

LVPOA Agenda

Board Meeting July 11, 2022

Call Meeting to order

Review/approval of minutes from June 13, 2022 meeting

Finance Committee Report – Steven

- dues update
- \$25 balance sheet update
- discussion on dues waiver requests
- trash service update

Pool Committee Report – Kari/Jill

- rope update

Tennis Court Committee Report - Jill

Clubhouse Maintenance Committee Report – Linda/Connie

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Common Grounds Committee Report – Tom

- tree update

Architectural Control – Cliff

- island update

New Business

- Pool Break-in

Old Business

- trailer and RV parking update
- associate pool dues update

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Approved Budget 2022</u>	<u>June 2022</u>	<u>Year to Date 2022</u>	<u>Remaining Budget 2022</u>
Income				
Home Owner Dues - Current Year	73,320.00	3,525.00	58,750.00	14,570.00
Townhouse Maintenance Assessment	2,880.00	0.00	2,160.00	720.00
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	60.00	-60.00
Key Fob Income	300.00	150.00	350.00	-50.00
Total Pool Income	<u>9,050.00</u>	<u>210.00</u>	<u>9,160.00</u>	<u>-110.00</u>
Clubhouse Rental Fees	150.00	120.00	240.00	-90.00
Late Payment Fees	700.00	275.00	625.00	75.00
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	<u>85,932.18</u>	<u>4,130.00</u>	<u>84,378.76</u>	<u>17,086.99</u>
Expense				
Administration				
Bank Service Fee	60.00	5.00	36.50	23.50
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	19.42	323.50	-123.50
Paypal/Internet Fees	0.00	-11.41	26.04	-26.04
Postage	400.00	4.24	177.26	222.74
Printing & Reproduction	400.00	10.00	186.30	213.70
Professional Fees	4,600.00	325.00	2,500.00	2,100.00
Taxes	1,250.00	0.00	190.00	1,060.00
Trash Service	18,162.00	1,294.66	8,675.14	9,486.86
Utilities	7,000.00	896.37	2,984.24	4,015.76
Web Site	750.00	0.00	21.11	728.89
Total Administration	<u>38,722.00</u>	<u>2,543.28</u>	<u>15,120.09</u>	<u>23,601.91</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	230.00	5,433.96	-3,433.96
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	230.00	5,543.89	-1,143.89
Grounds				
Repairs & Maintenance	500.00	0.00	0.00	500.00
Tree/Limb Removal	5,000.00	0.00	1,800.00	3,200.00
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	0.00	15,450.00	3,350.00
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	469.38	330.62
Open/Close	4,200.00	0.00	0.00	4,200.00
Pool House (Maintenance, Supplies & Cleaning)	1,000.00	149.50	572.40	427.60
Pool Repairs	2,500.00	0.00	0.00	2,500.00
Pool Maintenance Contractor	1,900.00	663.75	663.75	1,236.25
Total Pool Expense	19,900.00	888.15	2,821.91	17,078.09
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	3,661.43	40,693.88	45,238.30
Operating Budgeted Income/-Loss	0.00	468.57	43,684.88	-28,151.31
pd w/ prior year funds			-2,920.00	
Net income			40,764.88	

LAKWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

6/30/2022

ASSETS

Current Assets

Guaranty Bank Operating	45,126.56
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	<u>80,855.26</u>

Accounts Receivable - Prepaid	0.00
Prepaid Mowing	0.00
UnDeposited Funds	530.00
	<u>530.00</u>

Fixed Assets

ClubHouse	35,620.51
Total Fixed Assets	<u>35,620.51</u>

Total Current Assets	<u>117,005.77</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	9,954.42
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Equity

Accumulated Equity	66,286.47
2022 Net Income/Loss	40,764.88
	<u>107,051.35</u>

Total Equity	<u>107,051.35</u>
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Total Liabilities & Equity	<u>117,005.77</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

LAKWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I Account Number: *****6417
 OPERATING ACCOUNT Statement Date: 6/30/22
 PO BOX 14702 Page Number: 1
 SPRINGFIELD MO 65814-0702 Items: 16

**** DO NOT MAIL ****

Effective July 1, Guaranty Bank will not charge an Overdraft Fee if an item overdraws an account by \$10 or less (previously \$5 or less), and Continuous Overdraft Fees have been eliminated.

We are committed to providing the best community banking experience in Southwest Missouri.

Thank you for trusting us with your banking relationship.

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on	5/31/22	\$	45,324.81
6 Deposits and Other Additions (Credits)		+	3,608.91
15 Checks and other charges (Debits)		-	3,807.16

Current Balance on	6/30/22	\$	45,126.56

CHECKING ACCOUNT TRANSACTIONS

6/01/22 Direct Deposit	PAYPAL TRANSFER	284.56 +
6/06/22 Regular Deposit		620.00 +
6/14/22 Direct Deposit	PAYPAL TRANSFER	974.35 +
6/21/22 Regular Deposit		590.00 +
6/29/22 Regular Deposit		310.00 +
6/30/22 Regular Deposit		830.00 +
6/06/22 Automatic Debit	PAYPAL INST XFER	15.00 -
6/28/22 Automatic Debit	PAYPAL INST XFER	7.50 -
6/30/22 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11419	6/09/22	111.82	11425	6/09/22	896.37
11420	6/06/22	149.50	11426	6/09/22	168.75
11421	6/03/22	230.00	11427	6/17/22	116.25
11422	6/03/22	101.25	11428	6/24/22	153.75
11423	6/22/22	358.66	11429	6/30/22	1,294.66
11424	6/14/22	74.90	11430	6/30/22	123.75

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24-Hour Account Information
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LAKWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: *****6417
Statement Date: 6/30/22
Page Number: 2
Items: 16

**** DO NOT MAIL ****

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
45,324.81	5/31	44,556.68	6/09	45,571.22	6/22	45,126.56	6/30
45,609.37	6/01	45,456.13	6/14	45,417.47	6/24		
45,278.12	6/03	45,339.88	6/17	45,409.97	6/28		
45,733.62	6/06	45,929.88	6/21	45,719.97	6/29		

Low Balance for Period was	44,556.68
Average Ledger Balance for Period was	45,325.47
Average Collected Balance for Period was	45,287.63
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				
5/23/2022	11419	Tom Bauer	clubhouse faucet & paint	111.82
6/1/2022	11420	Jill Fannin	pool supplies reimb	149.50
6/1/2022	11421	Knight Heating & Cooling	fileters	230.00
6/6/2022	11422	Travis Fannin	pool 5/21-27/22	101.25
6/6/2022	11423	Tax Relief Center	April fee, postage & printing	358.66
6/6/2022	11424	ATT		74.90
6/6/2022	11425	City Utilities		896.37
6/6/2022	11426	Travis Fannin	pool 5/28-6/3/22	168.75
6/13/2022	11427	Travis Fannin	pool 6/4-6/10/22	116.25
6/20/2022	11428	Travis Fannin	pool 6/12-18/22	153.75
6/20/2022	11429	Republic Services	trash	1,294.66
6/27/2022	11430	Travis Fannin	pool 6/19-25/22	123.75

paypal fee	(net)	22.50
Guaranty Bank	Fee	5.00

Total Guaranty Bank Operating	3,807.16
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outstanding cks EOM

none