LVPOA Agenda

Board Meeting August 8, 2022

Call Meeting to order

Review/approval of minutes from July 11, 2022 meeting

Finance Committee Report – Steven

-request to waive late fees for parents in assisted living
-update on 6-month CD

Pool Committee Report – Kari/Jill

-update on police report

Tennis Court Committee Report – Jill

-update on pickle ball lines

Clubhouse Maintenance Committee Report – Linda/Connie

-update on tack lights

Clubhouse Scheduling – Teresa

-update on reunion party

Social Committee – Teresa

Common Grounds Committee Report – Tom

Update on tree removal

Architectural Control – Cliff

-review proposal for a fence project

New Business

-request to limit large inflatables in the pool

Old Business

-RV parking update

Lakewood Village Property Owner Association, Inc.
Budget Report

	Approved Budget 2022	July 2022	Year to Date 2022	Remaining Budget 2022
Income				
Home Owner Dues - Current Year	73,320.00	10,105.00	68,855.00	4,465.00
Townhouse Maintenance Assessment	2,880.00	720.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
Pool Income				
Pool Associate Members Fee	8,750.00	0.00	8,750.00	0.00
Pool Rental Fees	0.00	60.00	120.00	-120.00
Key Fob Income	300.00	0.00	350.00	-50.00
Total Pool Income	9,050.00	60.00	9,220.00	-170.00
Clubhouse Rental Fees	150.00	0.00	240.00	-90.00
Late Payment Fees	700.00	50.00	675.00	25.00
Late Payment Fees - Prior Year	*0.00*	0.00	25.00	-25.00
Social Committee/Breakfasts	0.00	0.00	44.00	-44.00
Donations	0.00	0.00	0.00	0.00
Misc. Income	0.00	0.00	13,373.57	0.00
Interest Income	15.00	0.00	1.19	13.81
Paypal/Internet Fee Income	0.00	0.00	0.00	0.00
Vending Income	0.00	0.00	0.00	0.00
Prior Year Funds Carryover	2,697.18	0.00	0.00	2,697.18
Filed Liens Receivable	0.00	0.00	0.00	0.00
Total Income	**85,932.18**	10,935.00	95,313.76	6,871.99
Expense				
Administration				
Bank Service Fee	60.00	5.00	41.50	18.50
Entertainment	0.00	0.00	0.00	0.00
Dues & Subscriptions	0.00	0.00	0.00	0.00
Insurance	5,800.00	0.00	0.00	5,800.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	200.00	10.50	334.00	-134.00
Paypal/Internet Fees	0.00	12.16	38.20	-38.20
Postage	400.00	37.60	214.86	185.14
Printing & Reproduction	400.00	10.00	196.30	203.70
Professional Fees	4,600.00	325.00	2,825.00	1,775.00
Taxes	1,250.00	0.00	190.00	1,060.00
Trash Service	18,162.00	1,467.50	10,142.64	8,019.36
Utilities	7,000.00	1,296.39	4,280.63	2,719.37
Web Site	750.00	300.00	321.11	428.89
Total Administration	**38,722.00**	3,464.15	18,584.24	20,137.76

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Improvements, Misc	1,000.00	0.00	0.00	1,000.00
Repairs & Maintence & Cleaning	2,000.00	173.62	5,607.58	-3,607.58
Supplies	200.00	0.00	0.00	200.00
Social Committee	1,200.00	0.00	109.93	1,090.07
Total Clubhouse	**4,400.00**	173.62	5,717.51	-1,317.51
Grounds				
Repairs & Maintenance	500.00	0.00	0.00	500.00
Tree/Limb Removal	5,000.00	2,000.00	3,800.00	1,200.00
Supplies	100.00	0.00	0.00	100.00
Mowing/Hauling	13,200.00	0.00	13,650.00	-450.00
Total Grounds	**18,800.00**	2,000.00	17,450.00	1,350.00
Pool Expense				
Furniture Repair/Replace	2,000.00	0.00	450.00	1,550.00
Buster Crabtree (Maintenance & Supplies)	7,500.00	0.00	666.38	6,833.62
Internet/Phone (ATT & Protel)	800.00	74.90	544.28	255.72
Open/Close	4,200.00	0.00	0.00	4,200.00
Pool House (Maintenance, Supplies & Cleaning)	1,000.00	244.26	816.66	183.34
Pool Repairs	2,500.00	0.00	0.00	2,500.00
Pool Maintenance Contractor	1,900.00	652.50	1,316.25	583.75
Total Pool Expense	**19,900.00**	971.66	3,793.57	16,106.43
Tennis Courts/Playground				
Tennis Court Maintenance	3,610.18	0.00	1,650.00	1,960.18
Playground	500.00	0.00	107.99	392.01
Total Tennis Courts/Playground	**4,110.18**	0.00	1,757.99	2,352.19
Total Expense	**85,932.18**	6,609.43	47,303.31	38,628.87
Operating Budgeted Income/-Loss	**0.00**	**4,325.57**	**48,010.45**	**-31,756.88**
pd w/ prior year funds			-2,920.00	
Net income			45,090.45	

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

			7/31/2022
ASSETS			
	Current Assets		
		Guaranty Bank Operating	47,602.13
		Edward Jones Money Market	25,774.28
		Edward Jones CD	0.00
		Edward Jones - Townhouses	9,954.42
		Edward Jones CD - Townhouses	0.00
		Edward Jones - Market Value Adj	0.00
	Total Bank Accounts		83,330.83
	Accounts Receivable - Prepaid		0.00
	Prepaid Mowing		0.00
	UnDeposited Funds		2,380.00
			2,380.00
	Fixed Assets		
		ClubHouse	35,620.51
	Total Fixed Assets		35,620.51
	Total Current Assets		121,331.34
Liabilities & Equity			
	Current Liabilities		
		Townhouse Escrow Account	9,954.42
	Equity		
		Accumulated Equity	66,286.47
		2022 Net Income/Loss	45,090.45
	Total Equity		111,376.92
	Total Liabilities & Equity		121,331.34

Guaranty Bank

2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623
24-Hour Account Information 417.520.6082
Customer Service (toll free) 1.833.875.2492
www.gbankmo.com

LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: ******6417
Statement Date: 7/31/22
Page Number: 1
Items: 19

**** DO NOT MAIL ****

Guaranty Bank is a member of the MoneyPass ATM Network. Get free access to your funds at over 37,000 ATMs nationwide. Visit MoneyPass online or download their app to find a surcharge-free ATM near you. Thank you for choosing Guaranty Bank!

SMALL BUSINESS ACCT
ACCOUNT #:************6417

Previous Balance on 6/30/22		$	45,126.56
5 Deposits and Other Additions	(Credits)	+	6,022.84
18 Checks and Other Charges	(Debits)	-	6,612.27
Current Balance on 7/31/22		$	44,537.13

CHECKING ACCOUNT TRANSACTIONS

7/07/22	Regular Deposit		295.00 +
7/13/22	Regular Deposit		1,470.00 +
7/14/22	Direct Deposit	PAYPAL TRANSFER	707.84 +
7/25/22	Regular Deposit		1,670.00 +
7/26/22	Regular Deposit		1,880.00 +
7/26/22	Automatic Debit	PAYPAL INST XFER	15.00 -
7/28/22	Automatic Debit	JP MO SOS MO SOS	10.50 -
7/31/22	Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11431	7/11/22	36.73	11439	7/21/22	136.89
11432	7/11/22	300.00	11440	7/21/22	187.50
11433	7/12/22	146.52	11441	7/26/22	1,467.50
11434	7/11/22	116.25	11442	7/26/22	372.60
11435	7/12/22	74.90	11443	7/27/22	2,000.00
11436	7/15/22	180.00	11444	7/29/22	20.31
11437	7/18/22	1,296.39	11445	7/28/22	168.75
11438	7/21/22	77.43			

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DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
45,126.56	6/30	46,217.16	7/13	45,046.79	7/21	44,562.44	7/28
45,421.56	7/07	46,925.00	7/14	46,716.79	7/25	44,542.13	7/29
44,968.58	7/11	46,745.00	7/15	46,741.69	7/26	44,537.13	7/31
44,747.16	7/12	45,448.61	7/18	44,741.69	7/27		

Low Balance for Period was 44,537.13
Average Ledger Balance for Period was 45,434.05
Average Collected Balance for Period was 45,286.14
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
7/1/2022	11431	Linda Strait	reimb for door lock	36.73
7/1/2022	11432	Kylie Wright Design	website Jan - June	300.00
7/5/2022	11433	Jill Fannin	pool signs	146.52
7/5/2022	11434	Travis Fannin	pool work 6/26-7/2	116.25
7/5/2022	11435	ATT		74.90
7/11/2022	11436	Travis Fannin	pool work 7/3-7/9/22	180.00
7/13/2022	11437	City Utilities	heat pool increased bill	1,296.39
7/18/2022	11438	Jill Fannin	motion sensor for pool	77.43
7/18/2022	11439	Springfield Glass	replace lower level door closer	136.89
7/18/2022	11440	Travis Fannin	pool work 7/10-7/16	187.50
7/19/2022	11441	Republic Services	trash thru 6/30/22	1,467.50
7/19/2022	11442	Tax Relief Center, Inc.	monthly, postage, printing,	372.60
7/19/2022	11443	Certified Tree Tech, LLC	dead elm, leaning cherry and dead limbs removal	2,000.00
07/25/2022	11444	Jill Fannin	towels for pool	20.31
7/25/2022	11445	Travis Fannin	pool work 7/27-23	168.75
07/26/2022	ach	MO Sec of State	annual registration	10.50
		paypal fee	(net)	15.00
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				6,612.27

outstanding cks EOM

none

Lakewood Village Property Owners Association

Accounts Receivable

	31-Jul-2022	Dues	late fee 1-Feb	1-Mar	1-Apr	1-May	1-Jun	1-Jul
1811 E Holiday St	David Jones	235						
1829 E Holiday St	Allison Gildehaus	235		25	25	25		
1837 E Holiday St	Glen Green	235						
1847 E Holiday St	Jason Caccamisi		25	25	25	25	25	
1941 E Holiday St	Rick Griepp			25				
1949 E Holiday St	Hayden Harrison		25					
2005 E Holiday St	Ryan Phillips	235						
2014 E Holiday St	Andrew Brown	235						
2041 E Holiday St	Matthew Lilly	235	**new owner sent invoice 8/3/22**					
2043 E Kahler Ct	Dan Nichols	235						
2049 E Holiday St	Carol Lay	235						
2055 E Savoy Ct	Hunter Sanders			25				
2057 E Kahler Ct	Judith McDonald	235						
2068 E Adolphus Ct	Matt Roesener	235						
2081 E Adolphus Ct	Dorrell Duquette	235						
2145 E Regency Pl	**Tom Beyer**	**470**						
2164 E Regency Pl	Laura Hernandez			25				
2170 E Barcelona Pl	Kevin Bresee	235	paid, check just not delivered to accountant					
2179 E Barcelona Pl	Rebecca Archer	235						
2184 E Regency Pl	Ryan Dewey	235						
4637 S Marquette Ct	Mitch Brashers	235						
4663 S Roubidoux Pl	Kimberli Tummons	235						
4679 S Marquette Ct	**John Rainey**		**25**	**25**	**25**	**25**	**25**	**25**
4735 S Boone Ct	Justin Redman		25	25	25	25		
4756 S Warwick Ave	Miquel Ponce	235	25	25	25	25		
4820 S Warwick Ave	Tommie Minard		25					
		4,465	150	200	125	125	50	25

1st half dues 2022	235.00
2nd half dues 2021	4,230.00
Late Fees	675.00
	5,140.00