

LVPOA
MONTHLY MEETING AGENDA
July 14, 2025

- Call meeting to order
- Review/approval of meeting minutes from June 2025 meeting
- Committee Reports
 - Finance – Diane
 - C&R Update - Matt
 - Clubhouse Scheduling – Diana
 - Pool Party Scheduling - Diana
 - Social - Diana
 - Clubhouse Maintenance – Terry
 - Communications – Teresa
 - Letter to Amax Realty stating The Timbers is not part of LVPOA
 - Architectural Control - Cliff
 - Pool - Jill
 - Tennis Courts/Playground - Jill
 - Common Grounds – Tom
- Old Business
- New Business
 - Suspicious Neighbor Activity

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2025	June 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	1,175.00	62,750.00	15,250.00
Home Owner Dues - Prior Years	1,785.00	0.00	780.00	1,005.00
Townhouse Maintenance Assessment	2,880.00	0.00	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	850.00	14,450.00	425.00
Pool Rental Fees	200.00	40.00	40.00	160.00
Key Fob Income	300.00	25.00	25.00	275.00
Total Pool Income	<u>15,375.00</u>	<u>915.00</u>	<u>14,515.00</u>	<u>860.00</u>
Clubhouse Rental Fees	1,000.00	175.00	630.00	370.00
Late Payment Fees	500.00	300.00	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	96.03	491.67	508.33
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	120.00	-120.00
Total Income	<u>98,410.00</u>	<u>2,661.03</u>	<u>83,096.67</u>	<u>17,723.33</u>
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-11.24	-282.90	782.90
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	0.00	268.00	232.00
Postage	450.00	13.80	202.87	247.13
Printing & Reproduction	500.00	12.00	207.00	293.00
Professional Fees	4,600.00	325.00	2,662.50	1,937.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	1,433.75	8,593.99	8,833.01
Utilities	7,000.00	0.00	1,967.92	5,032.08
Web Site	250.00	0.00	425.00	-175.00
Total Administration	<u>39,327.00</u>	<u>1,773.31</u>	<u>16,768.38</u>	<u>22,558.62</u>

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	200.00	300.00
Supplies	250.00	195.73	225.90	24.10
Total Clubhouse	<u>1,450.00</u>	<u>195.73</u>	<u>425.90</u>	<u>1,024.10</u>
Social Committee				
2 Cookouts	350.00	0.00	0.00	0.00
Halloween	75.00	0.00	0.00	350.00
Annual Meeting Refreshments	150.00	0.00	102.71	75.00
Misc	50.00	0.00	0.00	47.29
Social Committee Total	<u>625.00</u>	<u>0.00</u>	<u>102.71</u>	<u>522.29</u>
Grounds				
Landscaping	500.00	289.77	310.02	189.98
Tree/Limb Removal	5,000.00	0.00	0.00	5,000.00
Mowing/Hauling	14,900.00	0.00	14,900.00	0.00
Total Grounds	<u>20,400.00</u>	<u>289.77</u>	<u>15,210.02</u>	<u>5,189.98</u>
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	735.04	864.96
Balanced Pool Care	10,000.00	1,530.00	4,640.00	5,360.00
Internet/Phone (ATT & Protel)	275.00	0.00	124.63	150.37
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	378.06	715.89	784.11
Pool Maintenance Contractor	2,000.00	536.25	536.25	1,463.75
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	1,615.00	1,615.00	-1,015.00
Total Pool Expense	<u>33,475.00</u>	<u>4,059.31</u>	<u>23,911.81</u>	<u>9,563.19</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>6,318.12</u>	<u>57,795.40</u>	<u>39,681.60</u>
Operating Budgeted Income/-Loss	<u>933.00</u>	<u>-3,657.09</u>	<u>25,301.27</u>	<u>-21,958.27</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

6/30/2025

ASSETS

Current Assets

Guaranty Bank Operating	32,812.65
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	30,092.30
Edward Jones - Townhouses	17,770.34
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>80,676.00</u>
---------------------	------------------

Accounts Receivable - Prepaid	-55.00
-------------------------------	--------

UnDeposited Funds	0.00
	<u>-55.00</u>

Fixed Assets

ClubHouse	44,573.51
-----------	-----------

Total Fixed Assets	<u>44,573.51</u>
--------------------	------------------

Total Current Assets	<u>125,194.51</u>
----------------------	-------------------

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	17,770.34
--------------------------	-----------

Equity

Accumulated Equity	82,132.90
2025 Net Income/Loss	25,291.27
	<u>107,424.17</u>

Total Equity	<u>107,424.17</u>
--------------	-------------------

Total Liabilities & Equity	<u>125,194.51</u>
----------------------------	-------------------



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: 6/30/25
Page Number: 1
Items: 15

**** 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	5/31/25	\$	36,111.23
4 Deposits and Other Additions (Credits)		+	3,531.24
21 Checks and Other Charges (Debits)		-	6,680.68
Current Balance on	6/30/25	\$	32,961.79

CHECKING ACCOUNT TRANSACTIONS

6/02/25 Regular Deposit		275.00 +
6/03/25 Direct Deposit	PAYPAL TRANSFER	366.24 +
6/03/25 Regular Deposit		600.00 +
6/11/25 Regular Deposit		2,290.00 +
6/02/25 POS Debit	THE HOME DE SPRINGFIELD MO 5480	152.69 -
6/03/25 POS Debit	LOWES 0042 SPRINGFIELD MO 5480	65.28 -
6/05/25 POS Debit	SPRINGFIELD SPRINGFIELD MO 5480	46.87 -
6/11/25 POS Debit	SPRINGFIELD SPRINGFIELD MO 5480	82.12 -
6/12/25 POS Debit	AMAZON MKTP Amzn.com/bill WA 5480	19.13 -
6/18/25 POS Debit	ADVANCED ME 417-8739696 MO 5480	134.58 -
6/30/25 POS Debit	CHRISTIAN C OZARK MO 5480	8.58 -
6/30/25 POS Debit	COSTCO WHSE SPRINGFIELD MO 5480	21.50 -
6/30/25 Service Charge		5.00 -

Continued On Next Page...



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: 6/30/25
Page Number: 2
Items: 15

**** DO NOT MAIL ****

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11733	6/04/25	69.00	11748	6/12/25	1,615.00
11739*	6/02/25	124.63	11749	6/09/25	289.77
11744*	6/05/25	1,530.00	11750	6/16/25	153.75
11745	6/09/25	146.25	11751	6/20/25	1,433.75
11746	6/13/25	195.73	11752	6/23/25	90.00
11747	6/06/25	350.80	11753	6/30/25	146.25

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance Date	Balance Date	Balance Date	Balance Date
36,111.23 5/31	35,364.00 6/05	35,150.93 6/12	33,233.12 6/20
36,108.91 6/02	35,013.20 6/06	34,955.20 6/13	33,143.12 6/23
37,009.87 6/03	34,577.18 6/09	34,801.45 6/16	32,961.79 6/30
36,940.87 6/04	36,785.06 6/11	34,666.87 6/18	

Low Balance for Period was 32,961.79
Average Ledger Balance for Period was 34,537.67
Average Collected Balance for Period was 34,441.34
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
4/18/2025	11733	JPE Roll Offs	extra weight fee	69.00
5/12/2025	11739	Teresa Weidman	internet for pool reimb	124.63
5/30/2025	debit card	Home Depot	ferns, weed killer, bug spray, flowers, potting soil for pool	152.69
6/1/2025	debit card	Lowes	sliders for chair legs - pool	65.28
6/2/2025	11744	Balanced Pool Care		1,530.00
6/2/2025	11745	Spencer Fannin	pool care	146.25
6/3/2025	11746	Diana Liermann	clubhouse supplies	195.73
6/3/2025	11747	Tax Relief Center	monthly fee, postage, printing	350.80
6/3/2025	debit card	SPS, LLC	new net for pool	46.87
6/5/2025	11748	Balanced Pool Care	lights	1,615.00
6/5/2025	11749	Thomas Bauer	dog waste bags	289.77
6/9/2025	11750	Spencer Fannin	pool care	153.75
06/09/25	debit card	SPS, LLC	2 poles	82.12
06/10/25	debit card	amazon	skimmer nets	19.13
06/10/25	11751	Republic Services	trash	1,433.75
06/13/25	11752	Spencer Fannin	pool care	90.00
06/17/25	debit card	Advance Metal Fabrication		134.58
06/19/25	11753	Spencer Fannin	pool care	146.25
06/27/25	debit card	costco	towels	21.50
06/27/25	debit card	Christian County Discount Freight	hand soap	8.58
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				6,680.68

outstanding cks EOM

5/27/2025	11743	Jill Fannin	pool supplies reimb	149.14
-----------	-------	-------------	---------------------	--------