

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	15,375.00	7,225.00	7,225.00	8,150.00
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	98,410.00	10,216.18	68,124.85	32,695.15
<b>Expense</b>				
<b>Administration</b>				
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	39,327.00	2,317.33	9,899.85	29,427.15

# 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 & Maintenance	500.00	100.00	100.00	400.00
Supplies	250.00	30.17	30.17	219.83
<b>Total Clubhouse</b>	<u>1,450.00</u>	<u>130.17</u>	<u>130.17</u>	<u>1,319.83</u>
<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>	<u>625.00</u>	<u>0.00</u>	<u>102.71</u>	<u>522.29</u>
<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>	<u>20,400.00</u>	<u>20.25</u>	<u>14,920.25</u>	<u>5,479.75</u>
<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>	<u>33,475.00</u>	<u>11,521.00</u>	<u>11,557.00</u>	<u>21,918.00</u>
<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>	<u>2,200.00</u>	<u>0.00</u>	<u>26.58</u>	<u>2,173.42</u>
<b>Total Expense</b>	<u>97,477.00</u>	<u>13,988.75</u>	<u>36,636.56</u>	<u>60,840.44</u>
<b>Operating Budgeted Income/-Loss</b>	<u>933.00</u>	<u>-3,772.57</u>	<u>31,488.29</u>	<u>-28,145.29</u>

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

3/31/2025

**ASSETS**

**Current Assets**

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

Total Bank Accounts	<u>86,194.23</u>
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Accounts Receivable - Prepaid	-45.00
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UnDeposited Funds	500.00
	<u>455.00</u>

**Fixed Assets**

ClubHouse	44,573.51
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Total Fixed Assets	<u>44,573.51</u>
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Total Current Assets	<u>131,222.74</u>
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**Liabilities & Equity**

**Current Liabilities**

Townhouse Escrow Account	17,601.55
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**Equity**

Accumulated Equity	82,132.90
2025 Net Income/Loss	31,488.29

Total Equity	<u>113,621.19</u>
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Total Liabilities & Equity	<u>131,222.74</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  
OPERATING ACCOUNT  
PO BOX 14702  
SPRINGFIELD MO 65814-0702

Account Number: \*\*\*\*\*6417  
Statement Date: 3/31/25  
Page Number: 1  
Items: 12

\*\*\*\* DO NOT MAIL \*\*\*\*

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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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PO BOX 14702  
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\*\*\* DO NOT MAIL \*\*\*

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 3/31
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		286.00
3/13/2025		JBE Rolloffs		
		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