

REGULAR BOARD OF DIRECTORS MEETING

AGENDA

**Thursday, 7 p.m.
January 19, 2012
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. Sports and Park Committee
 - l. Strategic Planning Committee
- 5. Unfinished Business.**
 - a. Ad Hoc Pool Committee proposal for 2011 (Kevin Drummonds)
 - 1) Electronic gates/key cards for sports and recreation facilities proposed get new estimates which include professional installation – Open.
 - c. Greenbelt Wildfire Plan-Tabled.
 - d. Install fire lane for the Garden subdivision. Open.
- 6. New Business.**
 - a. Changing banks from Chase to Mutual of Omaha
 - b. Town Hall—2 February
 - c. Report from Executive Board 18 January Meeting results
- 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, Dec 8, 2011. The purpose of the meeting was to conduct regular business as identified in the pre-announced Agenda. Meeting minutes for the December Regular Monthly Meeting (Nov 17, 2011) were reviewed and approved by a vote of 5/0.

Board Members Present:

John Steele, President	Judi Cannon, Treasurer
Kevin Drummonds, Vice-President	Richard Gentry, Asst. Secretary
Kenneth Fowler, Secretary	

Staff Present:

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

Members Present:

Bill Fenstermacher	Guy Oliver
Joyce Oliver	Eugene Hopkins
Barbara Hopkins	John Parson
Rick Severs	Michael Wilson
Eloise Forge	Eva Vasquez

II. OPEN FORUM:

The meeting was called to order by the board president; first order of business was to approve November's VWOA Board meeting minutes. Motion was approved 5 to 0. The floor was then opened for VWOA member's comments. A homeowner requested to use the community center to meet with a social group at no charge. Brenda suggested she use the front area when the furniture is installed. Additional funding was approved by the board to extend park monitor hours. There was a question on why the homeowner dues were raised; the president explained that the budget was submitted and approved last month and the details are posted on the Westcreek website.

III. COMMITTEE/DEPARTMENT REPORTS:

- a. Recreation Department: The Christmas Bazaar went very well. The first soccer tournament went very well many positive feedbacks. CLOSED.
- b. Maintenance Department: A written report was provided and is attached to these minutes. Continuing to work on common area upkeep and upgrades; working as much as possible on limited budget. Sprinkler system upkeep will be the most pressing most expensive problem; the Board requested Armondo presents us with a funding request for the proposed sprinkler repairs and work. CLOSED.
- c. Standards Department: A written report was provided and is attached to these minutes. If anyone sees violations, report them to the Standards Committee or front office and someone from Standards will investigate. CLOSED.
- d. Community Management Department: 2012 assessment card have been mailed. The VWOA is still collecting toys for Toys for Tots. A written report was provided and is attached to these minutes. CLOSED.
- e. Architectural Review Committee. Their written report provided; 36 applications submitted 30 approved and 6 were disapproved, primarily due to not enough information; no major problems. The committee has updated standards and submitted the updates for the executive board for review and comments. CLOSED.

- f. Finance Committee: Committee did not meet and no action taken this month. VWOA financial situation looks good we should have a surplus to put into the reserve funds. Judi explained to Dora (VWOA) member why non-members are allowed to use the facilities when they pay an additional 10% add on to fees. A written report was provided and is attached to these minutes and reviewed.
- g. Landscape Committee. Nothing to report at this time. OPEN
- h. Nominating Committee. Nothing to report at this time. OPEN.
- i. Communications Committee. A written report was provided. The next meeting will be Jan 10, 2012. CLOSED.
- j. Sports and Park Committee. There are 3 rule changes that will be presented to the board next month. OPEN.
- k. Public Safety Committee. No information reported. The gardens parking; our property managers provided an estimate of cost to complete the fire lane project the board will review. County Fire and safety representatives came to observe the gardens parking and determined the best solutions would be the fire lanes as we proposed at the last meeting. They will enforce the rules ticket and tow violators; we will fund and complete the project. TABLED.
- l. Ad Hoc By-Law and Administrative Resolution Review Committee: No new information.
- m. Strategic Planning Committee: No new information to report.

IV. UNFINISHED BUSINESS:

- a. Ad Hoc Pool Committee proposals for 2011:
 - 1) Electronic Gates/key cards and electronic Gate for Sports Park; Ad Hoc Pool Committee: Kenneth recommend we table this issue until next month to present more details of cost estimates to present at the next executive board meeting. TABLED.
 - 2) Gate Guards/Deputy change to Facility Monitor's. This action depends upon electronic gates/key cards. TABLED.
 - 3) Green belt wild fire plan: We got rain! TABLED.
 - 4) Fire lands in the Gardens: Mr. Lamansky gave us a proposal of \$700 to complete the project; signs, paint and stencils. Board approved funding and Armondo and his team will do the work. CLOSED.

V. NEW BUSINESS: The refinancing of the VWOA sports park and community center loan was completed reducing the interest rate we pay on the loan. There were not fees or closing cost to the association just a reduction in the rate which will save VWOA a considerable amount of money.

- 1. Board met telephonically to except the counties offer of \$6,100 for the land needed to widen the bridge. There was a proposal to use that money to purchase the community center furniture. There was also a motion and approval to file the declaratory documents Bylaws, CC&Rs, Standards, and others with Bexar County to be compliant with the new State of Texas laws.
- 2. Notice of membership documents to be filed with the county as required by new state law was motioned was approved by the Board to file the VWOA declaratory documents to comply with state law; motion was approved by the Board.
- 3. Changes to assessment payment requirements were changed be the state; motion was made to change VWOA procedures to adhere with state law. Motion made and approved by the board.
- 4. Document copy cost changes were made by the state; motion was made to change VWOA procedures to adhere to state law. Motion made and approve by the board.
- 5. There is a new state law concerning record retention be HOAs; motion made to change VWOA procedures to comply with state law. Motion approved by the board.

VI. The Next Meeting: The next regular meeting will be held on Thursday, January 19, 2012 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

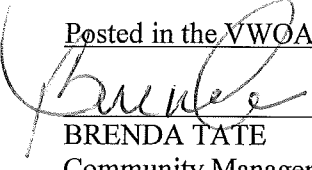
Date: 19 Jan 2012

Approved by:


JOHN B. STEELE, President

Date: 19 Jan 2012

Posted in the VWOA Book of Minutes by:


BRENDA TATE
Community Manager, VWOA

Date: 19 Jan 2012

PARKS AND RECREATION JANUARY 2012 REPORT

Board of Directors Meeting – 19 , January 2012

Submitted by: Christopher Mora - *Superintendent of Parks and Recreation*

I. Programs/Classes

- a. **Soccer – February 4th Spring Season Starts:** Now Accepting Applications at the VWOA office.
- b. **Cardio Mix/PiYo** – Monday/Wednesday nights @ 6:30 pm and Tuesday/Thursday nights @ 7:30 pm with 18 participants.
- c. **Olympic Karate** - Class running Tuesday and Thursday 4:15-7:30pm, 18 participants
- d. **SMASH (School of Modern Arts, Salsa & Hip-Hop)** with 48 participants.
- e. **Xtreme Boxing Classes** –. Times Friday 6pm-7pm, check community calendar for additional times and information.

We extended all of our contracts with our past year's vendor. Our vendors are all professional and our contracts have proven to be mutually beneficial.

II. Future Community Event

2nd Annual Mardi Gras Casino Night – February 25th; 7:30pm-11:30pm

- a. Casino Card Games & Slot Machines
- b. Hors d'oeuvres
- c. Non-Alcoholic beverages (byob alcohol)
- d. Winners will participate in a bidding contest for goods and prizes

III. This Year's Sports Calendar:

- a. **Spring Soccer Season:** Feb – Apr
- b. **Summer Softball Season :** May – Jul; New Program.
- c. **Fall Soccer Season:** Aug - Oct

Maintenance Monthly Report

For JAN 2012 Sub-for month of DECEMBER

Armando Villarreal

Equipment Maintenance:

- Fence on west creek oaks has been repaired and installed back on hinges.
Several lights throughout neighborhood monuments have been replaced
At SP. weeds at tennis have been pulled, round up cannot be applied
Irrigation and lighting at The Wyndwood at Groesenbacher has been Inspected, there were several 7 valves need to be replaced 6 breaks in lines ,one double ck valve needed, the one we have is no good it leaks 39 pop ups needed, timer for lights needed.[926.00]needed to repair.
Inspection report on all monuments found on back, pages.
I cleared brush along creek at Sports Park.
Lights in foyer at community center there were six lights replaced.
At C.C some tiles in foyer have been glued back down.
There was a smell when heater was turned on at CC.Filters on air handler, 1 and 4 at were replaced, and they were very dirty.

Projects in Progress

- At S.P.we are trimming and clearing out brush behind the gardens and pool building.
- We are relocating some valves for irrigation and some sprinkler heads in back field of Sport Park will be done before soccer starts in Feb.
- Stain fence west creek oaks, where stain peeled off 14 five gallon cans should complete re-staining; I am going to power wash fence then apply stain.
- Monuments: Irrigation and lights are still being repaired at Wynnewood should be done by the end of this month of Feb.
- Pavilion at S.P will be painted all steel is starting to rust.
- Fence at tote lot being painted as well.
- Trimming of trees on groesenbacher.

Completed Projects and Repairs:

- The Wynnewood had some water leaks repaired and timer.
- Brush at S.P has been picked up.
- Clock tower reefs have been taken down.
- At S grass along creek has been mowed
- Graffiti on fence and column at military w,has been removed
- Fence repaired at west creek.

- Inspection of monuments has been complete.

Future Projects:

- More dirt is needed around picnic area
- Paint needed for rod iron fence around both pools, Tote lot playground needs PVC instead of railroad ties.
- Monuments through- out subdivision will be worked on to include irrigation, repairs mulching, lighting act... when board approves.
- Repair rain gutter at pavilion
- Trees on green belts are being treated with organic nutrients, trees are also being watered.
- Pavilion will be repainted blue, all steel has rust ceiling fans blades are bent.
- Cost estimate for sealing/staining /caulking cracks around the cedar around the CC building, \$11,459.00.
- Add mulch to CC pool area and around the pool at SP, clock tower, all monuments.

Park up keep:

I recommend applying Herbicides to fields, less watering is needed promotes healthy grass and beatifies park appearance, [also value of homes].

Creek needs to be graded for proper drainage

A light is needed at tote lot; it is very dark at 6 o'clock pm.

Over flow parking at SP. needs to be grated it is holding water in center parking lot.

Monument repairs:

{1}.The gardens need valves [4] and also need [9] pop ups with spray nozzles, control panel also needed.
Cost to repair:\$238.00

[2].The Estates has no water or lighting, home owners take care of monuments and county light, lights monument.

[3].The summit has no water support or lighting, County light; lights up monuments, home owners take care of monuments.

[4].The Bluffs,

[5].Wynnewood Monument at Grosenbacher ,Seven valves needed, double ck valve and water meter, also need [pvc] approx,180feet along Grosenbacher needs to be replaced39 pop ups and nozzles need to be replaced ,Timer needed for lights. Cost for repairs: \$926.00

[6].Wynnewood: monument at westcreek view needs 4 valves and 100feet of [pvc], and 18 popups and nozzles and signal wire needed. Cost for repairs\$328.00

[7].The point: No lights or water support.

[8].The Royal Oaks: Needs controller and2valves and 6 popups and nozzles. Cost for repairs\$342.00

Two red tip hedges are dead\$65.00 to replace. Electric wire that lights up monuments in back yard is danger to home owner, needs to be buried to pass code inspection. \$1,345.00

[9].The Oaks: Several breaks in line, popups needed plus nozzles Cost to repair:\$283.00 I recommend large boulders to prevent cars breaking system ,by jumping curb, angle iron holding lights is dangerous needs proper brackets.\$375.00

[10].The Woods: Three valves needed, 5 pop up and nozzles fittings ECT...: Cost to repair \$289.00 line has a break may need to tear into street if leak does not stop under double-check valve, if leak is repaired under double-check valve. Price stays the same. If it does not stop leaking permits have to be pulled to shut down part of street ,all cracks cut have to be filled with concrete and asphalt, let's hope I can fix problem in island, if not I will get you a more detailed Cost.

[11].Country Oaks: Timer missing tree popups needed and nozzles, two valves also needed. Cost: \$253.00

[12].West Creek Forest: Meter needed and double ck valve we have water in island, no [PVC] or popups, all system needed, Cost: \$1,283.00

[13].Quail Meadow: Photo cell needed for lights, 4valves 19 pop ups and nozzles needed.Cost\$265.00

[14].The Hollows: Double ck valve needed battery operated controller with dc cellunoids and irrigation lines plus pop ups and nozzles etc.....Cost\$852.00

[15].The Oaks: Off West creek oaks, No water or light support recommend solar lights Cost: \$262.00

[16].Willow Brook: Tree valves needed 7 pop ups and nozzles couplings etc....Cost\$172.00

[17].The Hills: Needs controller battery operated and solar lights pop ups and nozzles .Cost\$349.00

[18].The Woods: A breaker is needed for power, 18 pop ups and nozzles needed.Cost\$438.00

[19].Clock Tower: 6 valves needed commercial type, 2 large rolls of wire needed, a timer is also missing 12 rotors, 8spray type nozzles fitting etc....Cost\$1345.00

[20].Entrance at 1604 needs pop ups with nozzles two lights covers.Cost\$172.00.Water meter is leaking and I cannot open water cut off at meter water company has been notified when fixed I can provide more detailed estimate.

Total Cost: \$9,339.00

STANDARDS DEPARTMENT MONTHLY REPORT

From: Kenneth M. Lemanski Sr., MA, CEM., Superintendent of Standards
 To: VWOA Board of Directors
 Subject: Report for the month of December 2011
 Presented to the Board of Directors on January 19, 2012

<u>TOPICS</u>	<u>ACTION AND OR NOTES</u>	<u>STATUS</u>
<u>STANDARDS</u>		
ARC Committee Membership:	The ARC is fully staffed with five (5) community residents who volunteer their time on a weekly basis. The 2012 Standards are finished and posted on the web site.	Closed
Property Improvement Applications (PIA'S):	Ten (10) were approved and two (2) were not approved. Three hundred forty-four (344) PIA's were submitted in 2011 and sixty-nine (69) of them were not approved.	Info Only
Staffing/Personnel:	Staffed with six (6) part time Standards Monitors.	Info Only
Standards Violations Documented:	555 violations of our standards were noted in the month of December. This is a decrease of 88 from November, when 643 violations were documented.	Info Only
Personal Contact and Education:	86 for the month of December. November had 103 contacts. This decrease also corresponds with the decrease in Courtesy Notices. I contribute this decrease to the Holiday Season.	Info Only
Texas Property Code Letters (TPC Letters):	One (1) was written for December.	Closed
Attorney Referral for Action:	None for this month.	Info Only
Re-Sale Inspections:	Five (5) were completed for the month.	Info Only
Yard/Garage Sales:	Thirty-Five (35) for the month of December.	Info Only
<u>PROJECT MANAGEMENT</u>		
Community Trash Day	This event was held on Saturday, January 7, 2012 and seven dumpsters were filled and a large brush pile was built from cut Christmas Trees. All dumpsters and material was removed from the overflow parking lot at the Sports Park by Bexar County.	Info Only
Public Safety Report:	Daytime burglaries have seemed to decline but we are starting to see vehicle break ins and the theft of fuel from vehicles at night.	Info Only
Graffiti Report:	There have been several reports of Graffiti in the drains and mailboxes in the Vista's.	Info Only
Westcreek Gardens	This project is on schedule to start on January 17, 2012. All three pre-project letters have been delivered to the residents of this village.	Info Only
Wild Land Fire Safety	I still have not heard from the State Forester for the site visit. I left a voice message for her on Jan 10, 2012.	Info Only



Villages of Westcreek
Owners' Association

Community Managers Report
For December 2011
Presented to the
Villages of Westcreek
Board of Directors
January 19, 2012

Physical Plant

One central heat unit at community center was repaired
Community Center furniture project is complete Table to arrive 12/14/2012

Exclusive Usage Contracts

- Pavilion parties 3
- Community center 6
- Pool Parties 0

Closings

New 2 Resale 16

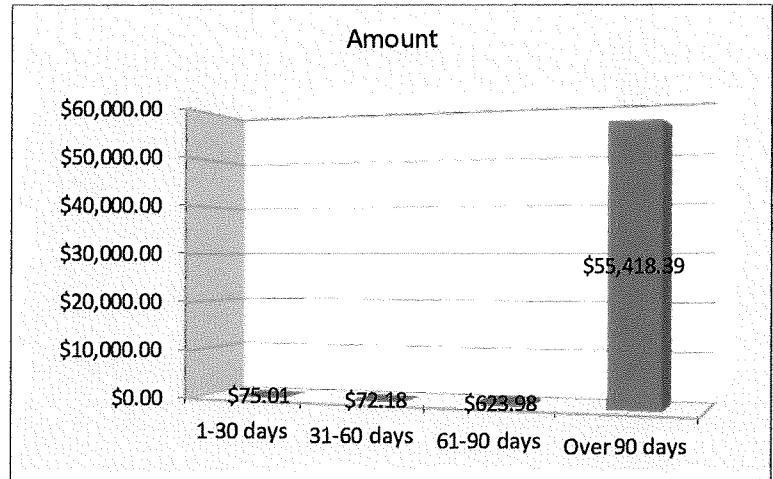
Villages of Westcreek Constant Contact Email Status Report 1282 subscribers

Date	Email	# of recipients	# of opens	# of website click-thru
12/5	This Week in WC	1277	578	13
12/6	Christmas Lighting Contest	1277	448	4
12/7	Smash Holiday Camp	1280	372	4
12/9	VWOA Awards	1281	600	14
12/12	This Week in WC	1281	548	14
12/14	Toys for Tots	1283	385	2
12/14	Holiday Lighting Winners	1283	584	11
12/20	This Week in WC	1282	495	9
12/20	Soccer	1281	427	8
12/27	This Week in WC	1281	570	16
12/29	Call for Nominations	1282	451	10
12/30	Newsletter	1282	666	257

2011 Delinquent Assesments

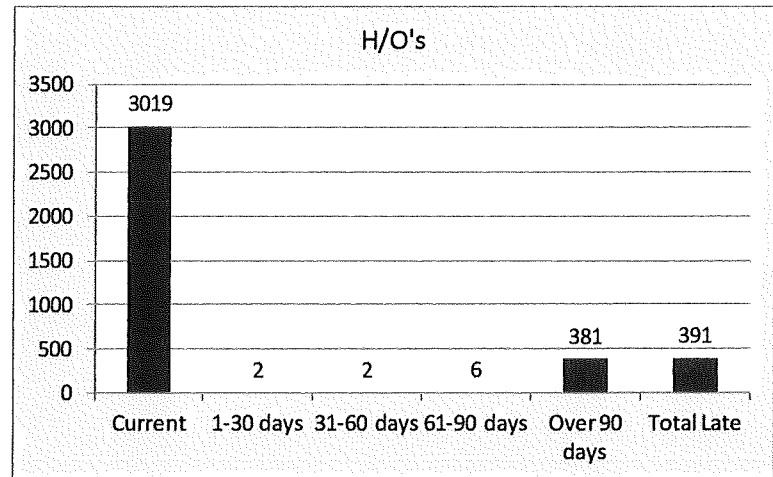
Days	H/O's	Amount
Current	3019	\$214,349.00
1-30 days	2	\$75.01
31-60 days	2	\$72.18
61-90 days	6	\$623.98
Over 90 days	381	\$55,418.39
Total	391	\$56,189.56

Current homeowner payments
\$214,349.00

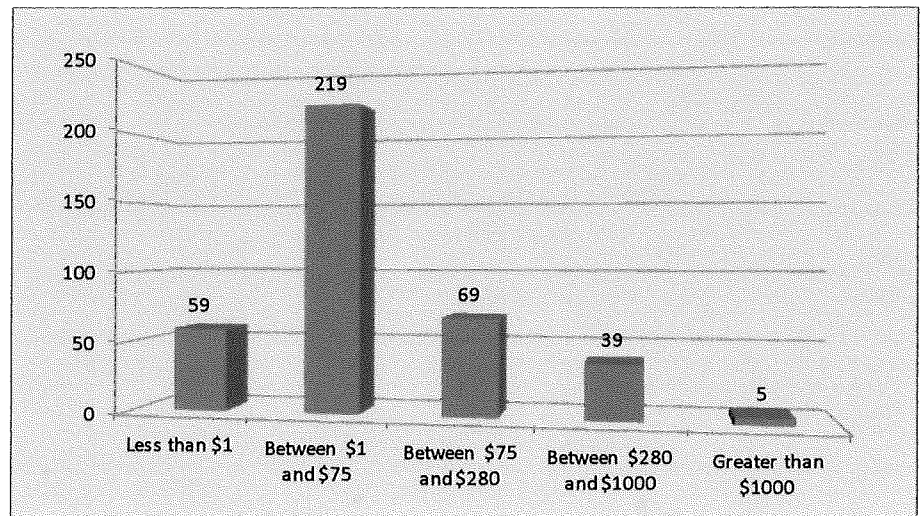


Days	H/O's
Current	3019
1-30 days	2
31-60 days	2
61-90 days	6
Over 90 days	381
Total Late	391

Delinquent total ytd
56,189.56



Amount	H/O's
Less than \$1	59
Between \$1 and \$75	219
Between \$75 and \$280	69
Between \$280 and \$1000	39
Greater than \$1000	5





Villages of Westcreek



C o m m u n i c a t i o n s C o m m i t t e e

The Villages of Westcreek
Owners' Association

January 19, 2012


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

Report to the Villages of Westcreek Board of Directors, January 19, 2012:

1. The Communications Committee met on January 9, 2012. Some of the members had some concerns about the web site and these were passed onto the Community Manager.
2. As of today, we have 254 Likes on our Facebook Page.
3. Our next meeting is scheduled for Monday, February 14, 2012

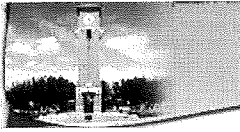
This concludes my report for this month, any questions?

Respectfully submitted,


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

Copy: CC file

Kml



Villages of Westcreek Insights

Local Business · San Antonio, Texas · [Edit Info](#)

Promote Your Page

Data through Tuesday (All dates and times are in Pacific Time)

Export Data

Wall

Info

Friend Activity (1+)

Insights

Likes

Reach

Talking About This

Check-Ins

Events

EDIT

About

Edit

The Villages of Westcreek...A
great place to live in San Antonio.

254

like this

8

talking about this

92

were here

Protect Your Page

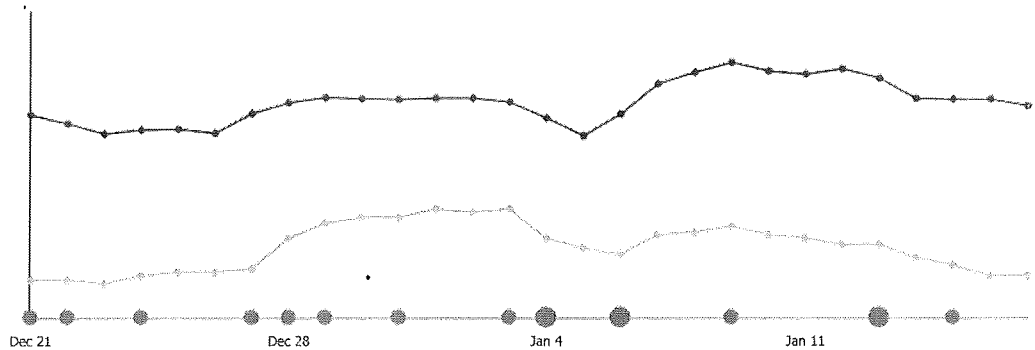
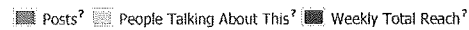
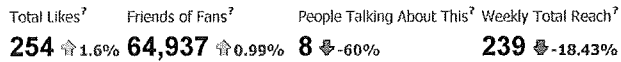
Add to My Page's Favorites

Get Updates via SMS

Get Updates via RSS


















Unlike

Share























Page Posts

All Post Types

Date ?	Post ?	Reach ?	Engaged Users ?	Talking About This ?	Virality ?
1/15/12	 The temporary "No Parking" si...	79	3	--	--
1/13/12	 The Town Hall Meeting with ST...	79	3	1	1.27%
1/13/12	 Yard and Garage Sales are sch...	79	3	1	1.27%
1/9/12	 Homeowners are responsible f...	110	8	3	2.73%
1/6/12	 The Community Trash Day is a...	117	9	3	2.56%
1/6/12	 Just a reminder the Trash Day...	115	2	--	--
1/4/12	 This Saturday there will be a Tr...	124	3	1	0.81%
1/4/12	 SAWS is now In Stage One Wat...	123	1	--	--
1/3/12	 Go Red for Women is Saturday...	136	9	3	2.21%
12/31/11	 From the Board of Directors an...	98	3	2	2.04%
12/29/11	 The Burn Ban for Bexar County...	160	14	6	3.75%
12/28/11	 If you use or shoot off firework...	150	25	14	9.33%
12/27/11	 The VWOA Offices will be close...	152	5	2	1.32%
12/24/11	 Merry Christmas	120	6	3	2.5%
12/22/11	 USFA Cooking Fire Safety	140	2	--	--
12/21/11	 FBI: Violent and Property Crim...	157	7	1	0.64%
12/19/11	 The VWOA Offices will be closi...	135	2	--	--

Chat (15)

Search	12/16/11	 The VWOA Office will be closin...	140	1	--	 Kenneth Demanski	Home
	12/15/11	 Christmas Tree Fire Video: It Ju...	146	5	--	--	
	12/14/11	 Villages of Westcreek added a...	132	25	2	1.52%	
	12/13/11	 Tomorrow is the last day that w...	134	6	3	2.24%	
	12/9/11	 Westcreek received two covete...	131	19	11	8.4%	
	12/3/11	 Santa Claus is on his way and s...	136	4	2	1.47%	
	12/2/11	 Bad accident near the CC. Plea...	130	10	1	0.77%	
	12/2/11	 Starting Jan 1, 2012 the new a...	133	29	8	6.02%	
	12/2/11	 A reminder that Santa Claus is...	125	3	1	0.8%	
	12/2/11	 A large amount of rain is forec...	121	1	--	--	
	12/1/11	 Santa Claus will be visiting the...	120	3	2	1.67%	
	11/30/11	 The Blue Postcards with the 20...	136	2	--	--	
	11/23/11	 The Board of Directors Meeting...	122	2	--	--	
	11/21/11	 The offices for the Villages of...	127	1	--	--	
	11/19/11	 The Christmas Bazar is underw...	106	4	2	1.89%	
	11/18/11	 The Board of Directors has pas...	112	3	1	0.89%	
	11/17/11	 The Board of Directors meeting...	118	1	--	--	
	11/17/11	 The VWOA Office is accepting...	117	3	1	0.85%	
	11/15/11	 Turn around don't drown. Watc...	116	2	--	--	
	Older Posts						

Communications Committee Minutes
November 8, 2011

In attendance:

Bill Fenstermacher
Ken Lemanski
Michelle de Jongh

Gene Hopkins
Barb Hopkins

Meeting called to order at 7:03 p.m.

Constant Contact is at 1266. Two months ago it was at 1172. Facebook is up to about 198.

The new standards will go into effect in January. We will need to educate the community about the new changes and can include one or two each week in This Week in Westcreek.

Bill Fenstermacher pointed out that the Facebook logo is not linking to the site. He said he talked to George, but it hasn't changed. He said there are still some kinks with the web site. Some minutes don't link correctly or the dates are wrong.

Ken Lemanski explained the plan to put fire lanes in the Gardens neighborhood. The streets are very narrow and a fire engine would not be able to get through if necessary. Putting up signs would cost \$1600, but stenciling the curbs would be about \$600. There was discussion about when and how often to send letters to the Garden residents about the fire lanes.

The next "meeting" will be a social event combined with the Christmas luncheon. We will possibly meet again in January.

Meeting adjourned at 8:35 p.m.

11:53 AM
01/13/12
Accrual Basis

Villages of Westcreek Owners Association
Balance Sheet
As of December 31, 2011

	<u>Dec 31, 11</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	226,059.53
1011 · Reserve Accounts	144,909.45
Total Checking/Savings	370,968.98
Accounts Receivable	
1020 · Accounts Receivable	-66,590.55
Total Accounts Receivable	-66,590.55
Other Current Assets	
1021 · Interest Receivabl	34.19
1030 · Other Current Assets	15,656.62
1040 · Undeposited Funds	15,145.69
1045 · Due from Operating Fund	28,691.32
1071 · Allowance For Doubtful Accts	-6,500.00
Total Other Current Assets	53,027.82
Total Current Assets	357,406.25
Fixed Assets	
1050 · Fixed Assets	98,972.46
1056 · Community Center^	2,021,505.24
1057 · Community Center Furniture	14,578.52
1058 · Software	4,673.91
1059 · Vehicle	22,996.00
Total Fixed Assets	2,162,726.13
Other Assets	
1037 · Chase CD	2,440.27
Total Other Assets	2,440.27
TOTAL ASSETS	<u>2,522,572.65</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	10,749.52
Total Accounts Payable	10,749.52
Credit Cards	
2040 · Credit Card	438.15
Total Credit Cards	438.15
Other Current Liabilities	
2020 · Other Current Liabilities	11,447.96
2100 · Payroll Liabilities	636.95
Total Other Current Liabilities	12,084.91
Total Current Liabilities	23,272.58
Long Term Liabilities	
2022 · Due to Reserve Fund	28,691.32
2200 · Long Term Notes Payable	1,358,566.94
Total Long Term Liabilities	1,387,258.26
Total Liabilities	1,410,530.84
Equity	
2031 · Retained Earnings	47,715.67
3000 · Fund Balance	957,501.87

11:53 AM

01/13/12

Accrual Basis

Villages of Westcreek Owners Association
Balance Sheet
As of December 31, 2011

	<u>Dec 31, 11</u>
Net Income	<u>106,824.27</u>
Total Equity	<u>1,112,041.81</u>
TOTAL LIABILITIES & EQUITY	<u>2,522,572.65</u>

11:59 AM
01/13/12
Cash Basis

Villages of Westcreek Owners Association

Balance Sheet

As of December 31, 2011

	<u>Dec 31, 11</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	226,059.53
1011 · Reserve Accounts	144,909.45
Total Checking/Savings	370,968.98
Accounts Receivable	
1020 · Accounts Receivable	-116,706.39
Total Accounts Receivable	-116,706.39
Other Current Assets	
1021 · Interest Receivabl	34.19
1030 · Other Current Assets	15,656.62
1040 · Undeposited Funds	15,145.69
1045 · Due from Operating Fund	28,691.32
1071 · Allowance For Doubtful Accts	-6,500.00
Total Other Current Assets	53,027.82
Total Current Assets	307,290.41
Fixed Assets	
1050 · Fixed Assets	98,972.46
1056 · Community Center^	2,021,505.24
1057 · Community Center Furniture	14,578.52
1058 · Software	4,673.91
1059 · Vehicle	22,996.00
Total Fixed Assets	2,162,726.13
Other Assets	
1037 · Chase CD	2,440.27
Total Other Assets	2,440.27
TOTAL ASSETS	<u>2,472,456.81</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	-865.00
Total Accounts Payable	-865.00
Credit Cards	
2040 · Credit Card	438.15
Total Credit Cards	438.15
Other Current Liabilities	
2020 · Other Current Liabilities	11,447.96
2100 · Payroll Liabilities	636.95
Total Other Current Liabilities	12,084.91
Total Current Liabilities	11,658.06
Long Term Liabilities	
2022 · Due to Reserve Fund	28,691.32
2200 · Long Term Notes Payable	1,358,566.94
Total Long Term Liabilities	1,387,258.26
Total Liabilities	1,398,916.32
Equity	
2031 · Retained Earnings	8,127.95
3000 · Fund Balance	957,501.87

11:59 AM
01/13/12
Cash Basis

Villages of Westcreek Owners Association
Balance Sheet
As of December 31, 2011

	<u>Dec 31, 11</u>
Net Income	<u>107,910.67</u>
Total Equity	<u>1,073,540.49</u>
TOTAL LIABILITIES & EQUITY	<u>2,472,456.81</u>

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January through December 2011

	<u>Jan - Dec 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	3,011.61	500.00	2,511.61
4170 · Program Fees	40,069.30	25,000.00	15,069.30
4180 · Swim Team	100.00		
5000 · Revenue	1,005,360.70	984,820.00	20,540.70
5090 · Yard Sales	4,310.00		
5100 · Newsletter Advertisement	3,030.00	1,000.00	2,030.00
5200 · Ramage/Yard Sales	0.00	500.00	-500.00
5400 · Pavilion Rental	4,910.00	5,000.00	-90.00
5500 · Sports Park Committee	6,605.00		
5600 · Fence Repair Reimbursement	4,136.63		
5800 · Community Center	20,298.00	18,000.00	2,298.00
5900 · Concession Stand	1,393.75		
Total Income	<u>1,093,224.99</u>	<u>1,034,820.00</u>	<u>58,404.99</u>
Gross Profit	1,093,224.99	1,034,820.00	58,404.99
Expense			
8000 · Operating Expenses	310,739.42	355,700.00	-44,960.58
8200 · Administration	398,568.19	381,264.00	17,304.19
8300 · Maintenance	74,228.19	105,520.00	-31,291.81
8400 · Recreation Department	132,704.52	107,098.00	25,606.52
8500 · Misc. & Contingency	5,624.16	7,500.00	-1,875.84
8980 · Depreciation Expense	51,000.00	51,000.00	0.00
9500 · Reserved Funds	13,536.24		
Total Expense	<u>986,400.72</u>	<u>1,008,082.00</u>	<u>-21,681.28</u>
Net Ordinary Income	<u>106,824.27</u>	<u>26,738.00</u>	<u>80,086.27</u>
Net Income	<u><u>106,824.27</u></u>	<u><u>26,738.00</u></u>	<u><u>80,086.27</u></u>

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January through December 2011

	<u>Jan - Dec 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	3,011.61	500.00	2,511.61
4170 · Program Fees	39,979.30	25,000.00	14,979.30
4180 · Swim Team	100.00		
5000 · Revenue	1,007,151.85	984,820.00	22,331.85
5090 · Yard Sales	4,340.00		
5100 · Newsletter Advertisement	3,030.60	1,000.00	2,030.60
5200 · Ramage/Yard Sales	0.00	500.00	-500.00
5400 · Pavilion Rental	4,910.00	5,000.00	-90.00
5500 · Sports Park Committee	6,605.00		
5600 · Fence Repair Reimbursement	4,136.63		
5800 · Community Center	20,298.00	18,000.00	2,298.00
5900 · Concession Stand	1,393.75		
Total Income	<u>1,094,956.74</u>	<u>1,034,820.00</u>	<u>60,136.74</u>
Gross Profit	1,094,956.74	1,034,820.00	60,136.74
Expense			
8000 · Operating Expenses	306,801.43	355,700.00	-48,898.57
8200 · Administration	403,247.79	381,264.00	21,983.79
8300 · Maintenance	74,228.19	105,520.00	-31,291.81
8400 · Recreation Department	132,704.52	107,098.00	25,606.52
8500 · Misc. & Contingency	5,527.90	7,500.00	-1,972.10
8980 · Depreciation Expense	51,000.00	51,000.00	0.00
9500 · Reserved Funds	13,536.24		
Total Expense	<u>987,046.07</u>	<u>1,008,082.00</u>	<u>-21,035.93</u>
Net Ordinary Income	<u>107,910.67</u>	<u>26,738.00</u>	<u>81,172.67</u>
Net Income	<u><u>107,910.67</u></u>	<u><u>26,738.00</u></u>	<u><u>81,172.67</u></u>