

LVPOA
MONTHLY MEETING AGENDA
February 10, 2025

- Call meeting to order
- Review/approval of meeting minutes from December 2024 meeting
- Committee Reports
 - Finance – Diane
 - December 2024
 - January 2025
 - Clubhouse Scheduling –
 - Clubhouse Maintenance –
 - Communications –
 - Architectural Control - Cliff
 - Pool - Jill
 - Tennis Courts/Playground - Jill
 - Social -
 - Common Grounds – Tom
- New Business
 - Introduction of new board members
 - Committee Selections
 - Corner of Charleston and Holiday (Dawn) fence
 - Dead tree - 2136 East Regency (neighbor Rita Payne)
- Old Business
 - Still need one additional board member

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2025	January 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	51,345.00	51,345.00	26,655.00
Home Owner Dues - Prior Years	1,785.00	0.00	0.00	1,785.00
Townhouse Maintenance Assessment	2,880.00	2,410.00	2,410.00	470.00
Townhouse Maintenance Transfer	-2,880.00	0.00	0.00	-2,880.00
Pool Income				
Pool Associate Members Fee	14,875.00	0.00	0.00	14,875.00
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	0.00	0.00	15,375.00
Clubhouse Rental Fees	1,000.00	120.00	120.00	880.00
Late Payment Fees	500.00	0.00	0.00	500.00
Late Payment Fees - Prior Year	750.00	150.00	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	0.00	0.00	1,000.00
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	24.00	24.00	-24.00
Total Income	98,410.00	54,049.00	54,049.00	46,771.00
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-107.63	-107.63	607.63
Insurance	6,000.00	0.00	0.00	6,000.00
Lien/Legal Fees	100.00	-24.00	-24.00	124.00
Office Supplies	500.00	0.00	0.00	500.00
Postage	450.00	154.75	154.75	295.25
Printing & Reproduction	500.00	176.00	176.00	324.00
Professional Fees	4,600.00	450.00	450.00	4,150.00
Taxes	2,000.00	0.00	0.00	2,000.00
Trash Service	17,427.00	1,433.75	1,433.75	15,993.25
Utilities	7,000.00	47.00	47.00	6,953.00
Web Site	250.00	0.00	0.00	250.00
Total Administration	39,327.00	2,129.87	2,129.87	37,197.13

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	0.00	0.00	500.00
Supplies	250.00	0.00	0.00	250.00
Total Clubhouse	1,450.00	0.00	0.00	1,450.00
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	102.71	102.71	47.29
Misc	50.00	0.00	0.00	50.00
Social Committee Total	625.00	102.71	102.71	522.29
Grounds				
Landscaping	500.00	0.00	0.00	500.00
Tree/Limb Removal	5,000.00	0.00	0.00	5,000.00
Mowing/Hauling	14,900.00	14,900.00	14,900.00	0.00
Total Grounds	20,400.00	14,900.00	14,900.00	5,500.00
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)	275.00	0.00	0.00	275.00
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
Capital Improvements; Blast/Paint	17,000.00	0.00	0.00	17,000.00
Capital Improvements; Dumpster	500.00	0.00	0.00	500.00
Capital Improvements; Lights	600.00	0.00	0.00	600.00
Total Pool Expense	33,475.00	0.00	0.00	33,475.00
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	2,200.00	0.00	0.00	2,200.00
Total Expense	97,477.00	17,132.58	17,132.58	80,344.42
Operating Budgeted Income/-Loss	933.00	36,916.42	36,916.42	-33,573.42

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

1/31/2025

ASSETS

Current Assets

Guaranty Bank Operating	38,919.47
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,600.63
Edward Jones - Townhouses	18,867.63
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	87,388.44
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Accounts Receivable - Prepaid	-45.00
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UnDeposited Funds	6,000.00
	5,955.00

Fixed Assets

ClubHouse	44,573.51
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Total Fixed Assets	44,573.51
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Total Current Assets	137,916.95
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	18,867.63
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Equity

Accumulated Equity	82,132.90
2025 Net Income/Loss	36,916.42

Total Equity	119,049.32
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Total Liabilities & Equity	137,916.95
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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

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LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: *****6417
Statement Date: 1/31/25
Page Number: 1
Items: 10

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SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on 12/31/24	\$	9,671.04
8 Deposits and Other Additions (Credits)	+	29,092.35
7 Checks and Other Charges (Debits)	-	17,292.20
Current Balance on 1/31/25	\$	21,471.19

CHECKING ACCOUNT TRANSACTIONS

1/09/25 Regular Deposit	3,500.00 +
1/09/25 Regular Deposit	5,800.00 +
1/09/25 Regular Deposit	6,000.00 +
1/14/25 Direct Deposit PAYPAL TRANSFER	256.71 +
1/14/25 Regular Deposit	5,500.00 +
1/21/25 Direct Deposit PAYPAL TRANSFER	1,027.82 +
1/22/25 Regular Deposit	5,980.00 +
1/28/25 Direct Deposit PAYPAL TRANSFER	1,027.82 +
1/28/25 POS Debit SAMSCLUB 4 SPRINGFIELD MO 7065	102.71 -
1/31/25 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11708	1/08/25	22.99	11711	1/29/25	1,433.75
11709	1/10/25	780.75	11712	1/27/25	47.00
11710	1/22/25	14,900.00			

DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
9,671.04 12/31	24,167.30 1/10	22,031.83 1/22	21,476.19 1/29
9,648.05 1/08	29,924.01 1/14	21,984.83 1/27	21,471.19 1/31
24,948.05 1/09	30,951.83 1/21	22,909.94 1/28	
Low Balance for Period was		9,648.05	
Average Ledger Balance for Period was		21,253.55	
Average Collected Balance for Period was		20,446.13	
Itemization of Service Charge			
Remote Dep Xtra File Code =		5.00	

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
12/30/2024	11708	Matt Roesener	trash bags	22.99
1/8/2025	11709	Tax Relief Center	stmts & invoices	780.75
1/15/2025	11710	Purvis Lawn	2025 annual billing	14,900.00
1/15/2025	11711	Republic Services	trash 1/1-1/31	1,433.75
1/21/2025	11712	city utilities		47.00
1/28/2025 e		Sam's Club	meeting snacks	102.71
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				17,292.20

outstanding cks EOM

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

12/31/2024

ASSETS

Current Assets

Guaranty Bank Operating	9,648.05
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,600.63
Edward Jones - Townhouses	18,867.63
Edward Jones CD - Townhouses	0.00
Total Bank Accounts	58,117.02
 Accounts Receivable - Prepaid	 -2,065.00
UnDeposited Funds	375.00
	-1,690.00

Fixed Assets

ClubHouse	44,573.51
Total Fixed Assets	44,573.51

Total Current Assets	101,000.53
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	18,867.63
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Equity

Accumulated Equity	81,759.61
2024 Net Income/Loss	373.29

Total Equity	82,132.90
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Total Liabilities & Equity	101,000.53
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LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: *****6417
Statement Date: 12/31/24
Page Number: 1
Items: 11

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SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on 11/30/24	\$	13,427.07
7 Deposits and Other Additions (Credits)	+	3,115.75
10 Checks and Other Charges (Debits)	-	6,871.78
Current Balance on 12/31/24	\$	9,671.04

CHECKING ACCOUNT TRANSACTIONS

12/03/24 Direct Deposit	PAYPAL TRANSFER	513.91 +
12/05/24 Regular Deposit		27.47 +
12/05/24 Regular Deposit		120.00 +
12/10/24 Regular Deposit		115.00 +
12/17/24 Direct Deposit	PAYPAL TRANSFER	540.93 +
12/24/24 Direct Deposit	PAYPAL TRANSFER	770.62 +
12/31/24 Direct Deposit	PAYPAL TRANSFER	1,027.82 +
12/27/24 POS Debit	SMARTSIGN WWW.SMARTSIGN NY 7065	202.97 -
12/31/24 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11700	12/04/24	30.46	11704	12/30/24	503.69
11701	12/11/24	227.97	11705	12/27/24	1,433.75
11702	12/10/24	1,433.75	11706	12/24/24	100.00
11703	12/18/24	334.19	11707	12/30/24	2,600.00

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Account Number: *****6417
Statement Date: 12/31/24
Page Number: 2
Items: 11

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DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
13,427.07 11/30	14,057.99 12/05	13,052.20 12/17	11,751.91 12/27
13,940.98 12/03	12,739.24 12/10	12,718.01 12/18	8,648.22 12/30
13,910.52 12/04	12,511.27 12/11	13,388.63 12/24	9,671.04 12/31

Low Balance for Period was 8,648.22
Average Ledger Balance for Period was 12,771.08
Average Collected Balance for Period was 12,766.33
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
11/20/2024	11700	Brenda Green	halloween expenses reimb	30.46
12/4/2024	11701	City Utilities		227.97
12/4/2024	11702	Republic Services	trash 11/1-11/30	1,433.75
12/4/2024	11703	Tax Relief Center	Nov monthly billing	334.19
12/19/2024	11704	City Utilities		503.69
12/19/2024	11705	Republic Service	trash 12/1-12/31	1,433.75
12/19/24	11706	Tax Relief Center	CTA/BOI filing	100.00
12/23/24	11707	Certified Tree Tech	trim trees in common area	2,600.00
12/27/24 e		Smartsign	signs	202.97
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				6,871.78

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12/30/2024	11708	Matt Roesener	trash bags	22.99
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