

# LVPOA Agenda

## Board Meeting February 13, 2023

Call Meeting to order

Review/approval of minutes from Jan 2023 meeting

Clubhouse Maintenance Committee Report – Clubhouse Scheduling – Teresa

Finance Committee Report – Connie

Pool Committee Report – Jill

- Associate member update

- Pool painting update

Tennis Court Committee Report – Jill

- Crack filling update

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<br/>2023</u> | <u>February<br/>2023</u> | <u>Year to<br/>Date 2023</u> | <u>Remaining<br/>Budget<br/>2023</u> |
|--------------------------------------|------------------------|--------------------------|------------------------------|--------------------------------------|
| <b>Income</b>                        |                        |                          |                              |                                      |
| Home Owner Dues - Current Year       | 73,320.00              | 3,515.00                 | 51,220.00                    | 22,100.00                            |
| Home Owner Dues - Prior Years        | 235.00                 | 0.00                     | 0.00                         | 235.00                               |
| <br>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                            |
| <br><b>Pool Income</b>               |                        |                          |                              |                                      |
| 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                               |
| <b>Total Pool Income</b>             | <u>11,550.00</u>       | <u>0.00</u>              | <u>0.00</u>                  | <u>11,550.00</u>                     |
| <br>Clubhouse Rental Fees            | 150.00                 | 30.00                    | 60.00                        | 90.00                                |
| Late Payment Fees                    | 700.00                 | 175.00                   | 175.00                       | 525.00                               |
| 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                  | 188.09                   | 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                               |
| <b>Total Income</b>                  | <u>86,440.00</u>       | <u>3,908.09</u>          | <u>53,610.17</u>             | <u>34,749.83</u>                     |
| <br><b>Expense</b>                   |                        |                          |                              |                                      |
| <b>Administration</b>                |                        |                          |                              |                                      |
| Bank Service Fee                     | 70.00                  | 7.46                     | 36.78                        | 33.22                                |
| 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                     | 37.00                        | 263.00                               |
| Postage                              | 400.00                 | 8.76                     | 132.15                       | 267.85                               |
| Printing & Reproduction              | 400.00                 | 8.00                     | 174.00                       | 226.00                               |
| Professional Fees                    | 5,305.00               | 1,100.00                 | 1,425.00                     | 3,880.00                             |
| Taxes                                | 1,250.00               | 0.00                     | 0.00                         | 1,250.00                             |
| Trash Service                        | 18,162.00              | 2,139.38                 | 3,591.63                     | 14,570.37                            |
| Utilities                            | 8,000.00               | 371.13                   | 828.82                       | 7,171.18                             |
| Web Site                             | 750.00                 | 0.00                     | 0.00                         | 750.00                               |
| <b>Total Administration</b>          | <u>40,537.00</u>       | <u>3,634.73</u>          | <u>6,225.38</u>              | <u>34,311.62</u>                     |

# Lakewood Village Property Owner Association, Inc.

## Budget Report

|                                               |                  |                 |                  |                   |
|-----------------------------------------------|------------------|-----------------|------------------|-------------------|
| <b>Clubhouse</b>                              |                  |                 |                  |                   |
| 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            |
| <b>Total Clubhouse</b>                        | <u>3,200.00</u>  | <u>0.00</u>     | <u>0.00</u>      | <u>3,200.00</u>   |
| <b>Social Committee</b>                       |                  |                 |                  |                   |
|                                               |                  |                 |                  | 0.00              |
| Entertainment                                 | 450.00           | 0.00            | 0.00             | 450.00            |
| Food                                          | 350.00           | 76.69           | 76.69            | 273.31            |
| Supplies                                      | 200.00           | 0.00            | 0.00             | 200.00            |
| Misc                                          | 200.00           | 0.00            | 0.00             | 200.00            |
| <b>Social Committee Total</b>                 | <u>1,200.00</u>  | <u>76.69</u>    | <u>76.69</u>     | <u>1,123.31</u>   |
| <b>Grounds</b>                                |                  |                 |                  |                   |
| 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              |
| <b>Total Grounds</b>                          | <u>19,000.00</u> | <u>0.00</u>     | <u>13,650.00</u> | <u>5,350.00</u>   |
| <b>Pool Expense</b>                           |                  |                 |                  |                   |
| 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           | 159.79           | 640.21            |
| 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          |
| <b>Total Pool Expense</b>                     | <u>20,000.00</u> | <u>74.90</u>    | <u>159.79</u>    | <u>19,840.21</u>  |
| <b>Tennis Courts/Playground</b>               |                  |                 |                  |                   |
| Tennis Court Maintenance                      | 2,003.00         | 0.00            | 0.00             | 2,003.00          |
| Playground                                    | 500.00           | 0.00            | 0.00             | 500.00            |
| <b>Total Tennis Courts/Playground</b>         | <u>2,503.00</u>  | <u>0.00</u>     | <u>0.00</u>      | <u>2,503.00</u>   |
| <b>Total Expense</b>                          | <u>86,440.00</u> | <u>3,786.32</u> | <u>20,111.86</u> | <u>65,204.83</u>  |
| <b>Operating Budgeted Income/-Loss</b>        | <u>0.00</u>      | <u>121.77</u>   | <u>33,498.31</u> | <u>-30,455.00</u> |

**LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.**  
**Balance Sheet**

2/28/2023

**ASSETS**

**Current Assets**

|                                     |           |
|-------------------------------------|-----------|
| Guaranty Bank Operating             | 37,341.35 |
| 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      |

|                            |                  |
|----------------------------|------------------|
| <b>Total Bank Accounts</b> | <b>77,588.28</b> |
|----------------------------|------------------|

|                                      |               |
|--------------------------------------|---------------|
| <b>Accounts Receivable - Prepaid</b> | <b>-40.00</b> |
|--------------------------------------|---------------|

|                          |               |
|--------------------------|---------------|
| <b>UnDeposited Funds</b> | <b>0.00</b>   |
|                          | <b>-40.00</b> |

**Fixed Assets**

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

|                           |                  |
|---------------------------|------------------|
| <b>Total Fixed Assets</b> | <b>44,573.51</b> |
|---------------------------|------------------|

|                             |                   |
|-----------------------------|-------------------|
| <b>Total Current Assets</b> | <b>122,121.79</b> |
|-----------------------------|-------------------|

**Liabilities & Equity**

**Current Liabilities**

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

**Equity**

|                      |           |
|----------------------|-----------|
| Accumulated Equity   | 75,616.22 |
| 2023 Net Income/Loss | 33,498.31 |

|                     |                   |
|---------------------|-------------------|
| <b>Total Equity</b> | <b>109,114.53</b> |
|---------------------|-------------------|

|                                       |                   |
|---------------------------------------|-------------------|
| <b>Total Liabilities &amp; Equity</b> | <b>122,121.79</b> |
|---------------------------------------|-------------------|



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: 2/28/23  
Page Number: 1  
Items: 9

\*\*\*\* 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                      | 1/31/23 | \$ | 26,342.67 |
| 7 Deposits and Other Additions (Credits) |         | +  | 13,584.18 |
| 8 Checks and Other Charges (Debits)      |         | -  | 3,036.68  |
| Current Balance on                       | 2/28/23 | \$ | 36,890.17 |

CHECKING ACCOUNT TRANSACTIONS

|         |                 |                  |            |
|---------|-----------------|------------------|------------|
| 2/07/23 | Direct Deposit  | PAYPAL TRANSFER  | 2,374.52 + |
| 2/07/23 | Regular Deposit |                  | 7,290.00 + |
| 2/10/23 | Regular Deposit |                  | 1,895.00 + |
| 2/21/23 | Direct Deposit  | PAYPAL TRANSFER  | 267.33 +   |
| 2/23/23 | Regular Deposit |                  | 995.00 +   |
| 2/28/23 | Direct Deposit  | PAYPAL TRANSFER  | 267.33 +   |
| 2/28/23 | Regular Deposit |                  | 495.00 +   |
| 2/14/23 | Automatic Debit | PAYPAL INST XFER | 8.32 -     |
| 2/27/23 | Automatic Debit | PAYPAL INST XFER | 8.32 -     |
| 2/28/23 | Service Charge  |                  | 5.00 -     |

| Check # | Date Paid | Amount   | Check # | Date Paid | Amount |
|---------|-----------|----------|---------|-----------|--------|
| 11494   | 2/15/23   | 74.90    | 11497   | 2/17/23   | 450.00 |
| 11495   | 2/16/23   | 1,452.25 | 11498   | 2/24/23   | 371.13 |
| 11496   | 2/13/23   | 666.76   |         |           |        |

DAILY BALANCE SUMMARY

|                |                |                |                |
|----------------|----------------|----------------|----------------|
| Balance Date   | Balance Date   | Balance Date   | Balance Date   |
| 26,342.67 1/31 | 37,227.11 2/14 | 35,517.29 2/21 | 36,890.17 2/28 |
| 36,007.19 2/07 | 37,152.21 2/15 | 36,512.29 2/23 |                |
| 37,902.19 2/10 | 35,699.96 2/16 | 36,141.16 2/24 |                |
| 37,235.43 2/13 | 35,249.96 2/17 | 36,132.84 2/27 |                |

|                                          |           |
|------------------------------------------|-----------|
| Low Balance for Period was               | 26,342.67 |
| Average Ledger Balance for Period was    | 34,181.86 |
| Average Collected Balance for Period was | 33,699.72 |
| Itemization of Service Charge            |           |
| Remote Dep Xtra File Code =              | 5.00      |

| Date                           | Num   | Name              | Memo                                     | Amount          |
|--------------------------------|-------|-------------------|------------------------------------------|-----------------|
| <b>Guaranty Bank Operating</b> |       |                   |                                          |                 |
| 02/09/23                       | 11494 | ATT               |                                          | 74.90           |
| 02/09/23                       | 11495 | Republic Services | 1/31/22 trash bill                       | 1,452.25        |
|                                |       |                   | monthly, postage, printing, Liens, 1099- |                 |
| 02/09/23                       | 11496 | Tax Relief Center | NECs                                     | 666.76          |
| 02/13/23                       | 11497 | Tax Relief Center | 2022 Tax returns                         | 450.00          |
| 02/17/23                       | 11498 | City Utilities    |                                          | 371.13          |
|                                |       | paypal fee        | (net)                                    | 2.46            |
|                                |       | Guaranty Bank     | Fee                                      | 5.00            |
| Total Guaranty Bank Operating  |       |                   |                                          | <u>3,022.50</u> |

**outstanding cks EOM**

|          |       |                   |                     |        |
|----------|-------|-------------------|---------------------|--------|
| 02/17/23 | 11499 | Teresa Weidman    | Annual meeting food | 76.69  |
| 02/22/23 | 11500 | Republic Services | roll off dumpster   | 687.13 |