

LVPOA
MONTHLY MEETING AGENDA
December 9, 2024

- Call meeting to order
- Review/approval of meeting minutes from November 2024 meeting
- Committee Reports
 - Finance - Diane
 - Clubhouse Scheduling –
 - Diane Liebermann has volunteered to take over as Scheduler after the first of the year
 - One reservation this month only paid \$35 since it is still listed as that amount on the website
 - Clubhouse Maintenance – Matt R.
 - Communications – Connie
 - Architectural Control - Cliff
 - Pool - Jill
 - Tennis Courts/Playground - Jill
 - Social –
 - Jacqueline is stepping down as Welcome Committee Chairman in 2025
 - need new chairman
 - Common Grounds – Tom
- New Business
 - Resignation of Brenda Green from Board
 - There will be no January Board Meeting since the annual meeting will be the 27th of January
 - Each committee chair will need to do a short blurb on what they have accomplished this year and any big projects coming up for 2025
- Old Business
 - Budget

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2024	November 2024	Year to Date 2024	Remaining Budget 2024
Income				
Home Owner Dues - Current Year	78,000.00	255.00	76,450.00	1,550.00
Home Owner Dues - Prior Years	0.00	0.00	0.00	0.00
Townhouse Maintenance Assessment	2,880.00	0.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	-2,880.00	0.00
Pool Income				
Pool Associate Members Fee	20,000.00	0.00	15,400.00	4,600.00
Pool Rental Fees	200.00	0.00	200.00	0.00
Key Fob Income	200.00	0.00	350.00	-150.00
Total Pool Income	20,400.00	0.00	15,950.00	4,450.00
Clubhouse Rental Fees	600.00	0.00	590.00	10.00
Late Payment Fees	1,200.00	75.00	550.00	650.00
Late Payment Fees - Prior Year	0.00	0.00	125.00	-125.00
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	500.00	0.00	1,325.61	-825.61
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	48.00	-48.00
Total Income	100,700.00	330.00	95,038.61	5,661.39
Expense				
Administration				
Bank Fee (includes net paypal)	100.00	-10.76	-308.95	408.95
Insurance	5,100.00	0.00	5,990.00	-890.00
Lien/Legal Fees	100.00	0.00	24.00	76.00
Office Supplies	300.00	0.00	430.79	-130.79
Postage	450.00	10.35	327.33	122.67
Printing & Reproduction	500.00	7.00	329.94	170.06
Professional Fees	4,600.00	325.00	4,447.50	152.50
Taxes	500.00	0.00	1,879.00	-1,379.00
Trash Service	17,427.00	0.00	14,393.86	3,033.14
Utilities	7,000.00	0.00	6,236.82	763.18
Web Site	750.00	0.00	1,050.00	-300.00
Total Administration	36,827.00	331.59	34,800.29	2,026.71

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse				
Cleaning	400.00	0.00	0.00	400.00
Repairs & Maintenance	1,200.00	0.00	1,023.28	176.72
Supplies	250.00	0.00	100.87	149.13
Total Clubhouse	<u>1,850.00</u>	<u>0.00</u>	<u>1,124.15</u>	<u>725.85</u>
Social Committee				
2 Cookouts	300.00	0.00	300.68	-0.68
Halloween	125.00	30.46	30.46	94.54
Annual Meeting Refreshments	125.00	0.00	97.44	27.56
Misc	175.00	0.00	0.00	175.00
Social Committee Total	<u>725.00</u>	<u>30.46</u>	<u>428.58</u>	<u>296.42</u>
Grounds				
Landscaping	300.00	0.00	489.32	-189.32
Tree/Limb Removal	5,000.00	0.00	2,066.18	2,933.82
Supplies	250.00	0.00	0.00	250.00
Mowing/Hauling	14,060.00	0.00	14,800.00	-740.00
Total Grounds	<u>19,610.00</u>	<u>0.00</u>	<u>17,355.50</u>	<u>2,254.50</u>
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	911.29	88.71
Balanced Pool Care	10,000.00	0.00	9,584.00	416.00
Internet/Phone (ATT & Protel)	600.00	0.00	292.82	307.18
Pool House (Maintenance, Supplies & Cleaning)	1,600.00	0.00	1,301.56	298.44
Pool Maintenance Contractor	2,000.00	0.00	1,811.25	188.75
Capital Improvements; Blast/Paint	18,800.00	0.00	16,200.00	2,600.00
Capital Improvements; laterals	0.00	0.00	1,115.00	-1,115.00
Capital Improvements; Diving Board	2,425.00	0.00	2,398.51	26.49
Total Pool Expense	<u>36,425.00</u>	<u>0.00</u>	<u>33,614.43</u>	<u>2,810.57</u>
Tennis Courts/Playground				
Tennis Court Maintenance	1,800.00	0.00	2,185.38	-385.38
Playground	300.00	0.00	0.00	300.00
Total Tennis Courts/Playground	<u>2,100.00</u>	<u>0.00</u>	<u>2,185.38</u>	<u>-85.38</u>
Unallocated Capital Improvements (resurface pool deck & tennis courts, landscape islands, clubhouse deck repairs)				
	3,163.00	0.00	0.00	3,163.00
Total Expense	<u>100,700.00</u>	<u>362.05</u>	<u>89,508.33</u>	<u>11,191.67</u>
Operating Budgeted Income/-Loss	<u>100,700.00</u>	<u>-32.05</u>	<u>5,530.28</u>	<u>-5,530.28</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

11/30/2024

ASSETS

Current Assets

Guaranty Bank Operating	13,396.61
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,384.06
Edward Jones - Townhouses	18,729.59
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>61,510.97</u>
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Accounts Receivable - Prepaid	-65.00
UnDeposited Funds	0.00
	<u>-65.00</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>106,019.48</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	18,729.59
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Equity

Accumulated Equity	81,759.61
2024 Net Income/Loss	5,530.28

Total Equity	<u>87,289.89</u>
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Total Liabilities & Equity	<u>106,019.48</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: 11/30/24
Page Number: 1
Items: 4

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you view your statement through our mobile app or desktop
browser. To learn more, visit our website at
<https://gbankmo.com/bank/estatemnts>.

SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on 10/31/24	\$	15,179.70
2 Deposits and Other Additions (Credits)	+	365.76
5 Checks and other Charges (Debits)	-	2,118.39
Current Balance on 11/30/24	\$	13,427.07

CHECKING ACCOUNT TRANSACTIONS

11/19/24 Direct Deposit	PAYPAL TRANSFER	27.02 +
11/26/24 Direct Deposit	PAYPAL TRANSFER	338.74 +
11/30/24 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11692	11/13/24	14.73	11698	11/04/24	1,433.75
11697*	11/05/24	322.56	11699	11/07/24	342.35

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
15,179.70 10/31	13,423.39 11/05	13,066.31 11/13	13,432.07 11/26
13,745.95 11/04	13,081.04 11/07	13,093.33 11/19	13,427.07 11/30

Low Balance for Period was	13,066.31
Average Ledger Balance for Period was	13,394.15
Average Collected Balance for Period was	13,394.15
Itemization of Service Charge	
Remote Dep Xtra File Code =	5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
10/4/2024	11692	Teresa Weidman	ATT reimb	14.73
10/28/2024	11697	City Utilities	monthly utilities clubhouse, exterior	322.56
10/28/2024	11698	Republic Services, Inc	10/1-10/31 services	1,433.75
11/7/2024	11699	Tax Relief Center	monthly billing, postage, printing	342.35

		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				2,118.39

outstanding cks EOM

11/20/2024	11700	Brenda Green	halloween expenses reimb	30.46
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