

LVPOA

Monthly Meeting Agenda

June 8<sup>th</sup>, 2026

- Call to Order
- Roll Call of Board Members
- Approval of Minutes From April Meeting
- 
- Committee Reports
  - o Finance- Diane
  - o Clubhouse Scheduling
  - o Social
  - o Welcome Committee
  - o Clubhouse Maintenance- Terry
  - o Communications
  - o Architectural Controls- Cliff
  - o Pool
  - o Tennis Courts/ Playground
  - o Common Grounds- Tom
- Old Business
  - Clubhouse HVAC - Tom
  - Basketball Rim
  - Clubhouse Security Cameras – Cliff and the gang
  - Clubhouse has been rekeyed
- New Business
  - Water Heater
  - Bank cards for board members
  - New business cont.
  - Dead bolt on patio door
  - Discuss possibility of increasing rental fees
  - Traffic Issues and a police presence to combat these issues.
- Motion to End Meeting

# Lakewood Village Property Owner Association, Inc.

## Budget Report

	Budget 2026	May 2026	Year to Date 2026	Remaining Budget 2026
<b>Income</b>				
Home Owner Dues - Current Year	73,500.00	3,500.00	57,500.00	16,000.00
Officer Dues	4,500.00		4,500.00	0.00
Home Owner Dues - Prior Years	1,500.00		1,000.00	500.00
Townhouse Maintenance Assessment	4,320.00	0.00	3,240.00	1,080.00
Townhouse Maintenance Transfer	-4,320.00	0.00	0.00	-4,320.00
<b>Pool Income</b>				
Pool Associate Members Fee	14,875.00	2,975.00	14,450.00	425.00
Pool Rental Fees	200.00	0.00	0.00	200.00
Key Fob Income	200.00	0.00	0.00	200.00
<b>Total Pool Income</b>	<u>15,275.00</u>	<u>2,975.00</u>	<u>14,450.00</u>	<u>825.00</u>
Clubhouse Rental Fees	1,000.00	40.00	160.00	840.00
Late Payment Fees	500.00	625.00	1,125.00	-625.00
Late Payment Fees - Prior Year	0.00	0.00	275.00	-275.00
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	200.00	86.38	340.64	-140.64
Filed Liens Receivable	0.00	0.00	0.00	0.00
<b>Total Income</b>	<u>96,475.00</u>	<u>7,226.38</u>	<u>82,590.64</u>	<u>13,884.36</u>
<b>Expense</b>				
<b>Administration</b>				
Bank Fee (includes net paypal)	500.00	-50.71	-314.07	814.07
Board Member Dues	4,500.00	0.00	4,500.00	0.00
Insurance	7,000.00	0.00	0.00	7,000.00
Lien/Legal Fees	150.00	0.00	72.00	78.00
Office Supplies	1,000.00	0.00	300.87	699.13
Postage	450.00	17.02	195.03	254.97
Printing & Reproduction	500.00	0.00	446.00	54.00
Professional Fees	4,950.00	475.00	2,575.00	2,375.00
Taxes	3,000.00	0.00	2,624.00	376.00
Trash Service	18,000.00	1,433.75	7,168.75	10,831.25
Utilities	10,000.00	311.84	1,685.06	8,314.94
Web Site	500.00	0.00	400.00	100.00
<b>Total Administration</b>	<u>50,550.00</u>	<u>2,186.90</u>	<u>19,652.64</u>	<u>30,897.36</u>

**Lakewood Village Property Owner Association, Inc.**  
**Budget Report**

<b>Clubhouse</b>				
Capital Improvement*	0.00	1,000.00	1,000.00	-1,000.00
Cleaning	300.00	0.00	200.00	100.00
Gutter Cleaning	500.00	0.00	0.00	500.00
Repairs & Maintenance	700.00	640.00	640.00	60.00
Supplies	300.00	0.00	0.00	300.00
<b>Total Clubhouse</b>	<u>1,800.00</u>	<u>1,640.00</u>	<u>1,840.00</u>	<u>-40.00</u>
<b>Social Committee</b>				
				0.00
2 Cookouts	200.00	0.00	0.00	200.00
Halloween	100.00	0.00	0.00	100.00
Annual Meeting Refreshments	150.00	0.00	125.41	24.59
Misc	100.00	0.00	0.00	100.00
<b>Social Committee Total</b>	<u>550.00</u>	<u>0.00</u>	<u>125.41</u>	<u>424.59</u>
<b>Grounds</b>				
Landscaping	500.00	0.00	0.00	500.00
Tree/Limb Removal	7,000.00	0.00	700.00	6,300.00
Mowing/Hauling	15,400.00	0.00	16,200.00	-800.00
<b>Total Grounds</b>	<u>22,900.00</u>	<u>0.00</u>	<u>16,900.00</u>	<u>6,000.00</u>
<b>Pool Expense</b>				
Furniture Repair/Replace	1,600.00	0.00	0.00	1,600.00
Balanced Pool Care	10,000.00	2,330.00	2,330.00	7,670.00
Internet/Phone (ATT & Protel)	350.00	0.00	0.00	350.00
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
<b>Total Pool Expense</b>	<u>15,450.00</u>	<u>2,330.00</u>	<u>2,330.00</u>	<u>13,120.00</u>
<b>Tennis Courts/Playground</b>				
Tennis Court Maintenance	2,000.00	1,165.00	1,165.00	835.00
Playground	200.00	0.00	0.00	200.00
<b>Total Tennis Courts/Playground</b>	<u>2,200.00</u>	<u>1,165.00</u>	<u>1,165.00</u>	<u>1,035.00</u>
<b>Total Expense</b>	<u>93,450.00</u>	<u>7,321.90</u>	<u>42,013.05</u>	<u>51,436.95</u>
<b>Operating Budgeted Income/-Loss</b>	<u>3,025.00</u>	<u>-95.52</u>	<u>40,577.59</u>	<u>-37,552.59</u>

\* A/C replacement deductible

**LAKWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.**  
**Balance Sheet**

5/31/2026

**ASSETS**

**Current Assets**

Guaranty Bank Operating	44,797.33
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	31,110.09
Edward Jones - Townhouses	897.36
Edward Jones CD - Townhouses	0.00

**Total Bank Accounts** 76,805.49

**Accounts Receivable - Prepaid** -100.20

**UnDeposited Funds** 3,075.00

2,974.80

**Fixed Assets**

ClubHouse 44,573.51

**Total Fixed Assets** 44,573.51

**Total Current Assets** 124,353.80

**Liabilities & Equity**

**Current Liabilities**

Townhouse Escrow Account 897.36

**Equity**

Accumulated Equity 82,878.85

2026 Net Income/Loss 40,577.59

**Total Equity** 123,456.44

**Total Liabilities & Equity** 124,353.80

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>Guaranty Bank Operating</b>				
5/7/26	11834	Tax Relief Center	monthly, postage, printing	492.02
5/7/26	11835	SS&B Heating		6,390.00
5/18/26	11836	Terry Guengerich	rekey all locks	540.00
5/18/26	11837	Balanced Pool Care	open pool	2,330.00
5/18/25	11838	city utilities		311.84
5/18/25	11839	Gerald Perry Tennis Company	tennis court maintenance	1,165.00
5/18/26	11640	Republic Services	trash 3/1-3/31	1,433.75
5/20/26	11641	Bug Zero	spray clubhouse (quarterly)	100.00

outstanding cks EOM

none



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

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

Date 5/29/26 Page 1  
 Primary Account Acct Ending 6417

Our posting order has been updated. Pay First items (cashed items) post by check number, then amount, smallest first. Debit Card items post by type (PIN then signature-based), then amount, smallest first.

**SUMMARY OF ACCOUNTS**

Account Number	Account Type	Ending Balance
Acct Ending 6417	Small Business Checking	44,797.33

**CHECKING ACCOUNT(S)**

Small Business Checking		Number of Enclosures	10
Account Number	Acct Ending 6417	Statement Dates	5/01/26 thru 5/31/26
Beginning Balance	48,054.23	Days in the Statement Period	31
5 Deposits/Credits	9,521.71	Average Ledger	47,101.40
10 checks/Debits	12,778.61	Average Collected	46,874.62
Service Charge	.00		
Interest Paid	.00		
Ending Balance	44,797.33		

**CREDITS**

Date	Description	Amount
5/11	DEPOSIT/CREDIT	7,290.00
5/12	TRANSFER PAYPAL LAKWOOD VILLAGE PROPE ID #-1050216PAYPALSD11 TRACE #-026003726/05/12	338.74
5/18	DEPOSIT/CREDIT	1,215.00
5/19	TRANSFER PAYPAL LAKWOOD VILLAGE PROPE ID #-1050373PAYPALSD11 TRACE #-091000026/05/19	650.95
5/26	TRANSFER PAYPAL LAKWOOD VILLAGE PROPE ID #-1050523PAYPALSD11 TRACE #-091000026/05/26	27.02

**DEBITS**

Date	Description	Amount
5/14	REDEPOSIT FEE	8.00-
5/21	REDEPOSIT FEE	8.00-



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

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

Date 5/29/26 Page 2  
Primary Account Acct Ending 6417

Small Business Checking Acct Ending 6417 (Continued)

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
5/14	11834	492.02	5/22	11837	2,330.00	5/26	11840	1,433.75
5/08	11835	6,390.00	5/26	11838	311.84	5/26	11841	100.00
5/22	11836	540.00	5/21	11839	1,165.00			

\* Denotes missing check numbers

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
5/01	48,054.23	5/14	48,792.95	5/22	46,615.90
5/08	41,664.23	5/18	50,007.95	5/26	44,797.33
5/11	48,954.23	5/19	50,658.90		
5/12	49,292.97	5/21	49,485.90		