

REGULAR BOARD OF DIRECTORS MEETING

AGENDA

**Thursday, 7 p.m.
November 29, 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
- 5) Unfinished Business.**
 - a) Villages of Westcreek Clean-up Day (changed to spring) - Tabled.
 - b) Additional Personnel/Time in schedule in Park – Open.
 - c) Solar Power for Community Center / Street Lights (need pct of rebate) – Open.
 - d) Status of Sidewalk at SaxonHill and Military Drive West – Open.
 - e) Flag pole dedication plaque – Open.
- 6) New Business.**
 - a) _____
 - b) _____
 - c) _____
 - d) _____
- 7) Schedule next monthly meeting.**
- 8) Adjournment.**



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

I. OPEN MEETING: The Regular Meeting of the Board of Directors was called to order by the President at 7:00 p.m., Thursday, Oct 18th, 2012. The purpose of the meeting was to conduct regular business as identified in the pre-announced Agenda. The meeting minutes for the September Regular Monthly Meeting were reviewed and approved by a unanimous vote of Board members (3/0) present.

Board Members Present:

John Steele, President
Kevin Drummonds, Secretary
Jennifer Castro, Treasurer

Board Members Absent: Kenneth Fowler, Asst. Secretary; Richard Gentry, Vice President

Staff Present:

Brenda Tate, Community Manager	Oswald Willis, Asst. Community Manager
Jennifer Bell, Administrative Superintendent	Jamie Esquivel, Maintenance Contractor
Nancy Griffin, Parks and Recreation Superintendent	Adrian Suttles, Acting Standards Superintendent

Members Present:

Eugene Hopkins	Barb Hopkins	Bill Fenstermacher	Guy Oliver
Derrick Foyle	Frank Olson	Paul Ybarra	Carol Ybarra
Rick Severs			

Guests Present:

None

II. OPEN FORUM:

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

- a. Mr. Frank Olson had an issue about the costs for guests, in this case grandkids visiting from outside the community. This was discussed at length and the Board agreed to address this when the pool rules are addressed in the spring. A clear definition of immediate family will also have to be determined. **OPEN.**

III. COMMITTEE/DEPARTMENT REPORTS:

- a. Recreation Department: A written report was provided and is attached to these minutes. The Superintendent (Nancy Griffin) briefed the members present and outlined her activities for the period. National Night Out was a great success and the Fall Festival will be held on October 27th.
- b. Maintenance Department: A written report was provided and is attached to these minutes. The maintenance contractor (Jamie Esquivel of J&J Construction) briefed on the activities of the maintenance department since taking the position. It was noted that the clock on the clock tower is out of sync and Mr. Esquivel will take a look at it.
- c. Standards Department: A written report was provided and is attached to these minutes. Mrs. Adrian Suttles briefed the activities for this period. It was noted that there are 60 homes vacant in Westcreek and the department is placing a high priority on these. The Department has a good percentage of personal contact this month and has implemented a program of "thank you" notices as well.
- d. Community Management Department: Mrs. Tate provided a written report which is attached to these minutes. Mrs. Tate briefed from the written report and provided a summary of delinquent assessments. The Community Manager briefed that the Community Center did not pass its recent inspection by the Fire Marshall. The staff is working hard to get these issues resolved by the 27th, which is the date of our re-inspection. Issues include fire releases on the doors and repair of the sprinkler system.

- e. Architectural Review Committee. Mr. Derrick Foyle briefed on the activities of the committee for the previous month. Fifteen (15) applications were submitted of which two (2) were disapproved (1-paint / 1-patio in front yard).
- f. Finance Committee: Mrs. Castro provided written accrual and cash basis statements from the Bookkeeper. She briefed from these statements. The Finance Committee provided their recommendations for the 2013 annual budget, which will be discussed during new business later this evening.
- g. Landscaping Committee. No report was available.
- h. Nominating Committee. The committee is not required to meet at this time.
- i. Communications Committee. Mr. Bill Fenstermacher briefed on the activity of the committee for the previous period. The committee is going to begin holding meetings in the daytime hours having considered the concerns by one Board member about possibly excluding those that work during the day. The committee plans to hold these meetings during the day and see what feedback they receive from the community.
- j. Public Safety Committee. No activity this period and no representative of the committee was present. A crime report was read to the attendees and is posted to the website.
- k. Sports and Park Committee. No report was provided.
- l. Strategic Planning Committee: No report.
- m. Adhoc By-Laws Committee: A written report was provided along with the proposed updates to the Bylaws. Mr. Steele read the report aloud and made a motion to hold a special meeting on Nov 29 for the purpose of reviewing and approving/disapproving the changes to the Bylaws and to have the draft posted to the web site for review by the members. The motion was seconded and approved 3/0.

IV. UNFINISHED BUSINESS:

- a. Villages of Westcreek Clean-up Day. Tabled until Spring 2013. **TABLED.**
- b. Solar Power for the Clock Tower. A report was provided and it was determined that this effort was too expensive for the return realized. Cost is approximately \$37,000 with no incentives from CPS. Our monthly bill is approximately \$80 and at this rate it would take 35 years to recoup our cost. **CLOSED.**
- c. SAWS Easement (Sports Park). The Community Manager briefed that SAWS did not accept our last proposal due to the cost of resurfacing the track. After discussion, a motion was made to accept the offer as it stands today (\$17,000 and replace/repair everything they tear up in the park, re-sod the fields). The BOD approved the motion by a 3/0 vote. **CLOSED.**
- d. Additional Personnel/Time in schedule in Park. Action was postponed on this until the budget was discussed. **OPEN.**
- e. National Night Out (October). The Community Manager briefed on the national night out activities in the park. Everyone agreed it was a resounding success and it was recommended to continue this in the future. **CLOSED.**
- f. Solar Power for Community Center/Street Lights. A written report was provided and a brief discussion followed. Average monthly bill is \$1,100. The costs would be \$118,000 without incentives. This would take about 18 years to see a return on our investment. The Board requested that the staff find out what, if any, rebate would be available for this project. **OPEN.**
- g. Status of Sidewalk at Saxonhill and Military Drive West. No additional information was available and the Board asked the staff to check into the latest status of the project. The materials were approved by the Board several years ago, but the County has no funds to do the installation. Additionally, the staff was asked what it would cost for the association to perform this work. **OPEN.**

V. NEW BUSINESS:

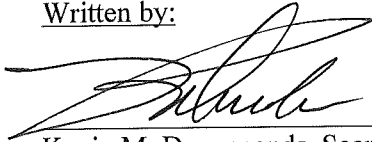
- a. 2013 Budget Presentation. A presentation of the Finance Committee's recommendation for the annual budget was presented to the Board. After the presentation and some discussion by the Board and members present, a motion was made to accept the budget recommendations from the committee. The Board approved the motion by 3/0 vote. The Board thanked the members of the committee for their hard work. **CLOSED.**

- b. Centex Properties. The CENTEX builder has several areas that they currently maintaining and would like to deed the property to the Association. The Board accepted the properties effective January and the builder must maintain the properties until that point. A letter was sent to the builder outlining this. **OPEN**.
- c. Flag Pole in front of the Community Center. A motion was made to dedicate the flag pole to the veterans of the community and to purchase a plaque to commemorate the event. The motion was seconded and approved by a 3/0 vote. The Community Manager was asked to provide quotes for the plaque. **OPEN**.
- d. UPS Pod. United Parcel Service (UPS) asked if we would host a pod near the community center for a fee of \$100 per month. The association would not be responsible for any loss/damage to the pod and it would not cause any foreseen issues for the association. A motion was made to allow the pod and it was seconded and approved by a 3/0 vote. **CLOSED**.

VI. The Next Meeting: The next regular meeting will immediately follow the special meeting (to discuss changes to the Bylaws) on Thursday, November 29, 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 8:15 p.m.

Written by:



Kevin M. Drummonds, Secretary

Date: 29 Nov 2012

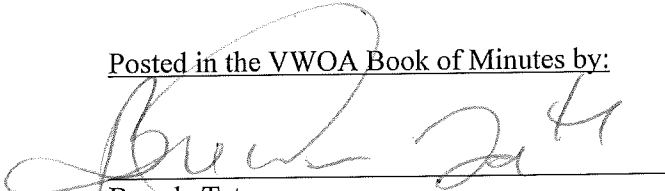
Approved by:



John B. Steele, President

Date: 29 Nov 2012

Posted in the VWOA Book of Minutes by:



Brenda Tate
Community Manager
VWOA

Date: 29 Nov 2012

Parks And Recreation –October 2012

Board Report for October 2012

Programs/Classes

- a. **VWOA Angel Tree** – November 5 – December 20. To benefit VWOA homeowners only
- b. **Soccer**- Fall soccer season ended on November 17th. 24 teams with 229 participants enjoyed the new fields!
- c. **Olympic Karate**- Classes on Tuesday & Thursdays 15 current participants.
- d. **SMASHDANCE**- Zumba Fitness are offered each Monday and Wednesday at 7:30 pm 42 participants
- e. **Body Bootcamp**- Tue & Thur 7:30pm
- f. **Cardio Dance**- Wed evenings 6:30 h - i - j & k have 20 participants
- g. **Kickboxing**- Mon 6:30pm
- h. **Women's Total Body**- Mon-Wed-Fri , 9am
- i. **Muscle Toning**- 9-10am Mon-Wed-Fri

Past Community Events:

- a. **National Night Out** – Tuesday, October 2nd, 5:30 pm – 8:30 pm. Approximately 1000 in attendance
- b. **Rummage Sale** – Saturday, October 13th, 7 am – 11 am. 49 vendors
- c. **Fall Fest**- October 27, 4 pm – 7 pm. Approximately 1000 in attendance

Future Community Events:

- a. **VWOA Angel Tree** – November 5 – December 20
- b. **Christmas Lighting Competition**- December 18, 19 & 20
- c. **Mardi Gras** – Tentative date February 8, 7:30pm – 11:30 pm
- d. **Easter Egg Hunt**- tentative date March 23, 9:00 am

J & J CONSTRUCTION

RESIDENTIAL & COMMERCIAL

PO BOX 762349

SAN ANTONIO, TX 78245

(210)722-5609

janiejconst@aol.com

Monthly Maintenance Report **OCTOBER**

- **Daily task:** Pick up trash daily, main road ways, walk around Community Center, check swimming pool for leaks and corrossions. Clean and hose down sidewalks around building and check all bathrooms, pavilion, check for wasps & fire ants.
- **Mowing:** Mow all needed areas & around road ways & monuments. Pruning trees & bushes and landscaping. Cleaning all monuments.
- **Land:** Daily inspection of property for hazards & liabilities, rewiring electrical in some monuments due to vandalism, theft and old infrastructure. Repairing water leaks.
- **Park:** Helped staff with Fall Festival and working on other upcoming events for the remaining of this year.
- **Community Center:** Servicing some of the air-conditioning units. Working with Fire Marshall on some issues at the Community Center. Working with vendors on correcting those issues, which most have been corrected.

STANDARDS DEPARTMENT MONTHLY REPORT

From: Adrian Suttles, Superintendent of Standards
To: VWOA Board of Directors
Subject: Report for the month of October 2012
Presented to the Board of Directors on November 29, 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-three (33) were brought before the ARC. Twenty-eight (28) of these were approved, five (5) were not approved.	Info
Staffing/Personnel:	Staffed with five (5) part time Standards Monitors	Info
Standards Violations Documented:	Two hundred twenty-six (226) violations of our standards were noted in the month of October, September had three hundred fifty-six (356) violations documented.	Info
Personal Contact:	Forty-seven (47) for the month of October. September also had forty-seven (47) contacts.	Info
Thank You Notices:	One hundred four (104) were handed out for October. September had fifty-nine (59) handed out.	Info
Vacant Houses	As of October 31, 2012 there are fifty-nine (59) 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:	Four (4) were completed in October.	Info
Yard/Garage Sales:	October was the rummage sale at the Sports Park. Forty-nine (49) spaces were utilized.	Info
<u>PROJECT MANAGEMENT</u>		
Public Safety Report:	No graffiti, and two (2) crime incidents were reported to us for October. Please see reports below. 10/12/12-Royal Oaks-Queenston-Someone broke into 2 mail boxes on Queenston near Okehampton Ln. They were damaged sometime before 10:30 pm on Friday night	Info



Villages of Westcreek
Owners' Association

Community Managers Report
For October 2012
Presented to the
Villages of Westcreek
Board of Directors
November 29, 2012

Physical Plant

- Community Center passed the fire marshal inspection, however we will need to revisit the doors and sprinklers the early part of 2013. Approximate cost of \$3500.00
- Centex was notified of our offer to accept the vacant lots in January and that they are required to maintain the upkeep of said lots until the final land transfer.
- See three cost estimates for Flag pole plaque.
- Cost estimate for Saxon Hill side walk approximately \$7200.
- See rebate information on solar rebates. As the cost is \$118,000.00 the rebates that are left at this time are allocated to the applications that were submitted since February. There are several stipulations that are in place even to apply for rebates, as in your building has to be facing a certain direction and the allowable roof top space must be facing directly south or in the sunlight to be able to be adequate enough to be productive. The rebates the CAN be available are only if you qualify. And if any funding is left. See attachments.

Personnel

- The approximate cost to maintain park personnel from 1pm till 10pm 7 days per week for the rest of the year is \$2500. Note they the current hours of park coverage is 6pm till 10pm.
- We are fully staffed in all positions.

Vandalism

- Graffiti- very light

Other Items

- Oktoberfest had a huge community turn out of over 1000
- Westcreek Angle tree project is underway.

Exclusive Usage Contracts

- Pavilion parties 7
- Community center 8
- Pool Parties 0

Closings

- New 0 Resale13

Constant Contact Email Status Report 1485 subscribers

12395 Military Drive West, San Antonio, TX 78253

Office: 679-8761

Fax: 679-0040

Delinquent assessment amount as of October 31, 2012

Please note the Delinquent amount as of November 19, 2012 is \$88,650.99

Days	H/O's	Amount
Current	2482	\$193,596.00
1-30 days	723	\$51,146.96
31-60 days	6	\$585.55
61-90 days	1	\$80.62
Over 90 days	207	\$67,704.89
Total	937	\$119,518.02

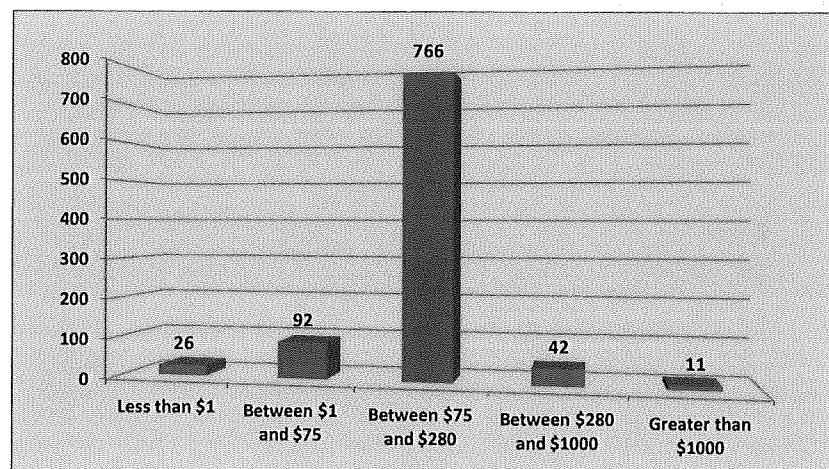
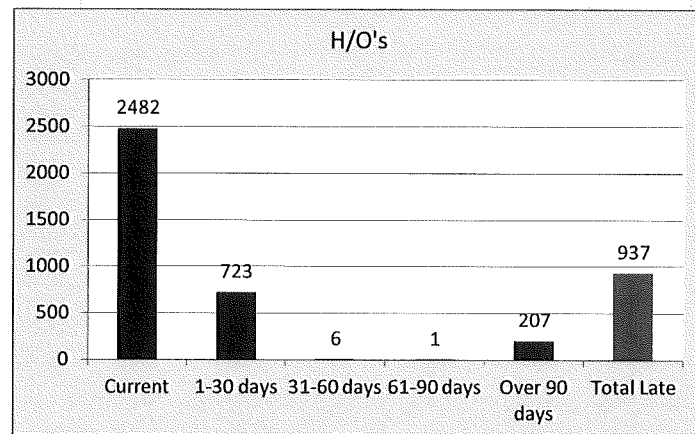
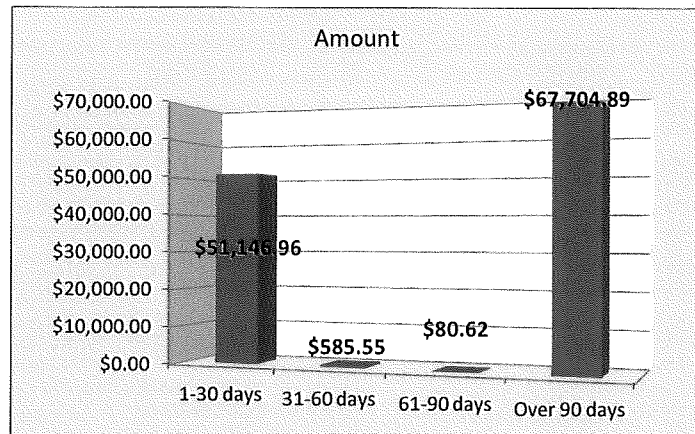
Current homeowner payments
\$193,596.00

Days	H/O's
Current	2482
1-30 days	723
31-60 days	6
61-90 days	1
Over 90 days	207
Total Late	937

Delinquent total ytd
119,518.02

Amount	H/O's
Less than \$1	26
Between \$1 and \$75	92
Between \$75 and \$280	766
Between \$280 and \$1000	42
Greater than \$1000	11

2012 Delinquent Assesments



Residential > Residential Rebates > Solar Rebates > Solar PV Rebates

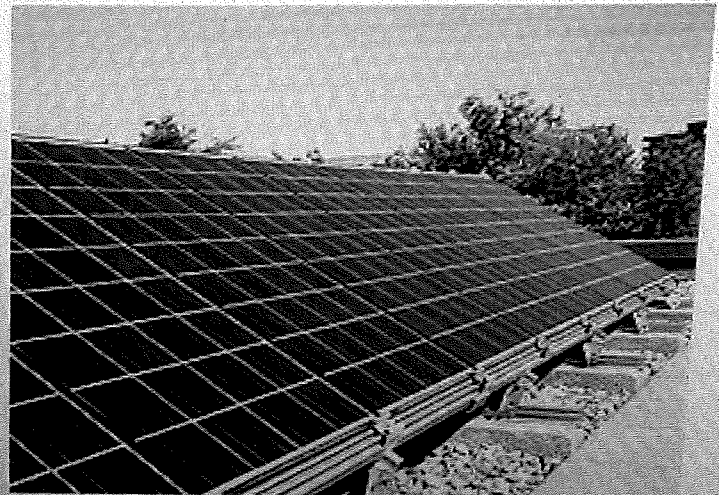
Solar Photovoltaic (PV) Rebates

Solar photovoltaic (PV) systems, or solar electric systems are reliable and environmentally friendly. They also are becoming more affordable every day because of CPS Energy rebates and federal tax credits.

Photovoltaic (PV) systems convert sunlight directly to electricity. They work any time the sun is shining, but more electricity is produced when the sunlight is more intense and strikes the PV modules directly.

Solar PV systems work best in energy-efficient homes and buildings. The Department of Energy recommends adding energy-efficient lighting, insulation, appliances and windows to reduce your home or facility's electric use before you install a PV system. And taking advantage of a CPS Energy rebate and federal tax credits can further enhance the economics of solar power.

The CPS Energy Solar Initiative Rebate Program is offering tiered incentives ranging from \$1.30 to \$2.50 per AC watt based on the calculated expected performance of the system. Solar projects are rebated up to \$25,000 for residential and \$100,000 for commercial installations (see Solar PV Rebates – Rebate Funding). The new program is effective February 16, 2012.



Get Your Solar PV Rebate

- [Solar PV Rebate Application](#)
- [Solar Rebate Application Procedure](#)
- [Renewable Energy Credit Agreement](#)
- [Distributed Energy Information and Application](#)
- [Save Even More with Federal Tax Credits](#)
- [Solar Contractors and Qualifications](#)
- [Solar PV Billing: Understanding Your Bill](#)

More About Solar PV Rebates

- [Qualifying Measures and Guidelines](#)
- [System/Installation Guidelines](#)
- [Solar Rebate Funding](#)
- [Solar Initiatives PV FAQs](#)
- [DOE Guide: "Get Your Power from the Sun"](#)
- [Eligible PV Modules](#)
- [Eligible Inverters](#)

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Rebates > Solar Rebates > Solar Photovoltaic > Solar PV Installation

Solar PV Rebates - System Installation/Guidelines

The following guidelines apply to the installation of solar PV systems eligible for CPS Energy rebates:

- Only systems using eligible PV modules and Inverters listed by the California Energy Commission (CEC) website will qualify for rebates. See links to [eligible PV modules](#) and [eligible inverters](#).
- All installed PV systems must carry a 1-year warranty from installer. Solar modules must carry a 20-year warranty from the manufacturer. Inverters must carry at least a 5 year manufacturer warranty without battery back-up.
- Installation location must have at least 260 sq. ft. of unobstructed space; system should be on most southern facing side, systems facing in a northern direction do not qualify.
- It is the responsibility of the customer to obtain all appropriate permits.
- All inverters and solar modules must be new.
- PV system installations on residential structures and all commercial buildings must also obtain appropriate City building permits.
- All PV systems must be interconnected, at customer's expense, to CPS Energy's electrical grid. All PV systems 25 kW or less must comply with current CPS Energy guidelines governing interconnection with CPS Energy's electric system, and any subsequent revisions to these guidelines. These and other requirements are subject to change.
- CPS Energy will not rebate any solar PV system less than 1 kW.
- If re-roofing is required, PV system removal and reinstallation is at customer expense.
- Batteries will not be covered under the rebate.

Rebate Tiers

(New program effective February 16, 2012)

Tier 1

Rebates > Solar Rebates > Solar Photovoltaic > Rebate Funding

Solar PV Rebates - Rebate Funding

CPS Energy will fund solar PV rebates according to the following criteria:

- Rebate funding is offered on a first-come, first-served basis.
- Participation in the Solar Rebate Program does not affect customer participation in other CPS Energy efficiency / conservation programs.
- CPS Energy reserves the right to perform a pre-inspection of the site; results of either the pre-inspection or final inspection may determine rebate eligibility. Solmetric or Solar Pathfinder plot must demonstrate minimal shading by trees, buildings and other structures. CPS Energy retains the right to deny rebates based on excessive shading and or poor orientation of the solar array.
- Rebates are tiered and range from \$1.30 to \$2.50. (See [Rebate Tiers](#))
- The requested rebate amount will be calculated based on the expected performance, per this formula: $[(\text{Number of PV Modules}) \times (\text{PTC Rating per Module})] \times [\text{Inverter Efficiency}] \times [\text{Rebate w/ AC}]$
- The final rebate level will be determined following verification of the installed system by a CPS Energy inspector. Unfavorable shading, angles or direction may influence final rebate amount.
- Individual condominium owners applying under residential rebate program must obtain condo association permission.
- Condo associations can apply under the commercial section of the rebate program; system must be connected to a commercial meter.
- Apartments qualify as commercial projects. Entire project must be under a single rebate application.
- You may also be eligible for a Federal Solar Tax Credit through the Energy Policy Act of 2005. The Federal Solar Tax Credit is calculated at 30% of the cost.

For more information about the Federal Tax Credit consult your tax professional. IRS Forms and additional information can be found at the [ENERGY STAR website](#).

Refund Agreement

- A refund shall become due and payable to CPS Energy if the customer fails to ensure CPS Energy that the rebated equipment is properly maintained and operated at a CPS Energy metered address.
- The refund will be calculated by reducing the rebate paid by 20% per year for each of the five years following final inspection and approval (first 20% reduction to occur on the anniversary date of rebate payment).

**Dedicated to our Veterans who have
defended our freedoms, families
and great nation**

This flag pole was donated to the
Villages of Westcreek by

McMillan Homes

in August 2012

Villages of Westcreek Owners Association

John Steele, President

Richard Gentry, Vice President

Kevin Drummonds, Secretary

Jennifer Castro, Treasurer

Kenneth Fowler, Assistant Secretary

Brenda Tate, Community Manager

Oswald Willis, Assistant Community Manager

Me X14

\$850 Bronze

\$512 Aluminum

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Oswald Willis, Assistant Community Manager

PREFERRED WIDTH: 18

PREFERRED HEIGHT: 12

BORDER: Single Line

TEXTURE: Leatherette

COLOR: Dark Oxide

MOUNTING: Boss & Stud

ROSETTES: None

FONT: Times New Roman

ARTWORK: None

ART DESC: na

COMMENTS: Mounting on a concrete base. Size can be modified to a larger or smaller size. Can be either bronze or aluminum. Would like cost estimate for all options and expected time from placing order to delivery of plaque.

Request was made by;

NAME: John Steele

PHONE: 2108653773

STATE: TX

COUNTRY:na



*Dedicated to our Veterans
who have defended our Freedoms,
Families and Great Nation*

This flag pole was donated to the
Villages of Westcreek by McMillan Homes
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Brenda Tate, Community Manager

Oswald Willis, Asst. Community Manager

Altas signs and plaques-Janey Fried

20 x 20 bronze plaque dark background and bronze lettering

Total product price \$498.00 plus approx. \$25.00 shipping

2-3 weeks for product production and shipping

**Dedicated to our Veterans
who have defended our
Freedoms, Families and
Great Nation**



**This flag pole was donated to
the Villages of Westcreek by
McMillan Homes in August 2012**

International Bronze-Joe Gabig

12x12 Bronze Plaque

Total price including shipping, \$399.00

Prices include standard mounting hardware and our standard 2 1/2 - 3 week production time (plus shipping time from our NY plant).

1:15 PM
11/19/12
Cash Basis

Villages of Westcreek Owners Association
Balance Sheet
As of October 20, 2012

	<u>Oct 20, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	229,423.68
1011 · Reserve Accounts	244,946.11
Total Checking/Savings	474,369.79
Accounts Receivable	
1020 · Accounts Receivable	599.48
Total Accounts Receivable	599.48
Other Current Assets	
1021 · Interest Receivabl	34.19
1030 · Other Current Assets	18,186.94
1036 · Employee Advance	-12.03
1040 · Undeposited Funds	1,232.83
1045 · Due from Operating Fund	32,505.67
1071 · Allowance For Doubtful Accts	-8,500.00
Total Other Current Assets	43,447.60
Total Current Assets	518,416.87
Fixed Assets	
1050 · Fixed Assets	50,892.42
1056 · Community Center^	2,021,505.24
1057 · Community Center Furniture	19,489.77
1058 · Software	4,673.91
1059 · Vehicle	22,996.00
Total Fixed Assets	2,119,557.34
Other Assets	
1037 · Chase CD	2,589.29
Total Other Assets	2,589.29
TOTAL ASSETS	<u>2,640,563.50</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2040 · Credit Card	1,404.79
Total Credit Cards	1,404.79
Other Current Liabilities	
2020 · Other Current Liabilities	17,045.06
2030 · Due to Employees/Uncashed Payro	124.81
2100 · Payroll Liabilities	834.54
Total Other Current Liabilities	18,004.41
Total Current Liabilities	19,409.20
Long Term Liabilities	
2022 · Due to Reserve Fund	32,505.67
2200 · Long Term Notes Payable	1,304,501.47
Total Long Term Liabilities	1,337,007.14
Total Liabilities	1,356,416.34
Equity	
2031 · Retained Earnings	68,185.19
3000 · Fund Balance	974,015.16
Net Income	241,946.81
Total Equity	1,284,147.16
TOTAL LIABILITIES & EQUITY	<u>2,640,563.50</u>

9:21 AM
11/16/12
Cash Basis

Villages of Westcreek Owners Association

Profit & Loss Budget vs. Actual

January 1 through November 15, 2012

	Jan 1 - Nov 15, 12	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	9,942.45	437.50	9,504.95
4170 · Program Fees	46,138.10	28,525.01	17,613.09
4180 · Swim Team	816.00	0.00	816.00
4190 · Reimbursed Expenses	0.00	0.00	0.00
5000 · Revenue	1,059,543.41	1,099,316.04	-39,772.63
5100 · Newsletter Advertisement	1,345.00	2,625.00	-1,280.00
5200 · Rummage/Yard Sales	4,440.00	3,062.50	1,377.50
5400 · Pavilion Rental	5,587.00	4,375.00	1,212.00
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	23,315.00	15,750.00	7,565.00
5900 · Concession Stand	1,005.75	875.01	130.74
Total Income	1,154,020.71	1,154,966.06	-945.35
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	1,154,020.71	1,154,966.06	-945.35
Expense			
8000 · Operating Expenses	249,848.93	251,381.32	-1,532.39
8200 · Administration	405,463.20	394,103.79	11,359.41
8300 · Maintenance	20,575.36	26,075.05	-5,499.69
8400 · Recreation Department	136,012.61	111,606.32	24,406.29
8500 · Misc. & Contingency	5,048.39	18,375.02	-13,326.63
8980 · Depreciation Expense	29,750.00	26,250.00	3,500.00
9500 · Reserved Funds	89,079.13	167,037.52	-77,958.39
Total Expense	935,777.62	994,829.02	-59,051.40
Net Ordinary Income	218,243.09	160,137.04	58,106.05
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	218,243.09	160,137.04	58,106.05

Villages of Westcreek Owners Association
Profit & Loss Budget vs. Actual
January 1 through November 15, 2012

	<u>Jan 1 - Nov 15, 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	9,943.17	437.50	9,505.67
4170 · Program Fees	46,098.10	28,525.01	17,573.09
4180 · Swim Team	816.00	0.00	816.00
4190 · Reimbursed Expenses	0.00	0.00	0.00
5000 · Revenue	1,096,714.81	1,099,316.04	-2,601.23
5100 · Newsletter Advertisement	1,345.00	2,625.00	-1,280.00
5200 · Rummage/Yard Sales	4,440.00	3,062.50	1,377.50
5400 · Pavilion Rental	5,567.50	4,375.00	1,192.50
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	23,315.00	15,750.00	7,565.00
5900 · Concession Stand	1,005.75	875.01	130.74
Total Income	<u>1,191,133.33</u>	<u>1,154,966.06</u>	<u>36,167.27</u>
Cost of Goods Sold			
50000 · Cost of Goods Sold	0.00	0.00	0.00
Total COGS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	1,191,133.33	1,154,966.06	36,167.27
Expense			
8000 · Operating Expenses	243,256.04	251,381.32	-8,125.28
8200 · Administration	406,771.07	394,103.79	12,667.28
8300 · Maintenance	20,691.36	26,075.05	-5,383.69
8400 · Recreation Department	136,012.61	111,606.32	24,406.29
8500 · Misc. & Contingency	3,574.93	18,375.02	-14,800.09
8980 · Depreciation Expense	29,750.00	26,250.00	3,500.00
9500 · Reserved Funds	89,079.13	167,037.52	-77,958.39
Total Expense	<u>929,135.14</u>	<u>994,829.02</u>	<u>-65,693.88</u>
Net Ordinary Income	261,998.19	160,137.04	101,861.15
Other Income/Expense			
Other Income			
1101 · Other Income	0.00	0.00	0.00
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Expense			
Revenue Ruling 70-604	0.00	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>261,998.19</u></u>	<u><u>160,137.04</u></u>	<u><u>101,861.15</u></u>