

LVPOA Agenda

Board Meeting November 14, 2022

Call Meeting to order

Review/approval of minutes from October 10, 2022 meeting

Finance Committee Report – Steven

- Liens

Pool Committee Report – Kari/Jill

- Pool winterizing update

Tennis Court Committee Report – Jill

Clubhouse Maintenance Committee Report – Linda/Connie

- Furnace repair

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Common Grounds Committee Report – Tom

Architectural Control – Cliff

New Business

- 2023 Budget

Old Business

Lakewood Village Property Owner Association, Inc.

Budget Report

	Approved Budget 2022	October 2022	Year to Date 2022	Remaining Budget 2022
Income				
Home Owner Dues - Current Year	73,320.00	705.00	72,380.00	940.00
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	8,750.00	0.00	8,750.00	0.00
Pool Rental Fees	0.00	0.00	240.00	-240.00
Key Fob Income	300.00	0.00	400.00	-100.00
Total Pool Income	9,050.00	0.00	9,390.00	-340.00
Clubhouse Rental Fees	150.00	90.00	390.00	-240.00
Late Payment Fees	700.00	300.00	1,275.00	-575.00
Late Payment Fees - Prior Year	0.00	0.00	25.00	-25.00
Social Committee/Breakfasts	0.00	0.00	44.00	-44.00
Donations	0.00	0.00	0.00	0.00
Misc. Income	0.00	0.00	13,373.57	0.00
Interest Income	15.00	10.52	15.08	-0.08
Paypal/Internet Fee Income	0.00	0.00	0.00	0.00
Vending Income	0.00	0.00	0.00	0.00
Prior Year Funds Carryover	2,697.18	0.00	0.00	2,697.18
Filed Liens Receivable	0.00	0.00	0.00	0.00
Total Income	85,932.18	1,105.52	96,892.65	2,413.10
Expense				
Administration				
Bank Service Fee	60.00 ⁷⁰	5.00	68.50	-8.50
Entertainment	0.00	0.00	0.00	0.00
Dues & Subscriptions	0.00	0.00	0.00	0.00
Insurance	5,800.00	5,718.00	5,718.00	82.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	200.00 ³⁶⁰	0.00	334.00	-134.00
Paypal/Internet Fees	0.00	-11.89	13.80	-13.80
Postage	400.00	20.52	240.96	159.04
Printing & Reproduction	400.00	0.00	196.30	203.70
Professional Fees	4,600.00	650.00	3,800.00	800.00
Taxes	1,250.00	0.00	190.00	1,060.00
Trash Service	18,162.00	1,443.00	14,497.13	3,664.87
Utilities	7,000.00 ^{8K}	456.59	6,349.87	650.13
Web Site	750.00	0.00	321.11	428.89
Total Administration	38,722.00	8,281.22	31,729.67	6,992.33

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse				
Improvements, Misc	1,000.00	0.00	0.00	1,000.00
Repairs & Maintenance & Cleaning	2,000.00	150.00	6,132.58	-4,132.58
Supplies	200.00	0.00	0.00	200.00
Social Committee	1,200.00	0.00	283.32	916.68
Total Clubhouse	4,400.00	150.00	6,415.90	-2,015.90
Grounds				
Repairs & Maintenance	500.00	0.00	0.00	500.00
Tree/Limb Removal	5,000.00	0.00	3,800.00	1,200.00
Supplies	100.00	0.00	0.00	100.00
Mowing/Hauling	13,200.00	0.00	13,650.00	-450.00
Total Grounds	18,800.00	0.00	17,450.00	1,350.00
Pool Expense				
Furniture Repair/Replace	2,000.00	0.00	450.00	1,550.00
Buster Crabbe (Maintenance & Supplies)	7,500.00	0.00	12,139.27	-4,639.27
Internet/Phone (ATT & Protel)	800.00	84.89	778.97	21.03
Open/Close	4,200.00	0.00	0.00	4,200.00
Pool House (Maintenance, Supplies & Cleaning)	1,000.00	0.00	1,076.06	-76.06
Pool Repairs	2,500.00	0.00	0.00	2,500.00
Pool Maintenance Contractor	1,900.00	0.00	2,160.00	-260.00
Total Pool Expense	19,900.00	84.89	16,604.30	3,295.70
Tennis Courts/Playground				
Tennis Court Maintenance	3,610.18	0.00	2,133.17	1,477.01
Playground	500.00	0.00	107.99	392.01
Total Tennis Courts/Playground	4,110.18	0.00	2,241.16	1,869.02
Total Expense	85,932.18	8,516.11	74,441.03	11,491.15
Operating Budgeted Income/-Loss	0.00	-7,410.59	22,451.62	-9,078.05

pd w/ prior year funds
Net income

-2,920.00
19,531.62

30 @ \$375

Income 83K
exp 86K

furnace x2
electrical panel x2
diving board
lights
broken glass

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

10/31/2022

ASSETS

Current Assets

Guaranty Bank Operating	14,269.41
Edward Jones Money Market	15,788.17
Edward Jones CD 2.4% ex 11/23/22	10,000.00
Edward Jones CD 2.7% ex 2/24/23	10,000.00
Edward Jones - Townhouses	12,845.35
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>62,902.93</u>
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Accounts Receivable - Prepaid	-260.00
Prepaid Mowing	0.00
UnDeposited Funds	<u>400.00</u>
	140.00

Fixed Assets

ClubHouse	35,620.51
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Total Fixed Assets	<u>35,620.51</u>
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Total Current Assets	<u>98,663.44</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	12,845.35
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Equity

Accumulated Equity	66,286.47
2022 Net Income/Loss	<u>19,531.62</u>

Total Equity	<u>85,818.09</u>
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Total Liabilities & Equity	<u>98,663.44</u>
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2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623

24-Hour Account Information
Customer Service (toll free)

417.520.6083
1.833.875.2492

www.gbank.mo.com

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

Account Number: *****6417
Statement Date: 10/31/22
Page Number: 1
Items: 8

Previous Balance on	9/30/22	\$	21,805.52
2 Deposits and Other Additions (Credits)		+	1,001.86
10 Checks and Other Charges (Debits)		-	8,537.97
Current Balance on	10/31/22	\$	14,269.41

10/04/22 Direct Deposit	PAYPAL TRANSFER	293.87 +
10/25/22 Direct Deposit	PAYPAL TRANSFER	707.99 +
10/24/22 Automatic Debit	PAYPAL INST XFER	9.97 -
10/31/22 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11467	10/18/22	150.00	11471	10/25/22	84.89
11468	10/26/22	172.00	11472	10/24/22	456.59
11469	10/26/22	3,296.00	11473	10/26/22	1,443.00
11470	10/26/22	2,250.00	11474	10/26/22	670.52

Balance Date	Balance Date	Balance Date	Balance Date
21,805.52 9/30	21,949.39 10/18	22,105.93 10/25	14,269.41 10/31
22,099.39 10/04	21,482.83 10/24	14,274.41 10/26	

Low Balance for Period was	14,269.41
Average Ledger Balance for Period was	20,507.57
Average Collected Balance for Period was	20,484.02
Itemization of Service Charge	
Remote Dep Xtra File Code =	5.00

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Guaranty Bank Operating				
10/4/2022	11467	Complete Electric	pool maintenance	150.00
10/17/2022	11468	American Family	Directors & Key Officers	172.00
10/17/2022	11469	American Family	Business Key	3,296.00
10/17/2022	11470	American Family	Commercial umbrella	2,250.00
10/17/2022	11471	ATT		84.89
10/17/2022	11472	City Utilities		456.59
10/17/2022	11473	Republic Services	trash service 9/30	1,443.00
10/17/2022	11474	Tax Relief Center	2 months billing, postage	670.52
		paypal fee	(net)	9.97
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				<u>8,537.97</u>

outstanding cks EOM

Lakewood Village Property Owners Association

Accounts Receivable

late fee

31-Oct-2022 Dues 1-Feb 1-Mar 1-Apr 1-May 1-Jun 1-Aug 1-Sep 1-Oct

1847 E Holiday St	Jason Caccamisi		25	25	25	25	25				125
2014 E Holiday St	Andrew Brown	235						25	25	25	310
2041 E Holiday St	Matthew Lilly	235	new owner sent invoice 8/3/22						25	25	285
2043 E Kahler Ct	Dan Nichols	235						25	25	25	310
2057 E Kahler Ct	Judith McDonald	235						25	25	25	310
2068 E Adolphus Ct	Matt Roesener	235						25	25	25	310
2179 E Barcelona Pl	Rebecca Archer	235						25	25	25	310
4735 S Boone Ct	Justin Redman		25	25	25	25					100
4756 S Warwick Ave	Miquel Ponce	235	25	25	25	25		25	25	25	410
4820 S Warwick Ave	Tommie Minard		25								25

1,645 100 75 75 75 25 150 175 175 2,495

1st half dues 2022 0.00
 2nd half dues 2021 1,645.00
 Late Fees 850.00

 2,495.00

pre-paid for 2023

1837 E Holiday 25 Glen Green
 2170 E Barcelona 235 Kevin Bresee

 260