LVPOA Agenda

Board Meeting June 12, 2023

Call Meeting to order

Review/approval of minutes from April 2023 meeting

Clubhouse Maintenance Committee Report – Clint

-leak in ceiling

Architectural Control – Cliff

-Horse shoe pit

Finance Committee Report – Connie

Pool Committee Report – Jill

Tennis Court Committee Report – Jill

Clubhouse Scheduling – ~~Teresa~~ [redacted]

Social Committee – Teresa [redacted]

Welcome Committee – Teresa

Common Grounds Committee Report – Tom

New Business

Old Business

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2023	May 2023	Year to Date 2023	Remaining Budget 2023
Income				
Home Owner Dues - Current Year	73,320.00	2,115.00	58,975.00	14,345.00
Home Owner Dues - Prior Years	*235.00*	235.00	235.00	0.00
Townhouse Maintenance Assessment	2,880.00	240.00	2,160.00	720.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
Pool Income				
Pool Associate Members Fee	11,250.00	375.00	11,625.00	-375.00
Pool Rental Fees	0.00	0.00	0.00	0.00
Key Fob Income	300.00	50.00	75.00	225.00
Total Pool Income	11,550.00	425.00	11,700.00	-150.00
Clubhouse Rental Fees	150.00	30.00	180.00	-30.00
Late Payment Fees	700.00	450.00	1,125.00	-425.00
Late Payment Fees - Prior Year	350.00	75.00	75.00	275.00
Social Committee/Breakfasts	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Misc. Income	0.00	0.00	0.00	0.00
Interest Income	15.00	59.30	354.60	-339.60
Paypal/Internet Fee Income	0.00	0.00	0.00	0.00
Vending Income	0.00	0.00	0.00	0.00
Filed Liens Receivable	120.00	24.00	24.00	96.00
Total Income	86,440.00	3,653.30	74,828.60	13,771.40
Expense				
Administration				
Bank Service Fee	70.00	14.92	67.71	2.29
Insurance	5,800.00	0.00	0.00	5,800.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	300.00	0.00	285.00	15.00
Postage	400.00	10.20	172.91	227.09
Printing & Reproduction	400.00	8.00	189.00	211.00
Professional Fees	5,305.00	325.00	2,400.00	2,905.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	7,948.38	10,213.62
Utilities	8,000.00	243.51	1,764.71	6,235.29
Web Site	750.00	0.00	322.21	427.79
Total Administration	40,537.00	2,053.88	13,149.92	27,387.08

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Improvements, Misc	0.00	0.00	0.00	0.00
Repairs & Maintence & Cleaning	3,000.00	180.00	180.00	2,820.00
Supplies	200.00	0.00	0.00	200.00
Total Clubhouse	3,200.00	180.00	180.00	3,020.00
Social Committee				0.00
Entertainment	450.00	0.00	0.00	450.00
Food	350.00	0.00	76.69	273.31
Supplies	200.00	0.00	0.00	200.00
Misc	200.00	0.00	0.00	200.00
Social Committee Total	1,200.00	0.00	76.69	1,123.31
Grounds ← tree removal dumpster $687.13				
Landscaping	250.00	0.00	0.00	250.00
Tree/Limb Removal	5,000.00	0.00	0.00	5,000.00
Supplies	100.00	248.46	248.46	-148.46
Mowing/Hauling	13,650.00	0.00	13,650.00	0.00
Total Grounds	19,000.00	248.46	13,898.46	5,101.54
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	0.00	1,000.00
Buster Crabbe	15,000.00	0.00	0.00	15,000.00
Internet/Phone (ATT & Protel)	800.00	74.90	384.49	415.51
Pool House (Maintenance, Supplies & Cleaning)	1,200.00	160.74	160.74	1,039.26
Pool Maintenance Contractor	2,000.00	112.50	112.50	1,887.50
Total Pool Expense	20,000.00	348.14	657.73	19,342.27
Tennis Courts/Playground				
Tennis Court Maintenance	2,003.00	0.00	1,325.00	678.00
Playground	500.00	0.00	0.00	500.00
Total Tennis Courts/Playground	2,503.00	0.00	1,325.00	1,178.00
Total Expense	86,440.00	2,830.48	29,287.80	56,028.89
Operating Budgeted Income/-Loss	0.00	**822.82**	**45,540.80**	**-42,257.49**

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

	5/31/2023
ASSETS	
Current Assets	
Guaranty Bank Operating	48,839.41
Edward Jones - State Street Deposit	13.54
Edward Jones Money Market	13,406.90
Edward Jones 4/6 CD 5% exp 4/5/24	5,000.00
Edward Jones 4/28 CD 5% exp 10/30/23	5,000.00
Edward Jones - Townhouses	13,138.55
Edward Jones CD - Townhouses	0.00
Total Bank Accounts	85,398.40
Accounts Receivable - Prepaid	-40.00
UnDeposited Funds	425.00
	385.00
Fixed Assets	
ClubHouse	44,573.51
Total Fixed Assets	44,573.51
Total Current Assets	130,356.91
Liabilities & Equity	
Current Liabilities	
Townhouse Escrow Account	13,138.55
Equity	
Accumulated Equity	75,616.22
2023 Net Income/Loss	45,602.14
Total Equity	121,218.36
Total Liabilities & Equity	134,356.91

Guaranty Bank
2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623
24-Hour Account Information 417.520.6002
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: 5/31/23
Page Number: 1
Items: 11

[illegible]
[illegible] no longer charge an [illegible]
for all Consumer and Commercial Checking and Savings accounts.
Assisted Phone Transfer Fees have also been removed.

[illegible]

Previous Balance on	4/30/23	$	49,510.23
5 Deposits and Other Additions (Credits)		+	3,235.50
15 Checks and Other Charges (Debits)		-	3,630.58
Current Balance on	5/31/23	$	49,115.15

[illegible]

5/09/23	Direct Deposit	PAYPAL TRANSFER	846.40 +
5/16/23	Direct Deposit	PAYPAL TRANSFER	588.22 +
5/23/23	Direct Deposit	PAYPAL TRANSFER	837.10 +
5/30/23	Direct Deposit	PAYPAL TRANSFER	240.78 +
5/31/23	Regular Deposit		723.00 +
5/02/23	Automatic Debit	PAYPAL INST XFER	17.47 -
5/09/23	Automatic Debit	PAYPAL INST XFER	18.30 -
5/17/23	Automatic Debit	PAYPAL INST XFER	9.15 -
5/26/23	Automatic Debit	PAYPAL INST XFER	7.50 -
5/31/23	Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11501	5/01/23	300.00	11516	5/16/23	74.90
11506*	5/01/23	22.21	11517	5/12/23	243.51
11513*	5/09/23	687.13	11518	5/12/23	180.00
11514	5/11/23	343.20	11519	5/22/23	21.50
11515	5/12/23	248.46	11520	5/26/23	1,452.25

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Account Number: ******6417
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Items: 11

**** DO NOT MAIL ****

Balance	Date	Balance	Date	Balance	Date	Balance	Date
49,510.23	4/30	48,968.32	5/11	48,779.02	5/22	49,115.15	5/31
49,188.02	5/01	48,296.35	5/12	49,616.12	5/23		
49,170.55	5/02	48,809.67	5/16	48,156.37	5/26		
49,311.52	5/09	48,800.52	5/17	48,397.15	5/30		

Low Balance for Period was 48,156.37

Average Ledger Balance for Period was 48,862.45
Average Collected Balance for Period was 48,861.49
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount

Guaranty Bank Operating

Date	Num	Name	Memo	Amount
02/22/23	11513	Republic Services	yardwaste roll off dumpster (replacement check)	687.13
3/3/2023	11501	Kylie Wright Design	website maintenance	300.00
3/8/2023	11506	Kylie Wright Design	domain renewal	22.21
05/08/23	11514	Tax Relief Center	April monthly, postage, printing	343.20
5/8/2023	11515	Tom Bauer	Reimb for dog waste bags	248.46
5/9/2023	11516	ATT		74.90
05/09/23	11517	City Utilities		243.51
05/09/23	11518	Knight Heating	filter change	180.00
05/15/23	11519	Jill Fannin	reimb for papertowels	21.50
05/17/23	11520	Republic Services	4/30/23 trash service	1,452.25
		paypal fee	(net)	9.92
		Guaranty Bank	Fee	5.00

Total Guaranty Bank Operating 3,588.08

outstanding cks EOM

Date	Num	Name	Memo	Amount
5/30/2023	11521	Jackson Fannin	pool maintenance	112.50
5/30/2023	11522	Jill Fannin	pool supplies reimb	139.24
5/30/2023	11524	Recorder of Deeds	lien release 2179 E Barcelona	24.00

Lakewood Village Property Owners Association

Accounts Receivable

31-May-2023			2023 Dues	late fee 1-Feb	1-Mar	1-Apr
1847 E Holiday St		Jason Caccamisi		25	25	
2121 E Regency Pl		Don Cooley		25	25	25
2129 E Wornall Pl		Chris Evans			25	
2136 E Regency Pl		Don Cooley		25	25	25
			0	**75**	**100**	**50**

1st half dues 2022	0.00
Late Fees	225.00
	225.00

Outstanding Liens filed in 2022

1847 E Holiday St		Jason Caccamisi	$173
4735 S Boone Ct		Justin Redman	$148
4756 S Warwick Ave		Miquel Ponce	$73
4820 S Warwick Ave		Tommie Minard	$73
			467