

LVPOA Agenda

Board Meeting September 12, 2022

Call Meeting to order

Review/approval of minutes from August 8, 2022 meeting

Finance Committee Report – Steven

- CD update
- trash fees update

Pool Committee Report – Kari/Jill

- update on police report
- pool closing update
- update on lights at night

Tennis Court Committee Report – Jill

Clubhouse Maintenance Committee Report – Linda/Connie

Clubhouse Scheduling – Teresa

Social Committee – Teresa

Common Grounds Committee Report – Tom

Architectural Control – Cliff

- review proposal for a fence replacement

New Business

- Liens

Old Business

- RV parking update

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Approved Budget 2022</u>	<u>August 2022</u>	<u>Year to Date 2022</u>	<u>Remaining Budget 2022</u>
Income				
Home Owner Dues - Current Year	73,320.00	2,115.00	70,970.00	2,350.00
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	8,750.00	0.00	8,750.00	0.00
Pool Rental Fees	0.00	120.00	240.00	-240.00
Key Fob Income	300.00	0.00	350.00	-50.00
Total Pool Income	<u>9,050.00</u>	<u>120.00</u>	<u>9,340.00</u>	<u>-290.00</u>
Clubhouse Rental Fees	150.00	30.00	270.00	-120.00
Late Payment Fees	700.00	150.00	825.00	-125.00
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	1.19	13.81
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>-465.00</u>	<u>94,848.76</u>	<u>4,456.99</u>
Expense				
Administration				
Bank Service Fee	60.00	17.00	58.50	1.50
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	-21.66	16.54	-16.54
Postage	400.00	5.58	220.44	179.56
Printing & Reproduction	400.00	0.00	196.30	203.70
Professional Fees	4,600.00	325.00	3,150.00	1,450.00
Taxes	1,250.00	0.00	190.00	1,060.00
Trash Service	18,162.00	1,459.24	11,601.88	6,560.12
Utilities	7,000.00	925.61	5,206.24	1,793.76
Web Site	750.00	0.00	321.11	428.89
Total Administration	<u>38,722.00</u>	<u>2,710.77</u>	<u>21,295.01</u>	<u>17,426.99</u>

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	0.00	5,607.58	-3,607.58
Supplies	200.00	0.00	0.00	200.00
Social Committee	1,200.00	0.00	109.93	1,090.07
Total Clubhouse	4,400.00	0.00	5,717.51	-1,317.51
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	9,390.73	10,057.11	-2,557.11
Internet/Phone (ATT & Protel)	800.00	74.90	619.18	180.82
Open/Close	4,200.00	0.00	0.00	4,200.00
Pool House (Maintenance, Supplies & Cleaning)	1,000.00	259.40	1,076.06	-76.06
Pool Repairs	2,500.00	0.00	0.00	2,500.00
Pool Maintenance Contractor	1,900.00	746.25	2,062.50	-162.50
Total Pool Expense	19,900.00	10,471.28	14,264.85	5,635.15
Tennis Courts/Playground				
Tennis Court Maintenance	3,610.18	483.17	2,133.17	1,477.01
Playground	500.00	0.00	107.99	392.01
Total Tennis Courts/Playground	4,110.18	483.17	2,241.16	1,869.02
Total Expense	85,932.18	13,665.22	60,968.53	24,963.65
Operating Budgeted Income/-Loss	0.00	-14,130.22	33,880.23	-20,506.66
pd w/ prior year funds			-2,920.00	
Net Income			30,960.23	

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

8/31/2022

ASSETS

Current Assets

Guaranty Bank Operating	26,111.91
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
Edward Jones - Market Value Adj	0.00

Total Bank Accounts	<u>74,723.98</u>
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Accounts Receivable - Prepaid	-260.00
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Prepaid Mowing	0.00
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UnDeposited Funds	0.00
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<u>-260.00</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>110,084.49</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
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2022 Net Income/Loss	<u>30,963.60</u>
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Total Equity	<u>97,250.07</u>
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Total Liabilities & Equity	<u>110,084.49</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: 8/31/22
PO BOX 14702 Page Number: 1
SPRINGFIELD MO 65814-0702 Items: 18

**** 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 7/31/22	\$	44,537.13
6 Deposits and Other Additions (Credits)	+	8,661.66
18 Checks and Other Charges (Debits)	-	26,993.13
Current Balance on 8/31/22	\$	26,205.66

CHECKING ACCOUNT TRANSACTIONS

8/04/22 Regular Deposit	730.00 +
8/04/22 Regular Deposit	3,065.00 +
8/09/22 Credit Memo	260.00 +
8/12/22 Regular Deposit	1,290.00 +
8/30/22 Direct Deposit PAYPAL TRANSFER	2,761.66 +
8/31/22 Regular Deposit	555.00 +
8/09/22 ChargeBack Deposited Item Insufficient-L HOLLEMAN CHRGD BACK	260.00 -
8/09/22 Charge Back Fee	6.00 -
8/12/22 ChargeBack Deposited Item Insufficient-L HOLLEMAN CHRGD BACK	260.00 -
8/12/22 Charge Back Fee	6.00 -
8/31/22 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11446	8/04/22	172.50	11453	8/16/22	10,000.00
11447	8/10/22	74.90	11454	8/19/22	925.61
11448	8/09/22	9,390.73	11455	8/17/22	1,459.24
11449	8/15/22	330.58	11456	8/18/22	146.25
11450	8/12/22	259.40	11457	8/29/22	483.17
11451	8/12/22	191.25	11458	8/26/22	142.50
11452	8/16/22	2,880.00			

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

Account Number: *****6417
Statement Date: 8/31/22
Page Number: 2
Items: 18

**** DO NOT MAIL ****

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
44,537.13	7/31	39,261.35	8/12	24,445.28	8/18	25,655.66	8/30
48,159.63	8/04	38,930.77	8/15	23,519.67	8/19	26,205.66	8/31
38,762.90	8/09	26,050.77	8/16	23,377.17	8/26		
38,688.00	8/10	24,591.53	8/17	22,894.00	8/29		

Low Balance for Period was	22,894.00
Average Ledger Balance for Period was	33,286.30
Average Collected Balance for Period was	33,023.08
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				
8/1/2022	11446	Travis Fannin	pool maintenance	172.50
8/4/2022	11447	ATT		74.90
8/4/2022	11448	Buster Crabtree Pool	pool	9,390.73
8/4/2022	11449	Tax Relief Center	monthly fee, postage	330.58
8/8/2022	11450	Jill Fannin	pool supplies	259.40
8/8/2022	11451	Travis Fannin	pool maintenance	191.25
8/11/2022	11452	Edward Jones	townhouse funds to account	2,880.00
8/11/2022	11453	Edward Jones	to account for CD	10,000.00
8/11/2022	11454	City Utilities		925.61
8/11/2022	11455	Republic Services	trash 7/31/22	1,459.24
8/15/2022	11456	Travis Fannin	pool maintenance	146.25
8/22/2022	11457	Tanyalee Pearson	pickleball courts	483.17
8/22/2022	11458	Travis Fannin	pool maintenance	142.50
		paypal fee	(net)	-21.66
		Guaranty Bank	Fee	17.00

Total Guaranty Bank Operating

26,451.47

outstanding cks EOM

8/29/2022	11459	Travis Fannin	pool maintenance	93.75
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Lakewood Village Property Owners Association

Accounts Receivable

late fee

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

1811 E Holiday St	David Jones	235						25
1847 E Holiday St	Jason Caccamisi		25	25	25	25	25	
1941 E Holiday St	Rick Griepp			25				
1949 E Holiday St	Hayden Harrison		25					
2014 E Holiday St	Andrew Brown	235						25
2041 E Holiday St	Matthew Lilly	235	new owner sent invoice 8/3/22					
2043 E Kahler Ct	Dan Nichols	235						25
2055 E Savoy Ct	Hunter Sanders			25				
2057 E Kahler Ct	Judith McDonald	235						25
2068 E Adolphus Ct	Matt Roesener	235						25
2164 E Regency Pl	Laura Hernandez			25				
2179 E Barcelona Pl	Rebecca Archer	235						25
2184 E Regency Pl	Ryan Dewey	235						25
4637 S Marquette Ct	Mitch Brashers	235						25
4735 S Boone Ct	Justin Redman		25	25	25	25		
4756 S Warwick Ave	Miquel Ponce	235	25	25	25	25		25
4820 S Warwick Ave	Tommie Minard		25					

2,350 125 150 75 75 25 225

1st half dues 2022 0.00
 2nd half dues 2021 2,350.00
 Late Fees 675.00

3,025.00

pre-paid for 2023

1837 E Holiday 25 Glen Green
 2170 E Barcelona 235 Kevin Bresee
 260