

LVPOA Agenda

Board Meeting February 13, 2023

Call Meeting to order

Review/approval of minutes from Jan 2023 meeting

Finance Committee Report – Connie

Pool Committee Report – Jill

Tennis Court Committee Report – Jill

Clubhouse Maintenance Committee Report –

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Common Grounds Committee Report – Tom

Architectural Control – Cliff

New Business

Old Business

Lakewood Village Property Owner Association, Inc.

Budget Report

	<u>Budget 2023</u>	<u>January 2023</u>	<u>Year to Date 2023</u>	<u>Remaining Budget 2023</u>
Income				
Home Owner Dues - Current Year	73,320.00	47,275.00	47,275.00	26,045.00
Home Owner Dues - Prior Years	235.00	0.00	0.00	235.00
 Townhouse Maintenance Assessment	2,880.00	2,155.00	2,155.00	725.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
 Pool Income				
Pool Associate Members Fee	11,250.00	0.00	0.00	11,250.00
Pool Rental Fees	0.00	0.00	0.00	0.00
Key Fob Income	300.00	0.00	0.00	300.00
Total Pool Income	<u>11,550.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,550.00</u>
 Clubhouse Rental Fees	150.00	30.00	30.00	120.00
Late Payment Fees	700.00	0.00	0.00	700.00
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	47.08	47.08	-32.08
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>49,507.08</u>	<u>49,507.08</u>	<u>39,087.92</u>
 Expense				
Administration				
Bank Service Fee	70.00	29.32	29.32	40.68
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	37.00	37.00	263.00
Postage	400.00	123.39	123.39	276.61
Printing & Reproduction	400.00	166.00	166.00	234.00
Professional Fees	5,305.00	325.00	325.00	4,980.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	1,452.25	16,709.75
Utilities	8,000.00	457.69	457.69	7,542.31
Web Site	750.00	0.00	0.00	750.00
Total Administration	<u>40,537.00</u>	<u>2,590.65</u>	<u>2,590.65</u>	<u>37,946.35</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	0.00	3,000.00
Supplies	200.00	0.00	0.00	200.00
Total Clubhouse	<u>3,200.00</u>	0.00	0.00	3,200.00
				0.00
Social Committee				
Entertainment	450.00	0.00	0.00	450.00
Food	350.00	0.00	0.00	350.00
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	0.00	1,200.00
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	13,650.00	13,650.00	0.00
Total Grounds	<u>19,000.00</u>	<u>13,650.00</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 Crabtree	15,000.00	0.00	0.00	15,000.00
Internet/Phone (ATT & Protel)	800.00	84.89	84.89	715.11
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>84.89</u>	<u>84.89</u>	<u>19,915.11</u>
Tennis Courts/Playground				
Tennis Court Maintenance	2,003.00	0.00	0.00	2,003.00
Playground	500.00	0.00	0.00	500.00
Total Tennis Courts/Playground	<u>2,503.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,503.00</u>
Total Expense	<u>86,440.00</u>	<u>16,325.54</u>	<u>16,325.54</u>	<u>68,914.46</u>
Operating Budgeted Income/-Loss	<u>0.00</u>	<u>33,181.54</u>	<u>33,181.54</u>	<u>-29,826.54</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

1/31/2023

ASSETS

Current Assets

Guaranty Bank Operating	26,342.67
Edward Jones - State Street Deposit	1,115.60
Edward Jones Money Market	15,935.98
Edward Jones CD 2.7% ex 2/24/23	10,000.00
Edward Jones - Townhouses	12,965.60
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>66,359.85</u>
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Accounts Receivable - Prepaid	0.00
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UnDeposited Funds	10,830.00
	<u>10,830.00</u>

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>121,763.36</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	12,965.60
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Equity

Accumulated Equity	75,616.22
2023 Net Income/Loss	33,181.54

Total Equity	<u>108,797.76</u>
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Total Liabilities & Equity	<u>121,763.36</u>
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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: 1/31/23
Page Number: 1
Items: 11

**** DO NOT MAIL ****

Effective January 1, Online Bill Pay is offered at no charge
regardless of statement delivery choice.

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on 12/31/22	\$	5,798.21
9 Deposits and Other Additions (Credits)	+	38,405.68
12 Checks and Other Charges (Debits)	-	17,861.22
Current Balance on 1/31/23	\$	26,342.67

CHECKING ACCOUNT TRANSACTIONS

1/03/23 Direct Deposit	PAYPAL TRANSFER	240.78 +
1/09/23 Regular Deposit		11,075.00 +
1/17/23 Direct Deposit	PAYPAL TRANSFER	482.06 +
1/17/23 Regular Deposit		3,290.00 +
1/17/23 Regular Deposit		7,050.00 +
1/24/23 Direct Deposit	PAYPAL TRANSFER	240.78 +
1/24/23 Regular Deposit		6,845.00 +
1/26/23 Regular Deposit		8,700.00 +
1/31/23 Direct Deposit	PAYPAL TRANSFER	482.06 +
1/03/23 Automatic Debit	PAYPAL INST XFER	7.50 -
1/11/23 Automatic Debit	PAYPAL INST XFER	15.00 -
1/23/23 Automatic Debit	PAYPAL INST XFER	7.50 -
1/30/23 Automatic Debit	PAYPAL INST XFER	15.00 -
1/31/23 Automatic Debit	PAYPAL INST XFER	15.00 -
1/31/23 Service Charge		5.00 -

Check #	Date Paid	Amount
11487	1/05/23	1,500.00
11489*	1/11/23	84.89
11490	1/13/23	651.39

Check #	Date Paid	Amount
11491	1/23/23	457.69
11492	1/27/23	13,650.00
11493	1/25/23	1,452.25

* = OUT OF SEQUENCE CHECK

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DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
5,798.21	12/31	15,506.60	1/11	32,297.86	1/24	25,880.61	1/30
6,031.49	1/03	14,855.21	1/13	30,845.61	1/25	26,342.67	1/31
4,531.49	1/05	25,677.27	1/17	39,545.61	1/26		
15,606.49	1/09	25,212.08	1/23	25,895.61	1/27		

Low Balance for Period was 4,531.49
Average Ledger Balance for Period was 18,558.30
Average Collected Balance for Period was 17,457.01
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
12/19/22	11487	Certified Tree Tech	removal	1,500.00
01/06/23	11489	ATT		84.89
			monthly, end of year mailings,	
01/06/23	11490	Tax Relief Center	postage	651.39
01/17/23	11491	City Utilities		457.69
01/17/23	11492	Pervis Lawn	2023 annual billing	13,650.00
01/17/23	11493	Republic Services	12/31 trash	1,452.25
		paypal fee	(net)	60.00
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				<u>17,861.22</u>

outstanding cks EOM