LVPOA

MONTHLY MEETING AGENDA

June 10, 2024

- -Call meeting to order
- -Review/approval of meeting minutes from May 2024 meeting
- -Committee Reports
  - -Finance - Diane
  - -Clubhouse Scheduling – Brenda
  - -Clubhouse Maintenance – Matt R.
  - -Communications – Connie
  - -Architectural Control - Cliff
  - -Pool - Jill
  - -Tennis Courts/Playground - Jill
  - -Social - Brenda
  - -Welcome - Teresa
  - -Common Grounds – Tom
- -New Business
  - -Guaranty Bank
    - -Debit Cards
  - -Website Calendar for pool parties
- -Old Business

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2024	May 2024	Year to Date 2024	Remaining Budget 2024
Income				
Home Owner Dues - Current Year	78,000.00	1,750.00	63,255.00	14,745.00
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	2,500.00	13,000.00	7,000.00
Pool Rental Fees	200.00	0.00	0.00	200.00
Key Fob Income	200.00	175.00	250.00	-50.00
Total Pool Income	20,400.00	2,675.00	13,250.00	7,150.00
Clubhouse Rental Fees	600.00	200.00	350.00	250.00
Late Payment Fees	1,200.00	250.00	300.00	900.00
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	91.40	635.05	-135.05
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	4,966.40	80,510.05	22,809.95
Expense				
Administration				
Bank Fee (includes net paypal)	100.00	-24.98	-261.84	361.84
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	0.00	323.43	-23.43
Postage	450.00	3.20	222.50	227.50
Printing & Reproduction	500.00	8.00	262.60	237.40
Professional Fees	4,600.00	325.00	2,435.00	2,165.00
Taxes	500.00	0.00	1,879.00	-1,379.00
Trash Service	17,427.00	0.00	5,809.00	11,618.00
Utilities	7,000.00	0.00	1,081.80	5,918.20
Web Site	750.00	0.00	1,050.00	-300.00
Total Administration	36,827.00	311.22	12,801.49	24,025.51

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Cleaning	400.00	0.00	0.00	400.00
Repairs & Maintence	1,200.00	0.00	100.00	1,100.00
Supplies	250.00	100.87	100.87	149.13
Total Clubhouse	1,850.00	100.87	200.87	1,649.13
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	0.00	735.04	264.96
Balanced Pool Care	10,000.00	0.00	1,320.00	8,680.00
Internet/Phone (ATT & Protel)	600.00	57.09	57.09	542.91
Pool House (Maintenance, Supplies & Cleaning)	1,600.00	371.62	411.38	1,188.62
Pool Maintenance Contractor	2,000.00	0.00	0.00	2,000.00
Capital Improvements; Blast/Paint	18,800.00	16,200.00	16,200.00	2,600.00
Capital Improvements; Diving Board	2,425.00	0.00	2,398.51	26.49
Total Pool Expense	36,425.00	16,628.71	21,122.02	15,302.98
Tennis Courts/Playground				
Tennis Court Maintenance	1,800.00	0.00	1,300.00	500.00
Playground	300.00	0.00	0.00	300.00
Total Tennis Courts/Playground	2,100.00	0.00	1,300.00	800.00
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	17,040.80	50,331.32	50,368.68
Operating Budgeted Income/-Loss	100,700.00	**-12,074.40**	**30,178.73**	**-27,558.73**

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

		5/31/2024
ASSETS		
Current Assets		
	Guaranty Bank Operating	38,715.62
	Edward Jones - State Street Deposit	5,252.11
	Edward Jones Money Market	23,442.10
	Edward Jones 4/6 CD 5% exp 4/5/24	0.00
	Edward Jones - Townhouses	16,682.02
	Edward Jones CD - Townhouses	0.00
Total Bank Accounts		84,091.85
Accounts Receivable - Prepaid		-45.00
UnDeposited Funds		0.00
		-45.00
Fixed Assets		
	ClubHouse	44,573.51
Total Fixed Assets		44,573.51
Total Current Assets		128,620.36
Liabilities & Equity		
Current Liabilities		
	Townhouse Escrow Account	16,682.02
Equity		
	Accumulated Equity	81,759.61
	2024 Net Income/Loss	30,178.73
Total Equity		111,938.34
Total Liabilities & Equity		128,620.36

Guaranty Bank

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
www.gbankmo.com

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

Account Number: ******6417
Statement Date: 5/31/24
Page Number: 1
Items: 7

**** DO NOT MAIL ****

We are happy to serve you in person, online, or over the phone. You can reach us 24/7 through our iTalk automated phone system. By calling 866-237-0724, you can check your balance, review cleared transactions, and transfer funds between accounts.

SMALL BUSINESS ACCT
ACCOUNT #:************6417

Previous Balance on	4/30/24	$	50,921.42
3 Deposits and Other Additions (Credits)		+	4,864.98
6 Checks and Other Charges (Debits)		-	17,013.69
Current Balance on	5/31/24	$	38,772.71

CHECKING ACCOUNT TRANSACTIONS

5/15/24	Regular Deposit		160.00 +
5/28/24	Direct Deposit	PAYPAL TRANSFER	704.98 +
5/30/24	Regular Deposit		4,000.00 +
5/31/24	Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11627	5/03/24	16,200.00	11630	5/29/24	100.87
11628	5/14/24	336.20	11631	5/28/24	201.52
11629	5/21/24	170.10			

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
50,921.42	4/30	34,545.22	5/15	34,777.71	5/29		
34,721.42	5/03	34,375.12	5/21	38,777.71	5/30		
34,385.22	5/14	34,878.58	5/28	38,772.71	5/31		

Low Balance for Period was	34,375.12
Average Ledger Balance for Period was	35,911.86
Average Collected Balance for Period was	35,781.70

Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
5/2/2024	11627	White River Blasters	pool resurface	16,200.00
5/13/2024	11628	Tax Relief Center	monthly accounting, postage, printing	336.20
5/15/2024	11629	Jill Fannin	pool safety signs	170.10
5/20/2024	11630	Matt Roesener	clubhouse supplies	100.87
5/20/2024	11631	Jill Fannin	padlock, patio umbrella, sign (pool)	201.52
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				**17,013.69**

outstanding cks EOM

5/28/2024	11632	Teresa Weidman	ATT bill reimb	57.09