

**WELCOME
TO THE
FOUR SEASONS LAKESITES
PROPERTY OWNERS
ASSOCIATION, INC.**

**2022
ANNUAL OWNERS MEETING**

**CALL
TO
ORDER**

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

October 16th, 2021

MISSION STATEMENT

“To act as an objective body while maintaining and enhancing property values, representing property owners by enforcing the “Declaration of Restrictive Covenants” and being financially responsible; all in the best interest of the community.”

OUR POA COMMUNITY

- BOARD OF DIRECTORS
- MISSOURI ASSOCIATION MANAGEMENT
- WILSON TOELLNER CPA
- COMMITTEE MEMBERS
- VILLAGE OF FOUR SEASONS TRUSTEES
- HORSESHOE BEND SPECIAL ROAD DISTRICT
- CAMDEN COUNTY COMMISSIONERS
- CAMDEN COUNTY SHERIFF'S OFFICE

2022 BOARD OF DIRECTORS

Mary Bustin, President	(E)	2025
James Holder, Director	(A)	2026
Maggie Moe, Treasurer	(E)	2023
Christophe Torres, Secretary	(A)	2024
Kurt Kuhlmann, VP	(E)	2023
Heather Dawson, Director	(E)	2025

(E) = Elected
(A) = Appointed

Thank You Patti Pilshaw

Patti has served on the Board of Directors since 2016. Patti and her husband, Russ, recently sold their home in Porto Cima and have moved out of the community. Patti has been a valued asset to Four Seasons for the past 6 years, serving as a Director, Vice-President and Co-Treasurer on the Board and her wisdom and insight will be missed



BOARD MEMBER APPOINTMENT

Since Patti's appointed term was set for reappointment this year, the Board interviewed candidates for this appointed position. The

Board is very pleased to announce the appointment of Mr. James Holder as the newly appointed Board member from Porto Cima.



Welcome aboard Jim!

Thank You Heather Dawson



Heather was elected last year to serve a four-year term on the Board of Directors and Heather began making a positive impact immediately. Unfortunately, Heather's work and life commitments have prevented her from devoting the time she feels necessary to properly represent the owners of this community. For that reason, Heather has opted to resign her position on the board. We would like to wish Heather the best and thank her for her service this past year.

BOARD MEMBER APPOINTMENT

With Heather Dawson's resignation, the Board is seeking applications from members who would be interested in filling the vacated, elected, position. This term would continue until 2025, at which time this position will be up for election at the Annual Owners Meeting in October of that year.

If you are interested in serving on the Board of Directors, and you feel that you are able to devote the necessary time, please contact one of the Board members here today or call Della Miller or Russ Mitchell and they will provide you the necessary application forms.

ARCHITECTURAL CONTROL COMMITTEE

Ron Tussey, Chairman

Larry Passage, Vice Chairman

Steve Konuch, Secretary

Tom Roof, Committeeman

Ron Rule, Committeeman

Greg Polowy, Committeeman

Chris Van Meter, Committeeman

Dave Halsell, Committeeman

James Holder, Board Liaison

SOCIAL COMMITTEE

**Sandy Jacobs
Jennifer Reahr
Joanne Engel
Sue Drake
Cheryl Erwin**

**Donna Green
Lynda Lanser
Julie Van Meter
Patti Cook**

**Maggie Moe- Liaison
Mary Bustin- Liaison**

2023 BUDGET

**Presented
by
Maggie Moe**

ASSOCIATION EXPENSES

Operating Expense:	2022 Expense	2023 Expense	% Change
ACCOUNTING	\$ 186,000	\$ 191,400	2.9%
COMMUNITY CENTER	\$ 56,865	\$ 58,081	2.1%
ADMINISTRATION	\$ 296,064	\$ 323,004	9.1%
ALLOWANCE FOR BAD DEBT	\$ 282,000	\$ 323,117	14.6%
AMENITIES	\$ 476,596	\$ 520,180	9.1%
AQUATIC CENTER	\$ 94,969	\$ 98,208	3.4%
ARCHITECTURAL CONTROL	\$ 111,235	\$ 120,127	8.0%
ENVIRONMENTAL SERVICES	\$ 195,455	\$ 228,471	16.9%
G&A OVERHEAD	\$ 213,895	\$ 240,721	12.5%
MANAGEMENT FEE	\$ 321,420	\$ 350,064	8.9%
PAST DUE MANAGEMENT	\$ 18,000	\$ 19,000	5.6%
COLLECTIONS	\$ 27,625	\$ 31,168	12.8%
OWNERS' SERVICES	\$ 266,482	\$ 277,478	4.1%
PROJECT / CONTINGENCY FUND	\$ 50,000	\$ 50,000	0.0%
ROADS - HORSESHOE BEND	\$ 4,800	\$ 4,800	0.0%
ROADS - SHAWNEE BEND	\$ 124,750	\$ 135,455	8.6%
TOTAL OPERATING EXPENSES	\$ 2,726,156	\$ 2,971,274	9.0%

ASSOCIATION EXPENSES

Reserve Fund	2022	2023	%
Designated Reserve Contribution - Horseshoe Bend	\$ -	\$ -	NA
Designated Reserve Contribution - Shawnee Bend	\$ 30,000	\$ 98,500	228.3%
Designated Reserve Contribution - General	\$ 156,000	\$ 208,800	33.8%
TOTAL RESERVE FUND CONTRIBUTIONS	\$ 186,000	\$ 307,300	65.2%
GRAND TOTAL EXPENSE & RESERVE FUNDS	\$ 2,912,156	\$ 3,278,574	12.6%

ASSESSMENT GENERATED REVENUE

AUGUST 2022 ACTUAL LOT COUNT	REVENUE PROJECTED MEMBERSHIP PROPERTY TYPE	2022 Assmnt	2023 Assmnt	2023 Revenue	% Increase or Decrease
1420	Improved Lots Horseshoe Bend (On Site)	\$ 653.00	\$ 723.00	\$ 1,026,660.00	11%
135	Improved Lots Horseshoe Bend (Grinder Pump)	\$ 521.00	\$ 574.00	\$ 77,490.00	10%
95	Improved Lots Horseshoe Bend (Gravity)	\$ 521.00	\$ 574.00	\$ 54,530.00	10%
21	Improved Lots Shawnee Bend (On-Site)	\$ 846.00	\$ 960.00	\$ 20,160.00	13%
462	Improved Lots Shawnee Bend (Grinder Pump)	\$ 714.00	\$ 801.00	\$ 370,062.00	12%
27	Improved Lots Shawnee Bend (Gravity)	\$ 714.00	\$ 801.00	\$ 21,627.00	12%
2160	TOTAL IMPROVED			\$ 1,570,529.00	
2971	Unimproved Lots Horseshoe Bend	\$ 315.00	\$ 351.00	\$ 1,042,821.00	10%
1229	Unimproved Lots Shawnee Bend	\$ 373.00	\$ 432.00	\$ 530,928.00	14%
4200	TOTAL UNIMPROVED			\$ 1,573,749.00	
6360	TOTAL MEMBER ASSESSMENTS			\$ 3,144,278.00	
406	TOTAL ASSOCIATE MEMBER ASSESSMENTS	\$ 315.00	\$ 351.00	\$ 142,506.00	11%
6766	TOTAL POTENTIAL ASSESSMENTS			\$ 3,286,784.00	

2021 AUDIT REVIEW

Audit Conducted by

**EVERS AND COMPANY,
CPA's, L.L.C.**

**Presented by
Alaina Gump**

Wilson, Toellner & Associates, LLC

ANNUAL

2021

AUDIT

FOUR SEASONS LAKESITES PROPERTY OWNERS' ASSOCIATION, INC.
BALANCE SHEETS
 December 31, 2021 and 2020

	2021	2020
ASSETS		
Current Assets		
Cash - undesignated	\$ 2,837,036	\$ 2,249,762
Cash - designated for Social Committee	2,149	2,149
Cash - designated for Damage Deposit Fund	240,528	182,642
Cash - designated for Reserve Expenditures	1,230,212	412,213
Total Cash and Cash Equivalents	4,309,925	2,846,766
CD - designated for Reserve Expenditures	346,232	1,083,591
Assessments receivable, net	1,343,825	1,203,376
Accrued interest - designated for Reserve Expenditures	263	573
Accrued interest - undesignated	4	57
Prepaid expenses	171,470	157,692
Total Current Assets	6,171,719	5,292,055
Fixed Assets		
Construction in progress	84,998	-
Property and Equipment	1,686,727	1,667,833
Building	909,052	909,052
Vehicles	181,597	152,186
Less accumulated depreciation	(1,421,224)	(1,300,028)
Net property and equipment	1,441,150	1,429,043
Other Assets		
Property held for sale	748	748
	\$ 7,613,617	\$ 6,721,846

See accompanying notes and independent auditors' report.

ANNUAL 2021 AUDIT

LIABILITIES	<u>2021</u>	<u>2020</u>
Current Liabilities		
Accounts payable	\$ 48,932	\$ 38,268
Accrued expenses	51,185	15,100
Assessments received in advance	1,864,033	1,560,180
Damage deposit - Community Center	<u>3,370</u>	<u>3,145</u>
Total Current Liabilities	1,967,520	1,616,693
Damage deposits - payable from designated assets	<u>236,500</u>	<u>178,500</u>
Total Liabilities	2,204,020	1,795,193
 PROPERTY OWNERS' EQUITY		
Designated	1,577,282	1,501,712
Undesignated	<u>3,832,315</u>	<u>3,424,941</u>
Total Property Owners' Equity	<u>5,409,597</u>	<u>4,926,653</u>
	 \$ 7,613,617	 \$ 6,721,846

See accompanying notes and independent auditors' report.

ANNUAL 2021 AUDIT

**FOUR SEASONS LAKESITES PROPERTY OWNERS' ASSOCIATION, INC.
STATEMENTS OF REVENUES, EXPENSES AND
CHANGES IN PROPERTY OWNERS' EQUITY
Years Ended December 31, 2021 and 2020**

	2021	2020
Revenues		
Member assessments	\$ 2,556,002	\$ 2,556,873
Court cost recovery	19,314	25,985
Bad debt recapture	82,257	122,353
Damage deposit income	38	-
Attorney fees	23,711	51,000
Income - campground	23,861	13,605
Income - storage	30,852	32,311
Finance charges - assessments	399,135	273,860
Interest income	3,743	9,510
Home constructions permits	10,300	16,200
Improvement permits	3,600	5,750
Fines	24,936	16,888
Replat. application fee	42,000	22,600
Usage fee - Community Center/amenities	8,980	2,780
Fitness center income	33,160	36,940
Miscellaneous income	9,430	6,916
Total Revenues	3,291,319	3,192,971
Expenses		
Management service fees	913,175	929,973
Accounting services	181,200	181,200
Activities expense	12,951	1,907
Advertising	681	59
Audit fees	11,225	11,160
Auto expense	24,793	14,619
Bank and credit card charges	492	613
Board expense	989	841
Cable TV	720	738
Camden County Sheriff	144,341	144,341
Carpet cleaning	1,512	544
Certified mailings waived	6	30
Covenant violation chargeback	435	785
Data processing	41,950	39,232
Dues & subscriptions	100	100
Fines waived	954	7,275
Fitness center expense	32,892	33,292
Housekeeping	41,970	41,970
Insurance	46,472	41,232
Pesticide treatment	8,076	12,003
Kitchen supplies	142	214

See accompanying notes and independent auditors' report.

A N N U A L 2021 A U D I T

	2021	2020
Expenses (Continued)		
Legal & professional fees	\$ 61,079	\$ 89,841
Legal fees - delinquent account collections	197,276	230,927
License & taxes	1,268	1,364
Maintenance workorders	1,273	1,184
Office supplies	961	3,126
Outside services	872	752
Owner services	106,580	106,580
Pool furniture	950	251
Pool monitoring	8,410	8,706
Pool supplies	48,987	39,522
Postage	9,795	8,841
Printing	46,738	42,375
Provision for bad debts	139,112	91,915
Repairs & maintenance	285,409	288,161
Road contract - Porto Cima	116,603	104,147
Snow removal	10,206	11,604
Special meetings	-	72
Spring clean up	6,012	6,409
Storage - documentation	450	450
Supplies	20,719	22,089
Telephone	11,686	11,982
Toll bridge fees	6,703	5,847
Utilities	37,303	34,355
Water softener	57	23
	2,583,525	2,572,651
Total Operating Expenses		
Project Expenses		
Yearly project expense	36,961	26,354
	36,961	26,354
Total Project Expense		
Total Revenues over Expenses before Reserves, Depreciation, and Income Tax	670,833	593,966
Reserve expenditures	(46,148)	(83,818)
Reserve revenues - investments	5,360	13,052
Depreciation	(140,927)	(133,727)
Loss on sale of fixed assets	(6,174)	(5,987)
	(187,889)	(210,480)
Excess of Revenues over Expenses	482,944	383,486
Property Owners' Equity, Beginning of Year	4,926,653	4,543,167
Property Owners' Equity, End of Year	\$ 5,409,597	\$ 4,926,653

See accompanying notes and independent auditors' report.

THE STATE OF THE ASSOCIATION

**What's been going on
this year?**

AQUATIC CENTER UPDATE

Yes, we finally had a Ground-Breaking ceremony





OTHER NOTABLE ACCOMPLISHMENTS

- **5Th Amended and Restated Declaration of Restrictive Covenants**
- **Revised Replat Procedures**
- **Wastewater Department Vehicle Replacement**



New Pickleball Courts at Grand Point Pool Facility



New gazebos at Grand Point Pool



Newly expanded storage area at the Porto Cima storage facility



New solar-powered security gate at the Porto Cima storage facility

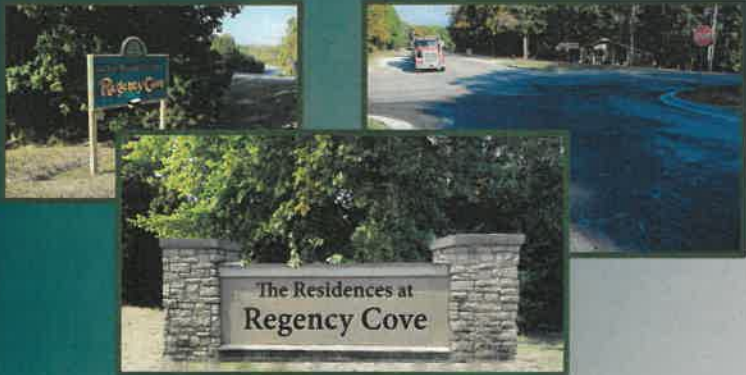




**Streetlights added on Resplander
POA will pay the electric bills and maintain**



Regency Cove Entrance Sign and Irrigation



Electromechanical gate at Swim and Tennis Court



Paint Pickleball Court lines on tennis court at Swim and Tennis



Bittersweet Pool Emergency Entrance gate, paving and landscaping



ARCHITECTURAL CONTROL

Presented by:

**Ron Tussey
Chairman**

**Revised
Guidelines
For
Homebuilders
Handbook**

10/6/2022

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT - September 2022**

1 OF 1

	JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG		SEP		OCT		NOV		DEC		YEAR TO DATE	PREV YTD	PREV YEAR TOTAL			
PERMITS ISSUED	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	402	416	521	
HOUSE	2	1	0	0	2	2	2	0	5	2	1	1	0	2	3	3	2	0									28	41	50	
FENCE	0	0	1	0	3	2	2	0	2	0	1	0	3	0	1	0	0	0									15	17	18	
REMODEL - SUBSTANTIAL	0	0	0	0	1	0	1	0	2	0	1	0	0	0	0	0	1	0									6	4	4	
REMODEL - NON-SUBSTANTIAL	2	0	1	1	2	1	1	0	3	0	0	0	0	0	2	1	0	2									16	11	15	
DEMOLITION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									0	1	1	
LANDSCAPING	3	0	0	0	1	0	1	1	1	1	0	2	1	1	2	1	1	1									17	16	19	
LAWN MAINTENANCE	4	0	0	0	5	2	5	1	8	1	3	1	1	1	1	0	2	1									36	77	98	
PAINTING	0	0	0	0	3	0	6	1	1	0	2	1	0	0	4	1	3	0									22	17	21	
SIDING	2	0	2	1	6	2	13	2	4	0	5	1	5	2	3	5	4	1									58	62	78	
DRIVEWAY	2	1	4	0	1	0	1	1	2	0	1	0	0	0	0	0	1	0									14	15	19	
SIDEWALK	0	1	0	0	0	0	2	0	2	1	3	0	2	0	1	2	1	1									16	11	13	
DRAINAGE FLUME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0									1	2	2	
TREE REMOVAL - LIVE	2	0	0	0	1	2	4	1	4	1	5	0	2	0	3	1	2	1									29	22	27	
TREE REMOVAL - DEAD	1	0	2	0	4	1	3	3	10	1	16	2	13	1	8	0	20	0									85	62	71	
UNDERBRUSH LOT CLEARING	1	5	0	0	4	0	1	0	1	0	2	0	0	0	0	4	3	2									23	36	43	
ROOFING	1	0	1	1	1	0	4	3	1	2	3	0	3	1	1	0	6	2									30	48	56	
SWIMMING POOL	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	1	1									4	5	7	
SEAWALL	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0									2	4	4	
RIP - RAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									0	0	0	
WASTEWATER	0	0	1	0	3	0	1	0	1	0	0	0	0	0	0	0	1	0									7	5	9	
TRASH ENCLOSURE	1	0	1	0	3	0	1	0	2	0	3	0	4	0	1	0	0	0									16	4	4	
TOTAL PROJECTS	21	8	13	3	41	13	49	13	47	9	47	8	34	8	30	18	49	12	0	0	0	0	0	0	423	448	559			
HOME CONST. PERMITS ISSUED	HB	SB																												
"AWF"	2	7																												
"A"	0	0																												
"B"	4	1																												
"C"	7	3																												
"BWF"	0	0																												
"GC"	4	0																												
TOTAL HOME PROJECTS	17	11	TOTAL PERMITS ISSUED	402	TOTAL PROJECTS	423																								

LEGEND
H = HORSESHOE BEND PROJECTS
S = SHAWNEE BEND PROJECTS
AWF = "A" LOT WITH WATERFRONT PRMLAGES
B = "B" LOT
C = "C" LOT
BWF = "B" LOT WITH WATERFRONT PRMLAGES
GC = GOLF COURSE LOT

28 new homes year-to-date,
17 on Horseshoe Bend and
11 on Shawnee Bend.

22 Remodel permits,
including 6 substantial
remodels.

7 Individual Wastewater
Treatment System
replacements.

SOCIAL EVENTS - 2022

- **Kid's Easter Egg Hunt**
- **Summer Block Party**
- **Sip, Sip, Hooray Party**
- **Fall Festival – Trunk 'N' Treat**
- **Santa's Babes**
- **Adult Christmas Party**
- **Children's Christmas with Santa**

PLANNED SOCIAL EVENTS FOR 2023

**Easter Party
Block Party
Murder Mystery
Adult Christmas**

**St. Pat's Party
Fall Event
Fall Adult Party
Kid's Christmas**

**If you have an idea for an event, please contact
one of the committee members**

OWNER'S QUESTIONS AND COMMENTS



ADJOURN