

LVPOA
MONTHLY MEETING AGENDA
August 11, 2025

- Call meeting to order
- Guest: Steve Heintzelman, 2117 East Wornall, Easement
- John Hart, President of Townhouses, to address the board with concerns
 - Yards not being maintained
 - Tie Vote for Townhomes – who breaks tie
- Review/approval of meeting minutes from July 2025 meeting
- Committee Reports
 - Finance – Diane
 - C&R Update - Matt
 - Clubhouse Scheduling – Diana
 - Pool Party Scheduling - Diana
 - Social - Diana
 - Clubhouse Maintenance – Terry
 - Communications – Teresa
 - Architectural Control - Cliff
 - Pool - Jill
 - Tennis Courts/Playground - Jill
 - Common Grounds – Tom
- Old Business
 - Update on
 - Suspicious Neighbor Activity
 - Van parked on Barcelona
- New Business

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2025	July 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	8,225.00	70,975.00	7,025.00
Home Owner Dues - Prior Years	1,785.00	0.00	780.00	1,005.00
Townhouse Maintenance Assessment	2,880.00	470.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
Pool Income				
Pool Associate Members Fee	14,875.00	765.00	15,215.00	-340.00
Pool Rental Fees	200.00	0.00	40.00	160.00
Key Fob Income	300.00	50.00	75.00	225.00
Total Pool Income	15,375.00	815.00	15,330.00	45.00
Clubhouse Rental Fees	1,000.00	170.00	800.00	200.00
Late Payment Fees	500.00	0.00	1,000.00	-500.00
Late Payment Fees - Prior Year	750.00	0.00	400.00	350.00
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	99.70	591.37	408.63
Filed Liens Receivable	0.00	0.00	120.00	-120.00
Total Income	98,410.00	9,779.70	92,876.37	8,413.63
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-1.71	-284.61	784.61
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	10.50	278.50	221.50
Postage	450.00	5.52	208.39	241.61
Printing & Reproduction	500.00	10.50	217.50	282.50
Professional Fees	4,600.00	325.00	2,987.50	1,612.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	1,433.75	10,027.74	7,399.26
Utilities	7,000.00	2,646.45	4,614.37	2,385.63
Web Site	250.00	0.00	425.00	-175.00
Total Administration	39,327.00	4,430.01	21,198.39	18,128.61

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse				
Cleaning	200.00	0.00	0.00	200.00
Gutter Cleaning	500.00	0.00	0.00	500.00
Repairs & Maintenance	500.00	13.78	213.78	286.22
Supplies	250.00	36.22	262.12	-12.12
Total Clubhouse	<u>1,450.00</u>	<u>50.00</u>	<u>475.90</u>	<u>974.10</u>
Social Committee				
				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
Social Committee Total	<u>625.00</u>	<u>0.00</u>	<u>102.71</u>	<u>522.29</u>
Grounds				
Landscaping	500.00	0.00	310.02	189.98
Tree/Limb Removal	5,000.00	5,000.00	5,000.00	0.00
Mowing/Hauling	14,900.00	0.00	14,900.00	0.00
Total Grounds	<u>20,400.00</u>	<u>5,000.00</u>	<u>20,210.02</u>	<u>189.98</u>
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	735.04	864.96
Balanced Pool Care	10,000.00	1,925.50	6,565.50	3,434.50
Internet/Phone (ATT & Protel)	275.00	0.00	124.63	150.37
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	101.64	817.53	682.47
Pool Maintenance Contractor	2,000.00	858.75	1,395.00	605.00
Capital Improvements; Blast/Paint	17,000.00	0.00	15,545.00	1,455.00
Capital Improvements; Dumpster	500.00	0.00	0.00	500.00
Capital Improvements; Lights	600.00	0.00	1,615.00	-1,015.00
Total Pool Expense	<u>33,475.00</u>	<u>2,885.89</u>	<u>26,797.70</u>	<u>6,677.30</u>
Tennis Courts/Playground				
Tennis Court Maintenance	2,000.00	0.00	1,350.00	650.00
Playground	200.00	0.00	26.58	173.42
Total Tennis Courts/Playground	<u>2,200.00</u>	<u>0.00</u>	<u>1,376.58</u>	<u>823.42</u>
Total Expense	<u>97,477.00</u>	<u>12,365.90</u>	<u>70,161.30</u>	<u>27,315.70</u>
Operating Budgeted Income/-Loss	<u>933.00</u>	<u>-2,586.20</u>	<u>22,715.07</u>	<u>-18,902.07</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

7/31/2025

ASSETS

Current Assets

Guaranty Bank Operating	29,376.75
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	30,192.00
Edward Jones - Townhouses	17,829.21
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	77,398.67
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Accounts Receivable - Prepaid	-45.00
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UnDeposited Funds	750.00
	<u>705.00</u>

Fixed Assets

ClubHouse	44,573.51
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Total Fixed Assets	44,573.51
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Total Current Assets	122,677.18
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	17,829.21
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Equity

Accumulated Equity	82,132.90
2025 Net Income/Loss	22,715.07

Total Equity	104,847.97
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Total Liabilities & Equity	122,677.18
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2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623

24-Hour Account Information
Customer Service (toll free)

417.520.6082
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: 7/31/25
Page Number: 1
Items: 16

**** DO NOT MAIL ****

Change in Terms Notice: Funds Availability Policy - Effective July 1, 2025, Your Ability to Withdraw Funds Policy will change to increase the amount available from checks that are placed on hold. Minimum Availability Amount: Increasing from \$225 to \$275. Special Rule Thresholds: New Account; Large Deposit; Repeated Overdraft thresholds from \$5,525 to \$6,725.

SMALL BUSINESS ACCT

ACCOUNT #:*****6417

Previous Balance on 6/30/25	\$	32,961.79
5 Deposits and Other Additions (Credits)	+	8,936.71
16 checks and other charges (Debits)	-	12,192.61
Current Balance on 7/31/25	\$	29,705.89

CHECKING ACCOUNT TRANSACTIONS

7/03/25 Regular Deposit		740.00 +
7/15/25 Direct Deposit PAYPAL TRANSFER		256.71 +
7/22/25 Regular Deposit		1,750.00 +
7/22/25 Regular Deposit		2,450.00 +
7/31/25 Regular Deposit		3,740.00 +
7/09/25 Automatic Debit JP MO SOS MO SOS		10.50 -
7/16/25 POS Debit AMAZON MKTP Amzn.com/bill WA 5480		48.48 -
7/16/25 POS Debit AMAZON MKTP Amzn.com/bill WA 5480		53.16 -
7/31/25 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11754	7/08/25	1,925.50	11760	7/18/25	5,000.00
11755	7/08/25	168.75	11761	7/18/25	341.02
11756	7/11/25	1,450.68	11762	7/28/25	172.50
11757	7/11/25	165.00	11763	7/28/25	1,195.77
11758	7/21/25	172.50	11764	7/29/25	36.22
11759	7/22/25	13.78	11765	7/29/25	1,433.75

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DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
32,961.79 6/30	29,981.36 7/11	24,622.91 7/21	29,705.89 7/31
33,701.79 7/03	30,238.07 7/15	28,809.13 7/22	
31,607.54 7/08	30,136.43 7/16	27,440.86 7/28	
31,597.04 7/09	24,795.41 7/18	25,970.89 7/29	

Low Balance for Period was 24,622.91
Average Ledger Balance for Period was 29,697.52
Average Collected Balance for Period was 29,438.97
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
7/1/2025	11754	Balanced Pool Care	pool	1,925.50
7/1/2025	11755	Spencer Fannin	pool maintenance	168.75
7/2/2025	11756	City Utilities		1,450.68
7/7/2025	11757	Spencer Fannin	pool maintenance	165.00
7/7/2025 dc		Missouri Sec of State	annual reg	10.50
7/14/2025	11758	Spencer Fannin	pool maintenance	172.50
7/14/2025	11759	Thomas Bauer	lawncare reimb	13.78
7/14/2025	11760	Certified Tree Tech	5 trees	5,000.00
7/14/2025	11761	Tax Relief Cener	monthly fee, postage & printing	341.02
7/15/2025 dc		Amazon	pool supplies	48.48
7/15/2025 dc		Amazon	pool supplies	53.16
7/21/2025	11762	Spencer Fannin	pool maintenance	172.50
7/21/2025	11763	City Utilities		1,195.77
7/21/2025	11764	Diana Liermann	clubhouse supplies	36.22
7/21/2025	11765	Republic Services	trash	1,433.75

Guaranty Bank	Fee	5.00
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Total Guaranty Bank Operating	12,192.61
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outstanding cks EOM

5/27/2025	11743	Jill Fannin	pool supplies reimb	149.14
7/28/2025	11766	Spencer Fannin	pool maintenance	180.00