

LVPOA
MONTHLY MEETING AGENDA
June 9, 2025

- Call meeting to order
- Review/approval of meeting minutes from May 2025 meeting
- Review/approval of meeting minutes from May 29 Special meeting
- Committee Reports
 - Finance – Diane
 - Clubhouse Scheduling – Diana
 - Clubhouse Maintenance – Terry
 - Damage from Brashears rental
 - Communications – Teresa
 - Update needed on website
 - Board of Directors
 - Clubhouse Clean-up Procedures needs updated to exclude any mention of going downstairs when renting
 - Rental fee is still incorrect
 - Architectural Control - Cliff
 - Pool - Jill
 - Tennis Courts/Playground - Jill
 - Social - Diana
 - Common Grounds – Tom
- Old Business
 - Update of Rules & Regulations, Covenants & Restrictions and By-laws
 - Neighborhood Kids
- New Business
 - 4735 South Boone Court
 - wants suggestions on what to do about people putting signs in corner of their property and puncturing irrigation lines

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2025	May 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	750.00	61,575.00	16,425.00
Home Owner Dues - Prior Years	1,785.00	750.00	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	3,400.00	13,600.00	1,275.00
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	3,400.00	13,600.00	1,775.00
Clubhouse Rental Fees	1,000.00	295.00	455.00	545.00
Late Payment Fees	500.00	125.00	700.00	-200.00
Late Payment Fees - Prior Year	750.00	250.00	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	99.49	395.64	604.36
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	98,410.00	5,669.49	80,435.64	20,384.36
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-33.88	-271.66	771.66
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	4.83	189.07	260.93
Printing & Reproduction	500.00	12.00	195.00	305.00
Professional Fees	4,600.00	325.00	2,337.50	2,262.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	1,425.24	7,160.24	10,266.76
Utilities	7,000.00	969.50	1,967.92	5,032.08
Web Site	250.00	425.00	425.00	-175.00
Total Administration	39,327.00	3,127.69	14,995.07	24,331.93

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	100.00	200.00	300.00
Supplies	250.00	0.00	30.17	219.83
Total Clubhouse	<u>1,450.00</u>	<u>100.00</u>	<u>230.17</u>	<u>1,219.83</u>
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	0.00	102.71	47.29
Misc	50.00	0.00	0.00	50.00
Social Committee Total	<u>625.00</u>	<u>0.00</u>	<u>102.71</u>	<u>522.29</u>
Grounds				
Landscaping	500.00	0.00	20.25	479.75
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>0.00</u>	<u>14,920.25</u>	<u>5,479.75</u>
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	735.04	864.96
Balanced Pool Care	10,000.00	470.00	3,110.00	6,890.00
Internet/Phone (ATT & Protel)	275.00	124.63	124.63	150.37
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	301.83	337.83	1,162.17
Pool Maintenance Contractor	2,000.00	0.00	0.00	2,000.00
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	0.00	600.00
Total Pool Expense	<u>33,475.00</u>	<u>896.46</u>	<u>19,852.50</u>	<u>13,622.50</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>4,124.15</u>	<u>51,477.28</u>	<u>45,999.72</u>
Operating Budgeted Income/-Loss	<u>933.00</u>	<u>1,545.34</u>	<u>28,958.36</u>	<u>-25,615.36</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

5/31/2025

ASSETS

Current Assets

Guaranty Bank Operating	35,615.77
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,996.27
Edward Jones - Townhouses	17,713.63
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>83,326.38</u>
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Accounts Receivable - Prepaid	-45.00
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UnDeposited Funds	950.00
	<u>905.00</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>128,804.89</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	17,713.63
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Equity

Accumulated Equity	82,132.90
2025 Net Income/Loss	28,958.36

Total Equity	<u>111,091.26</u>
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Total Liabilities & Equity	<u>128,804.89</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 Account Number: *****6417
OPERATING ACCOUNT Statement Date: 5/31/25
PO BOX 14702 Page Number: 1
SPRINGFIELD MO 65814-0702 Items: 11

**** DO NOT MAIL ****

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SMALL BUSINESS ACCT

ACCOUNT #: *****6417

Previous Balance on	4/30/25	\$	35,220.85
6 Deposits and Other Additions (Credits)		+	6,058.88
9 Checks and Other Charges (Debits)		-	5,168.50
Current Balance on	5/31/25	\$	36,111.23

CHECKING ACCOUNT TRANSACTIONS

5/01/25 Regular Deposit	850.00 +
5/06/25 Direct Deposit PAYPAL TRANSFER	567.94 +
5/20/25 Direct Deposit PAYPAL TRANSFER	513.91 +
5/20/25 Regular Deposit	2,420.00 +
5/22/25 Regular Deposit	1,625.00 +
5/27/25 Direct Deposit PAYPAL TRANSFER	82.03 +
5/31/25 Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11734	5/01/25	1,155.00	11738	5/14/25	341.83
11735	5/01/25	276.93	11740*	5/29/25	1,425.24
11736	5/09/25	425.00	11741	5/27/25	100.00
11737	5/20/25	470.00	11742	5/29/25	969.50
* = OUT OF SEQUENCE CHECK					
DAILY BALANCE SUMMARY					
Balance Date	Balance Date	Balance Date	Balance Date	Balance Date	Balance Date
35,220.85 4/30	34,781.86 5/09	38,528.94 5/22	36,111.23 5/31		
34,638.92 5/01	34,440.03 5/14	38,510.97 5/27			
35,206.86 5/06	36,903.94 5/20	36,116.23 5/29			
Low Balance for Period was			34,440.03		
Average Ledger Balance for Period was			35,844.61		
Average Collected Balance for Period was			35,688.00		
Itemization of Service Charge					
Remote Dep Xtra File Code =			5.00		

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
4/24/2025	11734	Balanced Pool Care	open	1,155.00
04/28/25	11735	City Utilities	monthly	276.93
5/1/2025	11736	Lewis Holeman	website	425.00
5/5/2025	11737	Balanced Pool Care		470.00
5/12/2025	11738	Tax Relief Center	monthly, print, postage	341.83
5/16/2025	11740	Republic Services	trash service	1,425.24
5/20/2025	11741	Bug Zero	clubhouse spraying	100.00
5/22/2025	11742	City Utilities	higher fill pool	969.50
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				5,168.50

outstanding cks EOM

4/18/2025	11733	JPE Roll Offs	extra weight fee	69.00
5/12/2025	11739	Teresa Weidman	internet for pool reimb	124.63
5/27/2025	11743	Jill Fannin	pool supplies reimb	149.14