

LVPOA Agenda

Board Meeting September 11, 2023

Call Meeting to order

Review/approval of minutes from August 2023 meeting

Clubhouse Maintenance Committee Report – Clint

Architectural Control – Cliff

Finance Committee Report – Connie

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>August 2023</u>	<u>Year to Date 2023</u>	<u>Remaining Budget 2023</u>
Income				
Home Owner Dues - Current Year	73,320.00	445.00	71,910.00	1,410.00
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	-2,880.00	-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	120.00	210.00	-210.00
Key Fob Income	300.00	0.00	125.00	175.00
Total Pool Income	<u>11,550.00</u>	<u>120.00</u>	<u>11,960.00</u>	<u>-410.00</u>
 Clubhouse Rental Fees	150.00	0.00	270.00	-120.00
Late Payment Fees	700.00	25.00	1,225.00	-525.00
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	139.89	620.02	-605.02
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>-2,150.11</u>	<u>86,443.02</u>	<u>-3.02</u>
 Expense				
Administration				
Bank Fee (includes net paypal)	70.00	6.72	82.48	-12.48
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	295.50	4.50
Postage	400.00	9.99	232.70	167.30
Printing & Reproduction	400.00	0.00	219.40	180.60
Professional Fees	5,305.00	375.00	3,475.00	1,830.00
Taxes	1,250.00	0.00	0.00	1,250.00
Trash Service	18,162.00	1,452.25	11,618.00	6,544.00
Utilities	8,000.00	778.68	4,603.55	3,396.45
Web Site	750.00	0.00	599.66	150.34
Total Administration	<u>40,537.00</u>	<u>2,622.64</u>	<u>21,126.29</u>	<u>19,410.71</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	<u>3,200.00</u>	<u>0.00</u>	<u>421.59</u>	<u>2,778.41</u>
Social Committee				
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	<u>1,200.00</u>	<u>0.00</u>	<u>314.52</u>	<u>885.48</u>
Grounds				
Landscaping	250.00	44.45	211.54	38.46
Tree/Limb Removal	5,000.00	3,500.00	4,195.88	804.12
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>3,544.45</u>	<u>18,305.88</u>	<u>694.12</u>
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	43.22	956.78
Buster Crabbe	15,000.00	10,906.79	18,021.11	-3,021.11 *includes
Internet/Phone (ATT & Protel)	800.00	146.24	680.53	119.47 pool heater
Pool House (Maintenance, Supplies & Cleaning)	1,200.00	530.75	1,549.56	-349.56
Pool Maintenance Contractor	2,000.00	0.00	1,203.75	796.25
Total Pool Expense	<u>20,000.00</u>	<u>11,583.78</u>	<u>21,498.17</u>	<u>-1,498.17</u>
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	<u>2,503.00</u>	<u>0.00</u>	<u>1,355.79</u>	<u>1,147.21</u>
Total Expense	<u>86,440.00</u>	<u>17,750.87</u>	<u>63,022.24</u>	<u>22,532.28</u>
Operating Budgeted Income/-Loss	<u>0.00</u>	<u>-19,900.98</u>	<u>23,420.78</u>	<u>-22,535.30</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

8/31/2023

ASSETS

Current Assets

Guaranty Bank Operating	27,308.97
Edward Jones - State Street Deposit	13.57
Edward Jones Money Market	17,610.95
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	16,172.55
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	71,106.04
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Accounts Receivable - Prepaid	-470.00	2024 Dues
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UnDeposited Funds	0.00
	-470.00

Fixed Assets

ClubHouse	44,573.51
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Total Fixed Assets	44,573.51
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Total Current Assets	115,209.55
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	16,172.55
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Equity

Accumulated Equity	75,616.22
2023 Net Income/Loss	23,420.78

Total Equity	99,037.00
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Total Liabilities & Equity	115,209.55
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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.gbkm.com

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

Account Number: *****6417
Statement Date: 8/31/23
Page Number: 1
Items: 19

***** 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	7/31/23	\$	45,285.64
5 Deposits and Other Additions (Credits)		+	2,954.84
18 Checks and Other Charges (Debits)		-	20,807.76
Current Balance on	8/31/23	\$	27,432.72

CHECKING ACCOUNT TRANSACTIONS

8/01/23 Direct Deposit	PAYPAL TRANSFER	474.06	+
8/03/23 Regular Deposit		470.00	+
8/03/23 Regular Deposit		1,180.00	+
8/17/23 Regular Deposit		590.00	+
8/29/23 Direct Deposit	PAYPAL TRANSFER	240.78	+
8/25/23 Automatic Debit	PAYPAL INST XFER	7.50	-
8/31/23 Service Charge		5.00	-

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11550	8/01/23	174.86	11564	8/09/23	384.99
11556*	8/04/23	95.00	11565	8/18/23	101.25
11558*	8/08/23	25.00	11566	8/18/23	778.68
11559	8/04/23	97.50	11567	8/24/23	1,452.25
11560	8/08/23	6,971.90	11568	8/18/23	2,880.00
11561	8/09/23	146.24	11569	8/25/23	3,500.00
11562	8/11/23	95.75	11570	8/24/23	112.50
11563	8/10/23	44.45	11571	8/25/23	3,934.89

* = OUT OF SEQUENCE CHECK

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DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
45,285.64 7/31	40,045.44 8/08	39,964.01 8/17	27,437.72 8/29
45,584.84 8/01	39,514.21 8/09	36,204.08 8/18	27,432.72 8/31
47,234.84 8/03	39,469.76 8/10	34,639.33 8/24	
47,042.34 8/04	39,374.01 8/11	27,196.94 8/25	

Low Balance for Period was 27,196.94
Average Ledger Balance for Period was 37,573.26
Average Collected Balance for Period was 37,501.00
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
7/17/2023	11550	Teresa Weidman	pool cookout balance	174.86
7/24/2023	11556	Dillon Weidman	gas to new pool heat pump	95.00
7/1/2723	11558	William Schroeder	refund overpayment	25.00
8/1/2023	11559	Jackson Fannin	pool maintenance	97.50
8/2/2023	11560	Buster Crabee Pools	new heater - pool	6,971.90
08/03/23	11561	ATT		146.24
08/07/23	11562	Jackson Fannin	pool maintenance	95.75
08/07/23	11563	City Utilities	fire hydrant	44.45
08/07/23	11564	Tax Relief Center	monthly, postage	384.99
08/14/23	11565	Jackson Fannin	pool maintenance	101.25
08/15/23	11566	City Utilities		778.68
08/15/23	11567	Republic Services	trash	1,452.25
08/15/23	11568	Edward Jones	move townhouse money	2,880.00
08/17/23	11569	Certified Tree Tech	remove tree and brush	3,500.00
08/21/23	11570	Jackson Fannin	pool maintenance	112.50
08/21/23	11571	Buster Crabee Pools		3,934.89

paypal fee	7.50
Guaranty Bank	5.00

Total Guaranty Bank Operating

20,807.76

Paypal income	-5.78
Paypal Fee	7.50
Bank Fee	5.00
Bank Fee (includes net paypal)	6.72

outstanding cks EOM

8/28/2023	11572	Jackson Fannin	Pool maintenance	123.75
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