

LVPOA Agenda

Board Meeting August 14, 2023

Call Meeting to order

Review/approval of minutes from July 2023 meeting

Clubhouse Maintenance Committee Report - Clint

-leak in ceiling update

Architectural Control - Cliff

Finance Committee Report - Connie

Pool Committee Report - Jill

Tennis Court Committee Report - Jill

Clubhouse Scheduling - Teresa

Social Committee - Teresa

Welcome Committee - Teresa

-new directory update

Common Grounds Committee Report - Tom

-sidewalk update

New Business

Old Business

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Budget 2023</u>	<u>July 2023</u>	<u>Year to Date 2023</u>	<u>Remaining Budget 2023</u>
Income				
Home Owner Dues - Current Year	73,320.00	8,260.00	71,465.00	1,855.00
Home Owner Dues - Prior Years	235.00	0.00	235.00	0.00
Townhouse Maintenance Assessment	2,880.00	480.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
Pool Income				
Pool Associate Members Fee	11,250.00	0.00	11,625.00	-375.00
Pool Rental Fees	0.00	60.00	90.00	-90.00
Key Fob Income	300.00	0.00	125.00	175.00
Total Pool Income	<u>11,550.00</u>	<u>60.00</u>	<u>11,840.00</u>	<u>-290.00</u>
Clubhouse Rental Fees	150.00	30.00	270.00	-120.00
Late Payment Fees	700.00	0.00	1,200.00	-500.00
Late Payment Fees - Prior Year	350.00	0.00	175.00	175.00
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	64.19	480.13	-465.13
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	48.00	72.00
Total Income	<u>86,440.00</u>	<u>8,894.19</u>	<u>88,593.13</u>	<u>726.87</u>
Expense				
Administration				
Bank Fee (includes net paypal)	70.00	11.88	75.76	-5.76
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	295.50	4.50
Postage	400.00	44.40	222.71	177.29
Printing & Reproduction	400.00	22.40	219.40	180.60
Professional Fees	5,305.00	375.00	3,100.00	2,205.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	10,165.75	7,996.25
Utilities	8,000.00	900.52	3,824.87	4,175.13
Web Site	750.00	0.00	599.66	150.34
Total Administration	<u>40,537.00</u>	<u>2,806.45</u>	<u>18,503.65</u>	<u>22,033.35</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	270.00	2,730.00
Supplies	200.00	42.50	151.59	48.41
Total Clubhouse	3,200.00	42.50	421.59	2,778.41
Social Committee				
				0.00
Entertainment	450.00	0.00	0.00	450.00
Food	350.00	237.83	314.52	35.48
Supplies	200.00	0.00	0.00	200.00
Misc	200.00	0.00	0.00	200.00
Social Committee Total	1,200.00	237.83	314.52	885.48
Grounds				
Landscaping	250.00	96.09	167.09	82.91
Tree/Limb Removal	5,000.00	8.75	695.88	4,304.12
Supplies	100.00	0.00	248.46	-148.46
Mowing/Hauling	13,650.00	0.00	13,650.00	0.00
Total Grounds	19,000.00	104.84	14,761.43	4,238.57
Pool Expense				
Furniture Repair/Replace	1,000.00	43.22	43.22	956.78
Buster Crabbe	15,000.00	7,114.32	7,114.32	7,885.68
Internet/Phone (ATT & Protect)	800.00	74.90	534.29	265.71
Pool House (Maintenance, Supplies & Cleaning)	1,200.00	858.07	1,018.81	181.19
Pool Maintenance Contractor	2,000.00	495.00	1,203.75	796.25
Total Pool Expense	20,000.00	8,585.51	9,914.39	10,085.61
Tennis Courts/Playground				
Tennis Court Maintenance	2,003.00	0.00	1,325.00	678.00
Playground	500.00	30.79	30.79	469.21
Total Tennis Courts/Playground	2,503.00	30.79	1,355.79	1,147.21
Total Expense	86,440.00	11,807.92	45,271.37	40,283.15
Operating Budgeted Income/-Loss	0.00	-2,913.73	43,321.76	-39,556.28

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

7/31/2023

ASSETS

Current Assets

Guaranty Bank Operating	46,644.84
Edward Jones - State Street Deposit	13.56
Edward Jones Money Market	17,471.07
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	13,186.98
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>87,316.45</u>
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Accounts Receivable - Prepaid	0.00
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UnDeposited Funds	<u>235.00</u>
	235.00

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>132,124.96</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	13,186.98
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Equity

Accumulated Equity	75,616.22
2023 Net Income/Loss	<u>43,321.76</u>

Total Equity	<u>118,937.98</u>
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Total Liabilities & Equity	<u>132,124.96</u>
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LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I Account Number: *****6417
 OPERATING ACCOUNT Statement Date: 7/31/23
 PO BOX 14702 Page Number: 1
 SPRINGFIELD MO 65814-0702 Items: 23

**** DO NOT MAIL ****

Video banking machines are available at every branch location!
 Extended operating hours with a live, local video banker.
 Conduct almost any transaction a teller can do via live video.
 Deposits, withdrawals, transfers, or cash checks to the penny.

Previous Balance on	6/30/23	\$	49,906.76
7 Deposits and Other Additions (Credits)		+	6,992.56
24 Checks and Other Charges (Debits)		-	11,613.68
Current Balance on	7/31/23	\$	45,285.64

7/07/23 Regular Deposit	1,175.00 +
7/18/23 Direct Deposit PAYPAL TRANSFER	240.78 +
7/18/23 Regular Deposit	1,735.00 +
7/25/23 Direct Deposit PAYPAL TRANSFER	240.78 +
7/31/23 Regular Deposit	271.00 +
7/31/23 Regular Deposit	1,175.00 +
7/31/23 Regular Deposit	2,155.00 +
7/17/23 Automatic Debit PAYPAL INST XFER	7.50 -
7/20/23 ChargeBack Deposited Item Frozen/Blocked Account-JA CHRGD BACK	30.00 -
7/20/23 Charge Back Fee	6.00 -
7/20/23 Automatic Debit PAYPAL INST XFER	7.50 -
7/31/23 Automatic Debit PAYPAL INST XFER	7.50 -
7/31/23 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11537	7/20/23	24.00	11546	7/21/23	135.00
11538	7/07/23	42.50	11547	7/20/23	74.01
11539	7/07/23	62.97	11548	7/20/23	698.46
11540	7/11/23	116.25	11549	7/28/23	1,452.25
11541	7/11/23	64.61	11551*	7/31/23	8.75
11542	7/18/23	74.90	11552	7/26/23	2,641.47
11543	7/18/23	441.80	11553	7/24/23	900.52
11544	7/14/23	116.25	11555*	7/24/23	96.09
11545	7/20/23	4,472.85	11557*	7/28/23	127.50

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LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I Account Number: *****6417
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Balance Date	Balance Date	Balance Date	Balance Date
49,906.76 6/30	50,671.68 7/17	45,686.33 7/24	45,285.64 7/31
50,976.29 7/07	52,130.76 7/18	45,927.11 7/25	
50,795.43 7/11	46,817.94 7/20	43,285.64 7/26	
50,679.18 7/14	46,682.94 7/21	41,705.89 7/28	

Low Balance for Period was 41,705.89
 Average Ledger Balance for Period was 48,327.66
 Average Collected Balance for Period was 48,088.47
 Itemization of Service Charge
 Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
6/26/2023	11537	recorder of deeds	release lien 4735 S Boone Court	24.00
7/1/2023	11538	Teresa Weidman	supplies clubhouse	42.50
7/1/2023	11539	Teresa Weidman	cookout	62.97
7/3/2023	11540	Jackson Fannin	pool maintenance	116.25
7/3/2023	11541	Jill Fannin	paper towels, tp	64.61
07/07/23	11542	ATT		74.90
07/07/23	11543	Tax Relief Center	monthly accounting, postage, printing	441.80
07/10/23	11544	Jackson Fannin	pool maintenance	116.25
07/17/23	11545	Buster Crabee Pools		4,472.85
07/17/23	11546	Jackson Fannin	pool maintenance	135.00
07/17/23	11547	Jill Fannin	Volleyball net, hose reel	74.01
07/17/23	11548	Pitt Technology Group	key fobs	698.46
07/17/23	11549	Republic Services	trash	1,452.25
07/18/23	11551	Thomas Bauer	yard waste fee	8.75
07/18/23	11552	Buster Crabee Pools		2,841.47
07/18/23	11553	City Utilities		900.52
7/18/2023	11554	Void		
07/18/23	11555	City Utilities	fire hydrant	96.09
07/24/23	11557	Jackson Fannin	pool maintenance	127.50
		returned check - already paid for		30.00
		paypal fee		22.50
		Guaranty Bank	Fee	11.00
Total Guaranty Bank Operating				11,613.68
		Paypal income		15.62
		Paypal Fee		22.50
		Bank Fee		11.00
		Bank Fee (includes net paypal)		49.12
outstanding cks EOM				
7/17/2023	11550	Teresa Weidman	pool cookout balance	174.86
7/24/2023	11556	Dillon Weidman	gas to new pool heat pump	95.00