

LVPOA Agenda

Board Meeting July 10, 2023

Call Meeting to order

Review/approval of minutes from June 2023 meeting

Clubhouse Maintenance Committee Report – Clint

- leak in ceiling update

Architectural Control – Cliff

Finance Committee Report – Connie

Pool Committee Report – Jill

- painting update

- table tennis update

Tennis Court Committee Report – Jill

Clubhouse Scheduling – Teresa

- cookout update

Social Committee – Teresa

Welcome Committee – Teresa

Common Grounds Committee Report – Tom

New Business

Old Business

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Budget 2023</u>	<u>June 2023</u>	<u>Year to Date 2023</u>	<u>Remaining Budget 2023</u>
Income				
Home Owner Dues - Current Year	73,320.00	4,230.00	63,205.00	10,115.00
Home Owner Dues - Prior Years	235.00	0.00	235.00	0.00
 Townhouse Maintenance Assessment	2,880.00	240.00	2,400.00	480.00
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	30.00	30.00	-30.00
Key Fob Income	300.00	50.00	125.00	175.00
Total Pool Income	<u>11,550.00</u>	<u>80.00</u>	<u>11,780.00</u>	<u>-230.00</u>
 Clubhouse Rental Fees	150.00	60.00	240.00	-90.00
Late Payment Fees	700.00	75.00	1,200.00	-500.00
Late Payment Fees - Prior Year	350.00	100.00	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	61.34	415.94	-400.94
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	48.00	72.00
Total Income	<u>86,440.00</u>	<u>4,870.34</u>	<u>79,698.94</u>	<u>9,141.06</u>
 Expense				
Administration				
Bank Fee (includes net paypal)	70.00	-3.83	63.88	6.12
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	10.50	295.50	4.50
Postage	400.00	5.40	178.31	221.69
Printing & Reproduction	400.00	8.00	197.00	203.00
Professional Fees	5,305.00	325.00	2,725.00	2,580.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	9,400.63	8,761.37
Utilities	8,000.00	1,159.64	2,924.35	5,075.65
Web Site	750.00	277.45	599.66	150.34
Total Administration	<u>40,537.00</u>	<u>3,234.41</u>	<u>16,384.33</u>	<u>24,152.67</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	90.00	270.00	2,730.00
Supplies	200.00	109.09	109.09	90.91
Total Clubhouse	<u>3,200.00</u>	<u>199.09</u>	<u>379.09</u>	<u>2,820.91</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>	<u>0.00</u>	<u>76.69</u>	<u>1,123.31</u>
Grounds				
Landscaping	250.00	71.00	71.00	179.00
Tree/Limb Removal	5,000.00	0.00	0.00	5,000.00
Supplies	100.00	0.00	248.46	-148.46
Mowing/Hauling	13,650.00	0.00	13,650.00	0.00
Total Grounds	<u>19,000.00</u>	<u>71.00</u>	<u>13,969.46</u>	<u>5,030.54</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	459.39	340.61
Pool House (Maintenance, Supplies & Cleaning)	1,200.00	0.00	160.74	1,039.26
Pool Maintenance Contractor	2,000.00	596.25	708.75	1,291.25
Total Pool Expense	<u>20,000.00</u>	<u>671.15</u>	<u>1,328.88</u>	<u>18,671.12</u>
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	<u>2,503.00</u>	<u>0.00</u>	<u>1,325.00</u>	<u>1,178.00</u>
Total Expense	<u>86,440.00</u>	<u>4,175.65</u>	<u>33,463.45</u>	<u>51,853.24</u>
Operating Budgeted Income/-Loss	<u>0.00</u>	<u>694.69</u>	<u>46,235.49</u>	<u>-42,712.18</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

6/30/2023

ASSETS

Current Assets

Guaranty Bank Operating	49,882.76
Edward Jones - State Street Deposit	13.54
Edward Jones Money Market	17,406.90
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	<u>90,441.75</u>
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Accounts Receivable - Prepaid	-25.00
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UnDeposited Funds	0.00
	<u>-25.00</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>134,990.26</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	13,138.55
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Equity

Accumulated Equity	75,616.22
2023 Net Income/Loss	46,235.49

Total Equity	<u>121,851.71</u>
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Total Liabilities & Equity	<u>134,990.26</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
1.893.875.2492

www.gbankmo.com

LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: *****6417
Statement Date: 6/30/23
Page Number: 1
Items: 20

**** 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	5/31/23	\$	49,115.15
8 Deposits and Other Additions (Credits)		+	5,299.30
22 Checks and Other Charges (Debits)		-	4,507.69
Current Balance on	6/30/23	\$	49,906.76

CHECKING ACCOUNT TRANSACTIONS

6/01/23 Regular Deposit	425.00 +
6/06/23 Direct Deposit PAYPAL TRANSFER	26.05 +
6/13/23 Direct Deposit PAYPAL TRANSFER	52.59 +
6/15/23 Regular Deposit	860.00 +
6/20/23 Direct Deposit PAYPAL TRANSFER	240.78 +
6/20/23 Regular Deposit	2,120.00 +
6/23/23 Direct Deposit PAYPAL TRANSFER	399.88 +
6/29/23 Regular Deposit	1,175.00 +
6/05/23 Automatic Debit PAYPAL INST XFER	.82 -
6/06/23 Automatic Debit PAYPAL INST XFER	1.65 -
6/13/23 Automatic Debit PAYPAL INST XFER	7.50 -
6/14/23 Automatic Debit JP MO SOS MO SOS	10.50 -
6/22/23 Automatic Debit PAYPAL INST XFER	7.50 -
6/30/23 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11521	6/06/23	112.50	11529	6/23/23	277.45
11522	6/05/23	139.24	11530	6/16/23	1,452.25
11523	6/06/23	90.00	11531	6/20/23	30.00
11524	6/12/23	24.00	11532	6/21/23	206.25
11525	6/09/23	131.25	11533	6/16/23	71.00
11526	6/09/23	338.40	11534	6/26/23	120.00
11527	6/13/23	74.90	11535	6/23/23	109.09
11528	6/12/23	1,159.64	11536	6/30/23	138.75

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LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I Account Number: *****6417
OPERATING ACCOUNT Statement Date: 6/30/23
PO BOX 14702 Page Number: 2
SPRINGFIELD MO 65814-0702 Items: 20

**** DO NOT MAIL ****

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
49,115.15	5/31	47,568.70	6/12	49,195.92	6/20	50,050.51	6/29
49,540.15	6/01	47,538.89	6/13	48,989.67	6/21	49,906.76	6/30
49,400.09	6/05	47,528.39	6/14	48,982.17	6/22		
49,221.99	6/06	48,388.39	6/15	48,995.51	6/23		
48,752.34	6/09	46,865.14	6/16	48,875.51	6/26		

Low Balance for Period was 46,865.14
Average Ledger Balance for Period was 48,690.22
Average Collected Balance for Period was 48,547.06
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
5/30/2023	11521	Jackson Fannin	pool maintenance	112.50
5/30/2023	11522	Jill Fannin	pool supplies reimb	139.24
6/1/2023	11523	Knight Heating	filter change	90.00
5/30/2023	11524	Recorder of Deeds	lien release 2179 E Barcelona	24.00
6/3/2023	11525	Jackson Fannin	pool maintenance	131.25
06/05/23	11526	Tax Relief Center	May billing, postage, printing	338.40
06/05/23	11527	ATT		74.90
06/05/23	11528	City Utilities	extra due to filling / heating pool	1,159.64
06/06/23	11529	Kylie Wright	website maintenance/ renewal	277.45
06/09/23	11530	Republic Service	trash service 5/31/23	1,452.25
06/09/23	11531	Richard Lee	refund dues overpayment	30.00
06/12/23	11532	Jackson Fannin	pool maintenance	206.25
06/13/23	11533	Jill Fannin	reimb landscape plants	71.00
06/14/23 ACH		MO Sec of State	Annual Registration	10.50
06/19/23	11534	Jackson Fannin	pool maintenance	120.00
			pingpong table, glass cleaner, ant killer	
06/19/23	11535	Jill Fannin	- clubhouse	109.09
06/26/23	11536	Jackson Fannin	pool maintenance	138.75
		paypal fee		17.47
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				4,507.69
		Paypal income		-26.30
		Paypal Fee		17.47
		Bank Fee		5.00
		Bank Fee (includes net paypal)		-3.83
outstanding cks EOM				
6/26/2023	11537	recorder of deeds	release lien 4735 S Boone Court	24.00