



The Villages of Westcreek Owners' Association, Inc.

Est. 1994

Regular Board of Directors Meeting Agenda

Thursday, 7 PM July 17, 2014

Community Center

1. **Call to order and Pledge of Allegiance to the flag**
2. **Review/approve previous minutes**
3. **Members/Guest forum**
4. **Department/Committee reports**
 - a. Recreation Department
 - b. Maintenance Department
 - c. Standards Department
 - d. Community Management Department
 - e. Architectural Review Committee
 - f. Standards review/update Committee
 - g. Finance Committee
 - h. Landscaping Committee
 - i. Nominating Committee
 - j. Communications Committee
 - k. Public Safety Committee
 - l. Sports Park Committee
 - m. Sports Committee
 - n. Strategic Planning Committee
 - o. By – Laws review/update Committee
5. **Unfinished Business**
 - a. Status of sidewalk at Saxon Hill and Military Dr., West **Tabled**
 - b. Audit Issues **Open**
 - c. Brick column survey results **Open**
 - d. Fire Station (awaiting follow-up response from County Commissioner ESD) **Tabled**
 - e. Installation of a handicap door opener at Community Center **Open** The DuraSwing 4 On Demand Door Opener was approved in Executive Session at a cost not to exceed \$1648 plus tax. This opener has been ordered at a cost of \$1215 plus tax.
 - f. Bushes/trees to block view of Barb wire fencing (Point Breeze). Waiting on recommendations from landscaping committee and staff. **Open**
 - g. Hiring of a part time Administrative Assistant was approved by an electronic vote of the Board of Directors. The results were 3 in favor and 2 opposed. Anthony Hoffman and Ismael Padilla were opposed. **Open**
 - h. Purchase of office equipment Projector for conference room **Open**
 - i. Anthony Hoffman suggested that we look into allowing the homeowners from Caracol Heights to use our pools. **Open**
6. **Executive/Emergency Session Results**
 - a. Report of Foreclosures
 - b. Report of Release of Liens
 - c. Report of Lien Filings
 - d. Investigations.
7. **New Business**
 - a. _____
 - b. _____
 - c. _____
 - d. _____
8. **Schedule next monthly meeting**
9. **Adjournment.**



The Villages of Westcreek Owners' Association, Inc.

Est. 1994

Regular Meeting of the Board of Directors

Thursday, June, 26 2014

I. OPEN MEETING: The Regular Meeting of the Board of Directors was called to order by the President, at 7:05 PM on Thursday, June 26, 2014. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda. Following the Pledge of Allegiance the meeting minutes for the meeting of May 22, 2014 were reviewed and approved unanimously by the Board members present.

Board members present:

Kevin Drummonds, President

Kenneth Fowler, Vice President (Left at 9:30PM)

Ismael Padilla, Assistant Secretary

Guy Oliver, Secretary

Anthony Hoffman, Treasurer

Board Members Absent: None

Staff present:

Jennifer Bell, Community Manager

Sylvia Mennel, Assistant Community Manager

Melynda Porter, Administrative Superintendent

Members Present:

Jean Woodward

Roger Torres

Nick Giardino

Lisa Williams

Harold Severs

Barbara Crabtree

Bill Fenstermacher

Eugene Hopkins

Desiree Anderson

Ryan Haskins

Mrs. Besecker

Heather Mallia

Barbara Hopkins

Erik Armellta

Guests Present: None

II. OPEN FORUM:

Mr. Drummonds opened the Members forum.

Mr. Bill Fenstermacher asked questions of the newly elected board members the questions are as follows:

1. First question: Prior to the Annual Meeting of the Members on April 17, 2014, did you play any role in the drafting and or distribution of the letter entitled "*VOWA Fraud, Waste and Abuse*" to homeowner's within the Villages of Westcreek?

Response(s) – Guy Oliver and Ismael Padilla answered: NO

Anthony Hoffman answered: YES

2. Second Question: If yes, what specific actions did you take to verify that all the allegations attributed in the letter were true and factual? Did you contact any BOD member or any Staff Members at that time to verify these allegations were indeed true prior to the distribution of the letter? If so, whom?

Response(s) – Anthony Hoffman said he had talked to two of the former staff members but refused to give names.

3. Third Question: Since being elected to the Board of Director's have you found any evidence of mismanagement, corruption, favoritism, fraud, and abuse of authority and greed that past BOD members and staff members were implicated in? Be specific?

Response(s): Mr. Hoffman had to admit that he had not found any of the allegations to be true. He has not looked at the books.

Mrs. Besecker asked that the trees overhanging the sidewalk on Westcreek Oaks be trimmed up so that they are not hitting people in the head. The trees in question are on private property, but the branches extend out into the right-of-way. Mr. Drummonds said that he would have maintenance look into the situation.

III. Committee/Department Reports:

- a. Recreation Department. A written report was provided and is attached to these minutes. Staff is looking into getting the phone at the community center pool repaired. Resurfacing the basketball court has been started and over to the Sports Park committee. The dumpster in the Sports Park needs to be moved to the overflow parking area. Mr. Drummonds asked the Community Manager to have the dumpster moved to the area behind the tennis courts adjacent to the overflow parking lot.
- b. Maintenance Department. A written report was provided and is attached to these minutes.
- c. Standards Department. A written report was provided and is attached to these minutes.
- d. Community Management Department. Mrs. Bell provided a written report including a summary of delinquent assessments, which is attached to these minutes.
- e. Architectural Review Committee. Mr. Eugene Hopkins, chair of the committee, submitted a written report and gave a brief of the report. The report is attached to these minutes.
- f. Standards Review/Update Committee (temporary). Mr. Hopkins, the chair of the committee, stated that it was almost complete and making good progress.
- g. Finance committee. The Treasurer, Mr. Hoffman, had no report. The Community Manager, Mrs. Bell, submitted the balance sheet and profit & loss budget versus actual statements from January 1 to June 20, 2014. The reports are attached to these minutes. The first meeting of the finance committee is scheduled for 6 PM, on July 8, 2014.
- h. Landscaping Committee. The Chairperson was not present and no written report was provided.
- i. Nominating Committee. The nominating committee's work was finished with the election of Mr. Padilla to the Board.
- j. Communications Committee. Mr. Bill Fenstermacher provided a written report. See attached minutes. The next meeting is scheduled for 10 AM, July 7th, 2014.
- k. Public Safety Committee. Mr. Nick Giardino, Chair of the committee, gave a report of the last meeting. The minutes of that meeting are attached to these minutes.
- l. Sports and Park Committee. Written report was provided. The Chairperson, Mrs. Melynda Porter, briefed on the report and answered questions. See attached report
- m. Sports Sub-Committee. The Sports Committee provided recommendations for approval for the fall 2014 soccer program. The Committee recommended:
 1. A paid officer no longer be used on Saturday mornings during soccer games. Trained/certified Referees will use red cards to stop games and eject unruly parents, coaches, or players. Staff and coaches will support referees decisions. After discussion, Kevin Drummonds moved to approve the recommendation and it was seconded by Ismael Padilla. The motion was approved by a vote of 5-0. **CLOSED**
 2. Ages for two divisions be altered. The Committee recommended the new divisions be (9-11) and (12-14). After a good deal of discussion amongst the Board and members present, a motion was made to accept the new age categories with the stipulation that any parent wanting their child to play in a higher division must sign a waiver of liability for the VWOA. The motion was made by Anthony Hoffman and seconded by Kenneth Fowler. The Board approved it unanimously. **CLOSED**
 3. A member of the Sports Sub-Committee, Tim Peters, who has worked as a professional referee in the past, be used to train this season's referees and certify them. The motion to approve the

recommendation and require all referees be certified by Mr. Peters was made by Kenneth Fowler and seconded by Ismael Padilla. The Board approved the motion by a 5–0 vote. **CLOSED**

4. For this season and hereafter, parents be required to sit on the side of the field opposite the players and coaches. Kenneth Fowler moved to approve the recommendation and it was seconded by Ismael Padilla that this requirement be added to the rules. The Board approved the motion by a vote of 5–0. **CLOSED**
5. Age divisions 9-11 and 12-14 be moved to a 50 yard by 100 yard field and play 11 v11, provided there are enough players to make four (4) teams in each division. After considerable discussion, the Board unanimously approved a motion to try the new field and team size. This is contingent upon having enough sign-ups during registration to have at least four (4) teams in each division. If this does not happen, the subject will have to be readdressed by the Board. **OPEN**
6. Soccer participants, age seven (7) and up, be required to wear cleats. The Board briefly discussed this and directed the Staff to include in the rules mandatory wear of cleats for all ages participating in the soccer program. **CLOSED**
- n. Strategic planning committee. The next meeting is Monday, June 30 at 7:30 PM.
- o. By- Laws review/update committee. Final draft is in progress and very near completion.

IV. UNFINISHED BUSINESS:

- a. Status of sidewalk at Saxon Hill and Military Dr., West. Tabled pending further information. **TABLED**
- b. Purchase of office equipment:
 1. Computer for Park & Recreation dept—purchased and installed. **CLOSED**
 2. Whiteboard and projector for Conference Room. Whiteboard purchased, still pending decision on projector. **OPEN**
 3. Security monitor (TV) for the Community Manager's office—purchased \$320 and installed. **CLOSED**
- c. Audit issues. No new information was available at this meeting. **OPEN**
- d. Brick column survey results. Pending further information and determination of ownership. **OPEN**
- e. Fire Station. Awaiting follow-up response from ESD. **TABLED**
- f. Additional Playground Equipment for Tot Lot (two – five-year-old equipment addition). Sent to Sports Park Committee for consideration, recommendation, and prioritization. **CLOSED**
- g. Golf Driving Range (cage) for Sports Park. Sent to Sports Park Committee for consideration, recommendation, and prioritization. **CLOSED**
- h. Request for 5K run/walk. A motion was made to disapprove this request, given the legal and liability issues associated as well as the recommendation from legal counsel. It was also thought that the number of participants, especially parking and non-members brought into the Community would stress our facilities Motion was seconded and approved unanimously. **CLOSED**
- i. Installation of an automatic door opener for the handicapped members to be installed at the Community Center on one of the front doors. Three proposals will be considered in executive session. The motion was made by Kevin Drummonds and seconded by Kenneth Fowler. The motion was approved by a vote of 4-1, with Anthony Hoffman as the dissenting vote. **OPEN**
- j. Sports Park Concession Stand Proposal. Sent to Sports Park Committee for consideration, recommendation, and prioritization. **CLOSED**
- k. Bushes/trees to block the view of Barb wire fencing (Point Breeze). Waiting on recommendations from landscaping committee. **OPEN**

V. Executive/Emergency Session Results

- Report of Foreclosures: 5 (amounts: \$1,431.27, \$1,003.01, \$1,001.38, \$1,185.99, \$1,002.98)
- Report of Release of liens: None
- Report of Lien Filings: 1 (amounts: \$ 649.57)
- Investigations: Investigation into conflict of interest and employees not following the VWOA procedures. Personnel action was taken. (**OPEN**)

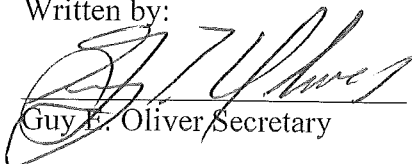
VI. New Business

- ID cards for Members (Owners) not living in Westcreek. Kevin Drummonds moved that we allow members/owners not living in Westcreek, but that have given their amenities privileges to lessees/renters, to have an ID to use our facilities for \$200. The motion was seconded by Ismael Padilla and approved by a 4-0 vote. Mr. Fowler was absent. **CLOSED**
- Security/off-duty officer to assist at Sports Park after dark and at closing. After discussion, the Staff was directed to attempt to call the Bexar County Sheriff's Department or Constable. This may have to be readdressed should it continuously be a problem. **CLOSED**
- Additional security cameras at Community Center. After discussion, the issue was tabled pending further research. **TABLED**
- Anthony Hoffman suggested that we look into allowing the homeowners from Caracol Heights to use our pools.

VII. THE NEXT MEETING: The Board agreed to hold the next regular meeting on Thursday, July 17th, 2014, at 7 PM, in the Community Center.

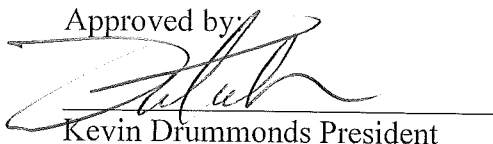
VIII. Adjournment: there being no further business before the Board, the meeting was adjourned at 9:55 PM

Written by:


Guy F. Oliver Secretary

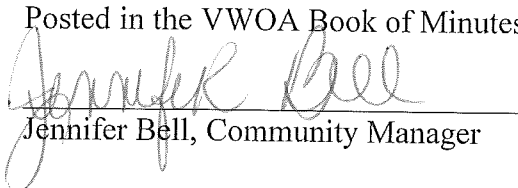
Date 7/17/2014

Approved by:


Kevin Drummonds President

Date 7/17/2014

Posted in the VWOA Book of Minutes by:


Jennifer Bell, Community Manager

Date 7/21/2014

Parks and Recreation –July 2014

Board Report

Current Programs/Classes

- a. Fit Club in the Park – Tuesday & Thursday, Morning 9-9:50 & Evening 6-6:50
- b. Olympic Karate- Classes on Tuesday & Thursday
- c. SMASHDANCE- Zumba Fitness is offered each Monday and Wednesday at 7:30 pm
- d. Body Bootcamp- Tue & Thur 7:30pm
- e. Cardio Dance- Wed evenings 6:30
- f. Kickboxing- Mon 6:30pm
- g. Water Aerobics – Monday & Wednesday 8 pm
- h. Swim Team- Meets- June 16 & 23

Past Events:

- a. Swim Lessons 3 Began- July 7, with 140 registered so far for season

Future Community Events:

- a. Super Soccer Saturday – July 12, 2014
- b. Swim Lessons, Session 4 begins- July 21, 2014
- c. Soccer Meet & Greet – September 6, 2014
- d. National Night Out – October 7, 2014

Concerns:

- a. Paint machine repair/replace
- b. 911 Phone at CC Pool needs repair
- c. Basketball Court needs resurfacing (Ridges are tripping hazard)
- d. Move Sports Park dumpster (Lake in front)

J & J CONSTRUCTION

RESIDENTIAL & COMMERCIAL

PO BOX 762349

SAN ANTONIO, TX 78245

(210)722-5609

Jamiejjconst@aol.com

June Monthly Maintenance Report.

Daily tasks:

- *Pick up trash along main road ways, walk around Community Center.**
- *Check swimming pool for leaks and corrosions.**
- *Clean and hose down sidewalks around building.**

Mowing:

- *Mow all needed areas, and trim along fence lines and curbs.**
- *Spraying herbicide for weeds.**
- *Mowing and trying to keep up with the growth with all the rains we have had.**

Land:

- *Daily trash pick-up and inspection of property for hazards.**
- *Cutting and shredding all new accumulated right of ways.**
- *Painting over graffiti at all major streets and cleaning it off of signs, electric boxes, telephone boxes, and monuments.**
- *Mending fences that are damaged.**

Park:

- *Mowing all needed areas and along the creek.**
- *Inspecting existing park fixtures.**
- *Addressing vandalism of water fountains- broken again.**
- *Painted crosswalk striping.**
- *Blowing rocks in tot lot on a daily bases.**
- *Replaced worn /vandalized restroom fixtures.**
- *Repairing door knobs and latches, ceiling fans and electrical outlets.**
- *Installed screens at pools and have had to run cables to hold in place.**

Community Center:

- *Maintain the centers exterior.**
- *Pruning all of our flower beds.**
- *Recent storm activity has broken some tree branches and shrub-we have addressed these.**

STANDARDS DEPARTMENT MONTHLY REPORT

From: Adrian Suttles, Superintendent of Standards
To: VWOA Board of Directors
Subject: Report for the month of June 2014
Presented to the Board of Directors on July 17, 2014

<u>TOPICS</u>	<u>ACTION AND/OR NOTES</u>	<u>STATUS</u>
<u>STANDARDS</u>		
ARC Committee Membership:	The ARC is staffed with five (5) community residents who volunteer their time on a weekly basis.	Info
PIA's:	Forty-one (41) PIA's were brought before the ARC. Thirty-six (36) of these were approved and five (5) were not approved. Please see ARC Committees' detailed report for specifics.	Info
Staffing/Personnel:	Staffed with five (5) part time Standards Monitors.	Info
Standards Violations Documented:	One thousand seven hundred five (1705) violations of our standards were noted in the month of June. May had one thousand nine hundred twenty-seven (1927)	Info
Personal Contact:	Two hundred fourteen (214) for the month of June. May had two hundred fifty-seven (257) contacts.	Info
Thank You Notices:	Seventy-nine (79) were handed out for June. May had sixty-six (66) handed out.	Info
Re-Sale Inspections:	Fifteen (15) were completed in June. May had fourteen (14).	Info
Yard/Garage Sales:	Fifty-three (53) were applied for in June. May had thirty (30) .	Info
<u>PROJECT MANAGEMENT</u>		
Public Safety Report:	Crime reported to us in June	Info
	Estates~Creek Knoll~House broken into	6/1/14
	Military Dr.~VWOA office broken into in the middle of the night, item stolen	6/7/14
	Graffiti reported to us in June	Info
	Grosenbacher~AT&T boxes	6/9/14
	VWOA Sports Park~Pavilion exterior wall & bathroom door	6/11/14
	Sonni Field~Drain as enter Reserve village & mailboxes	6/14/14-
		6/15/14
	Military Dr.~Large AT&T building near front entrance	6/14/14-
		6/15/15



Villages of Westcreek
Owners' Association

Community Managers Report
For June 2014
Presented to the Villages of Westcreek Board of Directors
July 17, 2014

Physical Plant

- Increased graffiti. Police reports have been filed. If residents find graffiti, please report to the office.
- Pool screens were installed at both pools.
- SP Pool deck repaired and resurfaced.

Personnel

- We are currently hiring:
 - Part Time Administrative Assistant

Other Items

- Soccer Registration for Fall is underway
- Total Delinquent Assessments (including July 1 assessment) \$161,524.80
- Status of Projector- May 2012-BOD approved \$400.00 for projector like the one installed in the CC room for the Conference Room. Same projector-ceiling mounted is \$800.00. Found projector similar to one already in the Conference Room- not ceiling mounted is an average of \$350.00

ID Cards (includes replacement reprints)

- 323

Exclusive Usage Contracts

- Pavilion Parties 16
- Community Center 12
- Pool Parties 12

Closings

- New 1 Resale 13

Constant Contact Email Status Report

- 1765 subscribers

Facebook

- 880 likes

VILLAGES OF WESTCREEK ARCHITECTURAL REVIEW COMMITTEE

REPORT FOR THE BOARD OF DIRECTORS – 7-17/2014

Meetings held during the weeks of: 6/3/14 6/10/14 6/17/14 6/24/14

Applications reviewed: 41

Applications approved: 36

Applications disapproved: 5

The 5 disapprovals were for:

1---A contractor's sign that needed to state: " Register at the VWOA office". (It was resubmitted and approved.)

1---A renter personally presented their request to the ARC asking for a variance to the Standards. They wanted us to allow them to keep their portable basketball goal in the street at all times. Their reasoning was because their driveway is slanted and the goal's weight makes it very difficult to move it back in the yard every time their children are not using it. As a viable solution, the ARC recommended that they provide a support, like a wedge, under the goal that would hold the goal in an upright position 15' back from the curb. They agreed.

1---Sealing and painting the driveway.

1---A religious sign in front yard that reads: "I ♥ my church"

1---Wooden lattice roofing for a wooden deck.

Note: Since the first 2 disapprovals were solved, the net disapprovals are 3.

The 36 approvals were for:

10---Repainting house, trim, front door & garage door.

4---Walkways.

3---Xeriscaping and flowerbeds.

2---Storage sheds.

2---Wooden decks.

1--Contractor Sign resubmitted.

1---Cement patio.

1---Patio cover.

1---Cement patio with a Pergola.

1---New house in Highpoint.

1---Replacing house shingles.

1---New front door.

1---Mortored flagstone (11' x 11') behind the dwelling to provide for a sitting area.

**1---Cement ramp at front entrance to the house to accommodate handicap resident.
(Approved as a waiver to the Standards.)**

**1---Concrete pad for a basketball goal behind the dwelling. (This had been
disapproved because a Plat Survey showing the proposed location did not
accompany the Application.)**

1---Wooden trellis behind the dwelling.

1---Wooden lattice on one side of patio.

**1---A/C window unit on the second floor. (For health reasons, approved as a
waiver to the Standards.)**

1---Extending side fence forward not to exceed 5' from the front of the dwelling.

1---Drainage trench on side yard.

Gene Hopkins

Chair, Architectural Review Committee

Villages of Westcreek Owners' Association
Finance Committee

Minutes of 8 July 2014 Meeting

The first 2014 meeting of the VWOA Finance Committee was held at 6:00 on 8 July 2014. In the absence of the Chairman, Mr. Hoffman, the meeting was conducted by Mr. Drummonds, the Board President.

Those attending were:


Mr. Kevin Drummonds – VWOA Board President
Mr. Guy Oliver – VWOA Board Secretary
Ms. Jennifer Bell – Community Manager
Ms. Sylvia Mennel – Assistant Community Manager
Mr. Bill Fenstermacher
Mrs. Joyce Oliver
Mr. Gene Hopkins
Mrs. Barbara Hopkins
Mrs. Jean Woodward
Mr. Nick Giardino
Ms. Lisa Williams
Ms. Heather Mallia
Ms. Barbara Crabtree
Ms. Judi Cannon

As the first order of business, Mr. Drummonds asked for nominations for Committee Secretary. Mr. Fenstermacher nominated Ms. Cannon. There being no other nominations, Ms. Cannon was appointed.

The 2014 budget and actual performance to date was displayed, along with the budget and actual performance from 2013. Mr. Drummonds went over the budget format to acquaint any new committee members with it. He explained how the budget is broken down into income and expenses, and went into some detail about the assessment revenues, allowance for uncollectible assessments, the capital replacements and capital improvements sections, and the non-cash depreciation line on the budget.

Mr. Drummonds then tasked the committee to review the current budget with a view to preparation of the 2015 budget. He asked that committee members be prepared to discuss and make recommendations for changes. Some committee members asked if copies of 2011 and 2012 budget to actual figures could also be provided. Mr. Drummonds informed everyone that those past years documents are available on the VWOA website for review and/or download by individuals who wish to see them.

The next meeting of the Finance Committee was scheduled for Tuesday, 22 July, 2014, at 6:00 PM. There being no further business, the meeting was adjourned at 6:50 PM.



JUDI R. CANNON
Secretary
VWOA Finance Committee

VILLAGES OF WESTCREEK OWNERS ASSOCIATION

Communication Committee Minutes

July 7, 2014

The meeting was called to order by Bill Fenstermacher at 10:00 AM.

In attendance

Guy Oliver, Joyce Oliver, Jean Woodward, Michelle DeJong. Excused Members: Gene Hopkins and Barbara Hopkins.

Approval of Minutes

Guy Oliver made a motion to approve the minutes of June 2, 2014. Motion seconded by Bill Fenstermacher. Minutes approved.

Status Update on Phase 1 and 2 website Recommendation

Guy Oliver reported that the Community Manager consulted with the Webmaster about our recommendation. They recommended to the Committee that we complete Phase 3 before they begin making changes to the website. They are concerned that if they make the Phase 1 and 2 changes now, they could lose content.

Phase 3 Website Recommendation

The Committee started their review of the content on the "About" section of the website.

Announcements

Next Meeting

August 4, 2014, 10:00 AM in the Community Center Conference Room.

Joyce Oliver motioned to adjourn at 11:11 AM. Motion seconded by Jean Woodward. Motion was passed unanimously.

William L. Fenstermacher

Chair, Communication Committee

Public Safety Meeting on 7.14.14 at 6 pm

In attendance:

Guest Speaker Red Cross representative:

Debbie

Corina Cabeza

Ann Lomax

Francis Lomax

Stephen Zahouski

Nick Giardino

Guy Oliver

Discussion included:

- Action taken to speed along sidewalk repair at Saxonhill/Military (Nick).
- Continuing action to repair broken PVC pipe in sidewalk located at corner of Point Sound/Pound Rise (Francis) it seems that Bexar Co. has been out and assessed the problem, and marked off the area.
- New initiative the National Safety Council certification of The Villages of Westcreek as a Safe neighborhood.
- Discussed with the Red Cross representative doing a preparedness presentation at National Night Out.
- We'll meet with the Red Cross again in September (committee).
- As the Chair of the committee (Nick) I made it plainly clear that the Public Safety Committee will not be taking, or supporting paid programs, projects, or works from VWOA, nor will VWOA staff drive our agenda. I also added that was work outside the scope of the Public Safety committee; however, if any member of the committee wanted to do such work they should free to do so. The committee was in agreement. Guy Oliver added that our neighborhood was built on our great volunteers.

Addition to the Sports Park Committee Meeting from 10 July, 2014

The Sports Park committee is requesting approval to go forward and hire an architect to draw up a proposal with the specs for expanding the current restrooms at the Sports Park Pavilion.

Sports Committee Meeting Minutes

Date: 29 May 2014 at 7:00 pm

II. Old Business: NONE

III. New Business

A. Election of Officers- The floor was opened to nominate new officers for the newly formed VWOA Sports Committee. The new officers are:

1. Chairperson- Varnell Johnson
2. Secretary- Joseph Castillo

B. History of formation of committee

1. The committee reviewed the financial report from this past soccer season. Committee members brought up the fact that there are many concerns about the soccer program that need to be addressed, since soccer is currently the only program organized through the VWOA office. The Sports Park Committee agreed to form the Sports Committee to address the concerns of all the VWOA sports programs. Additionally, there have been many requests to add other sports programs rather than doing soccer twice a year, which will be addressed by the Sports Committee as well.
2. Board members explained that any sports program must pay for itself.

C. Soccer

1. There were several areas of concern about the soccer program. Some of these included:
 - a. Referee training and qualifications
 - b. Operating procedures
 - c. Education and training about conduct on the field
 - d. Advertising, marketing and communication
 - e. Possibly limiting participation
 - f. Safety, security and restrooms to accommodate the programs
 - g. Pricing to participate
2. **Formation of Soccer Working Group**
 - a. The committee agreed to form a Soccer Program working group to begin tackling many of the concerns that are pressing prior to the start of the fall soccer registration, which begins 14 July 2014. The working group will report progress back to the Sports Committee on 5 June 2014 and 12 June 2014.
 - b. The soccer program will serve as a model for other VWOA sports programs.
 - c. Committee members agreed to allow Lackland AFB to participate in the soccer program. However, all members agreed that Lackland teams must fill full rosters and adhere to any operating procedures approved by the Sports Park Committee.
3. **Survey-** Mr. Haskins also created a survey for the past soccer season that was sent out to parents. The data and feedback gathered from the survey will be used to improve the soccer program.

IV. Working Groups/Committee's Reports: NONE

V. Round Table: The Sports Committee will brainstorm recommendations for other VWOA sports programs at the next meeting.

VI. Meeting Adjourned: at 8:15 pm

VII. Next Meeting: The next meeting is scheduled for 7 pm on 5 June 2014 at the Community Center.

Recommend Approval

//SIGNED//

VARNELL JOHNSON

Chairman, VWOA Sports Committee

Sports Committee Meeting Minutes

- I. Date:** 5 June 2014 at 7:00 pm
- II. Attendance**
 - Varnell Johnson
 - Tim Peters
 - Guy Oliver
 - Ryan Haskins
 - Roger Torres
 - Gene Hopkins
 - Ismael Padilla (Excused)
- III. Old Business**
 - A. Election of Officers-** (CLOSED)
 - B. History of formation of committee**
 - 1. Recommendations by sports committee- All committee members present confirmed that all recommendations by the Sports Committee must be presented to the Sports Park Committee and then the Board, for final disposition. (CLOSED)
 - 2. Reminded all committee members that any sports program must pay for itself and that more discussions about additional sports programs will occur after recommendations for the soccer program have been submitted. (OPEN)
 - C. Soccer**
 - 1. **Formation of Soccer Working Group**
 - a. The Soccer Program working group began tackling many of the soccer program concerns that are pressing. Ryan Haskins established a central spreadsheet that any committee member can access to review and submit recommendations for the soccer program. So far only two members have made suggestions; however, the list includes many issues that need to be addressed. If anyone would like access to the spreadsheet, please contact Ryan Haskins at ryanhaskins@aol.com. (OPEN)
 - b. Recommendations- Ryan presented all recommendations to improve the soccer program. Some recommendations will be put on hold until after the soccer season. Ryan explained the rationale for each recommendation. The recommendations that will be presented to the Sports Park Committee will be compiled for review by the next Sports Committee meeting, which is scheduled for 12 June 2014 at 7pm. (OPEN)
 - c. Survey- It was reported that the end of the soccer season survey that was sent out to parents was not readable. Mr. Haskins submitted another copy to Nancy to disseminate and hard copies are now available in the office as well. The survey is attached to the meeting minutes. The data and feedback gathered from the survey will be used to improve the soccer program. (CLOSED)
- IV. New Business**
 - A. Excused Absences-** Board members explained that committee members may not have fully understood the excused absence and how this applies to the Sports Committee members. Section 14.04 of the current Villages of Westcreek Owners Association, Inc. bylaws covers the attendance of committee member's. It states: "Any member who has

three (3) consecutive unexcused absences from committee meetings may be removed by a majority vote of the committee members at a meeting in which a quorum is present.” The committee needs as many members in attendance as possible in order to effectively operate. If committee members can’t attend a scheduled meeting, please contact the Chairman, Varnell Johnson, by phone or text at 210-627-1629, or by email at varnell_j@sbccglobal.net. (CLOSED)

B. Meetings- Weekly meetings are currently scheduled in order to prepare recommendations for the soccer program to be submitted to the Sports Park Committee by the 19 June 2014 deadline. A regularly scheduled monthly or quarterly meeting will be determined by the committee as soon as possible. (OPEN)

V. Working Groups/Committee’s Reports: NONE

VI. Round Table- Guy brought up the fact that a soccer program registration kick-off event is being planned. Committee members asked whether suggestions and recommendations for sporting events can be presented to the Sports Committee or at least include a Sports Committee representative in these discussions in the future. This concern will continue to be discussed for resolution. (OPEN)

VII. Meeting Adjourned: at 8:15 pm

VIII. Next Meeting: The next meeting is scheduled for 7 pm on 12 June 2014 at the Community Center.

Attachment 1- Survey

Recommend Approval

//SIGNED//

VARNELL JOHNSON

Chairman, VWOA Sports Committee

VOWA Soccer Program Survey

Atch 1

1) My child(ren) participated in the VWOA soccer program in the following age bracket(s): _____

2) How did you learn about this program? ☐ Friend ☐ Newsletter ☐ Signs ☐ VWOA e-mail ☐ Other _____

3) Would you recommend this program to others? ☐ Yes ☐ No

4) Will you register with this program in the future? ☐ Yes (go to 5) ☐ No (go to 4a & 4b)

4a) The main reason for not registering is _____

4b) Would a decrease in price affect your decision to register your child? ☐ Yes ☐ No

CIRCLE a number between 1 & 5 that best describes your satisfaction with the following aspects of the soccer program:

(Note: If not applicable leave blank).

5) Soccer Program: *Totally Unsatisfied.....Very Satisfied*

a. Overall value for the price paid:	1	2	3	4	5
b. Registration process:	1	2	3	4	5
c. Met your expectations:	1	2	3	4	5
d. Number of games played:	1	2	3	4	5
e. Child's satisfaction:	1	2	3	4	5
f. Quality of referee(s):	1	2	3	4	5
g. Quality of issued jersey:	1	2	3	4	5
h. Quality of issued socks:	1	2	3	4	5
i. Quality of trophies/medals:	1	2	3	4	5
j. Quality of photos:	1	2	3	4	5

6) My Team's Coach: *Totally Unsatisfied.....Very Satisfied*

a. Was knowledgeable of Soccer:	1	2	3	4	5
b. Was dedicated to players:	1	2	3	4	5
c. Played everyone equally:	1	2	3	4	5
d. Presented a good image:	1	2	3	4	5
e. Served as a role model:	1	2	3	4	5
f. Inspired the team:	1	2	3	4	5
g. Dedicated enough time to practice:	1	2	3	4	5
h. Communicated well with parents:	1	2	3	4	5

7) Park Amenities: *Totally Unsatisfied.....Very Satisfied*

a. Quality of facilities (pavilion, restrooms, etc.):	1	2	3	4	5
b. Quality of field(s):	1	2	3	4	5
c. Size of fields:	1	2	3	4	5
d. Parking:	1	2	3	4	5

8) Optional: Team Name _____

9) Coaches only: ☐ Coach ☐ Assistant. On the average, I dedicated _____ hours per week with to this program

Comments: _____

(Use reverse side for additional comments, suggestions and/or recommendations)

Sports Committee Meeting Minutes

- I. **Date:** 12 June 2014 at 7:15 pm
- II. **Attendance**
 - Varnell Johnson
 - Tim Peters
 - Guy Oliver
 - Ryan Haskins
 - Roger Torres
 - Ismael Padilla
- III. **Old Business**
 - A. **History of formation of committee**
 - 1. Reminded all committee members that any sports program must pay for itself and that more discussions about additional sports programs will occur after recommendations for the soccer program have been submitted. (OPEN)
 - 2. Meetings- Weekly meetings are currently scheduled in order to prepare recommendations for the soccer program to be submitted to the Sports Park Committee by the 19 June 2014 deadline. A regularly scheduled monthly or quarterly meeting will be determined by the committee as soon as possible. (OPEN)
 - B. **Soccer Working Group**
 - 1. Ryan Haskins, representative for the Soccer Working Group, presented recommendations for the soccer program that will be submitted to the Sports Park Committee for approval on 19 June 2014 at 7 pm. All members present had an opportunity to provide feedback. Ryan explained the rational for each recommendation. Some recommendations will be put on hold until after the soccer season; however, final review of recommendations will be available to the Sports Committee during the next scheduled meeting. If anyone would like access to the spreadsheet with recommendations, please contact Ryan Haskins at ryanhaskins@aol.com. (OPEN)
 - 2. One recommendation included establishing rules for the soccer program that everyone will have access to during the season. Tim Peters agreed to provide a draft of these rules and present by the next meeting. (OPEN)
 - 3. The soccer working group asked for a breakdown of the ages of the youth that participated in the spring soccer program. Guy Oliver agreed to research this and provide the data to the committee, if it is available. (OPEN)
- IV. **New Business**

Guy presented a flyer about the soccer program registration kick-off event that is planned. Committee members asked whether a Sports Committee representative can be included in discussions about sports program dates, activities and recommendations with staff during the planning phases. Varnell Johnson agreed to contact Nancy to find out the flow of communication about VWOA sports programs. (OPEN)
- V. **Committee Reports:** NONE
- VI. **Round Table-** Varnell Johnson asked about the requirement that there must be an open meeting at the club house or park whenever a working group meets. These working groups typically have specific tasks, are researching specific issues and report their findings back to

the committees that they fall under. He expressed concern that sometimes these groups need to meet multiple times during the week and may not require a scheduled, open meeting...maybe they can meet at someone's home. Guy Oliver explained that all meetings, even for small working groups, must be open to anyone interested, and must be handicap accessible, therefore, must be held in this manner. (CLOSED)

VII. Meeting Adjourned: at 8:45 pm

VIII. Next Meeting: The next meeting is scheduled for 6 pm on 19 June 2014 at the Community Center.

Recommend Approval

//SIGNED//

VARNELL JOHNSON

Chairman, VWOA Sports Committee

Sports Committee Meeting Minutes

I. Date: 19 June 2014 at 6:00 pm

II. Attendance

Varnell Johnson
Nancy Griffin
Melinda Porter??
Tim Peters
Guy Oliver
Ryan Haskins
Roger Torres
Ismael Padilla

III. Old Business

A. History of formation of committee

1. Reminded all committee members that any sports program must pay for itself and that more discussions about additional sports programs will occur after recommendations for the soccer program have been submitted. (OPEN)
2. Meetings- Discussed regular meetings. Melinda asked Varnell Johnson to call the office to set up the next meeting. Varnell will submit a message to all sports committee members to get an idea of their preferences for a regularly scheduled monthly meeting. (OPEN)

B. Soccer Working Group

1. Ryan Haskins, representative for the Soccer Working Group, presented a summary of proposals that will be submitted to the Sports Park Committee for approval. If anyone would like access to the spreadsheet with recommendations, please contact Ryan Haskins at ryanhaskins@aol.com. Some of the items that were discussed today to be forwarded to the Sports Park Committee includes the following (**This list does not include all items that were presented**; all items listed must receive final approval by the Sports Park Committee and Board of Directors before implementing): (OPEN)
 - a. Improve communication through coaches meetings
 - b. Update soccer rules, which will be available prior to start of season
 - c. Discontinue paying for police officer; coaches and referees will receive training on how to manage disruptions
 - d. Provide extensive training for referees
 - e. Utilize red cards
 - f. Discounts for adults who volunteer to referee and coach
 - g. Change in age groups
 - h. Older age groups will play 11 vs 11
 - i. Increase size of some fields
 - j. Have scheduled practice times
 - k. Plan to have 8 games
 - l. Possible party at the conclusion of the soccer season

2. A draft of the updated soccer rules presented by Tim Peters was forwarded to Nancy for review. These rules will be finalized by the beginning of the soccer season. (OPEN)
3. The soccer working group received a breakdown of the ages of the youth that participated in the spring soccer program. (CLOSED)

IV. New Business

1. Nancy stated that the soccer season is scheduled for 13 Sep -14 Nov. A soccer program registration kick-off event is planned. (OPEN)
2. All committee members were reminded that the Sports Committee is an advisory committee and that all final decisions are made by the staff and the Board of Directors. (CLOSED)

V. Committee Reports: NONE

VI. Round Table- Varnell Johnson reported that he will not be able to attend the Board of Directors meeting; therefore Ryan Haskins agreed to attend and present additional information about all soccer program recommendations, if needed. (CLOSED)

VII. Meeting Adjourned: at 7:00 pm

VIII. Next Meeting: The next meeting will be scheduled in July at the Community Center. Varnell Johnson will contact the staff to coordinate a date and time.

Recommend Approval

//SIGNED//

VARNELL JOHNSON

Chairman, VWOA Sports Committee

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through July 11, 2014

	Jan 1 - Jul 11, 14	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	275.54	529.59	-254.05
4170 · Program Fees			
4170.01 · Special Events & Monthly Activi	0.00	0.00	0.00
4170.02 · Rummage Sale	0.00	0.00	0.00
4170.03 · Safety Day	0.00	0.00	0.00
4170.04 · Basketball	0.00	0.00	0.00
4170.05 · Volleyball	0.00	0.00	0.00
4170.06 · Soccer	16,848.00	15,887.10	960.90
4170.07 · Oktober Fest	20.00	0.00	20.00
4170.08 · Christmas Bazaar	0.00	0.00	0.00
4170.09 · Swim Lessons	9,991.00	4,741.94	5,249.06
4170.10 · Water Aerobics	0.00	0.00	0.00
4170.11 · Muscle Toning	0.00	0.00	0.00
4170.12 · Kick Boxing	3,728.70	4,236.54	-507.84
4170.13 · Doggie Boot Camp	0.00	0.00	0.00
4170.14 · Karate	1,574.25	1,588.71	-14.46
4170.15 · Kinder Music	0.00	0.00	0.00
4170.16 · Self Defense	0.00	0.00	0.00
4170.17 · Seasoned Citizens	0.00	0.00	0.00
4170.18 · Tennis	0.00	0.00	0.00
4170.19 · Smash	790.07	1,323.94	-533.87
4170.20 · Scrapbookers	0.00	0.00	0.00
4170.22 · Mardi Gras	955.00	1,323.94	-368.94
4170.23 · Annual Picnic	180.00	264.77	-84.77
4170.24 · National Night Out	0.00	0.00	0.00
4170.25 · Painting in the Park	0.00	0.00	0.00
4170 · Program Fees - Other	0.00	0.00	0.00
Total 4170 · Program Fees	34,087.02	29,366.94	4,720.08
4180 · Swim Team	0.00	451.61	-451.61
4190 · Reimbursed Expenses	383.07	794.35	-411.28
5000 · Revenue			
5010 · Ownr Asmts	724,057.23	622,850.13	101,207.10
5020 · Bldr Asmts	7,232.22	0.00	7,232.22
5030 · Dvlpr Asmts	0.00	292.59	-292.59
5031 · Collections Past Due Ass	0.00	10,591.38	-10,591.38
5040 · Interest			
5041 · Cash Account Interest	91.71	529.59	-437.88
5042 · Late Fee Finance Charge	5,548.91	3,442.19	2,106.72
5040 · Interest - Other	0.00	0.00	0.00
Total 5040 · Interest	5,640.62	3,971.78	1,668.84
5050 · Collection/NSF Costs	3,689.79	1,323.94	2,365.85
5060 · Pool Revenue			
5063 · Pool Usage Fee	2,615.00	1,588.71	1,026.29
5065 · Photo ID's	1,156.00	1,270.97	-114.97
5066 · Party Lifeguard	1,645.00	1,588.71	56.29
5067 · Pool Guest Pass	3,439.00	1,853.48	1,585.52
5060 · Pool Revenue - Other	51.00	0.00	51.00
Total 5060 · Pool Revenue	8,906.00	6,301.87	2,604.13

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through July 11, 2014

	Jan 1 - Jul 11, 14	Budget	\$ Over Budget
5070 · Rent	0.00	0.00	0.00
5080 · Resale Info			
5081 · Resale Certificate	13,203.70	7,149.19	6,054.51
5083 · Transfer/Refinance Fees	6,047.01	3,971.77	2,075.24
5080 · Resale Info - Other	0.00	0.00	0.00
Total 5080 · Resale Info	19,250.71	11,120.96	8,129.75
5000 · Revenue - Other	0.00	0.00	0.00
Total 5000 · Revenue	768,776.57	656,452.65	112,323.92
5100 · Newsletter Advertisement	10.00	1,853.48	-1,843.48
5200 · Rumage/Yard Sales	3,375.00	2,383.06	991.94
5400 · Pavilion Rental	4,505.00	3,177.42	1,327.58
5500 · Sports Park Committee	0.00	0.00	0.00
5600 · Fence Repair Reimbursement	125.00	5,295.72	-5,170.72
5800 · Community Center			
5805 · Community Center Rental	7,515.50	0.00	7,515.50
5806 · SO Monitor	2,375.00	0.00	2,375.00
5807 · CC Cleaning	3,655.00	0.00	3,655.00
5800 · Community Center - Other	0.00	10,591.38	-10,591.38
Total 5800 · Community Center	13,545.50	10,591.38	2,954.12
5900 · Concession Stand	2,888.55	2,118.30	770.25
Total Income	827,971.25	713,014.50	114,956.75
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	827,971.25	713,014.50	114,956.75
Expense			
8000 · Operating Expenses			
8110 · Corp Expns			
8110.01 · Annual Mtng	628.56	500.00	128.56
8110.02 · Board Education	0.00	181.47	-181.47
8110.03 · GWFD Contribution	0.00	0.00	0.00
8110 · Corp Expns - Other	0.00	0.00	0.00
Total 8110 · Corp Expns	628.56	681.47	-52.91
8120 · Admin & Finance			
8121 · Bank Chrgs	3,984.40	2,912.65	1,071.75
8122 · Due & Subscptns	169.00	344.20	-175.20
8123 · Record Storage	400.00	349.52	50.48
8124 · Acctng Svcs	10,510.00	9,532.26	977.74
8125 · Consulting Expns			
8125.01 · A/R Legal Fees	1,464.23	0.00	1,464.23
8125.02 · Othr Legal	13,420.12	1,588.71	11,831.41
8125.03 · Audit & Tax Prep	3,800.00	2,118.30	1,681.70
8125.04 · Othr Prof Consult	0.00	52.98	-52.98
8125 · Consulting Expns - Other	0.00	0.00	0.00
Total 8125 · Consulting Expns	18,684.35	3,759.99	14,924.36
8126 · Postage			
8126.01 · Gen Ofc	895.75	0.00	895.75
8126.02 · Newsltr	0.00	0.00	0.00
8126 · Postage - Other	3,723.66	3,177.42	546.24
Total 8126 · Postage	4,619.41	3,177.42	1,441.99

Villages of Westcreek Owners Association

Profit & Loss Budget vs. Actual

January 1 through July 11, 2014

	Jan 1 - Jul 11, 14	Budget	\$ Over Budget
8127 · Printing and Copying			
8127.01 · General Office	365.53	0.00	365.53
8127.02 · Newsletter	0.00	0.00	0.00
8127 · Printing and Copying - Other	2,018.52	2,383.06	-364.54
Total 8127 · Printing and Copying	2,384.05	2,383.06	0.99
8128 · Notes Payable - Comm Ctr Int	37,301.04	52,851.06	-15,550.02
8120 · Admin & Finance - Other	0.00	0.00	0.00
Total 8120 · Admin & Finance	78,052.25	75,310.16	2,742.09
8130 · Operating & Maint			
8131 · Utilities			
8131.01 · Electric	19,611.42	18,534.93	1,076.49
8131.02 · Water/Sewer	9,550.99	18,534.93	-8,983.94
8131.03 · Phone	2,998.41	3,283.31	-284.90
8131 · Utilities - Other	0.00	0.00	0.00
Total 8131 · Utilities	32,160.82	40,353.17	-8,192.35
8130 · Operating & Maint - Other	0.00	0.00	0.00
Total 8130 · Operating & Maint	32,160.82	40,353.17	-8,192.35
8140 · Ins & Taxes			
8140.01 · Liab & Prop Damage	14,858.10	20,123.64	-5,265.54
8140.02 · D & O	0.00	0.00	0.00
8140.03 · Workman's Comp	5,510.00	2,118.30	3,391.70
8140.04 · Fidelity Bond	0.00	0.00	0.00
8140.05 · Corp & Prop Taxes	796.81	1,694.60	-897.79
8140.06 · Employer Payroll Taxes	15,440.72	14,298.39	1,142.33
8140.07 · Business Auto	832.50	1,165.07	-332.57
8140 · Ins & Taxes - Other	0.00	0.00	0.00
Total 8140 · Ins & Taxes	37,438.13	39,400.00	-1,961.87
8000 · Operating Expenses - Other	0.00	0.00	0.00
Total 8000 · Operating Expenses	148,279.76	155,744.80	-7,465.04
8200 · Administration			
8210 · Salaries			
8210.01 · Payroll Expenses	430.19	397.18	33.01
8211 · Managerial Salaries			
8211.01 · Manager	33,220.83	31,091.05	2,129.78
8211.02 · Assistant Manager	16,183.56	19,286.94	-3,103.38
8211 · Managerial Salaries - Other	0.00	0.00	0.00
Total 8211 · Managerial Salaries	49,404.39	50,377.99	-973.60
8212 · Administrative Salaries			
8212.01 · Administrative Assistants	30,233.52	35,189.92	-4,956.40
8212.02 · Standards Coordinator	17,025.81	16,810.69	215.12
8212.03 · Assistant Standards Coordinator	0.00	0.00	0.00
8212.04 · Standards Compliance Monitors	22,541.75	24,783.87	-2,242.12
8212.05 · Communications Staff	0.00	0.00	0.00
8212 · Administrative Salaries - Other	0.00	0.00	0.00
Total 8212 · Administrative Salaries	69,801.08	76,784.48	-6,983.40
8210 · Salaries - Other	0.00	0.00	0.00
Total 8210 · Salaries	119,635.66	127,559.65	-7,923.99
8220 · Operations			
8220.01 · Licenses & Permits	293.00	158.87	134.13
8220.02 · Equipment Purchases	378.02	344.20	33.82

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through July 11, 2014

	Jan 1 - Jul 11, 14	Budget	\$ Over Budget
8220.03 · Travel Expenses	2,741.98	2,912.65	-170.67
8220.04 · Parking	0.00	52.98	-52.98
8220.05 · Meals	150.00	92.69	57.31
8220.06 · Education Expenses	460.94	1,059.12	-598.18
8220.07 · Staff Performance Incentive	0.00	6,884.43	-6,884.43
8220.08 · License & Permits	0.00	0.00	0.00
8220.09 · Office Supplies	3,752.21	1,588.71	2,163.50
8220.10 · Equipment Rental	3,723.96	2,118.30	1,605.66
8220.11 · Software and Computer Periphra	444.20	794.35	-350.15
8220.12 · Misc Admn Exp	616.94	794.35	-177.41
8220.13 · Signage	430.48	1,059.12	-628.64
8220.14 · CC Maint & Repair	1,884.65	1,059.12	825.53
8220.15 · News Layout/Ed.	2,109.90	1,853.48	256.42
8220.16 · Yard Sales	0.00	0.00	0.00
8220.17 · CPR Training	0.00	0.00	0.00
8221 · Monitoring			
8221.01 · Services SP	13,859.67	15,357.51	-1,497.84
8221.02 · Seviles CC	2,654.42	1,588.71	1,065.71
8221.03 · Party Monitoring	1,904.47	1,323.94	580.53
8221 · Monitoring - Other	0.00	0.00	0.00
Total 8221 · Monitoring	18,418.56	18,270.16	148.40
8220 · Operations - Other	595.38	0.00	595.38
Total 8220 · Operations	36,000.22	39,042.53	-3,042.31
8230 · Scheduled Service Contracts			
8230.01 · Loss Control	0.00	0.00	0.00
8230.02 · Landscape	83,850.00	81,977.42	1,872.58
8230.03 · Pest Control	132.61	529.59	-396.98
8230.04 · Trash Removal	1,813.95	1,032.66	781.29
8230.05 · Street Sweeping	582.40	540.16	42.24
8230.06 · Pool Maintenance & Management	18,785.47	18,005.40	780.07
8230.07 · Community Center Contracts	0.00	0.00	0.00
8230.08 · Janitorial Contract-Spec Cleang	1,600.00	1,323.94	276.06
8230.09 · Weekly Janitorial Contract CC	3,900.00	2,383.06	1,516.94
8230.10 · Comm Ctr HVAC Main Contr	166.08	317.74	-151.66
8230.11 · Com Str Fire/Burglar Alarm	1,622.71	1,482.81	139.90
8230.12 · Computer Service Contract	2,999.82	2,478.39	521.43
8230.13 · Drug Testing	0.00	158.87	-158.87
8230.14 · Hog Trapping	0.00	158.87	-158.87
8230 · Scheduled Service Contracts - Other	0.00	0.00	0.00
Total 8230 · Scheduled Service Contracts	115,453.04	110,388.91	5,064.13
8200 · Administration - Other	0.00	0.00	0.00
Total 8200 · Administration	271,088.92	276,991.09	-5,902.17
8300 · Maintenance			
8310 · Salaries			
8311 · Maintenance Supervisor	0.00	0.00	0.00
8312 · Field Foreman	0.00	0.00	0.00
8313 · Groundskeeper/Labor	0.00	0.00	0.00
8314 · Pavilion Attendant	0.00	0.00	0.00
8310 · Salaries - Other	0.00	0.00	0.00
Total 8310 · Salaries	0.00	0.00	0.00

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through July 11, 2014

	Jan 1 - Jul 11, 14	Budget	\$ Over Budget
8320 · Operations			
8320.01 · Plumbing	2,153.25	529.59	1,623.66
8320.02 · Irrigation	812.93	794.35	18.58
8320.03 · Landscaping	2,750.44	2,647.83	102.61
8320.04 · Electrical/Lighting	2,152.32	1,323.94	828.38
8320.05 · Clock Tower Mx	0.00	529.59	-529.59
8320.06 · Parking Lot/ Street Repair	43.42	317.74	-274.32
8320.07 · Vandalism Expense	5,087.68	1,853.48	3,234.20
8320.08 · Park Fence/Gate Mx	116.47	264.77	-148.30
8320.09 · Major Street Fences	1,382.95	4,236.54	-2,853.59
8320.10 · Natural Area Maintenance	0.00	529.59	-529.59
8320.11 · Improved Area Maintenance	1,785.00	1,270.97	514.03
8320.12 · Operating Supplies	1,442.90	2,118.30	-675.40
8320.13 · Tools/Equipment	293.96	529.59	-235.63
8320.14 · Uniforms/Safety	202.97	132.41	70.56
8320.15 · Equipment Repairs	331.41	264.77	66.64
8320.16 · Maintenance Truck Loan Interest	0.00	0.00	0.00
8320.17 · Pest Control Supplies/Treatment	93.41	423.64	-330.23
8320 · Operations - Other	0.00	0.00	0.00
Total 8320 · Operations	18,649.11	17,767.10	882.01
8300 · Maintenance - Other	0.00	0.00	0.00
Total 8300 · Maintenance	18,649.11	17,767.10	882.01
8400 · Recreation Department			
8410 · Salaries			
8411 · Office			
8411.01 · Recreation Director	17,198.71	16,939.86	258.85
8411.02 · Assistant Recreation Director	9,423.06	7,636.38	1,786.68
8411.03 · Concession Attendant	0.00	0.00	0.00
8411 · Office - Other	0.00	0.00	0.00
Total 8411 · Office	26,621.77	24,576.24	2,045.53
8412 · Pool Operation			
8412.01 · Pool Supervisor	0.00	0.00	0.00
8412.02 · Head Lifeguard	845.42	3,177.42	-2,332.00
8412.03 · Lifeguards	8,966.29	10,061.85	-1,095.56
8412.04 · Gate Guards for Pool	5,370.90	9,532.26	-4,161.36
8412.05 · Swim Lessons	2,788.76	2,541.94	246.82
8412.06 · Pool Party Payroll	1,345.00	1,853.48	-508.48
8412.07 · Drinking Water	0.00	0.00	0.00
8412 · Pool Operation - Other	0.00	0.00	0.00
Total 8412 · Pool Operation	19,316.37	27,166.95	-7,850.58
8410 · Salaries - Other	0.00	0.00	0.00
Total 8410 · Salaries	45,938.14	51,743.19	-5,805.05
8413 · Concession Stand	1,500.02	794.35	705.67
8414 · Sports Park Committee	0.00	0.00	0.00
8420 · Programs			
8420.01 · Special Events & Mntly Activ	631.91	794.35	-162.44
8420.02 · Annual Barbeque	100.00	5,560.48	-5,460.48
8420.03 · Holiday Decoratin Contest	0.00	0.00	0.00
8420.04 · Rummage Sales	0.00	0.00	0.00
8420.05 · Easter Egg Hunt	370.27	500.00	-129.73

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through July 11, 2014

	Jan 1 - Jul 11, 14	Budget	\$ Over Budget
8420.06 · Operational Supplies	677.36	1,059.12	-381.76
8420.07 · Safety Day	0.00	0.00	0.00
8420.08 · Basketball	0.00	0.00	0.00
8420.09 · Soccer	14,754.39	9,267.49	5,486.90
8420.10 · Volleyball	0.00	0.00	0.00
8420.11 · Sports Equipment	0.00	529.59	-529.59
8420.12 · Uniforms	162.38	264.77	-102.39
8420.13 · New Programs	0.00	423.64	-423.64
8420.14 · Oktoberfest	0.00	0.00	0.00
8420.15 · Christmas Bazaar	0.00	0.00	0.00
8420.17 · Tennis	0.00	0.00	0.00
8420.18 · Kickboxing	2,758.69	3,177.42	-418.73
8420.19 · Tri-athlon	0.00	0.00	0.00
8420.20 · Mardi Gras	5,788.48	6,500.00	-711.52
8420.21 · National Night Out	0.00	0.00	0.00
8420 · Programs - Other	0.00	0.00	0.00
Total 8420 · Programs	25,243.48	28,076.86	-2,833.38
8430 · Pool			
8430.01 · Pump Mx	422.74	529.59	-106.85
8430.02 · Pool and Deck Repair	2,791.79	264.77	2,527.02
8430.03 · Bath House and Cabana Rep	726.56	264.77	461.79
8430.04 · Misc Pool Exp/Furniture	719.74	1,059.12	-339.38
8430 · Pool - Other	0.00	0.00	0.00
Total 8430 · Pool	4,660.83	2,118.25	2,542.58
8400 · Recreation Department - Other	0.00	0.00	0.00
Total 8400 · Recreation Department	77,342.47	82,732.65	-5,390.18
8500 · Misc. & Contingency			
8510 · Admin Expenses Contingency	0.00	529.59	-529.59
8511 · Anticipated Unpaid Annual Asses	0.00	1,323.94	-1,323.94
8520 · Uncollectible Exp			
8520.01 · Assessments	455.36	1,323.94	-868.58
8520.04 · Legal Fees	-1,823.23	2,647.83	-4,471.06
8520 · Uncollectible Exp - Other	0.00	0.00	0.00
Total 8520 · Uncollectible Exp	-1,367.87	3,971.77	-5,339.64
8500 · Misc. & Contingency - Other	0.00	0.00	0.00
Total 8500 · Misc. & Contingency	-1,367.87	5,825.30	-7,193.17
8980 · Depreciation Expense	15,000.00	15,887.10	-887.10
9500 · Reserved Funds			
9520 · Capital Replacement Rsrv	19,823.00	49,779.61	-29,956.61
9530 · Capital Improvement Rsrv	4,820.00	26,478.50	-21,658.50
9500 · Reserved Funds - Other	0.00	0.00	0.00
Total 9500 · Reserved Funds	24,643.00	76,258.11	-51,615.11
Total Expense	553,635.39	631,206.15	-77,570.76
Net Ordinary Income	274,335.86	81,808.35	192,527.51
Other Income/Expense			
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
	274,335.86	81,808.35	192,527.51

Villages of Westcreek Owners Association

Balance Sheet

As of July 11, 2014

Jul 11, 14

ASSETS

Current Assets

Checking/Savings

1010 · Operating Accounts 319,966.08

1011 · Reserve Accounts 309,420.06

Total Checking/Savings 629,386.14

Accounts Receivable

1020 · Accounts Receivable -105,456.75

Total Accounts Receivable -105,456.75

Other Current Assets

1021 · Interest Receivabl 34.19

1030 · Other Current Assets 40,047.34

1040 · Undeposited Funds 4,699.88

1045 · Due from Operating Fund 17,063.50

1071 · Allowance For Doubtful Accts -15,000.00

Total Other Current Assets 46,844.91

Total Current Assets 570,774.30

Fixed Assets

1050 · Fixed Assets -37,270.66

1056 · Community Center^ 2,021,505.24

1057 · Community Center Furniture 18,841.84

1058 · Software 4,673.91

1059 · Vehicle 22,996.00

Total Fixed Assets 2,030,746.33

Other Assets

1037 · Chase CD 2,667.08

Total Other Assets 2,667.08

TOTAL ASSETS 2,604,187.71

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Credit Cards

2040 · Credit Card 1,801.44

Total Credit Cards 1,801.44

Other Current Liabilities

2020 · Other Current Liabilities 16,952.81

2100 · Payroll Liabilities 1,049.48

Total Other Current Liabilities 18,002.29

Total Current Liabilities 19,803.73

Long Term Liabilities

2022 · Due to Reserve Fund 17,063.50

2200 · Long Term Notes Payable 1,147,436.31

Total Long Term Liabilities 1,164,499.81

Total Liabilities 1,184,303.54

Equity

2031 · Retained Earnings -45,206.13

3000 · Fund Balance 1,191,599.55

Net Income 273,490.75

Total Equity 1,419,884.17

TOTAL LIABILITIES & EQUITY 2,604,187.71