LVPOA
MONTHLY MEETING AGENDA
December 8, 2025

-Call meeting to order
-Introduction of proposed board members
-Review/approval of meeting minutes from November 2025 meeting
-Committee Reports
    -Finance – Diane
    -C&R Update – Matt
    -Clubhouse Scheduling – Teresa
    -Social - Teresa
    -Clubhouse Maintenance – Terry
    -Communications – Teresa
    -Architectural Control – Cliff
    -Pool - Jill
    -Tennis Courts/Playground - Jill
    -Common Grounds – Tom
-Old Business
    -2179 Barcelona
-New Business

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2025	November 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	0.00	76,500.00	1,500.00
Home Owner Dues - Prior Years	*1,785.00*	0.00	1,020.00	765.00
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	14,875.00	0.00	15,215.00	-340.00
Pool Rental Fees	200.00	0.00	160.00	40.00
Key Fob Income	300.00	0.00	115.00	185.00
Total Pool Income	15,375.00	0.00	15,490.00	-115.00
Clubhouse Rental Fees	1,000.00	40.00	920.00	80.00
Late Payment Fees	500.00	0.00	1,300.00	-800.00
Late Payment Fees - Prior Year	750.00	0.00	750.00	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	1,000.00	95.38	982.91	17.09
Filed Liens Receivable	0.00	0.00	120.00	-120.00
Total Income	98,410.00	135.38	97,082.91	1,327.09
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	0.00	-347.94	847.94
Insurance	6,000.00	0.00	6,745.00	-745.00
Lien/Legal Fees	100.00	0.00	-24.00	124.00
Office Supplies	500.00	0.00	889.94	-389.94
Postage	450.00	8.14	297.05	152.95
Printing & Reproduction	500.00	12.00	265.50	234.50
Professional Fees	4,600.00	325.00	4,287.50	312.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	0.00	14,328.99	3,098.01
Utilities	7,000.00	231.25	7,237.64	-237.64
Web Site	250.00	0.00	425.00	-175.00
Total Administration	39,327.00	576.39	36,852.68	2,474.32

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 & Maintence	500.00	0.00	313.78	186.22
Supplies	250.00	0.00	284.59	-34.59
Total Clubhouse	1,450.00	0.00	598.37	851.63
Social Committee				0.00
2 Cookouts	350.00	0.00	258.60	91.40
Halloween	75.00	0.00	95.60	-20.60
Annual Meeting Refreshments	150.00	0.00	102.71	47.29
Misc	50.00	0.00	0.00	50.00
Social Committee Total	625.00	0.00	456.91	168.09
Grounds				
Landscaping	500.00	0.00	426.66	73.34
Tree/Limb Removal	5,000.00	0.00	5,700.00	-700.00
Mowing/Hauling	14,900.00	0.00	14,900.00	0.00
Total Grounds	20,400.00	0.00	21,026.66	-626.66
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	735.04	864.96
Balanced Pool Care	10,000.00	0.00	10,799.50	-799.50
Internet/Phone (ATT & Protel)	275.00	0.00	385.95	-110.95
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	0.00	1,698.28	-198.28
Pool Maintenance Contractor	2,000.00	0.00	2,325.00	-325.00
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	33,475.00	0.00	33,103.77	371.23
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	2,200.00	0.00	1,376.58	823.42
Total Expense	97,477.00	576.39	93,414.97	4,062.03
Operating Budgeted Income/-Loss	933.00	**-441.01**	**3,667.94**	**-2,734.94**

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

	11/30/2025
ASSETS	
Current Assets	
Guaranty Bank Operating	10,688.08
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	30,583.54
Edward Jones - Townhouses	880.42
Edward Jones CD - Townhouses	0.00
Total Bank Accounts	42,152.75
Accounts Receivable - Prepaid	-45.00
UnDeposited Funds	0.00
	-45.00
Fixed Assets	
ClubHouse	44,573.51
Total Fixed Assets	44,573.51
Total Current Assets	86,681.26
Liabilities & Equity	
Current Liabilities	
Townhouse Escrow Account	880.42
Equity	
Accumulated Equity	82,132.90
2025 Net Income/Loss	3,667.94
Total Equity	85,800.84
Total Liabilities & Equity	86,681.26

Guaranty Bank

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

Date 11/28/25 Page 1
Primary Account Acct Ending 6417

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

SUMMARY OF ACCOUNTS

Account Number	Account Type	Ending Balance
Acct Ending 6417	Small Business Checking	10,688.08

CHECKING ACCOUNT(S)

Small Business Checking			
Account Number	Acct Ending 6417	Number of Enclosures	6
Beginning Balance	17,979.47	Statement Dates	11/03/25 thru 11/30/25
2 Deposits/Credits	80.00	Days in the Statement Period	28
4 Checks/Debits	7,371.39	Average Ledger	11,547.84
Service Charge	.00	Average Collected	11,547.84
Interest Paid	.00		
Ending Balance	10,688.08		

CREDITS

Date	Description	Amount
11/04	DEPOSIT/CREDIT	40.00
11/20	DEPOSIT/CREDIT	40.00

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
11/03	11793	50.00	11/19	11798*	345.14
11/05	11795*	6,745.00	11/28	11799	231.25

* Denotes missing check numbers

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
11/03	17,929.47	11/05	11,224.47	11/20	10,919.33
11/04	17,969.47	11/19	10,879.33	11/28	10,688.08

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
10/1/2025	11793	Bruce Schierbeek	reimb overpayment	50.00
10/21/2025	11795	AD Korte Insurance		6,745.00
11/6/2025	11798	Tax Relief Center	monthly, printing & postag	345.14
11/20/2025	11799	City Utilities		231.25
Total Checks				7,371.39

outstanding cks EOM