

REGULAR BOARD OF DIRECTORS MEETING

AGENDA

Thursday, 7 p.m.
September 19, 2013
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
 - i) Standards Review/Update Sub-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) Status of Sidewalk at SaxonHill and Military Drive West – Tabled.
 - b) Brick columns survey results (awaiting estimates) – Open.
 - c) BCSD Sub-station (awaiting follow-up/response from County Commissioner/ESD) – Open.
 - d) Wind/Privacy Screens for Community Pools. Open.
 - e) Clock Tower Monument project. Open.
 - f) Sports Park Equipment project. Open.
 - g) Security Fence around maintenance shop project. Open.
 - h) Trees on VWOA (community) property question. Open.
 - i) Transfer or sale of VWOA common property to Homeowner(s). Open.
- 6) **Executive/Emergency Session Results**
 - a) Foreclosures: \$800.13 and \$1,325.48(further details withheld).
 - b) Release of Liens - \$1,039.48, \$1077.06, and \$925.80 (further details withheld).
 - c) Homeowner request to absorb VWOA common property. (see item 5i above).
- 7) **New Business.**
 - a) 2014 (Annual) Budget_____.
 - b) _____.
 - c) _____.
 - d) _____.
- 8) **Schedule next monthly meeting. Regular monthly meeting on October 17, 2013 at 7pm.**
- 9) **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 p.m., on Thursday, August 15th, 2013. 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 July Regular Monthly Meeting were reviewed and approved unanimously by the members present. (Note: the pledge of allegiance has been conducted at Board meetings since May 2012 [see agenda's for those meeting]; however, this is the first time the act has been documented.)

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

Melynda Porter, Administrative Superintendent

Adrian Suttles, Standards Superintendent

Jennifer Bell, Assistant Community Manager

Jaime Esquivel, Maintenance Contractor

Members Present:

Bill Fenstermacher

Derrick Foyle

Eugene Hopkins

Barbara Hopkins

Rick Severs

Roger Torrez

Marty Hausen

Guests Present:

None.

III. OPEN FORUM:

Mr. Steele opened the Member's forum. No members asked to speak.

IV. COMMITTEE/DEPARTMENT REPORTS:

- a. Recreation Department: A written report was provided and is attached to these minutes. The Community Manager (Brenda Tate) briefed the members present and outlined the activities for the period. The playground equipment for the Tot Lot was ordered immediately upon Board approval and payment made in advance (more details in unfinished business below).
- b. Maintenance Department: A written report was provided and is attached to these minutes. The maintenance contractor (Jaime Esquivel) discussed the staffs' activities for the period and answered questions.
- c. Standards Department: A written report was provided, amended, and is attached to these minutes. Mrs. Adrian Suttles briefed the activities for this period. Her report also included information on the Architectural Review Committees' Property Improvement/Change Application (PIA) numbers and the Public Safety Report. Items of note include standards violations nearly doubled from 645 in June to 1023 in July and the personal contact percentage was 28% in addition to 337 'thank you' notices to Homeowners.
- d. Community Management Department: Mrs. Tate provided a written report, including a summary of delinquent assessments, which is attached to these minutes and briefed from this report. Her report included an update on some of the issues in the Community, which are covered in the safety report, unfinished business and new business (see those areas of these minutes).
- e. Architectural Review Committee. The Committee provided a written report and the chairperson, Mr. Derrick Foyle, briefed from the report (attached to these minutes). The Standards review/update Sub-Committee chair (Mr. Gene Hopkins) briefed on the activities for the period. He expressed the committee's appreciation for the assistance provided by Mrs. Adrian Suttles.

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- f. Finance Committee: The Treasurer, Mrs. Jennifer Castro, provided written accrual and cash basis statements from the Bookkeeper as well as a written summary report. She briefed from these statements. No separate breakout of reserve funds was provided. At the previous month's meeting, the Board approved moving of \$22,000 from a Certificate of Deposit in the operational account to the repair/replacement fund. This action was not documented in the accounting reports. **OPEN.**
- g. Landscaping Committee. No written report was provided.
- h. Nominating Committee. No action required this period.
- i. Communications Committee. Mr. Bill Fenstermacher provided a verbal report. Meetings are scheduled for the first Thursday of every month, at 10 am in the Community Center. The next meeting will be Sep 5th, 2013.
- j. Public Safety Committee. No report of activities was provided.
- k. Sports and Park Committee. A verbal report was provided. No meeting was held for this period. Several projects are outstanding, including screens for the pools and playground equipment for the Tot Lot (see unfinished business).
- l. Strategic Planning Committee: Mr. Rick Severs gave a verbal report. He noted that the previous meeting consisted of himself and one other Homeowner. He also stated that the Board needs representation on this Committee and really needs to be all members of the Board in order to come up with a strategic plan update for the Community. Note: any updates to the strategic plan by this Committee would be recommendations only and would have to be presented at a Board meeting for Board approval or disapproval. Mr. Severs agreed to get input from the Board on availability and to set up a meeting in the September timeframe.

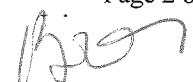
V. UNFINISHED BUSINESS:

- a. Status of Sidewalk at Saxonhill and Military Drive West. Mr. Steele sent an email to the POC for Bexar County Roads and Bridges during this period. No response has been received as of the meeting. **TABLED.**
- b. Brick Column survey results. Awaiting estimates on repairs. **OPEN.**
- c. BCSD Sub-station/Fire Station. The offer was made to the County Commissioner and Emergency Services District during their visit to the open house. No follow-up action occurred during this period. **OPEN.**
- d. Wind/Privacy Screen for the Community Pools. The Board approved \$5,087 for this project; however, it has not been completed at this time. Actual cost of screens was \$3,713.52. **OPEN.**
- e. Clock Tower Monument project. The Community Manager and Maintenance Contractor presented the Board with an updated package for the new monument at the Clock Tower. The new monument (example photo attached) is proposed to be placed in the center of the island in front of the Clock Tower. After discussion of the costs and logistics, a motion was made and seconded to fund \$7,385 for the project. The Board voted unanimously (4/0) to approve the new monument. **OPEN.**
- f. Playground Equipment for Tot Lot (Sports Park Equipment) project. This project had been approved by email after discussion at the previous Board meeting. The information provided at the previous meeting had to be confirmed and updated; therefore, the Board reviewed this new information and approved the project unanimously (5/0) in the amount of \$77,381.24, via email. **OPEN.**
- g. Eagle Scout Exercise Stations on the Sports Park Running Track project. Mr. Marty Hausen notified the Board that the project was completed at a total cost of \$635.96, which was approximately \$135 over budget. The additional cost was unanimously approved by the Board. **CLOSED.**
- h. Projector and Screen for Community Center project. The Board unanimously approved \$1600 be set aside for the purchase of this equipment. The equipment was installed; however, it had not yet been wired in. The total cost for the project was \$2,125.47. **CLOSED.**

VI. EXECUTIVE SESSION RESULTS:

Mr. Steele briefed the members present on the actions of the Board at the Executive Session immediately following the August Board meeting. The following actions were taken:

- a. Foreclosure(s). Foreclosure proceedings was requested by the Community Manager for two (2) properties that are several years past due in assessments (\$800.13 & \$1,325.48) and all other options had been exhausted. The action was approved unanimously by the Board. Note: details withheld for privacy reasons. **CLOSED.**



- b. Release of Lien(s). The Community Manager asked that liens be released on three properties for individuals that had paid their past due amounts and met the requirements necessary to return to 'member in good standing' status. The amounts were \$1,039.48, \$1077.06, and \$925.80. The Board reviewed all the cases and approved all the actions unanimously. **CLOSED.**
- c. Homeowner absorption of common property request. The Board received a request from a Homeowner (name withheld for privacy) to be permitted to absorb common property adjoining their property. This is part of the common property that was recently received from CENTEX. The Board discussed this briefly and agreed to look into this further and readdress further at the next Board meeting. **OPEN.**

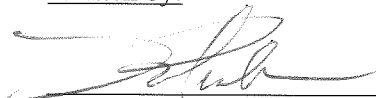
VII. NEW BUSINESS:

- a. Community Rummage Sale cancellation proposal. The Community Manager proposed the garage/rummage sale be cancelled as there does not seem to be a continued interest in the event. A brief discussion ensued and it was suggested that the Community Rummage sale be suspended versus cancelling them altogether. Additionally, the number that had been established for at-home garage sales was set at two (2) per household per year and a total of 30 per month was discussed. A motion was made to suspend the Community Rummage sale until the end of the year, to remove the limit of at-home garage sales per month, but to retain the two (2) per year limit per household. The motion was seconded and approved by a 4/0 vote of the Board. The Board agreed to revisit this after the first of the calendar year. **TABLED UNTIL 2014.**
- b. New Security Fence around maintenance shop. As a result of the recent break-in of the maintenance shop and subsequent loss of approximately \$3,800 worth of equipment, the Community Manager suggested we install a security fence around the maintenance facility. After a lengthy discussion on all the options, including cameras, alarms, type of fencing, etc., a motion was made and seconded to approve the recommendation for a fence and lighting. The Board unanimously approved \$2,300 to complete the project. The staff was also asked to look into the cost of cameras. **OPEN.**
- c. Trees on Community Property – Overhanging Homeowners' property. Mr. Rick Severs asked a question about trees on common property, belonging to the VWOA, but that are affecting the Homeowner's property. After a brief discussion, it was agreed that members of the staff would look into the situation and get back to the Board. **OPEN.**

VII. The Next Meeting: The next regular meeting will be held on Thursday, August 15th, 2013, at 7 p.m. in the Community Center.

VIII. Adjournment: There being no further business before the Board, the meeting was adjourned at 8:05 p.m.

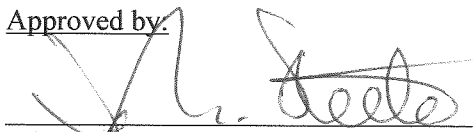
Written by:



Kevin M. Drummonds, Secretary

Date: 9/19/2013

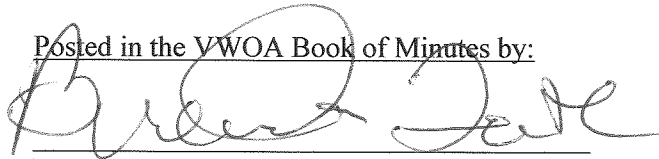
Approved by:



John B. Steele, President

Date: 19 Sep 2013

Posted in the VWOA Book of Minutes by:



Brenda Tate
Community Manager, VWOA

Date: 19 Sep 2013

Parks And Recreation –September 2013

Board Report

Programs/Classes

- a. Olympic Karate- Classes on Tuesday & Thursdays, 21 current participants.
- b. SMASHDANCE- Zumba Fitness is offered each Monday and Wednesday at 7:30 pm
40 participants
- c. Body Bootcamp- Tue & Thur 7:30pm
- d. Cardio Dance- Wed evenings 6:30
- e. Kickboxing- Mon 6:30pm
- f. Women's Total Body- Mon-Wed-Fri , 9am
- g. Muscle Toning- 9-10am Mon-Wed-Fri

Past Community Events:

- a. Fall Fest – Sept 14 Carnival rides added this year
- b. Fall Soccer Meet & Greet – Sept 7 301 Kids 29 Teams
- c. Annual Picnic – June 15, great attendance, 1675 B-B-Q plates served
- d. Farmer's Market- Weekly on Thursday 9am-2pm Just extended contract to year round

Future Community Events:

- a. Pools close for season – Sept 29
- b. National Night Out – Oct 1
- c. Angel Tree Begins – November 18
- d. Holiday Lighting Contest – December 18-20

J & J CONSTRUCTION

RESIDENTIAL & COMMERCIAL

PO BOX 762349

SAN ANTONIO, TX 78245

(210)722-5609

Jamiejconst@aol.com

AUGUST

Monthly Maintenance Report.

Daily task: Pick up trash daily, main road ways, walk around Community Center, check swimming pool for leaks and corrosions. Clean and hose down sidewalks around building and check all bathrooms, pavilion, check for wasps & fire ants. Check for graffiti.

Mowing: Mow all needed areas, and trim along fence lines and curbs. With the drought we have been losing some trees and we have had to cut and dispose of them. We are now working on a solution to get water to some trees that are not getting any water.

Land: Daily trash pick-up, and inspection of property for hazards .We are also cutting and shredding all new accumulated right of ways, also painting all replaced fences, and damaged areas .

Park: We have been mowing all needed areas and also along the creek. We have been painting the areas of park equipment that need it, and maintaining fields and track. We demoed the play area and did the site work for playground company to start there installation. We have also been repairing electrical that has been vandalized. Same over at the park pool, electrical repairs and plumbing due to wear and tear.

Community Center: Maintain the centers exterior and also change all a/c filters and check all units... along with pool exteriors and flower beds. Also assisting all of administration in office on everyday task that may apply to my areas. Prepping the back to reuse some of the play equipment that may be reusable if not broken, during demolition .

STANDARDS DEPARTMENT MONTHLY REPORT

From: Adrian Suttles, Superintendent of Standards
 To: VWOA Board of Directors
 Subject: Report for the month of August 2013
 Presented to the Board of Directors on September 19, 2013

<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-four (44) were brought before the ARC. Thirty-four (34) of these were approved, ten (10) 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:	Six hundred seventy-seven (677) violations of our standards were noted in the month of August. July had one thousand twenty-three (1023) violations documented.	Info
Personal Contact:	Two hundred eighty-four (284) for the month of August. July had two hundred eighty-five (285) contacts.	Info
Thank You Notices:	Three hundred seventy-five (375) were handed out for August. July had three hundred thirty-seven (337) handed out.	Info
Re-Sale Inspections:	Eleven (11) were completed in August. July had ten (10).	Info
Yard/Garage Sales:	Forty-three (43) were applied for in August. July had sixty-one (61).	Info
<u>PROJECT MANAGEMENT</u>		
Public Safety Report:	Graffiti reported to us in August	Info
	Westcreek Oaks~Yellow paint-Summit Monument, Villages of Westcreek sign, Thank you for Keeping Westcreek Beautiful sign, Bridge wall	8/16/13
	Military Drive~Yellow paint-Brick pillar, fence, Bridge wall	8/16/13
	Crime reported to us in August	Info
	Royal Oaks~Jarvis~Between 12 & 1 pm. Front door broken down, items stolen. Cops called and report filed.	8/14/13
	Forest~Sage Run~Garage door opened around approx. 1:20 am. Area was checked, no one was found.	8/22/13
	Woods~Oakcask~Double homicide around 5 am.	8/26/13
	Willowbrook~Draybrook~Home broken into approx. between 2-10 pm. Kicked back door in. Big screen TV's, jewelry, computers, game station stolen. Front door was left open by thieves. Police report made.	8/29/13



Villages of Westcreek
Owners' Association

Community Managers Report
For August 2013
Presented to the
Villages of Westcreek
Board of Directors
September 19, 2013

Physical Plant

- Wind/Privacy Screens have arrived were on back order total cost \$3713.52
- Clock Tower Monument Project will begin within the next two weeks awaiting Building permit survey etc.
- Sports Park Playground is moving along a little behind schedule due to the rock base.
- The Security Fence has been installed behind Maintenance shop no additional break in attempts
- The Community Center Flag was severely wind damaged and non-repairable a new Flag has been ordered \$530.44 total cost.

Personnel

- We are currently fully staffed.

Vandalism

- Graffiti- Electrical lines in Sports Park several lines cut and damaged.

Other Items

- The Fall Fest was our biggest ever with real Carnival Rides, and lots of Food and Craft Vendors.

Exclusive Usage Contracts

- Pavilion Parties 6
- Community Center 5
- Pool Parties 11

Closings

- New 0 Resale 20

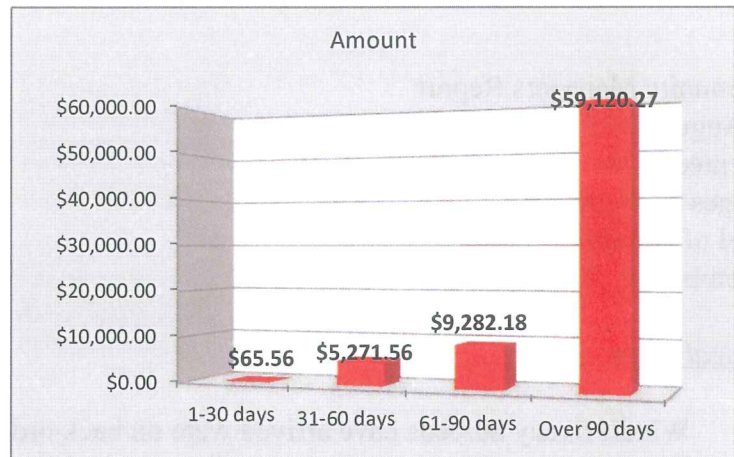
Constant Contact Email Status Report

- 1671 subscribers

2013 Delinquent Assesments

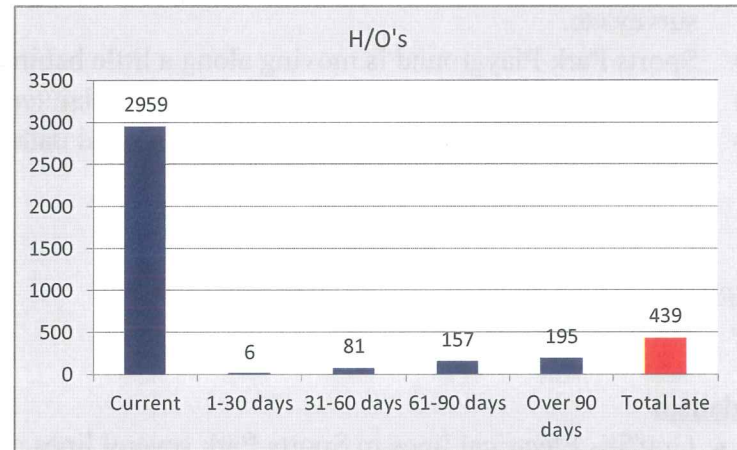
Days	H/O's	Amount
Current	2959	\$230,802.00
1-30 days	6	\$65.56
31-60 days	81	\$5,271.56
61-90 days	157	\$9,282.18
Over 90 days	195	\$59,120.27
Total	439	\$73,739.57

Current homeowner payments
\$230,802.00

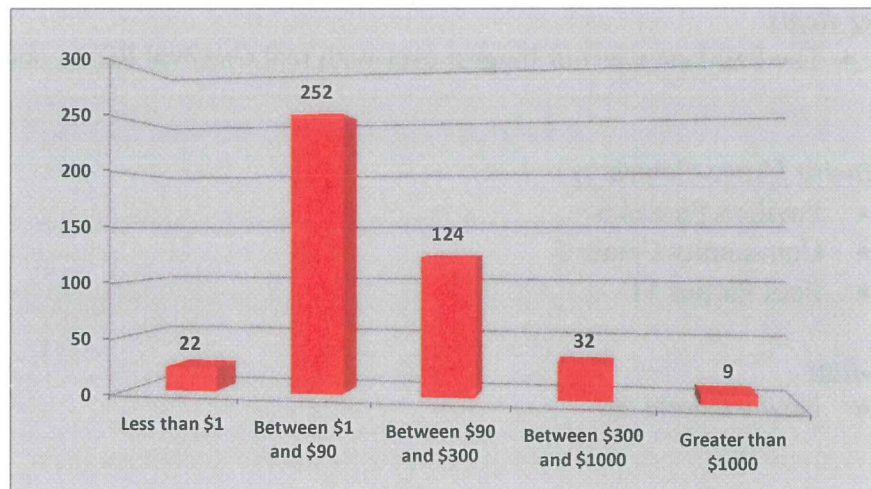


Days	H/O's
Current	2959
1-30 days	6
31-60 days	81
61-90 days	157
Over 90 days	195
Total Late	439

Delinquent total ytd
73,739.57



Amount	H/O's
Less than \$1	22
Between \$1 and \$90	252
Between \$90 and \$300	124
Between \$300 and \$1000	32
Greater than \$1000	9



VILLAGES OF WESTCREEK ARCHITECTURAL REVIEW COMMITTEE

REPORT FOR THE BOARD OF DIRECTORS – AUGUST 2013

Meetings Held: 08/06/13 - 08/13/13 - 08/20/13 - 08/27/13

Applications Reviewed: 34

Applications Approved: 24

Applications Disapproved: 10

1. Move fence forward. Must be 5' back from front corner of house.
2. 16' X 20' X 12' detached covered patio with built-in grill. Too large for a rear outbuilding. The homeowners attended a subsequent meeting with a revised submission which was approved.
3. 20' X 30' detached sports court at side of house. The homeowners attended a subsequent meeting with a revised submission which was approved.
4. Patio behind front porch/stairs. Patios not approvable in front yards.
5. Metal swing in front of house – not approvable in front yards.
6. Tile and screen patio. Subsequently approved after further information requested and reviewed.
7. 'Rockscaping' of front yard. More information requested.
8. Paint house. Need clarification regarding colors.
9. Paint house. Colors not approvable.
10. Rear porch cover of corrugated material. Not an approved material and does not match the shingles of the house.

DERRICK J. FOYLE

Chair, Architectural Review Committee

FINANCE COMMITTEE 2013
VILLAGES OF WESTCREEK OWNERS' ASSOCIATION, INC.
1295 Military Drive West
San Antonio, TX 78253

REGULAR MEETING MINUTES
Monday 16, September, 2013

- I. Jenifer Castro, Committee Chair, called the meeting to order at 8:00 am, and attendance was taken.
- II. Members Present:
 - Jenifer Castro, Brenda Tate, Joyce Oliver, Guy Oliver, Barbara Hopkins,
 - i. And Bill Fenstermacher. Other Homeowners Present: Jean Woodward and Robert Bokako
- III. Election of vice Chair: Guy Oliver was unanimously voted as the Vice Chair
- IV. Election of Secretary: Mrs. Tate was unanimously voted as the Secretary and will complete the minutes for the committee.
- V. The committees reviewed the income section of the draft Budget for 2014 and are all agree to the projected income.
- VI. The committee has set the next Budget meeting for September 24, 2013 at 8:30 am in the Community Center Conference room. All are invited to attend.

The meeting was adjourned at 10:30 A.M.

Jennifer Castro
Finance Committee Chair

Date

Brenda Tate
Finance Committee Secretary

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through September 13, 2013

	<u>Jan 1 - Sep 13, 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	572.92	1,405.54	-832.62
4170 · Program Fees	57,033.34	32,753.87	24,279.47
4180 · Swim Team	982.00	800.00	182.00
5000 · Revenue	839,219.47	826,632.39	12,587.08
5100 · Newsletter Advertisement	3,456.00	702.79	2,753.21
5200 · Rumage/Yard Sales	4,445.00	2,811.12	1,633.88
5400 · Pavilion Rental	5,437.50	3,513.88	1,923.62
5500 · Sports Park Committee	0.00	351.38	-351.38
5600 · Fence Repair Reimbursement	23,165.92	0.00	23,165.92
5800 · Community Center	12,580.00	14,758.33	-2,178.33
Total Income	951,274.36	884,150.97	67,123.39
Gross Profit	951,274.36	884,150.97	67,123.39
Expense			
8000 · Operating Expenses	210,596.29	218,611.66	-8,015.37
8200 · Administration	349,293.77	358,425.57	-9,131.80
8300 · Maintenance	25,837.78	24,885.60	952.18
8400 · Recreation Department	129,531.82	123,844.48	5,687.34
8500 · Misc. & Contingency	8,749.83	8,027.76	722.07
8980 · Depreciation Expense	20,000.00	21,083.33	-1,083.33
9500 · Reserved Funds	120,984.59	144,900.01	-23,915.42
Total Expense	<u>864,994.08</u>	<u>899,778.41</u>	<u>-34,784.33</u>
Net Ordinary Income	<u>86,280.28</u>	<u>-15,627.44</u>	<u>101,907.72</u>
Net Income	<u><u>86,280.28</u></u>	<u><u>-15,627.44</u></u>	<u><u>101,907.72</u></u>

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through September 13, 2013

	<u>Jan 1 - Sep 13, 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	572.92	1,405.54	-832.62
4170 · Program Fees	57,033.22	32,753.87	24,279.35
4180 · Swim Team	982.00	800.00	182.00
5000 · Revenue	837,452.09	826,632.39	10,819.70
5100 · Newsletter Advertisement	3,456.00	702.79	2,753.21
5200 · Rumage/Yard Sales	4,385.00	2,811.12	1,573.88
5400 · Pavilion Rental	5,418.00	3,513.88	1,904.12
5500 · Sports Park Committee	0.00	351.38	-351.38
5600 · Fence Repair Reimbursement	23,165.92	0.00	23,165.92
5800 · Community Center	12,580.00	14,758.33	-2,178.33
Total Income	949,427.36	884,150.97	65,276.39
Gross Profit	949,427.36	884,150.97	65,276.39
Expense			
8000 · Operating Expenses	209,744.16	218,611.66	-8,867.50
8200 · Administration	347,805.18	358,425.57	-10,620.39
8300 · Maintenance	25,837.78	24,885.60	952.18
8400 · Recreation Department	129,496.66	123,844.48	5,652.18
8500 · Misc. & Contingency	9,044.76	8,027.76	1,017.00
8980 · Depreciation Expense	20,000.00	21,083.33	-1,083.33
9500 · Reserved Funds	120,984.59	144,900.01	-23,915.42
Total Expense	<u>862,913.13</u>	<u>899,778.41</u>	<u>-36,865.28</u>
Net Ordinary Income	<u>86,514.23</u>	<u>-15,627.44</u>	<u>102,141.67</u>
Net Income	<u><u>86,514.23</u></u>	<u><u>-15,627.44</u></u>	<u><u>102,141.67</u></u>

Villages of Westcreek Owners Association
Balance Sheet
As of September 13, 2013

	<u>Sep 13, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	187,377.97
1011 · Reserve Accounts	<u>341,705.43</u>
Total Checking/Savings	529,083.40
Accounts Receivable	
1020 · Accounts Receivable	<u>-120,920.75</u>
Total Accounts Receivable	-120,920.75
Other Current Assets	
1021 · Interest Receivabl	34.19
1030 · Other Current Assets	18,186.94
1040 · Undeposited Funds	1,570.93
1045 · Due from Operating Fund	17,063.50
1071 · Allowance For Doubtful Accts	<u>-15,000.00</u>
Total Other Current Assets	<u>21,855.56</u>
Total Current Assets	430,018.21
Fixed Assets	
1050 · Fixed Assets	-12,270.66
1056 · Community Center^	2,021,505.24
1057 · Community Center Furniture	18,841.84
1058 · Software	4,673.91
1059 · Vehicle	<u>22,996.00</u>
Total Fixed Assets	2,055,746.33
Other Assets	
1037 · Chase CD	<u>2,667.08</u>
Total Other Assets	<u>2,667.08</u>
TOTAL ASSETS	<u>2,488,431.62</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2040 · Credit Card	<u>1,202.95</u>
Total Credit Cards	1,202.95
Other Current Liabilities	
2020 · Other Current Liabilities	16,952.81
2100 · Payroll Liabilities	<u>3,717.57</u>
Total Other Current Liabilities	<u>20,670.38</u>
Total Current Liabilities	21,873.33
Long Term Liabilities	
2022 · Due to Reserve Fund	17,063.50
2200 · Long Term Notes Payable	<u>1,224,343.63</u>
Total Long Term Liabilities	<u>1,241,407.13</u>
Total Liabilities	1,263,280.46
Equity	
2031 · Retained Earnings	110,577.07
3000 · Fund Balance	1,028,059.86
Net Income	<u>86,514.23</u>
Total Equity	<u>1,225,151.16</u>
TOTAL LIABILITIES & EQUITY	<u>2,488,431.62</u>

9:51 AM
09/13/13
Cash Basis

Villages of Westcreek Owners Association
Transactions by Account

As of September 13, 2013

	<u>Balance</u>
1011 · Reserve Accounts	<u>341,705.43</u>
1011.7 · Mutual Of Omaha Repair & Replac	109,327.92
Total 1011.7 · Mutual Of Omaha Repair & Replac	109,327.92
1011.8 · Mutual of Omaha-Imp (1127)	132,331.50
Total 1011.8 · Mutual of Omaha-Imp (1127)	132,331.50
1011.9 · Mutual of Omaha MM Rep & Repla	100,046.01
Total 1011.9 · Mutual of Omaha MM Rep & Repla	<u>100,046.01</u>
Total 1011 · Reserve Accounts	<u>341,705.43</u>
TOTAL	<u><u>341,705.43</u></u>



Villages of Westcreek
Owners' Association

The age 2-5 play center that we planned to re-use from the old playground was damaged during the demolition faze and is not salvageable.

There are 3 options on the table for the Board of Directors to decide.

Option 1 is to not have a Two to Five play area.

Option 2 is to purchase a new Two to Five area. At the additional cost of \$4200.00 (see photo)

Option 3 is to repair the current Cho Cho Train and place it back into the Sports Park the repair cost would be approximately \$1000.

WallCano® Clir.



Discover Cave

#5053 With Natural Rock Grips #3,423

#5052 With Primary Grips (shown) \$3,423

ASTM Use Zone: 20' 9" x 19' 2" (6.3m x 5.84m)

Recommended Ages: 2 to 5

A fun event for younger children as they climb on the outside and discover fun, tactile elements inside.

Bexar CAD

Property Search Results > Property ID 204093 VILLAGES OF WESTCREEK HOA INC for Year 2013

Property Details

Account
Property ID: 204093
Geo. ID: 04390-000-0096
Type: Real
Legal Description: CB 4390 P-9G (1.57AC) & P-2G (1.578AC) ABS 88
Location
Address: NW MILITARY HWY TX
Neighborhood: E/S TLLY-CULEB S(NS)
Mapsc: 611E2
Jurisdictions: 06, 08, 09, 10, 11, 56, 79, CAD
Owner
Name: VILLAGES OF WESTCREEK HOA INC
Address: 12395 W MILITARY DR SAN ANTONIO, TX 78253-6021
Property
Appraised Value: \$1,000

1: Zoom

Map Layers

Radius Search

Website version: 1.2.2.0

Database last updated on: 9/17/2013 2:41 AM

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