

LVPOA Agenda

Board Meeting May 8, 2023

Call Meeting to order

Review/approval of minutes from April 2023 meeting

Clubhouse Maintenance Committee Report – Clint

Architectural Control – Cliff

Finance Committee Report – Connie

Pool Committee Report – Jill

- Associate member update**

- Pool painting update**

Tennis Court Committee Report – Jill

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Common Grounds Committee Report – Tom

- dumpster update**

New Business

Old Business

- parked trailer update**

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Budget 2023</u>	<u>April 2023</u>	<u>Year to Date 2023</u>	<u>Remaining Budget 2023</u>
Income				
Home Owner Dues - Current Year	73,320.00	3,055.00	56,860.00	16,460.00
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	750.00	11,250.00	0.00
Pool Rental Fees	0.00	0.00	0.00	0.00
Key Fob Income	300.00	0.00	25.00	275.00
Total Pool Income	<u>11,550.00</u>	<u>750.00</u>	<u>11,275.00</u>	<u>275.00</u>
Clubhouse Rental Fees	150.00	30.00	150.00	0.00
Late Payment Fees	700.00	200.00	675.00	25.00
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	295.30	-280.30
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>4,035.00</u>	<u>71,175.30</u>	<u>17,184.70</u>
Expense				
Administration				
Bank Service Fee	70.00	6.51	52.79	17.21
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	285.00	15.00
Postage	400.00	23.60	162.71	237.29
Printing & Reproduction	400.00	7.00	181.00	219.00
Professional Fees	5,305.00	325.00	2,075.00	3,230.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	6,496.13	11,665.87
Utilities	8,000.00	296.36	1,521.20	6,478.80
Web Site	750.00	0.00	322.21	427.79
Total Administration	<u>40,537.00</u>	<u>2,110.72</u>	<u>11,096.04</u>	<u>29,440.96</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>	<u>0.00</u>	<u>0.00</u>	<u>3,200.00</u>
Social Committee				
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	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	309.59	490.41
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>309.59</u>	<u>19,690.41</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>2,185.62</u>	<u>26,457.32</u>	<u>58,859.37</u>
Operating Budgeted Income/-Loss	<u>0.00</u>	<u>1,849.38</u>	<u>44,717.98</u>	<u>-41,674.67</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

4/30/2023

ASSETS

Current Assets

Guaranty Bank Operating	48,500.89
Edward Jones - State Street Deposit	10,009.15
Edward Jones Money Market	2,290.65
Edward Jones CD	15,000.00
Edward Jones - Townhouses	13,047.69
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	88,848.38
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Accounts Receivable - Prepaid	-40.00
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UnDeposited Funds	0.00
	-40.00

Fixed Assets

ClubHouse	44,573.51
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Total Fixed Assets	44,573.51
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Total Current Assets	133,381.89
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	13,047.69
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Equity

Accumulated Equity	75,616.22
2023 Net Income/Loss	44,717.98

Total Equity	120,334.20
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Total Liabilities & Equity	133,381.89
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2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623
24-Hour Account Information 417.520.5082
Customer Service (toll free) 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: 4/30/23
Page Number: 1
Items: 7

**** 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 3/31/23	\$	46,830.85
4 Deposits and Other Additions (Credits)	+	4,880.14
6 Checks and Other Charges (Debits)	-	2,200.76
Current Balance on 4/30/23	\$	49,510.23

CHECKING ACCOUNT TRANSACTIONS

4/05/23 Regular Deposit	830.00 +
4/11/23 Direct Deposit PAYPAL TRANSFER	535.14 +
4/19/23 Regular Deposit	1,185.00 +
4/27/23 Regular Deposit	2,330.00 +
4/10/23 Automatic Debit PAYPAL INST XFER	16.65 -
4/30/23 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11509	4/12/23	74.90	11511	4/13/23	355.60
11510	4/17/23	296.36	11512	4/20/23	1,452.25

DAILY BALANCE SUMMARY							
Balance	Date	Balance	Date	Balance	Date	Balance	Date
46,830.85	3/31	48,179.34	4/11	47,452.48	4/17	49,515.23	4/27
47,660.85	4/05	48,104.44	4/12	48,637.48	4/19	49,510.23	4/30
47,644.20	4/10	47,748.84	4/13	47,185.23	4/20		

Low Balance for Period was	46,830.85
Average Ledger Balance for Period was	47,748.20
Average Collected Balance for Period was	47,603.37
Itemization of Service Charge	
Remote Dep Xtra File Code =	5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
04/04/23	11509	ATT		74.90
04/10/23	11510	City Utilities		296.36
04/10/23	11511	Tax Relief Center	monthly, postage, printing	355.60
04/13/23	11512	Republic Services	march trash	1,452.25
		paypal fee	(net)	16.65
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				<u>2,200.76</u>

outstanding cks EOM

02/22/23	11513	Republic Services	yardwaste roll off dumpster (replacement check)	687.13
3/3/2023	11501	Kylie Wright Design	website maintenance	300.00
3/8/2023	11506	Kylie Wright Design	domain renewal	22.21