

LVPOA Agenda

Board Meeting November 13, 2023

Call Meeting to order

Review/approval of minutes from October 2023 meeting

Clubhouse Maintenance Committee Report – Clint

Architectural Control – Cliff

Finance Committee Report – Connie

-budget discussion

Pool Committee Report – Jill

Tennis Court Committee Report – Jill

Clubhouse Scheduling – Teresa

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>October 2023</u>	<u>Year to Date 2023</u>	<u>Remaining Budget 2023</u>
Income				
Home Owner Dues - Current Year	73,320.00	0.00	72,615.00	705.00
Home Owner Dues - Prior Years	235.00	0.00	235.00	0.00
 Townhouse Maintenance Assessment	2,880.00	0.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	-2,880.00	0.00
 Pool Income				
Pool Associate Members Fee	11,250.00	0.00	11,625.00	-375.00
Pool Rental Fees	0.00	0.00	210.00	-210.00
Key Fob Income	300.00	0.00	125.00	175.00
Total Pool Income	<u>11,550.00</u>	<u>0.00</u>	<u>11,960.00</u>	<u>-410.00</u>
 Clubhouse Rental Fees	150.00	0.00	390.00	-240.00
Late Payment Fees	700.00	0.00	1,325.00	-625.00
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	145.92	765.94	-750.94
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	0.00	48.00	72.00
Total Income	<u>86,440.00</u>	<u>145.92</u>	<u>87,513.94</u>	<u>-1,073.94</u>
 Expense				
Administration				
Bank Fee (includes net paypal)	70.00	6.98	94.74	-24.74
Insurance	5,800.00	5,004.36	5,004.36	795.64
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	300.00	0.00	295.50	4.50
Postage	400.00	3.15	257.71	142.29
Printing & Reproduction	400.00	19.80	259.40	140.60
Professional Fees	5,305.00	325.00	4,125.00	1,180.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	14,522.50	3,639.50
Utilities	8,000.00	634.49	6,156.36	1,843.64
Web Site	750.00	0.00	599.66	150.34
Total Administration	<u>40,537.00</u>	<u>7,446.03</u>	<u>31,315.23</u>	<u>9,221.77</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	0.00	151.59	48.41
Total Clubhouse	3,200.00	0.00	421.59	2,778.41
Social Committee				
				0.00
Entertainment	450.00	0.00	0.00	450.00
Food	350.00	0.00	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	0.00	314.52	885.48
Grounds				
Landscaping	250.00	44.45	300.44	-50.44
Tree/Limb Removal	5,000.00	0.00	4,224.88	775.12
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	44.45	18,423.78	576.22
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	43.22	956.78
Buster Crabbe	15,000.00	3,779.15	21,800.26	-6,800.26 *includes
Internet/Phone (ATT & Protel)	800.00	0.00	798.23	1.77 pool heater
Pool House (Maintenance, Supplies & Cleaning)	1,200.00	0.00	1,549.56	-349.56
Pool Maintenance Contractor	2,000.00	0.00	1,353.80	646.20
Total Pool Expense	20,000.00	3,779.15	25,545.07	-5,545.07
Tennis Courts/Playground				
Tennis Court Maintenance	2,003.00	0.00	1,325.00	678.00
Playground	500.00	0.00	30.79	469.21
Total Tennis Courts/Playground	2,503.00	0.00	1,355.79	1,147.21
Total Expense	86,440.00	11,269.63	77,375.98	8,178.54
Operating Budgeted Income/-Loss	0.00	-11,123.71	10,137.96	-9,252.48

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

10/31/2023

ASSETS

Current Assets

Guaranty Bank Operating	13,880.23
Edward Jones - State Street Deposit	13.59
Edward Jones Money Market	17,756.85
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	16,285.89
Edward Jones CD - Townhouses	0.00

Total Bank Accounts 57,936.56

Accounts Receivable - Prepaid -470.00 2024 Dues

UnDeposited Funds 0.00
-470.00

Fixed Assets

ClubHouse 44,573.51

Total Fixed Assets 44,573.51

Total Current Assets 102,040.07

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account 16,285.89

Equity

Accumulated Equity 75,616.22
2023 Net Income/Loss 10,137.96

Total Equity 85,754.18

Total Liabilities & Equity 102,040.07



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: 10/31/23
Page Number: 1
Items: 7

**** 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.

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on	9/30/23	\$	24,629.86
1 Deposits and other Additions (Credits)		+	526.34
9 checks and other Charges (Debits)		-	11,275.97
Current Balance on	10/31/23	\$	13,880.23

CHECKING ACCOUNT TRANSACTIONS

10/03/23 Direct Deposit	PAYPAL TRANSFER	526.34 +
10/02/23 Automatic Debit	PAYPAL INST XFER	8.32 -
10/31/23 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11580	10/18/23	3,779.15	11584	10/20/23	1,452.25
11581	10/16/23	634.49	11585	10/27/23	1,298.76
11582	10/13/23	347.95	11586	10/27/23	3,705.60
11583	10/17/23	44.45			

DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
24,629.86 9/30	24,799.93 10/13	20,341.84 10/18	13,880.23 10/31
24,621.54 10/02	24,165.44 10/16	18,889.59 10/20	
25,147.88 10/03	24,120.99 10/17	13,885.23 10/27	

Low Balance for Period was	13,880.23
Average Ledger Balance for Period was	21,475.75
Average Collected Balance for Period was	21,475.75
Itemization of Service Charge	
Remote Dep Xtra File Code =	5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
10/10/2023	11580	Buster Crabee	close pool / final 2023	3,779.15
10/10/2023	11581	City Utilities	monthly	634.49
10/10/2023	11582	Tax Relief Center	monthly, printing, postage	347.95
10/12/2023	11583	City Utilities	fire hydrant	44.45
10/12/2023	11584	Republic Services	9/30/2023 trash bill	1,452.25
10/19/2023	11585	American Family Ins		1,298.76
10/19/2023	11586	American Family Ins		3,705.60

paypal fee		8.32
Guaranty Bank	Fee	5.00

Total Guaranty Bank Operating		11,275.97
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Paypal income		-6.34
Paypal Fee		8.32
Bank Fee		5.00
Bank Fee (includes net paypal)		6.98

outstanding cks EOM

none

Lakewood Village Property Owners Association

Accounts Receivable

Dues

Late Fees

2023

31-Oct-2023

2nd half

1-Feb

1-Mar

1-Apr

1-Aug

1-Sep

1-Oct

1-Nov

1829 E Holiday	Allison Gildehaus					25			
1847 E Holiday St	Jason Caccamisi	235	25	25		25	25	25	25
2121 E Regency Pl	Don Cooley		25	25	25				
2136 E Regency Pl	Don Cooley		25	25	25				
4663 S Roubidoux	Kimberli Weston Tummons	235				25	25	25	25
4756 Warwick	Miquel Ponce	235				25	25	25	25
		705	75	75	50	100	75	75	75

2nd half dues 2023

705.00

Late Fees

525.00

1,230.00

Outstanding Liens filed in 2022

1847 E Holiday St	Jason Caccamisi	\$173
4756 S Warwick Ave	Miquel Ponce	\$73
4820 S Warwick Ave	Tommie Minard	\$73
Total		319