

LVPOA 2023 Annual Meeting

January 23, 2023

7:00 PM at the Clubhouse

Pre-meeting social gathering: 6:30-7:00PM

Meeting called to order: 7:00PM

2022 Board Members Introduced

Approval of minutes/notes from 2022

Finance Report: Steven Bard / Marinel Hopkins

Pool Committee Report: Jill Fannin

Architectural Control Report: Cliff Rawley

Common Grounds Report: Tom Bauer

Clubhouse Maintenance Report: Linda Strait

Social Committee Report: Teresa Weidman

Scheduling Report (Clubhouse & Pool): Teresa Weidman

Introduction and Election of Officers for 2023

Questions/Discussion

Important Reminder:

It is the property owner's responsibility to make sure that the board has the correct mailing address and contact information for the owner. It is the property owner's responsibility (**not a tenant**) to make sure that dues are paid and that properties are maintained in accordance with our Covenants and Restrictions. When selling, please make sure that the title company handling the transaction has the contact information for the LVPOA finance chairman **and** the finance chairman receives the name and contact information for the new owner.

Special Thanks To...

Linda Pegg for meeting and greeting new residents and maintaining the doggy stations in the common area throughout the year.

Clint Weidman for maintaining the grill and serving hot dogs/hamburgers at the Summer Pool Party

Tom Bauer for hosting Memorial Day Pancake Breakfast

Jill Fannin and her family for the excellent job overseeing the pool this summer.

Tom Bauer for going above and beyond in keeping our common area maintenance costs down by hauling, cleaning, and doing whatever he can to work with our suppliers and answer homeowner questions.

Thank you to all our neighbors for making Lakewood Village a **GREAT** place to live!

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Approved Budget 2022</u>	<u>December 2022</u>	<u>Year to Date 2022</u>	<u>Remaining Budget 2022</u>
Income				
Home Owner Dues - Current Year	73,320.00	235.00	73,085.00	235.00
Townhouse Maintenance Assessment	2,880.00	0.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	-2,880.00	0.00
Pool Income				
Pool Associate Members Fee	8,750.00	0.00	8,750.00	0.00
Pool Rental Fees	0.00	0.00	240.00	-240.00
Key Fob Income	300.00	0.00	400.00	-100.00
Total Pool Income	<u>9,050.00</u>	<u>0.00</u>	<u>9,390.00</u>	<u>-340.00</u>
Clubhouse Rental Fees	150.00	0.00	480.00	-330.00
Late Payment Fees	700.00	75.00	1,550.00	-850.00
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	-13,373.57
Interest Income	15.00	16.55	184.41	-169.41
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	<u>85,932.18</u>	<u>326.55</u>	<u>98,131.98</u>	<u>-12,199.80</u>
Expense				
Administration				
Bank Service Fee	60.00	5.00	78.50	-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	5,718.00	82.00
Lien/Legal Fees	100.00	120.00	120.00	-20.00
Office Supplies	200.00	0.00	334.00	-134.00
Paypal/Internet Fees	0.00	0.00	13.68	-13.68
Postage	400.00	3.42	262.62	137.38
Printing & Reproduction	400.00	0.00	196.30	203.70
Professional Fees	4,600.00	325.00	4,450.00	150.00
Taxes	1,250.00	0.00	190.00	1,060.00
Trash Service	18,162.00	1,452.25	17,392.38	769.62
Utilities	7,000.00	508.03	7,208.32	-208.32
Web Site	750.00	0.00	321.11	428.89
Total Administration	<u>38,722.00</u>	<u>2,413.70</u>	<u>36,284.91</u>	<u>2,437.09</u>

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse				
Improvements, Misc	1,000.00	0.00	0.00	1,000.00
Repairs & Maintenance & Cleaning	2,000.00	0.00	6,132.58	-4,132.58
Supplies	200.00	0.00	154.28	45.72
Social Committee	1,200.00	0.00	410.19	789.81
Total Clubhouse	4,400.00	0.00	6,697.05	-2,297.05
Grounds				
Repairs & Maintenance	500.00	0.00	0.00	500.00
Tree/Limb Removal	5,000.00	1,500.00	5,300.00	-300.00
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	1,500.00	18,950.00	-150.00
Pool Expense				
Furniture Repair/Replace	2,000.00	0.00	450.00	1,550.00
Buster Crabtree (Maintenance & Supplies)	7,500.00	0.00	16,031.47	-8,531.47
Internet/Phone (ATT & Protel)	800.00	74.90	938.76	-138.76
Open/Close (Buster Crabtree)	4,200.00	0.00	669.99	3,530.01
Pool House (Maintenance, Supplies & Cleaning)	1,000.00	382.83	1,458.89	-458.89
Pool Repairs	2,500.00	0.00	0.00	2,500.00
Pool Maintenance Contractor	1,900.00	0.00	2,160.00	-260.00
Total Pool Expense	19,900.00	457.73	21,709.11	-1,809.11
Tennis Courts/Playground				
Tennis Court Maintenance	3,610.18	0.00	2,133.17	1,477.01
Playground	500.00	0.00	107.99	392.01
Total Tennis Courts/Playground	4,110.18	0.00	2,241.16	1,869.02
Total Expense	85,932.18	4,371.43	85,882.23	49.95
Operating Budgeted Income/-Loss	0.00	-4,044.88	12,249.75	-12,249.75
pd w/ prior year funds			-2,920.00 *	
Net income			9,329.75	

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

12/31/2022

ASSETS

Current Assets

Guaranty Bank Operating	4,298.21
Edward Jones Money Market	17,004.50
Edward Jones CD 2.7% ex 2/24/23	10,000.00
Edward Jones - Townhouses	12,927.30
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>44,230.01</u>
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Accounts Receivable - Prepaid	-260.00
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Prepaid Mowing	0.00
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UnDeposited Funds	0.00
	<u>-260.00</u>

Fixed Assets

ClubHouse	44,573.51
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Total Fixed Assets	<u>44,573.51</u>
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Total Current Assets	<u>88,543.52</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	12,927.30
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Equity

Accumulated Equity	66,286.47
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2022 Net Income/Loss	9,329.75
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Total Equity	<u>75,616.22</u>
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Total Liabilities & Equity	<u>88,543.52</u>
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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 Account Number: *****6417
OPERATING ACCOUNT Statement Date: 12/31/22
PO BOX 14702 Page Number: 1
SPRINGFIELD MO 65814-0702 Items: 8

**** DO NOT MAIL ****

Check out Guaranty Bank's 10-month CD special by visiting
gbankmo.com or contacting your local banking center!
Reminder: NSF: Return fee per presentment \$33.00

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on 11/30/22	\$	8,513.92
1 Deposits and Other Additions (Credits)	+	310.00
8 Checks and Other Charges (Debits)	-	3,025.71
Current Balance on 12/31/22	\$	5,798.21

CHECKING ACCOUNT TRANSACTIONS

12/21/22 Regular Deposit	310.00 +
12/31/22 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11481	12/05/22	154.28	11485	12/14/22	382.83
11482	12/14/22	328.42	11486	12/15/22	120.00
11483	12/16/22	74.90	11488*	12/27/22	1,452.25
11484	12/13/22	508.03			

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
8,513.92 11/30	7,140.36 12/14	7,255.46 12/21	
8,359.64 12/05	7,020.36 12/15	5,803.21 12/27	
7,851.61 12/13	6,945.46 12/16	5,798.21 12/31	

Low Balance for Period was	5,798.21
Average Ledger Balance for Period was	7,426.33
Average Collected Balance for Period was	7,416.33
Itemization of Service Charge	
Remote Dep Xtra File Code =	5.00

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Guaranty Bank Operating				
28-Nov	11481	Linda Strait	clubhouse supplies	154.28
12/6/2022	11482	Tax Relief Center	monthly, postage, printing	328.42
12/8/2022	11483	ATT		74.90
12/8/2022	11484	City Utilities		508.03
12/8/2022	11485	Jill Fannin	chairs for pool	382.83
12/12/2022	11486	Recorder of Deeds	filing fee for liens	120.00
12/20/2022	114.88	Republic Services	trash service 11/30/22	1,452.25
		paypal fee	(net)	0.00
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				<u>3,025.71</u>

outstanding cks EOM

12/19/2022	11487	Certified Tree Service		1,500.00
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Lakewood Village Property Owners Association

Accounts Receivable

late fee

31-Dec-2022 Dues 1-Feb 1-Mar 1-Apr 1-May 1-Jun 1-Aug 1-Sep 1-Oct

1847 E Holiday St	Jason Caccamisi		25	25	25	25	25				125
2179 E Barcelona Pl	Rebecca Archer	235						25	25	25	310
4735 S Boone Ct	Justin Redman		25	25	25	25					100
4756 S Warwick Ave	Miquel Ponce									25	25
4820 S Warwick Ave	Tommie Minard		25								25
			235	75	50	50	50	25	25	25	585

1st half dues 2022 0.00
 2nd half dues 2022 235.00
 Late Fees 350.00
 585.00

pre-paid for 2023

1837 E Holiday 25 Glen Green
 2170 E Barcelona 235 Kevin Bresee
 260

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Budget 2023</u>
Income	
Home Owner Dues - Current Year	73,320.00
Home Owner Dues - Prior Years	235.00
 Townhouse Maintenance Assessment	 2,880.00
Townhouse Maintenance Transfer	-2,880.00
 Pool Income	
Pool Associate Members Fee	11,250.00
Pool Rental Fees	0.00
Key Fob Income	300.00
Total Pool Income	<u>11,550.00</u>
 Clubhouse Rental Fees	 150.00
Late Payment Fees	700.00
Late Payment Fees - Prior Year	350.00
Social Committee/Breakfasts	0.00
Donations	0.00
Misc. Income	0.00
Interest Income	15.00
Paypal/Internet Fee Income	0.00
Vending Income	0.00
Prior Year Funds Carryover	0.00
Filed Liens Receivable	120.00
Total Income	<u>86,440.00</u>
 Expense	
Administration	
Bank Service Fee	70.00
Insurance	5,800.00
Lien/Legal Fees	100.00
Office Supplies	300.00
Postage	400.00
Printing & Reproduction	400.00
Professional Fees	5,305.00
Taxes	1,250.00
Trash Service	18,162.00
Utilities	8,000.00
Web Site	750.00
Total Administration	<u>40,537.00</u>

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse

Improvements, Misc	0.00
Repairs & Maintenance & Cleaning	3,000.00
Supplies	200.00
Total Clubhouse	<u>3,200.00</u>

Social Committee

Entertainment	450.00
Food	350.00
Supplies	200.00
Misc	200.00
Social Committee Total	<u>1,200.00</u>

Grounds

Landscaping	250.00
Tree/Limb Removal	5,000.00
Supplies	100.00
Mowing/Hauling	13,650.00
Total Grounds	<u>19,000.00</u>

Pool Expense

Furniture Repair/Replace	1,000.00
Buster Crabtree	15,000.00
Internet/Phone (ATT & Protel)	800.00
Pool House (Maintenance, Supplies & Cleaning)	1,200.00
Pool Maintenance Contractor	2,000.00
Total Pool Expense	<u>20,000.00</u>

Tennis Courts/Playground

Tennis Court Maintenance	2,003.00
Playground	500.00
Total Tennis Courts/Playground	<u>2,503.00</u>

Total Expense	<u>86,440.00</u>
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Other Income

Total Other Income	0.00
	<u>0.00</u>
Operating Budgeted Income/-Loss	<u>0.00</u>