

LVPOA  
MONTHLY MEETING AGENDA  
May 12, 2025

- Call meeting to order
- Review/approval of meeting minutes from April 2025 meeting
- Committee Reports
  - Finance – Diane
  - Clubhouse Scheduling – Diana
  - Clubhouse Maintenance – Terry
  - Communications – Matt
  - Architectural Control - Cliff
  - Pool - Jill
  - Tennis Courts/Playground - Jill
  - Social - Diana
  - Common Grounds – Tom
- Old Business
- New Business
  - 2117 East Wornall – property being sold but part of new addition is on Common Ground

# Lakewood Village Property Owner Association, Inc.

## Budget Report

|                                      | Budget<br>2025   | April<br>2025   | Year to<br>Date<br>2025 | Remaining<br>Budget<br>2025 |
|--------------------------------------|------------------|-----------------|-------------------------|-----------------------------|
| <b>Income</b>                        |                  |                 |                         |                             |
| Home Owner Dues - Current Year       | 78,000.00        | 3,000.00        | 60,825.00               | 17,175.00                   |
| Home Owner Dues - Prior Years        | 1,785.00         | 30.00           | 55.00                   | 1,730.00                    |
| <br>Townhouse Maintenance Assessment | <br>2,880.00     | <br>0.00        | <br>2,410.00            | <br>470.00                  |
| Townhouse Maintenance Transfer       | -2,880.00        | 0.00            | 0.00                    | -2,880.00                   |
| <br><b>Pool Income</b>               |                  |                 |                         |                             |
| Pool Associate Members Fee           | 14,875.00        | 2,975.00        | 10,200.00               | 4,675.00                    |
| Pool Rental Fees                     | 200.00           | 0.00            | 0.00                    | 200.00                      |
| Key Fob Income                       | 300.00           | 0.00            | 0.00                    | 300.00                      |
| <b>Total Pool Income</b>             | <u>15,375.00</u> | <u>2,975.00</u> | <u>10,200.00</u>        | <u>5,175.00</u>             |
| <br>Clubhouse Rental Fees            | <br>1,000.00     | <br>0.00        | <br>160.00              | <br>840.00                  |
| Late Payment Fees                    | 500.00           | 450.00          | 550.00                  | -50.00                      |
| Late Payment Fees - Prior Year       | 750.00           | 0.00            | 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         | 90.30           | 296.15                  | 703.85                      |
| 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             | 96.00           | 120.00                  | -120.00                     |
| <b>Total Income</b>                  | <u>98,410.00</u> | <u>6,641.30</u> | <u>74,766.15</u>        | <u>26,053.85</u>            |
| <br><b>Expense</b>                   |                  |                 |                         |                             |
| <b>Administration</b>                |                  |                 |                         |                             |
| Bank Fee (includes net paypal)       | 500.00           | -91.71          | -237.78                 | 737.78                      |
| 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           | 16.56           | 184.24                  | 265.76                      |
| Printing & Reproduction              | 500.00           | 7.00            | 183.00                  | 317.00                      |
| Professional Fees                    | 4,600.00         | 325.00          | 2,012.50                | 2,587.50                    |
| Taxes                                | 2,000.00         | 0.00            | 2,748.00                | -748.00                     |
| Trash Service                        | 17,427.00        | 1,433.75        | 5,735.00                | 11,692.00                   |
| Utilities                            | 7,000.00         | 276.93          | 998.42                  | 6,001.58                    |
| Web Site                             | 250.00           | 0.00            | 0.00                    | 250.00                      |
| <b>Total Administration</b>          | <u>39,327.00</u> | <u>1,967.53</u> | <u>11,867.38</u>        | <u>27,459.62</u>            |

# Lakewood Village Property Owner Association, Inc.

## Budget Report

|                                               |                  |                  |                  |                   |
|-----------------------------------------------|------------------|------------------|------------------|-------------------|
| <b>Clubhouse</b>                              |                  |                  |                  |                   |
| 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             | 100.00           | 400.00            |
| Supplies                                      | 250.00           | 0.00             | 30.17            | 219.83            |
| <b>Total Clubhouse</b>                        | <u>1,450.00</u>  | <u>0.00</u>      | <u>130.17</u>    | <u>1,319.83</u>   |
| <b>Social Committee</b>                       |                  |                  |                  |                   |
|                                               |                  |                  |                  | 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             |
| <b>Social Committee Total</b>                 | <u>625.00</u>    | <u>0.00</u>      | <u>102.71</u>    | <u>522.29</u>     |
| <b>Grounds</b>                                |                  |                  |                  |                   |
| 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              |
| <b>Total Grounds</b>                          | <u>20,400.00</u> | <u>0.00</u>      | <u>14,920.25</u> | <u>5,479.75</u>   |
| <b>Pool Expense</b>                           |                  |                  |                  |                   |
| Furniture Repair/Replace                      | 1,600.00         | 735.04           | 735.04           | 864.96            |
| Balanced Pool Care                            | 10,000.00        | 1,155.00         | 2,640.00         | 7,360.00          |
| Internet/Phone (ATT & Protel)                 | 275.00           | 0.00             | 0.00             | 275.00            |
| Pool House (Maintenance, Supplies & Cleaning) | 1,500.00         | 0.00             | 36.00            | 1,464.00          |
| Pool Maintenance Contractor                   | 2,000.00         | 0.00             | 0.00             | 2,000.00          |
| Capital Improvements; Blast/Paint             | 17,000.00        | 5,509.00         | 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            |
| <b>Total Pool Expense</b>                     | <u>33,475.00</u> | <u>7,399.04</u>  | <u>18,956.04</u> | <u>14,518.96</u>  |
| <b>Tennis Courts/Playground</b>               |                  |                  |                  |                   |
| Tennis Court Maintenance                      | 2,000.00         | 1,350.00         | 1,350.00         | 650.00            |
| Playground                                    | 200.00           | 0.00             | 26.58            | 173.42            |
| <b>Total Tennis Courts/Playground</b>         | <u>2,200.00</u>  | <u>1,350.00</u>  | <u>1,376.58</u>  | <u>823.42</u>     |
| <b>Total Expense</b>                          | <u>97,477.00</u> | <u>10,716.57</u> | <u>47,353.13</u> | <u>50,123.87</u>  |
| <b>Operating Budgeted Income/-Loss</b>        | <u>933.00</u>    | <u>-4,075.27</u> | <u>27,413.02</u> | <u>-24,070.02</u> |

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

4/30/2025

**ASSETS**

**Current Assets**

|                                     |           |
|-------------------------------------|-----------|
| Guaranty Bank Operating             | 33,719.92 |
| Edward Jones - State Street Deposit | 0.71      |
| Edward Jones Money Market           | 29,896.78 |
| Edward Jones - Townhouses           | 17,654.88 |
| Edward Jones CD - Townhouses        | 0.00      |

|                     |                  |
|---------------------|------------------|
| Total Bank Accounts | <u>81,272.29</u> |
|---------------------|------------------|

|                               |        |
|-------------------------------|--------|
| Accounts Receivable - Prepaid | -45.00 |
|-------------------------------|--------|

|                   |                 |
|-------------------|-----------------|
| UnDeposited Funds | <u>1,400.00</u> |
|                   | 1,355.00        |

**Fixed Assets**

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

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

|                      |                   |
|----------------------|-------------------|
| Total Current Assets | <u>127,200.80</u> |
|----------------------|-------------------|

**Liabilities & Equity**

**Current Liabilities**

|                          |           |
|--------------------------|-----------|
| Townhouse Escrow Account | 17,654.88 |
|--------------------------|-----------|

**Equity**

|                      |                  |
|----------------------|------------------|
| Accumulated Equity   | 82,132.90        |
| 2025 Net Income/Loss | <u>27,413.02</u> |

|              |                   |
|--------------|-------------------|
| Total Equity | <u>109,545.92</u> |
|--------------|-------------------|

|                            |                   |
|----------------------------|-------------------|
| Total Liabilities & Equity | <u>127,200.80</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: 4/30/25  
Page Number: 1  
Items: 10

\*\*\*\* DO NOT MAIL \*\*\*\*

Did you know we offer free e-statements? This free service lets you view your statement through our mobile app or desktop browser. To learn more, visit our website at <https://gbankmo.com/bank/estatemnts>.

### SMALL BUSINESS ACCT

ACCOUNT #: \*\*\*\*\*6417

|                                          |         |    |           |
|------------------------------------------|---------|----|-----------|
| Previous Balance on                      | 3/31/25 | \$ | 51,454.24 |
| 6 Deposits and Other Additions (Credits) |         | +  | 5,747.71  |
| 9 Checks and Other Charges (Debits)      |         | -  | 21,981.10 |
| Current Balance on                       | 4/30/25 | \$ | 35,220.85 |

### CHECKING ACCOUNT TRANSACTIONS

|                         |                 |            |
|-------------------------|-----------------|------------|
| 4/01/25 Direct Deposit  | PAYPAL TRANSFER | 513.91 +   |
| 4/04/25 Regular Deposit |                 | 2,498.00 + |
| 4/08/25 Direct Deposit  | PAYPAL TRANSFER | 568.43 +   |
| 4/08/25 Regular Deposit |                 | 1,003.00 + |
| 4/22/25 Direct Deposit  | PAYPAL TRANSFER | 540.93 +   |
| 4/29/25 Direct Deposit  | PAYPAL TRANSFER | 623.44 +   |
| 4/30/25 Service Charge  |                 | 5.00 -     |

| Check # | Date Paid | Amount   | Check # | Date Paid | Amount   |
|---------|-----------|----------|---------|-----------|----------|
| 11725   | 4/07/25   | 1,433.75 | 11729   | 4/10/25   | 735.04   |
| 11726   | 4/04/25   | 1,485.00 | 11730   | 4/16/25   | 5,440.00 |
| 11727   | 4/03/25   | 9,750.00 | 11731   | 4/14/25   | 1,350.00 |
| 11728   | 4/09/25   | 348.56   | 11732   | 4/22/25   | 1,433.75 |

### DAILY BALANCE SUMMARY

| Balance Date                                       | Balance Date   | Balance Date   | Balance Date   |
|----------------------------------------------------|----------------|----------------|----------------|
| 51,454.24 3/31                                     | 41,797.40 4/07 | 40,935.23 4/14 | 35,220.85 4/30 |
| 51,968.15 4/01                                     | 43,368.83 4/08 | 35,495.23 4/16 |                |
| 42,218.15 4/03                                     | 43,020.27 4/09 | 34,602.41 4/22 |                |
| 43,231.15 4/04                                     | 42,285.23 4/10 | 35,225.85 4/29 |                |
| Low Balance for Period was 34,602.41               |                |                |                |
| Average Ledger Balance for Period was 39,356.02    |                |                |                |
| Average Collected Balance for Period was 39,152.59 |                |                |                |
| Itemization of Service Charge                      |                |                |                |
| Remote Dep Xtra File Code = 5.00                   |                |                |                |

| Date                           | Num   | Name                        | Memo                                 | Amount           |
|--------------------------------|-------|-----------------------------|--------------------------------------|------------------|
| <b>Guaranty Bank Operating</b> |       |                             |                                      |                  |
| 3/20/2025                      | 11725 | Republic Services           | trash service                        | 1,433.75         |
| 3/26/2025                      | 11726 | Balanced Pool Care          | open pool                            | 1,485.00         |
| 3/26/2025                      | 11727 | White River Blasters        | Pool                                 | 9,750.00         |
| 4/4/2025                       | 11728 | Tax Relief Center           | March monthly fee, postage, printing | 348.56           |
| 4/4/2025                       | 11729 | Jill Fannin                 | 4 sling chase chairs                 | 735.04           |
| 4/9/2025                       | 11730 | White River Blasters        | pool                                 | 5,440.00         |
| 4/10/2025                      | 11731 | Gerald Perry Tennis Company | resurface courts                     | 1,350.00         |
| 4/10/2025                      | 11732 | Republic Services, Inc.     | 4/1-4/30 trash service               | 1,433.75         |
|                                |       | Guaranty Bank               | Fee                                  | 5.00             |
| Total Guaranty Bank Operating  |       |                             |                                      | <b>21,981.10</b> |

**outstanding cks EOM**

|           |       |                    |                  |          |
|-----------|-------|--------------------|------------------|----------|
| 4/18/2025 | 11733 | JPE Roll Offs      | extra weight fee | 69.00    |
| 4/24/2025 | 11734 | Balanced Pool Care | open             | 1,155.00 |
| 04/28/25  | 11735 | City Utilities     | monthly          | 276.93   |