

Contact the Committee Chair, Ken Lemanski via email at vwoa-cc@sbcglobal.net.

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
 January 1 through August 10, 2011

	Jan 1 - Aug 10, 11	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	4,053.53	305.09	3,748.44
4170 · Program Fees	28,039.98	15,255.39	12,784.59
4180 · Swim Team	100.00	0.00	100.00
4190 · Reimbursed Expenses	0.00	0.00	0.00
5000 · Revenue	750,928.47	735,134.37	15,794.10
5090 · Yard Sales	2,795.00	0.00	2,795.00
5100 · Newsletter Advertisement	620.00	610.19	9.81
5200 · Rumage/Yard Sales	0.00	305.13	-305.13
5400 · Pavilion Rental	3,555.00	3,051.10	503.90
5600 · Fence Repair Reimbursement	0.00	0.00	0.00
5700 · Cost of Compliance	0.00	0.00	0.00
5800 · Community Center	13,669.50	10,983.87	2,685.63
5900 · Concession Stand	1,184.75	0.00	1,184.75
Total Income	804,946.23	765,645.14	39,301.09
Cost of Goods Sold			
50000 · Cost of Goods Sold	0.00	0.00	0.00
Total COGS	0.00	0.00	0.00
Gross Profit	804,946.23	765,645.14	39,301.09
Expense			
8000 · Operating Expenses	193,753.50	217,053.45	-23,299.95
8200 · Administration	229,787.91	232,652.94	-2,865.03
8300 · Maintenance	60,450.05	64,389.90	-3,939.85
8400 · Recreation Department	84,864.83	65,352.81	19,512.02
8500 · Misc. & Contingency	4,194.56	4,576.62	-382.06
8980 · Depreciation Expense	29,750.00	31,120.97	-1,370.97
9500 · Reserved Funds	10,244.24	0.00	10,244.24
Total Expense	613,045.09	615,146.69	-2,101.60
Net Ordinary Income	191,901.14	150,498.45	41,402.69
Other Income/Expense			
Other Income			
1101 · Other Income	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Other Expense			
Revenue Ruling 70-604	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	191,901.14	150,498.45	41,402.69

Villages of Westcreek Owners Association

Profit & Loss Budget vs. Actual

January 1 through August 10, 2011

	Jan 1 - Aug 10, 11	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4150 • Miscellaneous Income	4,046.83	305.09	3,741.74
4170 • Program Fees	27,949.98	15,255.39	12,694.59
4180 • Swim Team	100.00	0.00	100.00
4190 • Reimbursed Expenses	0.00	0.00	0.00
5000 • Revenue	712,143.24	735,134.37	-22,991.13
5090 • Yard Sales	2,810.00	0.00	2,810.00
5100 • Newsletter Advertisement	620.60	610.19	10.41
5200 • Rumage/Yard Sales	0.00	305.13	-305.13
5400 • Pavilion Rental	3,555.00	3,051.10	503.90
5600 • Fence Repair Reimbursement	0.00	0.00	0.00
5700 • Cost of Compliance	0.00	0.00	0.00
5800 • Community Center	13,834.50	10,983.87	2,850.63
5900 • Concession Stand	1,184.75	0.00	1,184.75
Total Income	766,244.90	765,645.14	599.76
Cost of Goods Sold			
50000 • Cost of Goods Sold	0.00	0.00	0.00
Total COGS	0.00	0.00	0.00
Gross Profit	766,244.90	765,645.14	599.76
Expense			
8000 • Operating Expenses	187,744.15	217,053.45	-29,309.30
8200 • Administration	235,403.44	232,652.94	2,750.50
8300 • Maintenance	60,450.05	64,389.90	-3,939.85
8400 • Recreation Department	84,864.83	65,352.81	19,512.02
8500 • Misc. & Contingency	4,103.76	4,576.62	-472.86
8980 • Depreciation Expense	29,750.00	31,120.97	-1,370.97
9500 • Reserved Funds	10,244.24	0.00	10,244.24
Total Expense	612,560.47	615,146.69	-2,586.22
Net Ordinary Income			
Other Income/Expense	153,684.43	150,498.45	3,185.98
Other Income			
1101 • Other Income	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Other Expense			
Revenue Ruling 70-604	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	153,684.43	150,498.45	3,185.98

Villages of Westcreek Owners Association
Summary Balance Sheet
As of August 10, 2011

	<u>Aug 10, 11</u>
ASSETS	
Current Assets	
Checking/Savings	408,198.22
Accounts Receivable	-839.71
Other Current Assets	38,554.33
Total Current Assets	445,912.84
Fixed Assets	2,183,976.13
Other Assets	2,440.27
TOTAL ASSETS	<u><u>2,632,329.24</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	12,502.79
Credit Cards	394.73
Other Current Liabilities	11,880.18
Total Current Liabilities	<u>24,777.70</u>
Long Term Liabilities	1,410,136.67
Total Liabilities	<u>1,434,914.37</u>
Equity	1,197,414.87
TOTAL LIABILITIES & EQUITY	<u><u>2,632,329.24</u></u>

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Cash Basis

Villages of Westcreek Owners Association
Summary Balance Sheet
As of August 10, 2011

	<u>Aug 10, 11</u>
ASSETS	
Current Assets	
Checking/Savings	408,198.22
Accounts Receivable	-91,443.12
Other Current Assets	38,554.33
Total Current Assets	<u>355,309.43</u>
Fixed Assets	2,183,976.13
Other Assets	2,440.27
TOTAL ASSETS	<u>2,541,725.83</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	394.73
Other Current Liabilities	11,880.18
Total Current Liabilities	<u>12,274.91</u>
Long Term Liabilities	<u>1,410,136.67</u>
Total Liabilities	<u>1,422,411.58</u>
Equity	<u>1,119,314.25</u>
TOTAL LIABILITIES & EQUITY	<u>2,541,725.83</u>