

LVPOA  
MONTHLY MEETING AGENDA  
April 14, 2025

- Call meeting to order
- Review/approval of meeting minutes from March 2025 meeting
- Committee Reports
  - Finance – Diane
  - Clubhouse Scheduling – Diana
  - Clubhouse Maintenance – Terry
  - Communications – Matt
  - Architectural Control - Cliff
  - Pool - Jill
  - Tennis Courts/Playground - Jill
  - Social - Diana
  - Common Grounds – Tom
- Old Business

-New Business

-Steven Bard asked that his late fees be waived since he mailed in a check and it was returned as “undeliverable”. So he paid them online. According to Marinel they were paid on 3/8.

-Jinny Gifford asked about putting a Lending Library near the Common Grounds. She requested, and received permission, to put one up about three years ago but wants to verify that it's still okay.

# Lakewood Village Property Owner Association, Inc.

## Budget Report

	Budget 2025	March 2025	Year to Date 2025	Remaining Budget 2025
<b>Income</b>				
Home Owner Dues - Current Year	78,000.00	2,750.00	57,825.00	20,175.00
Home Owner Dues - Prior Years	1,785.00	0.00	25.00	1,760.00
Townhouse Maintenance Assessment	2,880.00	0.00	2,410.00	470.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
<b>Pool Income</b>				
Pool Associate Members Fee	14,875.00	7,225.00	7,225.00	7,650.00
Pool Rental Fees	200.00	0.00	0.00	200.00
Key Fob Income	300.00	0.00	0.00	300.00
Total Pool Income	<u>15,375.00</u>	<u>7,225.00</u>	<u>7,225.00</u>	<u>8,150.00</u>
Clubhouse Rental Fees	1,000.00	40.00	160.00	840.00
Late Payment Fees	500.00	100.00	100.00	400.00
Late Payment Fees - Prior Year	750.00	0.00	150.00	600.00
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	1,000.00	101.18	205.85	794.15
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	24.00	-24.00
Total Income	<u>98,410.00</u>	<u>10,216.18</u>	<u>68,124.85</u>	<u>32,695.15</u>
<b>Expense</b>				
Administration				
Bank Fee (includes net paypal)	500.00	-22.82	-146.07	646.07
Insurance	6,000.00	0.00	0.00	6,000.00
Lien/Legal Fees	100.00	0.00	-24.00	124.00
Office Supplies	500.00	268.00	268.00	232.00
Postage	450.00	6.72	167.68	282.32
Printing & Reproduction	500.00	0.00	176.00	324.00
Professional Fees	4,600.00	362.50	1,687.50	2,912.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	1,433.75	4,301.25	13,125.75
Utilities	7,000.00	269.18	721.49	6,278.51
Web Site	250.00	0.00	0.00	250.00
Total Administration	<u>39,327.00</u>	<u>2,317.33</u>	<u>9,899.85</u>	<u>29,427.15</u>

# Lakewood Village Property Owner Association, Inc.

## Budget Report

<b>Clubhouse</b>				
Cleaning	200.00	0.00	0.00	200.00
Gutter Cleaning	500.00	0.00	0.00	500.00
Repairs & Maintence	500.00	100.00	100.00	400.00
Supplies	250.00	30.17	30.17	219.83
<b>Total Clubhouse</b>	<b>1,450.00</b>	<b>130.17</b>	<b>130.17</b>	<b>1,319.83</b>
 <b>Social Committee</b>				0.00
2 Cookouts	350.00	0.00	0.00	350.00
Halloween	75.00	0.00	0.00	75.00
Annual Meeting Refreshments	150.00	0.00	102.71	47.29
Misc	50.00	0.00	0.00	50.00
<b>Social Committee Total</b>	<b>625.00</b>	<b>0.00</b>	<b>102.71</b>	<b>522.29</b>
 <b>Grounds</b>				
Landscaping	500.00	20.25	20.25	479.75
Tree/Limb Removal	5,000.00	0.00	0.00	5,000.00
Mowing/Hauling	14,900.00	0.00	14,900.00	0.00
<b>Total Grounds</b>	<b>20,400.00</b>	<b>20.25</b>	<b>14,920.25</b>	<b>5,479.75</b>
 <b>Pool Expense</b>				
Furniture Repair/Replace	1,600.00	0.00	0.00	1,600.00
Balanced Pool Care	10,000.00	1,485.00	1,485.00	8,515.00
Internet/Phone (ATT & Protel)	275.00	0.00	0.00	275.00
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	0.00	36.00	1,464.00
Pool Maintenance Contractor	2,000.00	0.00	0.00	2,000.00
Capital Improvements; Blast/Paint	17,000.00	10,036.00	10,036.00	6,964.00
Capital Improvements; Dumpster	500.00	0.00	0.00	500.00
Capital Improvements; Lights	600.00	0.00	0.00	600.00
<b>Total Pool Expense</b>	<b>33,475.00</b>	<b>11,521.00</b>	<b>11,557.00</b>	<b>21,918.00</b>
 <b>Tennis Courts/Playground</b>				
Tennis Court Maintenance	2,000.00	0.00	0.00	2,000.00
Playground	200.00	0.00	26.58	173.42
<b>Total Tennis Courts/Playground</b>	<b>2,200.00</b>	<b>0.00</b>	<b>26.58</b>	<b>2,173.42</b>
 <b>Total Expense</b>	<b>97,477.00</b>	<b>13,988.75</b>	<b>36,636.56</b>	<b>60,840.44</b>
 <b>Operating Budgeted Income/-Loss</b>	<b>933.00</b>	<b>-3,772.57</b>	<b>31,488.29</b>	<b>-28,145.29</b>

**LAKWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.**  
**Balance Sheet**

3/31/2025

**ASSETS**

<b>Current Assets</b>	
Guaranty Bank Operating	38,785.49
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,806.48
Edward Jones - Townhouses	17,601.55
Edward Jones CD - Townhouses	0.00
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Total Bank Accounts	86,194.23
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Accounts Receivable - Prepaid	-45.00
UnDeposited Funds	500.00
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	455.00
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<b>Fixed Assets</b>	
ClubHouse	44,573.51
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Total Fixed Assets	44,573.51
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Total Current Assets	131,222.74
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**Liabilities & Equity**

<b>Current Liabilities</b>	
Townhouse Escrow Account	17,601.55
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<b>Equity</b>	
Accumulated Equity	82,132.90
2025 Net Income/Loss	31,488.29
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Total Equity	113,621.19
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Total Liabilities & Equity	131,222.74
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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

LAKWOOD VILLAGE PROPERTY OWNERS ASSOCIATION I Account Number: \*\*\*\*\*6417  
OPERATING ACCOUNT Statement Date: 3/31/25  
PO BOX 14702 Page Number: 1  
SPRINGFIELD MO 65814-0702 Items: 12

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you view your statement through our mobile app or desktop  
browser. To learn more, visit our website at  
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### SMALL BUSINESS ACCT

ACCOUNT #: \*\*\*\*\*6417

Previous Balance on	2/28/25	\$ 44,778.30
5 Deposits and Other Additions (Credits)		+ 10,142.82
11 Checks and Other Charges (Debits)		- 3,466.88
Current Balance on	3/31/25	\$ 51,454.24

### CHECKING ACCOUNT TRANSACTIONS

3/04/25 Direct Deposit	PAYPAL TRANSFER	513.91 +
3/06/25 Regular Deposit		2,175.00 +
3/10/25 Regular Deposit		3,925.00 +
3/11/25 Direct Deposit	PAYPAL TRANSFER	513.91 +
3/25/25 Regular Deposit		3,015.00 +
3/13/25 POS Debit	FSP*JBE ROL 417-399-0232 MO 7065	286.00 -
3/31/25 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11714	3/13/25	280.00	11720	3/12/25	268.00
11716*	3/03/25	405.31	11721	3/17/25	20.25
11717	3/06/25	1,433.75	11722	3/18/25	30.17
11718	3/06/25	100.00	11724*	3/27/25	269.18
11719	3/11/25	369.22			

\* = OUT OF SEQUENCE CHECK

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**DAILY BALANCE SUMMARY**

Balance Date	Balance	Date	Balance	Date	Balance	Date
44,778.30	2/28	49,453.15	3/10	48,743.59	3/17	51,454.24
44,372.99	3/03	49,597.84	3/11	48,713.42	3/18	
44,886.90	3/04	49,329.84	3/12	51,728.42	3/25	
45,528.15	3/06	48,763.84	3/13	51,459.24	3/27	

Low Balance for Period was	44,372.99
Average Ledger Balance for Period was	48,378.64
Average Collected Balance for Period was	48,115.25
Itemization of Service Charge	
Remote Dep Xtra File Code = 5.00	

Date	Num	Name	Memo	Amount
<b>Guaranty Bank Operating</b>				
2/10/2025	11714	Missouri Dept of Revenue	2024 taxes	280.00
2/24/2025	11716	City Utilitites		405.31
2/24/2025	11717	Republic Services	trash	1,433.75
3/1/2025	11718	Bug Zero	club house	100.00
3/5/2025	11719	Tax Relief Center	monthly billing, printing & postage	369.22
3/5/2025	11720	US Postmaster	PO Box rent	268.00
3/7/2025	11721	Tom Bauer	limbs to dump	20.25
3/12/2025	11722	Diana Leimann	air freshners	30.17
3/12/2025	11723	Void		269.18
20-Mar	11724	City Utilitites		
3/13/2025		JBE Rolloffs		286.00
Guaranty Bank				Fee
				5.00
Total Guaranty Bank Operating				<b>3,466.88</b>

**outstanding cks EOM**

3/20/2025	11725	Republic Services	trash service	1,433.75
3/26/2025	11726	Balanced Pool Care	open pool	1,485.00
3/26/2025	11727	White River Blasters	Pool	9,750.00