

LVPOA Agenda

Board Meeting October 10, 2022

Call Meeting to order

Review/approval of minutes from September 12, 2022 meeting

Finance Committee Report – Steven

Communication
Pool Committee Report – Kari/Jill

-Pool winterizing update

Tennis Court Committee Report – Jill

Clubhouse Maintenance Committee Report – Linda/Connie

-Gutter cleaning update

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Common Grounds Committee Report – Tom

Architectural Control – Cliff

New Business

Old Business

-RV update

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Approved Budget 2022</u>	<u>September 2022</u>	<u>Year to Date 2022</u>	<u>Remaining Budget 2022</u>
Income				
Home Owner Dues - Current Year	73,320.00	705.00	71,675.00	1,645.00
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	50.00	400.00	-100.00
Total Pool Income	<u>9,050.00</u>	<u>50.00</u>	<u>9,390.00</u>	<u>-340.00</u>
Clubhouse Rental Fees	150.00	30.00	300.00	-150.00
Late Payment Fees	700.00	150.00	975.00	-275.00
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	0.00	4.56	10.44
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	<u>85,932.18</u>	<u>935.00</u>	<u>95,787.13</u>	<u>3,518.62</u>
Expense				
Administration				
Bank Service Fee	60.00	5.00	63.50	-3.50
Entertainment	0.00	0.00	0.00	0.00
Dues & Subscriptions	0.00	0.00	0.00	0.00
Insurance	5,800.00	0.00	0.00	5,800.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	200.00	0.00	334.00	-134.00
Paypal/Internet Fees	0.00	9.15	25.69	-25.69
Postage	400.00	0.00	220.44	179.56
Printing & Reproduction	400.00	0.00	196.30	203.70
Professional Fees	4,600.00	0.00	3,150.00	1,450.00
Taxes	1,250.00	0.00	190.00	1,060.00
Trash Service	18,162.00	1,452.25	13,054.13	5,107.87
Utilities	7,000.00	687.04	5,893.28	1,106.72
Web Site	750.00	0.00	321.11	428.89
Total Administration	<u>38,722.00</u>	<u>2,153.44</u>	<u>23,448.45</u>	<u>15,273.55</u>

Lakewood Village Property Owner Association, Inc.

Budget Report

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Clubhouse				
Improvements, Misc	1,000.00	0.00	0.00	1,000.00
Repairs & Maintenance & Cleaning	2,000.00	375.00	5,982.58	-3,982.58
Supplies	200.00	0.00	0.00	200.00
Social Committee	1,200.00	173.39	283.32	916.68
Total Clubhouse	4,400.00	548.39	6,265.90	-1,865.90
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 Crabtree (Maintenance & Supplies)	7,500.00	2,082.16	12,139.27	-4,639.27
Internet/Phone (ATT & Protel)	800.00	74.90	694.08	105.92
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	97.50	2,160.00	-260.00
Total Pool Expense	19,900.00	2,254.56	16,519.41	3,380.59
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	4,956.39	65,924.92	20,007.26
Operating Budgeted Income/-Loss	0.00	-4,021.39	29,862.21	-16,488.64
pd w/ prior year funds			-2,920.00	
Net Income			26,942.21	

lump
next
year

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

9/30/2022

ASSETS

Current Assets

Guaranty Bank Operating	21,805.52
Edward Jones Money Market	15,777.65
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	12,834.42
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>70,417.59</u>
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Accounts Receivable - Prepaid	-260.00
Prepaid Mowing	0.00
UnDeposited Funds	285.00
	<u>25.00</u>

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>106,063.10</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	12,834.42
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Equity

Accumulated Equity	66,286.47
2022 Net Income/Loss	26,942.21

Total Equity	<u>93,228.68</u>
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Total Liabilities & Equity	<u>106,063.10</u>
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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 Account Number: *****6417
OPERATING ACCOUNT Statement Date: 9/30/22
PO BOX 14702 Page Number: 1
SPRINGFIELD MO 65814-0702 Items: 10

**** DO NOT MAIL ****

Check out Guaranty Bank's 10-month CD special by visiting
gbankmo.com or contacting your local banking center!

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on 8/31/22	\$ 26,205.66
2 Deposits and Other Additions (Credits)	+ 650.00
10 Checks and Other Charges (Debits)	- 5,050.14
Current Balance on 9/30/22	\$ 21,805.52

CHECKING ACCOUNT TRANSACTIONS

9/13/22 Regular Deposit	260.00 +
9/30/22 Regular Deposit	390.00 +
9/30/22 Automatic Debit PAYPAL INST XFER	9.15 -
9/30/22 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11459	9/01/22	93.75	11463	9/16/22	687.04
11460	9/20/22	2,082.16	11464	9/20/22	1,452.25
11461	9/12/22	97.50	11465	9/20/22	375.00
11462	9/21/22	74.90	11466	9/30/22	173.39

DAILY BALANCE SUMMARY

Balance Date	Balance	Date	Balance Date	Balance	Date	Balance Date	Balance	Date
26,205.66	8/31		26,014.41	9/12		25,587.37	9/16	21,603.06 9/21
26,111.91	9/01		26,274.41	9/13		21,677.96	9/20	21,805.52 9/30

Low Balance for Period was	21,603.06
Average Ledger Balance for Period was	24,410.97
Average Collected Balance for Period was	24,390.14
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				
8/29/2022	11459	Travis Fannin	pool maintenance	93.75
9/1/2022	11460	Buster Crabtree	close pool and weekly service	2,082.16
9/5/2022	11461	Travis Fannin	8/21-8/27 pool	97.50
9/12/2022	11462	ATT		74.90
9/12/2022	11463	City Utilities		687.04
9/12/2022	11464	Republic Services	trash service 8/31	1,452.25
9/14/2022	11465	Linda Strait	gutter cleaning	375.00
9/19/2022	11466	Teresa Weidman	labor day picnic	173.39
		paypal fee	(net)	9.15
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				5,050.14

outstanding cks EOM

Lakewood Village Property Owners Association

Accounts Receivable

late fee

30-Sep-2022 Dues 1-Feb 1-Mar 1-Apr 1-May 1-Jun 1-Aug 1-Sep

1847 E Holiday St	Jason Caccamisi		25	25	25	25	25		
1949 E Holiday St	Hayden Harrison		25						
2014 E Holiday St	Andrew Brown	235						25	25
2041 E Holiday St	Matthew Lilly	235	new owner sent invoice 8/3/22						25
2043 E Kahler Ct	Dan Nichols	235						25	25
2055 E Savoy Ct	Hunter Sanders			25					
2057 E Kahler Ct	Judith McDonald	235						25	25
2068 E Adolphus Ct	Matt Roesener	235						25	25
2164 E Regency Pl	Laura Hernandez			25					
2179 E Barcelona Pl	Rebecca Archer	235						25	25
4735 S Boone Ct	Justin Redman		25	25	25	25			
4756 S Warwick Ave	Miquel Ponce	235	25	25	25	25		25	25
4820 S Warwick Ave	Tommie Minard		25						

1,645 125 125 75 75 25 150 175

1st half dues 2022 0.00

2nd half dues 2021 1,645.00

Late Fees 750.00

2,395.00

pre-paid for 2023

1837 E Holiday 25 Glen Green

2170 E Barcelona 235 Kevin Bresee

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