

LVPOA
MONTHLY MEETING AGENDA
April 8, 2024

- Call meeting to order
- Guest Rebecca Sean
- Review/approval of meeting minutes from March 2024 meeting
- Committee Reports
 - Finance - Diane
 - Clubhouse Scheduling – Brenda
 - Clubhouse Maintenance – Matt R.
 - Communications – Connie
 - Website Updates
 - Administrative Policies
 - Architectural Control - Cliff
 - Pool - Jill
 - Tennis Courts/Playground - Jill
 - Social - Brenda
 - Welcome - Teresa
 - Common Grounds – Tom
- New Business
- Old Business

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.

Balance Sheet

3/31/2024

ASSETS

Current Assets

Guaranty Bank Operating	54,785.07	
Edward Jones - State Street Deposit	2.11	
Edward Jones Money Market	23,252.83	335.09
Edward Jones 4/6 CD 5% exp 4/5/24	5,000.00	
Edward Jones - Townhouses	16,547.34	139.31
Edward Jones CD - Townhouses	0.00	474.4
Total Bank Accounts	<u>99,587.35</u>	

Accounts Receivable - Prepaid	-45.00
UnDeposited Funds	<u>25.00</u>
	-20.00

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>144,140.86</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	16,547.34
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Equity

Accumulated Equity	81,759.61
2024 Net Income/Loss	<u>45,833.91</u>

Total Equity	<u>127,593.52</u>
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Total Liabilities & Equity	<u>144,140.86</u>
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Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2024	March 2024	Year to Date 2024	Remaining Budget 2024
Income				
Home Owner Dues - Current Year	78,000.00	3,855.00	61,255.00	16,745.00
Home Owner Dues - Prior Years	0.00	0.00	0.00	0.00
Townhouse Maintenance Assessment	2,880.00	0.00	2,620.00	260.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
Pool Income				
Pool Associate Members Fee	20,000.00	9,000.00	10,000.00	10,000.00
Pool Rental Fees	200.00	0.00	0.00	200.00
Key Fob Income	200.00	75.00	75.00	125.00
Total Pool Income	20,400.00	9,075.00	10,075.00	10,325.00
Clubhouse Rental Fees	600.00	0.00	150.00	450.00
Late Payment Fees	1,200.00	50.00	50.00	1,150.00
Late Payment Fees - Prior Year	0.00	0.00	100.00	-100.00
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	500.00	195.78	195.78	304.22
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	0.00	0.00	0.00	0.00
Total Income	100,700.00	13,175.78	74,445.78	28,874.22
Expense				
Administration				
Bank Fee (includes net paypal)	100.00	-64.89	-239.84	339.84
Insurance	5,100.00	0.00	0.00	5,100.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	300.00	256.00	323.43	-23.43
Postage	450.00	8.14	210.98	239.02
Printing & Reproduction	500.00	4.50	254.60	245.40
Professional Fees	4,600.00	325.00	1,785.00	2,815.00
Taxes	500.00	1,688.00	1,879.00	-1,379.00
Trash Service	17,427.00	1,452.25	4,356.75	13,070.25
Utilities	7,000.00	217.36	851.46	6,148.54
Web Site	750.00	600.00	1,050.00	-300.00
Total Administration	36,827.00	4,486.36	10,471.38	26,355.62

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse				
Cleaning	400.00	0.00	0.00	400.00
Repairs & Maintenance	1,200.00	0.00	100.00	1,100.00
Supplies	250.00	0.00	0.00	250.00
Total Clubhouse	1,850.00	0.00	100.00	1,750.00
Social Committee				0.00
2 Cookouts	300.00	0.00	0.00	300.00
Halloween	125.00	0.00	0.00	125.00
Annual Meeting Refreshments	125.00	0.00	97.44	27.56
Misc	175.00	0.00	0.00	175.00
Social Committee Total	725.00	0.00	97.44	627.56
Grounds				
Landscaping	300.00	0.00	0.00	300.00
Tree/Limb Removal	5,000.00	0.00	9.50	4,990.50
Supplies	250.00	0.00	0.00	250.00
Mowing/Hauling	14,060.00	0.00	14,800.00	-740.00
Total Grounds	19,610.00	0.00	14,809.50	4,800.50
Pool Expense				
Furniture Repair/Replace	1,000.00	735.04	735.04	264.96
Balanced Pool Care	10,000.00	0.00	0.00	10,000.00
Internet/Phone (ATT & Protel)	600.00	0.00	0.00	600.00
Pool House (Maintenance, Supplies & Cleaning)	1,600.00	0.00	0.00	1,600.00
Pool Maintenance Contractor	2,000.00	0.00	0.00	2,000.00
Capital Improvements; Blast/Paint	18,800.00	0.00	0.00	18,800.00
Capital Improvements; Diving Board	2,425.00	0.00	2,398.51	26.49
Total Pool Expense	36,425.00	735.04	3,133.55	33,291.45
Tennis Courts/Playground				
Tennis Court Maintenance	1,800.00	0.00	0.00	1,800.00
Playground	300.00	0.00	0.00	300.00
Total Tennis Courts/Playground	2,100.00	0.00	0.00	2,100.00
Unallocated Capital Improvements				
(resurface pool deck & tennis courts, landscape islands, clubhouse deck repairs)	3,163.00	0.00	0.00	3,163.00
Total Expense	100,700.00	5,221.40	28,611.87	72,088.13
Operating Budgeted Income/-Loss	100,700.00	7,954.38	45,833.91	-43,213.91

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
2/13/2024	11608	MO Dept of Revenue	2023 tax payment	191.00
2/13/2024	11611	Thomas Bauer	haul limbs to dump	9.50
3/5/2024	11614	Tax Relif Center	monthly fee, postage, printing	337.64
3/8/2024 e		US Treasury	2023 tax payment	1,688.00
3/8/2024	11615	Travis Fannin (Jill)	reimb for pool furniture	735.04
3/11/2024	11616	City Utilities		217.36
3/11/2024	11617	Republic Services, Inc	2/29/24 billing	1,452.25
3/11/2024	11618	US Postmaster	PO Box rent	256.00
3/22/2024	11620	Barbra Kelley	refund overpayment of dues	250.00
03/05/24		returned check	bank redeposited check and owner came in and paid for check so I refunded the double payment	250.00
		paypal fee		0.00
		Guaranty Bank	Fee	5.00
		Guaranty Bank	ret check fee (reimbursed)	6.00
Total Guaranty Bank Operating				5,397.79
		Paypal income		-75.89
		Paypal Fee		0.00
		Bank Fee		11.00
		Bank Fee (includes net paypal)		-64.89
outstanding cks EOM				
3/14/2024	11619	Kylie Wright Design	2023 Website maintenance	600.00



2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623
24-Hour Account Information 417.520.6082
Customer Service (toll free) 1.833.875.2492
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LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I Account Number: *****6417
OPERATING ACCOUNT Statement Date: 3/31/24
PO BOX 14702 Page Number: 1
SPRINGFIELD MO 65814-0702 Items: 15

**** DO NOT MAIL ****

Effective March 1st, Outgoing Domestic Wire Fees will now be \$30.

SMALL BUSINESS ACCT

ACCOUNT #:*****6417

Previous Balance on	2/29/24	\$	37,661.97
11 Deposits and Other Additions (Credits)		+	23,120.89
12 Checks and Other Charges (Debits)		-	5,397.79
Current Balance on	3/31/24	\$	55,385.07

CHECKING ACCOUNT TRANSACTIONS

3/01/24 Regular Deposit	7,540.00 +
3/05/24 Direct Deposit PAYPAL TRANSFER	1,027.33 +
3/05/24 Regular Deposit	250.00 +
3/06/24 Regular Deposit	250.00 +
3/06/24 Regular Deposit	5,282.00 +
3/12/24 Direct Deposit PAYPAL TRANSFER	338.74 +
3/12/24 Regular Deposit	3,975.00 +
3/15/24 Regular Deposit	750.00 +
3/19/24 Direct Deposit PAYPAL TRANSFER	513.91 +
3/26/24 Direct Deposit PAYPAL TRANSFER	513.91 +
3/28/24 Regular Deposit	2,680.00 +
3/05/24 ChargeBack Deposited Item Insufficient-BARBARA J KE CHRGD BACK	250.00 -
3/05/24 Charge Back Fee	6.00 -
3/08/24 Automatic Debit IRS USATAXPYMT	1,688.00 -
3/31/24 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11608	3/01/24	191.00	11616	3/20/24	217.36
11611*	3/06/24	9.50	11617	3/21/24	1,452.25
11614*	3/11/24	337.64	11618	3/19/24	256.00
11615	3/13/24	735.04	11620*	3/26/24	250.00
* = OUT OF SEQUENCE CHECK					
Continued On Next Page...					



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LAKESWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I Account Number: *****6417
OPERATING ACCOUNT Statement Date: 3/31/24
PO BOX 14702 Page Number: 2
SPRINGFIELD MO 65814-0702 Items: 15

**** DO NOT MAIL ****

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
37,661.97	2/29	49,866.80	3/08	53,857.86	3/15	52,710.07	3/26
45,010.97	3/01	49,529.16	3/11	54,115.77	3/19	55,390.07	3/28
46,032.30	3/05	53,842.90	3/12	53,898.41	3/20	55,385.07	3/31
51,554.80	3/06	53,107.86	3/13	52,446.16	3/21		

Low Balance for Period was 45,010.97
Average Ledger Balance for Period was 51,645.99
Average Collected Balance for Period was 50,587.93
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00