LVPOA
MONTHLY MEETING AGENDA
November 11, 2024

-Call meeting to order
-Review/approval of meeting minutes from October 2024 meeting
-Committee Reports
    -Finance - Diane
    -Clubhouse Scheduling – Brenda
    -Clubhouse Maintenance – Matt R.
    -Communications – Connie
    -Architectural Control - Cliff
    -Pool - Jill
    -Tennis Courts/Playground - Jill
    -Social - Brenda
    -Common Grounds – Tom
-New Business
    -Budget
    -Corporate Transparency Act
-Old Business
    -Signage size
        -The board has agreed to table this request as it came from a renter. We are taking the stance, used by many HOA Boards, that any requests to change policies, procedures, covenants and amendments or rules and regulations will only be acted upon when presented by a property owner since the board represents property owners and not renters.

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2024	October 2024	Year to Date 2024	Remaining Budget 2024
Income				
Home Owner Dues - Current Year	78,000.00	0.00	76,195.00	1,805.00
Home Owner Dues - Prior Years	*0.00*	0.00	0.00	0.00
Townhouse Maintenance Assessment	2,880.00	0.00	2,880.00	0.00
Townhouse Maintenance Transfer	-2,880.00	0.00	-2,880.00	0.00
Pool Income				
Pool Associate Members Fee	20,000.00	0.00	15,400.00	4,600.00
Pool Rental Fees	200.00	0.00	200.00	0.00
Key Fob Income	200.00	0.00	350.00	-150.00
Total Pool Income	20,400.00	0.00	15,950.00	4,450.00
Clubhouse Rental Fees	600.00	0.00	590.00	10.00
Late Payment Fees	1,200.00	0.00	475.00	725.00
Late Payment Fees - Prior Year	0.00	0.00	125.00	-125.00
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	500.00	121.36	1,211.04	-711.04
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	48.00	-48.00
Total Income	100,700.00	121.36	94,594.04	6,105.96
Expense				
Administration				
Bank Fee (includes net paypal)	100.00	-8.42	-298.19	398.19
Insurance	5,100.00	5,990.00	5,990.00	-890.00
Lien/Legal Fees	100.00	0.00	24.00	76.00
Office Supplies	300.00	0.00	430.79	-130.79
Postage	450.00	6.90	316.98	133.02
Printing & Reproduction	500.00	7.00	322.94	177.06
Professional Fees	4,600.00	325.00	4,122.50	477.50
Taxes	500.00	0.00	1,879.00	-1,379.00
Trash Service	17,427.00	1,433.75	14,393.86	3,033.14
Utilities	7,000.00	322.56	6,236.82	763.18
Web Site	750.00	0.00	1,050.00	-300.00
Total Administration	36,827.00	8,076.79	34,468.70	2,358.30

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Cleaning	400.00	0.00	0.00	400.00
Repairs & Maintence	1,200.00	0.00	1,023.28	176.72
Supplies	250.00	0.00	100.87	149.13
Total Clubhouse	1,850.00	0.00	1,124.15	725.85
Social Committee				0.00
2 Cookouts	300.00	0.00	300.68	-0.68
Halloween	125.00	0.00	0.00	125.00
Annual Meeting Refreshments	125.00	0.00	97.44	27.56
Misc	175.00	0.00	0.00	175.00
Social Committee Total	725.00	0.00	398.12	326.88
Grounds				
Landscaping	300.00	34.59	489.32	-189.32
Tree/Limb Removal	5,000.00	0.00	2,066.18	2,933.82
Supplies	250.00	0.00	0.00	250.00
Mowing/Hauling	14,060.00	0.00	14,800.00	-740.00
Total Grounds	19,610.00	34.59	17,355.50	2,254.50
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	911.29	88.71
Balanced Pool Care	10,000.00	0.00	9,584.00	416.00
Internet/Phone (ATT & Protel)	600.00	14.73	292.82	307.18
Pool House (Maintenance, Supplies & Cleaning)	1,600.00	0.00	1,301.56	298.44
Pool Maintenance Contractor	2,000.00	0.00	1,811.25	188.75
Capital Improvements; Blast/Paint	18,800.00	0.00	16,200.00	2,600.00
Capital Improvements; laterals	0.00	0.00	1,115.00	-1,115.00
Capital Improvements; Diving Board	2,425.00	0.00	2,398.51	26.49
Total Pool Expense	36,425.00	14.73	33,614.43	2,810.57
Tennis Courts/Playground				
Tennis Court Maintenance	1,800.00	261.10	2,185.38	-385.38
Playground	300.00	0.00	0.00	300.00
Total Tennis Courts/Playground	2,100.00	261.10	2,185.38	-85.38
Unallocated Capital Improvements (resurface pool deck & tennis courts, landscape islands, clubhouse deck repairs)	3,163.00	0.00	0.00	3,163.00
Total Expense	100,700.00	8,387.21	89,146.28	11,553.72
Operating Budgeted Income/-Loss	100,700.00	**-8,265.85**	**5,447.76**	**-5,447.76**

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

	10/31/2024
ASSETS	
Current Assets	
Guaranty Bank Operating	13,408.66
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,269.49
Edward Jones - Townhouses	18,658.47
Edward Jones CD - Townhouses	0.00
Total Bank Accounts	61,337.33
Accounts Receivable - Prepaid	-45.00
UnDeposited Funds	0.00
	-45.00
Fixed Assets	
ClubHouse	44,573.51
Total Fixed Assets	44,573.51
Total Current Assets	105,865.84
Liabilities & Equity	
Current Liabilities	
Townhouse Escrow Account	18,658.47
Equity	
Accumulated Equity	81,759.61
2024 Net Income/Loss	5,447.76
Total Equity	87,207.37
Total Liabilities & Equity	105,865.84

Guaranty Bank

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
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: ******6417
Statement Date: 10/31/24
Page Number: 1
Items: 6

**** DO NOT MAIL ****
Effective August 23rd, 2024, Guaranty Bank will no longer charge an Interbank Transfer Fee.

SMALL BUSINESS ACCT
ACCOUNT #:************6417

Previous Balance on 9/30/24		$	22,466.12
2 Deposits and Other Additions	(Credits)	+	513.42
7 Checks and Other Charges	(Debits)	-	7,799.84
Current Balance on 10/31/24		$	15,179.70

CHECKING ACCOUNT TRANSACTIONS

10/01/24	Direct Deposit	PAYPAL TRANSFER	256.71 +
10/08/24	Direct Deposit	PAYPAL TRANSFER	256.71 +
10/31/24	Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11688	10/08/24	1,115.00	11694	10/11/24	338.90
11691*	10/04/24	55.25	11695	10/31/24	5,990.00
11693*	10/15/24	34.59	11696	10/25/24	261.10

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
22,466.12	9/30	22,667.58	10/04	21,470.39	10/11	21,174.70	10/25
22,722.83	10/01	21,809.29	10/08	21,435.80	10/15	15,179.70	10/31

Low Balance for Period was 15,179.70
Average Ledger Balance for Period was 21,507.55
Average Collected Balance for Period was 21,507.55
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
9/19/2024	11688	Balanced Pool Care	replace sand & laterals	1,115.00
9/23/2024	11691	Theresa Weidman	ATT reimb	55.25
10/9/2024	11693	City Utilities	fire hydrant	34.59
10/9/2024	11694	Tax Relief Centerc	accounting, postage	338.90
10/16/2024	11695	AD Korte Insurance	annual insurance	5,990.00
10/21/2024	11696	Complete Electrical	run new wires for lights @ tennis courts	261.10
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				**7,799.84**

outstanding cks EOM

10/4/2024	11692	Teresa Weidman	ATT reimb	14.73
10/28/2024	11697	City Utiltities	monthly utilties clubhouse, exterior	322.56
10/28/2024	11698	Republic Services, Inc	10/1-10/31 services	1,433.75