

LVPOA Agenda

Board Meeting June 13, 2022

Call Meeting to order

Review/approval of minutes from May 9, 2022 meeting

Finance Committee Report – Steven

-Canceled trash update

Pool Committee Report – Kari/Jill

-Clean up day update

Tennis Court Committee Report - Jill

-Diving board update

Clubhouse Maintenance Committee Report – Linda/Connie

Clubhouse Scheduling – Teresa

Social Committee – Teresa

-Pancake breakfast update

-Playground painting update

Common Grounds Committee Report – Tom

-Walnut tree update

Architectural Control - Cliff

-Island update

New Business

-two trees need to be cut down in common area behind Kahler Ct

Old Business

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Approved Budget 2022</u>	<u>May 2022</u>	<u>Year to Date 2022</u>	<u>Remaining Budget 2022</u>
Income				
Home Owner Dues - Current Year	73,320.00	0.00	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	1,750.00	8,750.00	0.00
Pool Rental Fees	0.00	0.00	60.00	-60.00
Key Fob Income	300.00	125.00	350.00	-50.00
Total Pool Income	<u>9,050.00</u>	<u>1,875.00</u>	<u>9,160.00</u>	<u>-110.00</u>
Clubhouse Rental Fees	150.00	60.00	240.00	-90.00
Late Payment Fees	700.00	0.00	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	0.22	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>1,935.22</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	0.00	323.50	-123.50
Paypal/Internet Fees	0.00	0.82	26.04	-26.04
Postage	400.00	4.24	177.26	222.74
Printing & Reproduction	400.00	20.00	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	1,452.25	8,675.14	9,486.86
Utilities	7,000.00	283.25	2,984.24	4,015.76
Web Site	750.00	0.00	21.11	728.89
Total Administration	<u>38,722.00</u>	<u>2,090.56</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	4,853.83	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	4,853.83	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	49.95	572.40	427.60
Pool Repairs	2,500.00	0.00	0.00	2,500.00
Pool Maintenance Contractor	1,900.00	0.00	663.75	1,236.25
Total Pool Expense	19,900.00	124.85	2,821.91	17,078.09
Tennis Courts/Playground				
Tennis Court Maintenance	3,610.18	1,650.00	1,650.00	1,960.18
Playground	500.00	107.99	107.99	392.01
Total Tennis Courts/Playground	4,110.18	1,757.99	1,757.99	2,352.19
Total Expense	85,932.18	8,827.23	40,693.88	45,238.30
Operating Budgeted Income/-Loss	0.00	-6,892.01	43,684.88	-28,151.31
pd w/ prior year funds			-2,920.00	
Net income			40,764.88	

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

5/31/2022

ASSETS

Current Assets

Guaranty Bank Operating	45,212.99
Edward Jones Money Market	25,774.06
Edward Jones CD	0.00
Edward Jones - Townhouses	9,954.34
Edward Jones CD - Townhouses	0.00
Edward Jones - Market Value Adj	0.00

Total Bank Accounts	<u>80,941.39</u>
---------------------	------------------

Accounts Receivable - Prepaid	-25.00
-------------------------------	--------

Prepaid Mowing	0.00
----------------	------

UnDeposited Funds	0.00
	<u>-25.00</u>

Fixed Assets

ClubHouse	35,620.51
-----------	-----------

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

Total Current Assets	<u>116,536.90</u>
----------------------	-------------------

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	9,954.34
--------------------------	----------

Equity

Accumulated Equity	66,286.47
2022 Net Income/Loss	40,296.09

Total Equity	<u>106,582.56</u>
--------------	-------------------

Total Liabilities & Equity	<u>116,536.90</u>
----------------------------	-------------------

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Guaranty Bank Operating				
4/27/2022	11411	Protel Systems	50 pool fobs	372.95
4/27/2022	11412	Republic Services	Feb trash service	1,522.14
5/2/2022	11413	Gerald Perry Tennis co		1,650.00
5/9/2022	11414	Tax Relief Center	monthly, postage, printing	349.24
5/10/2022	11415	ATT		74.90
05/10/2022	11416	City utilitites		283.25
5/13/2022	11417	Jill Fannin	diving board sign	49.95
5/16/2022	11418	Republic Services	trash service 4/30/22	1,452.25

paypal fee	(net)	0.82
Guaranty Bank	Fee	5.00

Total Guaranty Bank Operating	<u>5,760.50</u>
-------------------------------	-----------------

outstanding cks EOM

5/23/2022	11419	Tom Bauer	clubhouse faucet & paint	111.82
-----------	-------	-----------	--------------------------	--------



2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623

24 Hour Account Information
Customer Service (toll free)

417.520.6082
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: 5/31/22
Page Number: 1
Items: 10

**** DO NOT MAIL ****

Do you have travel plans this summer?
Make sure your Guaranty Bank debit card is ready to go!
To avoid blocked transactions, call our Service Center
at 1.833.875.2492 prior to your departure. Enjoy your trip!

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on	4/30/22	\$	49,150.31
2 Deposits and Other Additions (Credits)		+	1,935.00
10 Checks and Other Charges (Debits)		-	5,760.50
Current Balance on	5/31/22	\$	45,324.81

CHECKING ACCOUNT TRANSACTIONS

5/10/22 Regular Deposit	780.00 +
5/31/22 Regular Deposit	1,155.00 +
5/13/22 Automatic Debit PAYPAL INST XFER	.82 -
5/31/22 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11411	5/03/22	372.95	11415	5/17/22	74.90
11412	5/04/22	1,522.14	11416	5/12/22	283.25
11413	5/05/22	1,650.00	11417	5/20/22	49.95
11414	5/11/22	349.24	11418	5/24/22	1,452.25

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
49,150.31	4/30	45,605.22	5/05	45,752.73	5/12	45,627.06	5/20
48,777.36	5/03	46,385.22	5/10	45,751.91	5/13	44,174.81	5/24
47,255.22	5/04	46,035.98	5/11	45,677.01	5/17	45,324.81	5/31

Low Balance for Period was	44,174.81
Average Ledger Balance for Period was	45,729.96
Average Collected Balance for Period was	45,669.15
Itemization of Service Charge	
Remote Dep Xtra File Code =	5.00