

REGULAR BOARD OF DIRECTORS MEETING

AGENDA

Thursday, 7 p.m.

July 19, 2012

Community Center

- 1) Call to order and Pledge of Allegiance.**
- 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
- m) Adhoc By-Laws Committee

5) Unfinished Business.

- a) Electronic gates/key cards for sports and recreation facilities proposed get new estimates which include professional installation – Open. (Pending update to a proposal and new briefing from HTS)
- b) Villages of Westcreek Clean-up Day – Postponed until Aug (to schedule in Sep). Open.
- c) Animal clean-up station for Park. (Status) – Open.

6) New Business.

- a) _____
- b) _____
- c) _____
- d) _____

7) Schedule next monthly meeting.

8) Adjournment.



The Villages of Westcreek Owners' Association, Inc.

Est. 1994

**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, June 28th, 2012. The purpose of the meeting was to conduct regular business as identified in the pre-announced Agenda. Meeting minutes for the May Regular Monthly Meeting were reviewed and approved by a vote of 4/0 (Kenneth Fowler was not present).

Board Members Present:

| | |
|----------------------------|--------------------------------|
| John Steele, President | Richard Gentry, Vice President |
| Kevin Drummonds, Secretary | Jennifer Castro, Treasurer |

Board Members Absent: Kenneth Fowler, Asst. Secretary

Staff Present:

| | |
|--|---|
| Brenda Tate, Community Manager | Ken Lemanski, Standards Superintendent |
| Jennifer Bell, Administrative Superintendent | Armando Villareal, Maintenance Contractor |
| Oswald Willis, Asst. Community Manager | |

Members Present:

| | | |
|----------------|--------------------|-----------------|
| Derrick Foyle | Lefty Besecker | Eugene Hopkins |
| Blanca Hull | Eva Vasquez | Barbara Hopkins |
| Daniel Lee | Bill Fenstermacher | Roger Torres |
| Mr. Farnsworth | | |

Guests Present:

None

II. OPEN FORUM:

Mr. Steele opened the Member's forum. The following individuals spoke:

a. Mr. Lefty Besecker had three questions/issues:

- 1) Tree limbs over fences on main streets. Mr. Besecker stated that several tree limbs were over the fences and within a few feet of the ground, which interfered with members walking on the sidewalks. He stated the situation existed in the area of Westcreek Oaks Drive near Quail Meadow village. The Maintenance Contractor and Ms. Tate stated they would check into this right away. **CLOSED.**
- 2) Entries mulched. Mr. Besecker asked if we could get the entry islands and monuments mulched as they were looking bad. The Maintenance Contractor stated that they had scheduled to work on the water, electricity, and upkeep of all the monuments, which included mulching. However, the water and electricity needed to happen first, since the ground may be torn up for some areas and they would have to be remulched. **CLOSED.**
- 3) Incorporation into a city. Mr. Besecker said he had heard a rumor that the Board was considering incorporating into a city. Mr. Steele told him that our State Representative (Mr. Garza) had recommended that we look into incorporating (at a previous board meeting) to improve our political standing and give us more benefits from the State. Mr. Steele stated that the Board had briefly discussed this and it is our belief that the costs far outweigh the benefits. Thus, we will not be incorporating any time soon. **CLOSED.**

b. Mr. Daniel Lee had a few issues to discuss with the Board:

- 1) Mr. Lee started off by expressing his appreciation for the service provided by the members of the Board and all the volunteers that keep the VWOA running. He also gave kudos to the staff for their contribution

to the improvements made in the communications process (i.e., the website, email contact list, and all else they have done to improve this process). **CLOSED.**

- 2) Mr. Lee stated that he is familiar with the importance of everyone paying their assessments and the difficulty faced by the VWOA in collecting delinquent assessments. He gave a few recommendations on how to help in these collections, but primarily encouragement of all members to meet their obligation. **CLOSED.**
- 3) Mr. Lee also stated that crime was making its way to the Villages of Westcreek and since this is his area of expertise, he volunteered to serve on the public safety committee. **CLOSED.**
- c. Ms. Lisa Reed. Ms. Reed asked if the Association was aware of the road work going on in HighPoint and if we had any options in the work being done. Ms. Tate stated that we were aware of the maintenance work being done by the County and that there was a schedule for approximately 81 roads to be re-surfaced within the next few months. The County has two methods for repairing highways – 1) tear out the old road and completely rebuild it from base; and 2) put down an oil/tar overlay and rock. The second option is designed to extend the life of the road by approximately 10 years. The second option is what the County employs first and the option they are employing at this point in the life of the roads in Westcreek. And, no, the Association has no input to the decision process as the County has sole responsibility for these roads. **CLOSED.**
- d. Mr. Farnsworth asked about the policy on lap lanes in the Sports Park Pool and asked that a permanent lap lane be established. The issue was discussed and it was decided that the issue had been settled last year and that the current policy was working; therefore, no changes were needed. This would ensure fairness for the entire community as homeowners currently have the option to request a lap lane if no more than 25 members are in the pool.

III. COMMITTEE/DEPARTMENT REPORTS:

- a. Recreation Department: A written report was provided and is attached to these minutes.
- b. Maintenance Department: A written report was provided and is attached to these minutes. The Maintenance Contractor briefed on the report and answered a few questions. A question was raised on the accuracy of the clock at the clock tower. Mrs. Tate and Mr. Villareal explained that the storage facility next door (under construction) had cut the power a couple of times and this had affected the time. This raised the question as to why the power should be on the same circuit. Mrs. Tate and Mr. Villareal agreed to look into the situation and to monitor the electrical bill for the next few months.
- c. Standards Department: A written report was provided and is attached to these minutes. Mr. Lemanski briefed from the report. No questions were raised.
- d. Community Management Department: Mrs. Tate provided a written report which is attached to these minutes. In addition to briefing from the report, Mrs. Tate identified a problem with the Sports Park water fountains, which were tied into the main line from the sprinkler system. She requested the Board approve an expense of \$1400 to make the repairs. The motion was made and approved by a vote of 4/0 by the Board. The repair/replacement fund will be used to fund these repairs.
- e. Architectural Review Committee. The chair of the committee (Mr. Derrick Foyle) briefed on the activities of the committee for the previous month. Mr. Foyle stated that 70 requests had been made and 54 had been approved and 16 disapproved. Additionally, nine (9) new homes were requested to be built in the Park (across from the Community Center). No questions were raised by the Board.
- f. Finance Committee: Mrs. Castro provided written accrual and cash basis statements from the Bookkeeper. She is scheduled to work with the Community Manager in the next few days to familiarize herself with the statements or the state of the finances.
- g. Landscaping Committee. No committee currently exists. We are currently looking for volunteers.
- h. Nominating Committee. The committee is not needed at this time.
- i. Communications Committee. No meeting was conducted during this period; therefore, there was nothing to report.

- j. Public Safety Committee. No activity this period; however, Mr. Mark Garcia was appointed as the Chair of the committee.
- k. Sports and Park Committee. No minutes of meetings for the Sports and Park Committee were provided; however, minutes for the Pool (sub-)committee was presented by Richard Gentry and are attached to these minutes. Mr. Gentry presented some proposed deletions of the pool rules, which were discussed by the Board with the following results:
 - a. Proposed deletion: Water sports and games may be allowed at the discretion of the VWOA personnel. Result – deletion disapproved. The Board unanimously decided to leave the statement in the rules.
 - b. Proposed deletion: At the discretion of the VWOA authorized personnel, a lap lane may be created for any person wishing to swim laps as the schedule permits. As a courtesy, other swimmers should avoid interfering with the lap swimmers while the lane is in use. Result – deletion disapproved. The Board unanimously decided to leave the statement in the rules with the following addition to the first sentence: ...as the schedule permits *and the swimmers number 25 or less*.
 - c. Proposed deletion: Siblings caring for other siblings are to conduct themselves in a mannerly fashion. Results – deletion approved. The Board agreed to remove this statement from the rules.

Additionally: a complete set of amended pool rules were submitted for discussion and action by the Board. The Board reviewed each of the proposed changes and decisions were made on each. The changes were documented on the written proposal and are attached to these minutes. The Board agreed that rule #16 must be revisited.

Finally, the Community Manager and Sports and Park Committee chair requested \$1500 to repair the volleyball court, which included more sand and installation. The Board approved the request 4/0 after a brief discussion. The funds are to be from the operating budget.

- l. Strategic Planning Committee: Nothing new to report as no meeting had been conducted; however, Mr. Fenstermacher reported the status of future actions by the Committee.
- m. Adhoc By-Laws Committee: A written report was provided and is attached to these minutes. Mr. Drummonds briefed from the minutes and what was planned for the future of the Committee.

IV. UNFINISHED BUSINESS:

- a. Electronic gates/key cards for sports and recreation facilities. The proposal/quote from HTS currently held by the VWOA has expired and Mrs. Tate was asked to get a new quote from HTS. She agreed to ask them to provide the Board with an updated briefing as well, which included wireless technology or at least explain how the implementation would be accomplished (given the distance from the Park to the Community Center). **OPEN.**
- b. Ad Hoc By-Laws Committee Administrative Resolution. AR-43 was provided to the Board; however, it was pointed out that an AR is not required for an Ad Hoc committee. **CLOSED.**

V. NEW BUSINESS:

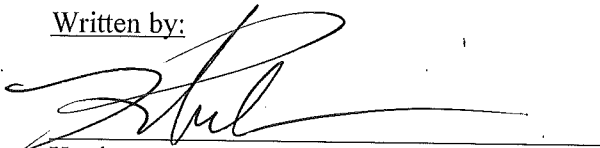
- a. Oak Wilt Information. Mr. Lemanski briefed the Board on the oak wilt situation in the Villages of Westcreek. This same information is posted to the VWOA website. **CLOSED.**
- b. Boy Scout Pool request. The Board members were polled electronically (email) prior to the meeting and approved the request as long as it does not conflict with Homeowner use. **CLOSED.**
- c. News report on Standards. Mr. Steele briefed all Homeowners present on the news report done on the VWOA by KENS5 television and the letter he had drafted. The letter had been approved by the Board and sent to KENS5 and posted on the VWOA website. **CLOSED.**
- d. Villages of Westcreek Clean-up Day. A proposal to have a “clean-up” day consisting of volunteers in July was presented to the Board. After a brief discussion, including input from Homeowners in attendance, it was decided to postpone scheduling of such an event until the August meeting and to actually hold the event in September (when temperatures cool down). **OPEN.**

- e. Pet Waste Station(s). A suggestion was made at the May Board meeting to place pet waste stations throughout the community. The Board was presented with several options and after some discussion; it was decided to do a trial installation of one (1) pet waste station in the Sports Park. The Board approved this action by a 4/0 vote. The staff was given the Board's approved choice and asked to make the purchase as well as to perform the installation. **OPEN.**
- f. Clock Tower. A suggestion was made by a Homeowner to make the clock tower solar powered. The staff agreed to look into this suggestion. **OPEN.**

VI. The Next Meeting: The next regular meeting will be held on Thursday, July 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 8:50 p.m.

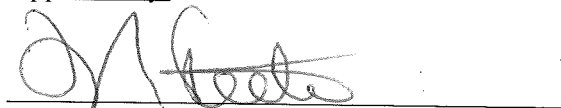
Written by:


Kevin M. Drummonds, Secretary

Date:

July 19, 2012

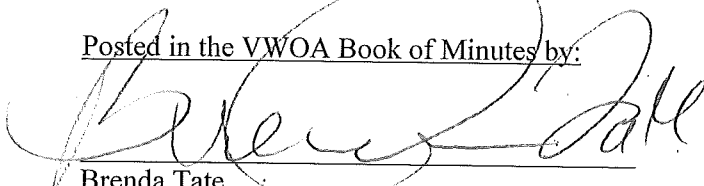
Approved by:


John B. Steele, President

Date:

19 July 2012

Posted in the VWOA Book of Minutes by:


Brenda Tate
Community Manager
VWOA

Date:

19 July 2012

Parks And Recreation – June 2012

Board Report for June 2012

Programs/Classes

- a. **Volleyball**- the volleyball court has been redone. The packed dirt was removed, edging timbers were added and new sand was put in the area of play. Lots of compliments from the teams. Currently 48 participants utilizing our court.
- b. **Soccer**- registration for the Fall soccer season has begun and ends EOB Aug 10
Expecting enrollment to equal or increase from last season. Irrigation to the soccer fields has drastically improved the fields
- c. **Olympic Karate**- Classes on Tuesday & Thursdays 15 current participants.
- d. **Pools** - Both pools are open full time. The Community Center Pool is open Monday, Wednesday-Sunday (Closed Tuesday for cleaning.) The Sports Park Pool is now open Tuesday- Sunday (Closed Monday for cleaning.) Lifeguard staffed only at Community Center Pool.
- e. **Swimming Lessons** – Group swim classes have 66 enrolled. 27- Private lessons are also being given and we have 19 involved in the Mommy & Me classes.
- f. **SMASHDANCE**- Zumba Fitness are offered each Monday and Wednesday at 7:30 pm
42 participants
- g. **Water Aerobics**- Community Center Pool, 10am & 8pm 24 participants
- h. **Body Bootcamp**- Tue & Thur 7:30pm
- i. **Cardio Dance**- Wed evenings 6:30 h - i - j & k have 21 participants
- j. **Kickboxing**- Mon 6:30pm
- k. **Women's Total Body**- Mon-Wed-Fri , 9am

Past Community Events

- a. **Annual Picnic** – Our picnic had amazing participation. Approximately 1000 Residents attended, over double last year's attendance. We look forward to even more next year.

Future Community Events:

- a. **Shake It Up SMASH Camp**- Summer Day Camp
11am-4pm daily July 16-18
- b. **Muscle Toning**- 9-10am Mon-Wed-Fri Starting in August
- c. **Fall Fest**- Work is already beginning for our Fall Fest. Date tentative for October 27
- d. **Christmas Bazaar**- Date tentative for December 8

Maintenance Monthly Report

For June 2012- Submitted July 2012

Armando Villarreal

Equipment Maintenance:

- Graffiti on Fences throughout subdivision to include West Creek Oaks has been re-stained where damage occurred. This also includes the monument at Wynwood and the fence in front of school and electric boxes on West Creek Oaks, Highpoint monument was also tagged.
- Tree monuments in The Forest, Quail-Meadow and The oaks have been repaired to include water support and lights.
- At SP car stops and picnic tables were painted.
- We also repaired faucet at S.P pavilion.
- Creek was trimmed.
- Clock tower was reset.
- Nature trail has been trimmed.
- Trees in front parking lot at the CC have been lifted.
- Lights at Wynwood have been vandalized several times this month to include High Point.

Projects in Progress

- Stained fence on Potranco, approximately
- Fence at tot lot is in the process of being painted, will be completed by the end of July.
- Steel at S.P. Cabanas well be painted, by the end of next month.
- Clock Tower steel doors will be painted to include light covers.

Completed Projects and Repairs:

- The Graffiti at Wynwood monuments off Grossenbacher was removed and repainted, to include all damage caused by vandals during the month of June.
- At SP grass along creek has been mowed
- Monuments at Quail-Meadow, the Forest & the Oaks sprinkler systems and lights.
- Work orders completed 28

Future Projects:

- More dirt is needed around Field many cracks due to drought.
- Playground needs PVC instead of railroad ties, cost \$987.00
- Repair rain gutter at pavilion

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 June 2012
Presented to the Board of Directors on July 19, 2012

| <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 | Thirty-seven (37) were approved and eight (8) were not approved. | Info |
| Staffing/Personnel: | Staffed with six (6) part time Standards Monitors. | Info |
| Standards Violations Documented: | 562 violations of our standards were noted in the month of June May had 661 violations documented. | Info |
| Personal Contact: | 90 for the month of June. May had 112 contacts. | Info |
| Thank You Notices: | One hundred-fifty (150) were handed out for June. This program just started on June 7, 2012. The feed back from the homeowners has been very positive. | Info |
| TPC Letters | Eight (8) were written. Separate report is included with this report | Info |
| Vacant Houses | As of June 30, 2012 there are thirty-one (31) homes in the Villages of Westcreek that are vacant for one reason or another. Either they have been foreclosed on, up for sale or they have been abandoned by the owners. These are the ones that the association is aware of at this time. | Info |
| Attorney Referral for Action: | None for this month. | Info |
| Re-Sale Inspections: | Fourteen (14) were completed. | Info |
| Yard/Garage Sales: | Forty-two (42) for June. | Info |
| <u>PROJECT MANAGEMENT</u> | | |
| Public Safety Report: | Graffiti has picked up again. See my separate report on this matter. National Night Out is scheduled for Tuesday, October 2, 2012 for Texas. | Info |
| Street Maintenance | This project has started but it has been delayed until July 16, 2012 because of the weather. | Info |
| The Dog Waste Station | This item has arrived and will be located in the Sports Park. | Info |

| | | | | |
|------|------------------------|---------|-----------------------------------|--------------|
| May | | | | |
| 1 | ATT Boxes | 5-29-12 | Grosenbacher Rd | ATT |
| 2 | Traffic Sign | 5-29-12 | Quial Meadows/Gwendolen | Bexar County |
| 3 | Mail Box Clusters | 5-31-12 | TX Mulberry (3), Scarlet Sage (1) | USPO |
| June | | | | |
| 1 | Fence on Potranco Road | 6-11-12 | Fence | \$100.00 |
| 2 | Grosenbacher Road | 6-22-12 | Fence x 3 & Wynwood Sign | \$300.00 |
| 3 | Westcreek View Dr. | 6-22-12 | Highpoint Sign | \$100.00 |
| 4 | Westcreek View Dr. | 6-22-12 | Fence | \$100.00 |
| | Westcreek Oaks Dr. | 6-22-12 | Fence | \$100.00 |
| 5 | Military Dr. W. | 6-27-12 | Case # 2012-24325 | |
| 6 | Military Dr. W. | 6-27-12 | Light post at WC Gardens | CPS |
| 7 | Grosenbacher Road | 6-27-12 | Bridge at Medio Creek x 2 | Bexar County |
| | | | ATT Box | ATT |
| | | | Case # 2012-24327 | \$50.00 |



Villages of Westcreek
Owners' Association

Community Managers Report
For June 2012
Presented to the
Villages of Westcreek
Board of Directors
July 19, 2012

Physical Plant

- Sports Park Water Fountain repaired
- Sports Park Dog Waste Station installed.
- Volleyball Court refilled
- Lots of Graffiti this month

Personnel

- New Rec Director hired Nancy Griffin.
- Nick Hogue Temp Standards Super filling in for Ken Lemanski
- We are fully staffed in all other positions

Vandalism

- Graffiti
- Lights on Wynwood Monument

Other Items

- No word from SAWS re. Water line

Exclusive Usage Contracts

- Pavilion parties 11
- Community center 9
- Pool Parties 8

Closings

- New 1 Resale 5

Constant Contact Email Status Report 1411 subscribers

| Days | H/O's | Amount |
|--------------|-------|--------------|
| Current | 3018 | \$235,404.00 |
| 1-30 days | 4 | \$160.00 |
| 31-60 days | 1 | \$5.00 |
| 61-90 days | 213 | \$9,942.81 |
| Over 90 days | 183 | \$51,156.20 |
| Total | 401 | \$61,264.01 |

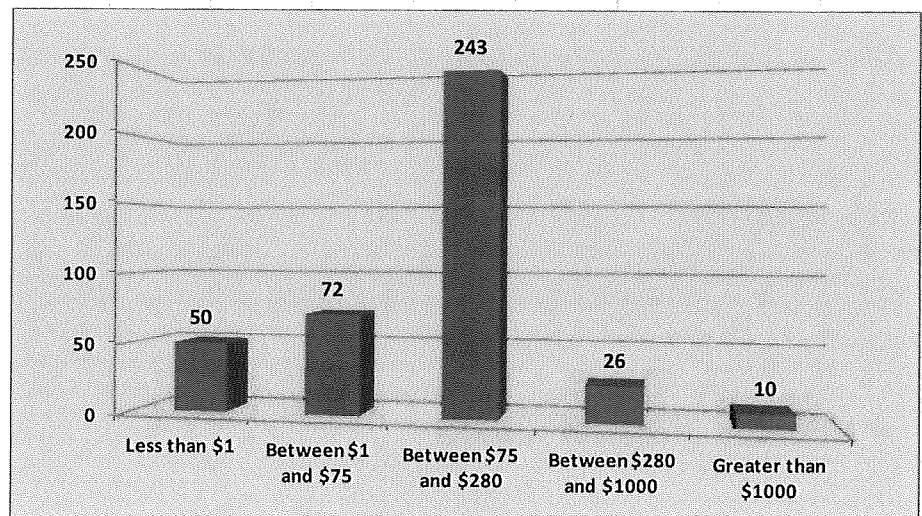
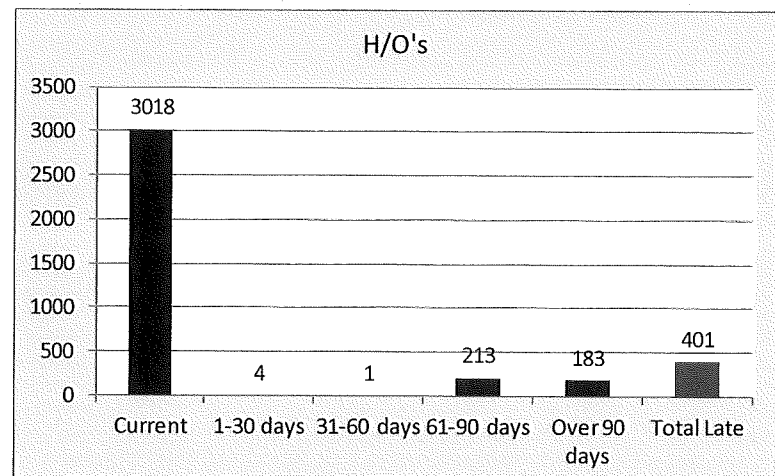
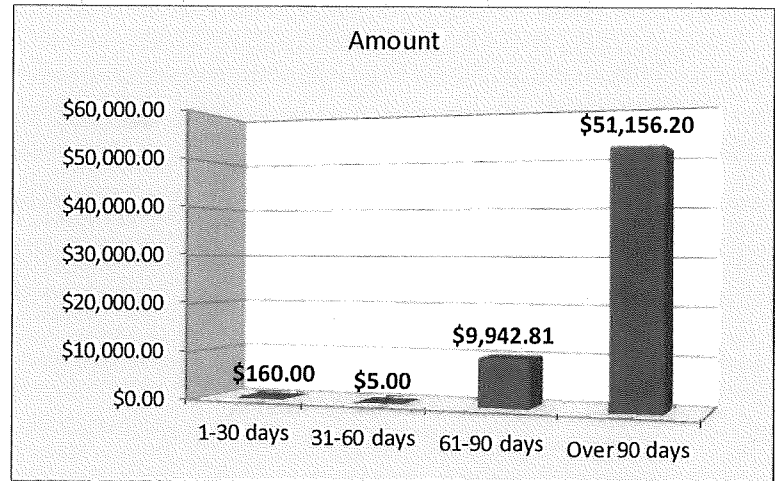
Current homeowner payments
\$235,404.00

| Days | H/O's |
|--------------|-------|
| Current | 3018 |
| 1-30 days | 4 |
| 31-60 days | 1 |
| 61-90 days | 213 |
| Over 90 days | 183 |
| Total Late | 401 |

Delinquent total ytd
61,264.01

| Amount | H/O's |
|--------------------------|-------|
| Less than \$1 | 50 |
| Between \$1 and \$75 | 72 |
| Between \$75 and \$280 | 243 |
| Between \$280 and \$1000 | 26 |
| Greater than \$1000 | 10 |

2012 Delinquent Assesments



Communications Committee Minutes
April 10, 2012

In attendance:

Bill Fenstermacher
Ken Lemanski
Michelle de Jongh

Gene Hopkins
Barb Hopkins
Guy Oliver
Joyce Oliver

Meeting called to order at 7:11 p.m.

Bill Fenstermacher objected to the meeting because he says there wasn't enough advance notice to the community. Ken Lemanski pointed out that on the Bulletin Board in the community center lobby there is a list of all standard meetings. He said it lists the second Tuesday of the month as the date for Communications Committee meetings. However, he adds that the notice didn't make it in the latest This Week in Westcreek. Bill Fenstermacher withdraws his objection but suggests that the meetings be posted regularly on the calendar and web site.

Constant Contact is at 1322. Facebook has 316.

Bill Fenstermacher and Guy Oliver said that some photos have been taken for the video project.

Ken Lemanski noted that all metal sign holders are in place now. He says the next project to be worked on is the signage for the truck. Joyce Oliver said she thought the signs were great, but thinks that more are needed.

Bill Fenstermacher suggests putting a link on This Week in Westcreek under the Standard Tip of the Week that would link to the rest of the standards.

Gene Hopkins suggests putting a permanent sign up saying that improvements to the outside appearance of a dwelling is subject to approval by the ARC (Architectural Review Committee.) There was discussion about verbiage for such a sign. Ken Lemanski suggested adding "mandatory HOA standards enforced" to the bottom of the "deed restricted" signs already in place. Discussion continued.

Next meeting will be May 8.

Meeting adjourned at 8:17 p.m.

Communications Committee Minutes
June 12, 2012
(May meeting was rescheduled for tonight.)

In attendance:

Bill Fenstermacher
Ken Lemanski
Michelle de Jongh

Gene Hopkins
Barb Hopkins
Guy Oliver
Joyce Oliver

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

There was discussion about changing the day that the Communications Committee meets every month. Ken Lemanski announces that he will have surgery on July 10 and will be out for about three months. Bill Fenstermacher will run the meetings in the interim and suggests they be kept on the same schedule (second Tuesday at 7 p.m.) until Ken returns. Ken informs the committee that Brenda Tate will update Facebook and Constant Contact while he is out.

Bill Fenstermacher says he will draft a release for homeowners to sign for the video project. Guy Oliver said it's not necessary to get permission if the photography is done from a public location. However, Bill says this will be done as a courtesy.

Gene Hopkins brought up the subject of having signs to identify the monitors' vehicles. Ken Lemanski pointed out that in the past, signs have been blown off or were stolen. He said they also could be targets for disgruntled homeowners. Barb Hopkins suggested they wear T-shirts to identify themselves so residents know who they are. There was much discussion. Ken Lemanski said he would look into shirts and prices and try to come up with a suggestion before the next board meeting.

Bill Fenstermacher pointed out that some things are not consistent with the web site. As an example, he said This Week in Westcreek isn't always called by that name. He also suggested that the committee needs a mission statement and vision statement.

Next meeting will be July 10. Everyone wish Ken well on his surgery.

Meeting adjourned at 8:07 p.m.

11:55 AM
07/10/12
Cash Basis

Villages of Westcreek Owners Association
Balance Sheet
As of July 9, 2012

| | <u>Jul 9, 12</u> |
|--|----------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010 · Operating Accounts | 300,469.23 |
| 1011 · Reserve Accounts | 249,586.52 |
| Total Checking/Savings | <u>550,055.75</u> |
| Accounts Receivable | |
| 1020 · Accounts Receivable | -92,163.25 |
| Total Accounts Receivable | <u>-92,163.25</u> |
| Other Current Assets | |
| 1021 · Interest Receivabl | 34.19 |
| 1030 · Other Current Assets | 18,150.18 |
| 1040 · Undeposited Funds | 8,396.00 |
| 1045 · Due from Operating Fund | 32,505.67 |
| 1071 · Allowance For Doubtful Accts | -8,500.00 |
| Total Other Current Assets | <u>50,586.04</u> |
| Total Current Assets | 508,478.54 |
| Fixed Assets | |
| 1050 · Fixed Assets | 55,142.42 |
| 1056 · Community Center^ | 2,021,505.24 |
| 1067 · Community Center Furniture | 19,489.77 |
| 1058 · Software | 4,673.91 |
| 1059 · Vehicle | 22,996.00 |
| Total Fixed Assets | <u>2,123,807.34</u> |
| Other Assets | |
| 1037 · Chase CD | 2,513.57 |
| Total Other Assets | <u>2,513.57</u> |
| TOTAL ASSETS | <u><u>2,634,799.45</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Credit Cards | |
| 2040 · Credit Card | 887.11 |
| Total Credit Cards | <u>887.11</u> |
| Other Current Liabilities | |
| 2020 · Other Current Liabilities | 17,045.06 |
| 2030 · Due to Employees/Uncashed Payro | 124.81 |
| 2100 · Payroll Liabilities | 4,199.00 |
| Total Other Current Liabilities | <u>21,368.87</u> |
| Total Current Liabilities | 22,255.98 |
| Long Term Liabilities | |
| 2022 · Due to Reserve Fund | 32,505.67 |
| 2200 · Long Term Notes Payable | 1,325,368.81 |
| Total Long Term Liabilities | <u>1,357,874.48</u> |
| Total Liabilities | 1,380,130.46 |
| Equity | |
| 2031 · Retained Earnings | 68,072.71 |
| 3000 · Fund Balance | 974,015.16 |
| Net Income | 212,581.12 |
| Total Equity | <u>1,254,668.99</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>2,634,799.45</u></u> |

11:50 AM

07/10/12

Accrual Basis

Villages of Westcreek Owners Association

Profit & Loss Budget vs. Actual

January 1 through June 26, 2012

| | Jan 1 - Jun 26, 12 | Budget | \$ Over Budget |
|-----------------------------------|--------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 4150 · Miscellaneous Income | 6,954.25 | 244.42 | 6,709.83 |
| 4170 · Program Fees | 28,931.29 | 15,937.77 | 12,993.52 |
| 4180 · Swim Team | 816.00 | 0.00 | 816.00 |
| 4190 · Reimbursed Expenses | 0.00 | 0.00 | 0.00 |
| 5000 · Revenue | 549,870.93 | 551,846.76 | -1,975.83 |
| 5090 · Yard Sales | 2,025.00 | 0.00 | 2,025.00 |
| 5100 · Newsletter Advertisement | 129.00 | 1,466.67 | -1,337.67 |
| 5200 · Rumage/Yard Sales | 0.00 | 1,711.09 | -1,711.09 |
| 5400 · Pavilion Rental | 3,185.00 | 2,444.42 | 740.58 |
| 5500 · Sports Park Committee | 1,888.00 | 0.00 | 1,888.00 |
| 5600 · Fence Repair Reimbursement | 0.00 | 0.00 | 0.00 |
| 5700 · Cost of Compliance | 0.00 | 0.00 | 0.00 |
| 5800 · Community Center | 16,730.00 | 8,800.00 | 7,930.00 |
| 5900 · Concession Stand | 259.25 | 488.91 | -229.66 |
| Total Income | 610,788.72 | 582,940.04 | 27,848.68 |
| 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 | 610,788.72 | 582,940.04 | 27,848.68 |
| Expense | | | |
| 8000 · Operating Expenses | 148,661.28 | 157,112.30 | -8,451.02 |
| 8200 · Administration | 223,339.27 | 220,550.62 | 2,788.65 |
| 8300 · Maintenance | 10,957.11 | 14,568.90 | -3,611.79 |
| 8400 · Recreation Department | 66,926.72 | 66,682.21 | 244.51 |
| 8500 · Misc. & Contingency | 1,898.97 | 10,266.66 | -8,367.69 |
| 8980 · Depreciation Expense | 21,250.00 | 14,666.67 | 6,583.33 |
| 9500 · Reserved Funds | 70,264.25 | 93,328.91 | -23,064.66 |
| Total Expense | 543,297.60 | 577,176.27 | -33,878.67 |
| Net Ordinary Income | 67,491.12 | 5,763.77 | 61,727.35 |
| 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 | 67,491.12 | 5,763.77 | 61,727.35 |

11:49 AM
07/10/12
Cash Basis

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through June 26, 2012

| | Jan 1 - Jun 26, 12 | Budget | \$ Over Budget |
|-----------------------------------|--------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 4150 · Miscellaneous Income | 6,954.25 | 244.42 | 6,709.83 |
| 4170 · Program Fees | 28,945.87 | 15,937.77 | 13,008.10 |
| 4180 · Swim Team | 816.00 | 0.00 | 816.00 |
| 4190 · Reimbursed Expenses | 0.00 | 0.00 | 0.00 |
| 5000 · Revenue | 540,906.60 | 551,846.76 | -10,940.16 |
| 5090 · Yard Sales | 2,010.00 | 0.00 | 2,010.00 |
| 5100 · Newsletter Advertisement | 129.00 | 1,466.67 | -1,337.67 |
| 5200 · Rumage/Yard Sales | 0.00 | 1,711.09 | -1,711.09 |
| 5400 · Pavilion Rental | 3,185.00 | 2,444.42 | 740.58 |
| 5500 · Sports Park Committee | 1,888.00 | 0.00 | 1,888.00 |
| 5600 · Fence Repair Reimbursement | 0.00 | 0.00 | 0.00 |
| 5700 · Cost of Compliance | 0.00 | 0.00 | 0.00 |
| 5800 · Community Center | 16,680.00 | 8,800.00 | 7,880.00 |
| 5900 · Concession Stand | 259.25 | 488.91 | -229.66 |
| Total Income | 601,773.97 | 582,940.04 | 18,833.93 |
| 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 | 601,773.97 | 582,940.04 | 18,833.93 |
| Expense | | | |
| 8000 · Operating Expenses | 151,850.02 | 157,112.30 | -5,262.28 |
| 8200 · Administration | 223,675.71 | 220,550.62 | 3,125.09 |
| 8300 · Maintenance | 10,957.11 | 14,568.90 | -3,611.79 |
| 8400 · Recreation Department | 66,926.72 | 66,682.21 | 244.51 |
| 8500 · Misc. & Contingency | 2,989.43 | 10,266.66 | -7,277.23 |
| 8980 · Depreciation Expense | 21,250.00 | 14,666.67 | 6,583.33 |
| 9500 · Reserved Funds | 70,264.25 | 93,328.91 | -23,064.66 |
| Total Expense | 547,913.24 | 577,176.27 | -29,263.03 |
| Net Ordinary Income | 53,860.73 | 5,763.77 | 48,096.96 |
| 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 | 53,860.73 | 5,763.77 | 48,096.96 |