

LVPOA Agenda

Board Meeting April 10, 2023

Call Meeting to order

Review/approval of minutes from March 2023 meeting

Clubhouse Maintenance Committee Report – Clint

Architectural Control – Cliff

-nuisance property – Property Owner

Finance Committee Report – Connie

-CD purchase update

Pool Committee Report – Jill

-Associate member update

-Pool painting update

Tennis Court Committee Report – Jill

-Crack filling update

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Common Grounds Committee Report – Tom

-dumpster update

New Business

-Trailer parked in street

Old Business

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Budget 2023</u>	<u>March 2023</u>	<u>Year to Date 2023</u>	<u>Remaining Budget 2023</u>
Income				
Home Owner Dues - Current Year	73,320.00	2,585.00	53,805.00	19,515.00
Home Owner Dues - Prior Years	235.00	0.00	0.00	235.00
 Townhouse Maintenance Assessment	2,880.00	0.00	1,920.00	960.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
 Pool Income				
Pool Associate Members Fee	11,250.00	10,500.00	10,500.00	750.00
Pool Rental Fees	0.00	0.00	0.00	0.00
Key Fob Income	300.00	25.00	25.00	275.00
Total Pool Income	<u>11,550.00</u>	<u>10,525.00</u>	<u>10,525.00</u>	<u>1,025.00</u>
 Clubhouse Rental Fees	150.00	60.00	120.00	30.00
Late Payment Fees	700.00	300.00	475.00	225.00
Late Payment Fees - Prior Year	350.00	0.00	0.00	350.00
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	0.00	235.17	-220.17
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	0.00	0.00	120.00
Total Income	<u>86,440.00</u>	<u>13,470.00</u>	<u>67,080.17</u>	<u>21,279.83</u>
 Expense				
Administration				
Bank Service Fee	70.00	9.50	46.28	23.72
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	248.00	285.00	15.00
Postage	400.00	6.96	139.11	260.89
Printing & Reproduction	400.00	0.00	174.00	226.00
Professional Fees	5,305.00	325.00	1,750.00	3,555.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	5,043.88	13,118.12
Utilities	8,000.00	396.02	1,224.84	6,775.16
Web Site	750.00	322.21	322.21	427.79
Total Administration	<u>40,537.00</u>	<u>2,759.94</u>	<u>8,985.32</u>	<u>31,551.68</u>

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse				
Improvements, Misc	0.00	0.00	0.00	0.00
Repairs & Maintenance & Cleaning	3,000.00	0.00	0.00	3,000.00
Supplies	200.00	0.00	0.00	200.00
Total Clubhouse	<u>3,200.00</u>	0.00	<u>0.00</u>	<u>3,200.00</u>
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	<u>1,200.00</u>	0.00	<u>76.69</u>	<u>1,123.31</u>
Grounds				
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	0.00	0.00	100.00
Mowing/Hauling	13,650.00	0.00	13,650.00	0.00
Total Grounds	<u>19,000.00</u>	<u>0.00</u>	<u>13,650.00</u>	<u>5,350.00</u>
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	234.69	565.31
Pool House (Maintenance, Supplies & Cleaning)	1,200.00	0.00	0.00	1,200.00
Pool Maintenance Contractor	2,000.00	0.00	0.00	2,000.00
Total Pool Expense	<u>20,000.00</u>	<u>74.90</u>	<u>234.69</u>	<u>19,765.31</u>
Tennis Courts/Playground				
Tennis Court Maintenance	2,003.00	1,325.00	1,325.00	678.00
Playground	500.00	0.00	0.00	500.00
Total Tennis Courts/Playground	<u>2,503.00</u>	<u>1,325.00</u>	<u>1,325.00</u>	<u>1,178.00</u>
Total Expense	<u>86,440.00</u>	<u>4,159.84</u>	<u>24,271.70</u>	<u>61,044.99</u>
Operating Budgeted Income/-Loss	<u>0.00</u>	<u>9,310.16</u>	<u>42,808.47</u>	<u>-39,765.16</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

2/28/2023

ASSETS

Current Assets

Guaranty Bank Operating	45,821.51
Edward Jones - State Street Deposit	1,116.37
Edward Jones Money Market	26,123.30
Edward Jones CD 2.7% ex 2/24/23	0.00
Edward Jones - Townhouses	13,007.26
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>86,068.44</u>
----------------------------	------------------

Accounts Receivable - Prepaid	-40.00
--------------------------------------	--------

UnDeposited Funds	830.00
	<u>790.00</u>

Fixed Assets

ClubHouse	44,573.51
-----------	-----------

Total Fixed Assets	<u>44,573.51</u>
---------------------------	------------------

Total Current Assets	<u>131,431.95</u>
-----------------------------	-------------------

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	13,007.26
--------------------------	-----------

Equity

Accumulated Equity	75,616.22
2023 Net Income/Loss	42,808.47

Total Equity	<u>118,424.69</u>
---------------------	-------------------

Total Liabilities & Equity	<u>131,431.95</u>
---------------------------------------	-------------------



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: 3/31/23
PO BOX 14702 Page Number: 1
SPRINGFIELD MO 65814-0702 Items: 11

**** DO NOT MAIL ****

Effective March 15, we will no longer charge an inactivity fee
for all Consumer and Commercial Checking and Savings accounts.
Assisted Phone Transfer Fees have also been removed.

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on	2/28/23	\$	36,890.17
6 Deposits and Other Additions (Credits)		+	13,867.15
10 Checks and Other Charges (Debits)		-	3,926.47
Current Balance on	3/31/23	\$	46,830.85

CHECKING ACCOUNT TRANSACTIONS

3/08/23 Regular Deposit	1,215.00 +
3/08/23 Regular Deposit	5,650.00 +
3/16/23 Regular Deposit	3,000.00 +
3/21/23 Direct Deposit PAYPAL TRANSFER	240.78 +
3/27/23 Regular Deposit	2,690.00 +
3/28/23 Direct Deposit PAYPAL TRANSFER	1,071.37 +
3/17/23 Automatic Debit PAYPAL INST XFER	7.50 -
3/21/23 Automatic Debit PAYPAL INST XFER	9.15 -
3/31/23 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11499	3/01/23	76.69	11505	3/14/23	248.00
11502*	3/15/23	74.90	11507*	3/24/23	1,452.25
11503	3/13/23	396.02	11508	3/27/23	1,325.00
11504	3/09/23	331.96			

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
36,890.17	2/28	42,950.50	3/13	45,620.10	3/17	46,835.85	3/28
36,813.48	3/01	42,702.50	3/14	45,851.73	3/21	46,830.85	3/31
43,678.48	3/08	42,627.60	3/15	44,399.48	3/24		
43,346.52	3/09	45,627.60	3/16	45,764.48	3/27		

Low Balance for Period was	36,813.48
Average Ledger Balance for Period was	43,064.65
Average Collected Balance for Period was	42,711.90
Itemization of Service Charge	
Remote Dep Xtra File Code =	5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
02/17/23	11499	Teresa Weidman	Annual meeting food	76.69
03/07/23	11502	ATT		74.90
03/07/23	11503	City Utilities		396.02
03/07/23	11504	Tax Relief Center	monthly, postage, printing	331.96
03/07/23	11505	US Postmaster	PO Box rent	248.00
3/16/2023	11507	Republic Services	2/28/23 trash service	1,452.25
3/22/2023	11508	Gerald Perry	tennis court reseal	1,325.00
		paypal fee	(net)	16.65
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				<u>3,926.47</u>

outstanding cks EOM

02/22/23	11500	Republic Services	roll off dumpster	687.13
3/3/2023	11501	Kylie Wright Design	website maintenance	300.00
3/8/2023	11506	Kylie Wright Design	domain renewal	22.21