

LVPOA

Monthly Meeting Agenda

April 13th, 2026

- Call to Order
- Roll Call of Board Members
- Approval of Minutes From March Meeting

- Committee Reports
 - o Finance- Diane
 - o Clubhouse Scheduling
 - o Social
 - o Clubhouse Maintenance- Terry
 - o Communications
 - o Architectural Controls- Cliff
 - o Pool
 - o Tennis Courts/ Playground
 - o Common Grounds- Tom

- Old Business
 - 2117 E. Wornall pt- Sharon Leathers

- New Business
 - o Clubhouse HVAC - Tom
 - o Pickleball court net in need of repair
 - o Clubhouse Security Cameras - Cliff

- Motion to End Meeting

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2026	March 2026	Year to Date 2026	Remaining Budget 2026
Income				
Home Owner Dues - Current Year	73,500.00	2,250.00	52,750.00	20,750.00
Officer Dues	4,500.00	0.00	4,500.00	0.00
Home Owner Dues - Prior Years	1,500.00	500.00	500.00	1,000.00
Townhouse Maintenance Assessment	4,320.00	0.00	3,240.00	1,080.00
Townhouse Maintenance Transfer	-4,320.00	0.00	0.00	-4,320.00
Pool Income				
Pool Associate Members Fee	14,875.00	9,750.00	9,750.00	5,125.00
Pool Rental Fees	200.00	0.00	0.00	200.00
Key Fob Income	200.00	0.00	0.00	200.00
Total Pool Income	<u>15,275.00</u>	<u>9,750.00</u>	<u>9,750.00</u>	<u>5,525.00</u>
Clubhouse Rental Fees	1,000.00	0.00	80.00	920.00
Late Payment Fees	500.00	325.00	425.00	75.00
Late Payment Fees - Prior Year	0.00	0.00	0.00	0.00
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	200.00	77.90	254.26	-54.26
Filed Liens Receivable	0.00	0.00	0.00	0.00
Total Income	<u>96,475.00</u>	<u>12,902.90</u>	<u>71,499.26</u>	<u>24,975.74</u>
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-27.82	-201.01	701.01
Board Member Dues	4,500.00	0.00	4,500.00	0.00
Insurance	7,000.00	0.00	0.00	7,000.00
Lien/Legal Fees	150.00	0.00	72.00	78.00
Office Supplies	1,000.00	276.00	300.87	699.13
Postage	450.00	2.22	175.79	274.21
Printing & Reproduction	500.00	8.00	432.50	67.50
Professional Fees	4,950.00	375.00	1,725.00	3,225.00
Taxes	3,000.00	0.00	2,624.00	376.00
Trash Service	18,000.00	1,433.75	4,301.25	13,698.75
Utilities	10,000.00	315.51	1,037.61	8,962.39
Web Site	500.00	400.00	400.00	100.00
Total Administration	<u>50,550.00</u>	<u>2,782.66</u>	<u>15,368.01</u>	<u>35,181.99</u>

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Cleaning	300.00	0.00	200.00	100.00
Gutter Cleaning	500.00	0.00	0.00	500.00
Repairs & Maintenance	700.00	0.00	0.00	700.00
Supplies	300.00	0.00	0.00	300.00
Total Clubhouse	<u>1,800.00</u>	<u>0.00</u>	<u>200.00</u>	<u>1,600.00</u>
Social Committee				
				0.00
2 Cookouts	200.00	0.00	0.00	200.00
Halloween	100.00	0.00	0.00	100.00
Annual Meeting Refreshments	150.00	125.41	125.41	24.59
Misc	100.00	0.00	0.00	100.00
Social Committee Total	<u>550.00</u>	<u>125.41</u>	<u>125.41</u>	<u>424.59</u>
Grounds				
Landscaping	500.00	0.00	0.00	500.00
Tree/Limb Removal	7,000.00	0.00	700.00	6,300.00
Mowing/Hauling	15,400.00	0.00	16,200.00	-800.00
Total Grounds	<u>22,900.00</u>	<u>0.00</u>	<u>16,900.00</u>	<u>6,000.00</u>
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	0.00	1,600.00
Balanced Pool Care	10,000.00	0.00	0.00	10,000.00
Internet/Phone (ATT & Protel)	350.00	0.00	0.00	350.00
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	0.00	0.00	1,500.00
Pool Maintenance Contractor	2,000.00	0.00	0.00	2,000.00
Total Pool Expense	<u>15,450.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,450.00</u>
Tennis Courts/Playground				
Tennis Court Maintenance	2,000.00	0.00	0.00	2,000.00
Playground	200.00	0.00	0.00	200.00
Total Tennis Courts/Playground	<u>2,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
Total Expense	<u>93,450.00</u>	<u>2,908.07</u>	<u>32,593.42</u>	<u>60,856.58</u>
Operating Budgeted Income/-Loss	<u>3,025.00</u>	<u>9,994.83</u>	<u>38,905.84</u>	<u>-35,880.84</u>

LAKWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

3/31/2026

ASSETS

Current Assets

Guaranty Bank Operating	46,186.76
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	31,023.71
Edward Jones - Townhouses	894.87
Edward Jones CD - Townhouses	0.00

Total Bank Accounts 78,106.05

Accounts Receivable - Prepaid 0.00

UnDeposited Funds 0.00

0.00

Fixed Assets

ClubHouse 44,573.51

Total Fixed Assets 44,573.51

Total Current Assets 122,679.56

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account 894.87

Equity

Accumulated Equity 82,878.85

2026 Net Income/Loss 38,905.84

Total Equity 121,784.69

Total Liabilities & Equity 122,679.56



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.gbkm.com

LAKWOOD VILLAGE PROPERTYOWNERS
 ASSOCIATION INC
 PO BOX 14702
 SPRINGFIELD MO 65814-0702

Date 3/31/26 Page 1
 Primary Account Acct Ending 6417

Our posting order has been updated. Pay First items (cashed items) post by check number, then amount, smallest first. Debit Card items post by type (PIN then signature-based), then amount, smallest first.

SUMMARY OF ACCOUNTS		
Account Number	Account Type	Ending Balance
Acct Ending 6417	Small Business Checking	47,152.27

CHECKING ACCOUNT(S)			
Small Business Checking		Number of Enclosures	10
Account Number	Acct Ending 6417	Statement Dates	3/02/26 thru 3/31/26
Beginning Balance	37,653.58	Days in the Statement Period	30
6 Deposits/Credits	13,402.82	Average Ledger	42,725.60
6 Checks/Debits	3,904.13	Average Collected	42,378.10
Service Charge	.00		
Interest Paid	.00		
Ending Balance	47,152.27		

CREDITS			
Date	Description		Amount
3/03	TRANSFER PAYPAL LAKWOOD VILLAGE PROPE ID #-1048645PAYPALSD11 TRACE #-091000026/03/03		513.91
3/10	DEPOSIT/CREDIT		550.00
3/10	DEPOSIT/CREDIT		5,950.00
3/17	TRANSFER PAYPAL LAKWOOD VILLAGE PROPE ID #-1048958PAYPALSD11 TRACE #-091000026/03/17		513.91
3/23	DEPOSIT/CREDIT		4,800.00
3/30	DEPOSIT/CREDIT		1,075.00

CHECKS IN NUMBER ORDER								
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
3/06	11818	1,433.75	3/13	11820	276.00	3/16	11823*	125.41
3/11	11819	385.22	3/13	11821	250.00	3/31	11824	1,433.75

* Denotes missing check numbers

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
3/02	37,653.58	3/06	36,733.74	3/11	42,848.52
3/03	38,167.49	3/10	43,233.74	3/13	42,322.52



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LAKEWOOD VILLAGE PROPERTYOWNERS
ASSOCIATION INC
PO BOX 14702
SPRINGFIELD MO 65814-0702

Date 3/31/26 Page 2
Primary Account Acct Ending 6417

Small Business Checking

Acct Ending 6417 (Continued)

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
3/16	42,197.11	3/23	47,511.02	3/31	47,152.27
3/17	42,711.02	3/30	48,586.02		

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Guaranty Bank Operating				
2/19/2026	11818	Republic Services	2/1-2/28	1,433.75
3/6/2026	11819	Tax Relief Center	monthly billing, postage, printing	385.22
3/6/2026	11820	US Postmaster	PO Box rent	276.00
3/6/2026	11821	Sharon Leather	refund officer dues	250.00
3/9/2026	11823	Teresa Weidman	annual meeting refreshments	125.41
3/20/2026	11824	Republic Services	3/1-3/31	1,433.75

outstanding cks EOM

2/28/2026	11822	Eric Mueller	refund officer dues	250.00
3/30/2026	11825	City Utilities		315.51
3/30/2026	11827	Lewis Holleman	website	400.00