

LVPOA
MONTHLY MEETING AGENDA
November 10, 2025

- Call meeting to order
- Review/approval of meeting minutes from October 2025 meeting
- Committee Reports
 - Finance – Diane
 - Vote on Proposed Budget
 - C&R Update – Matt
 - Clubhouse Scheduling – Teresa
 - Social - Teresa
 - Clubhouse Maintenance – Terry
 - Communications – Teresa
 - Architectural Control – Cliff
 - Pool - Jill
 - Tennis Courts/Playground - Jill
 - Common Grounds – Tom
- Old Business
- New Business
 - 2179 Barcelona
 - Each board member needs to have a list of accomplishments for 2025 by December meeting to be included in annual mailing (only a few sentences and no more than a paragraph)
 - Exiting Board Members need to return folder of job description (i.e. Jill – Pool, Playground, Tennis Courts; Matt – Vice President, Communications) to the December meeting if not planning to keep that position the next year

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2025	October 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	10.00	76,500.00	1,500.00
Home Owner Dues - Prior Years	1,785.00	0.00	1,020.00	765.00
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	14,875.00	0.00	15,215.00	-340.00
Pool Rental Fees	200.00	0.00	160.00	40.00
Key Fob Income	300.00	0.00	115.00	185.00
Total Pool Income	15,375.00	0.00	15,490.00	-115.00
Clubhouse Rental Fees	1,000.00	80.00	880.00	120.00
Late Payment Fees	500.00	25.00	1,300.00	-800.00
Late Payment Fees - Prior Year	750.00	0.00	750.00	0.00
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	100.54	887.53	112.47
Filed Liens Receivable	0.00	0.00	120.00	-120.00
Total Income	98,410.00	215.54	96,947.53	1,462.47
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-19.51	-342.94	842.94
Insurance	6,000.00	6,745.00	6,745.00	-745.00
Lien/Legal Fees	100.00	0.00	-24.00	124.00
Office Supplies	500.00	0.00	889.94	-389.94
Postage	450.00	13.32	288.91	161.09
Printing & Reproduction	500.00	12.00	253.50	246.50
Professional Fees	4,600.00	325.00	3,962.50	637.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	1,433.75	14,328.99	3,098.01
Utilities	7,000.00	384.69	7,006.39	-6.39
Web Site	250.00	0.00	425.00	-175.00
Total Administration	39,327.00	8,894.25	36,281.29	3,045.71

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	313.78	186.22
Supplies	250.00	22.47	284.59	-34.59
Total Clubhouse	<u>1,450.00</u>	<u>22.47</u>	<u>598.37</u>	<u>851.63</u>
Social Committee				
2 Cookouts	350.00	0.00	258.60	91.40
Halloween	75.00	95.60	95.60	-20.60
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>95.60</u>	<u>456.91</u>	<u>168.09</u>
Grounds				
Landscaping	500.00	0.00	426.66	73.34
Tree/Limb Removal	5,000.00	0.00	5,700.00	-700.00
Mowing/Hauling	14,900.00	0.00	14,900.00	0.00
Total Grounds	<u>20,400.00</u>	<u>0.00</u>	<u>21,026.66</u>	<u>-626.66</u>
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	735.04	864.96
Balanced Pool Care	10,000.00	0.00	10,799.50	-799.50
Internet/Phone (ATT & Protel)	275.00	0.00	385.95	-110.95
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	0.00	1,698.28	-198.28
Pool Maintenance Contractor	2,000.00	0.00	2,325.00	-325.00
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	1,615.00	-1,015.00
Total Pool Expense	<u>33,475.00</u>	<u>0.00</u>	<u>33,103.77</u>	<u>371.23</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>9,012.32</u>	<u>92,843.58</u>	<u>4,633.42</u>
Operating Budgeted Income/-Loss	<u>933.00</u>	<u>-8,796.78</u>	<u>4,103.95</u>	<u>-3,170.95</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

10/31/2025

ASSETS

Current Assets

Guaranty Bank Operating	11,179.47
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	30,488.16
Edward Jones - Townhouses	824.10
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>42,492.44</u>
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Accounts Receivable - Prepaid	-45.00
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UnDeposited Funds	40.00
	<u>-5.00</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>87,060.95</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	824.10
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Equity

Accumulated Equity	82,132.90
2025 Net Income/Loss	4,103.95

Total Equity	<u>86,236.85</u>
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Total Liabilities & Equity	<u>87,060.95</u>
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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 INC
PO BOX 14702
SPRINGFIELD MO 65814-0702

Date 10/31/25 Page 1
Primary Account Acct Ending 6417

SUMMARY OF ACCOUNTS		
Account Number	Account Type	Ending Balance
Acct Ending 6417	Small Business Checking	17,979.47

CHECKING ACCOUNT(S)

Small Business Checking	Acct Ending 6417	Number of Enclosures	6
Account Number		Statement Dates	10/03/25 thru 11/02/25
Beginning Balance	19,376.79	Days in the Statement Period	31
3 Deposits/Credits	889.51	Average Ledger	19,516.43
5 Checks/Debits	2,286.83	Average Collected	19,516.43
Service Charge	.00		
Interest Paid	.00		
Ending Balance	17,979.47		

CREDITS		
Date	Description	Amount
10/06	DEPOSIT/CREDIT	75.00
10/07	TRANSFER PAYPAL LAKEWOOD VILLAGE PROPE ID #-1045331PAYPALSD11 TRACE #-091000025/10/07	300.60
10/14	TRANSFER PAYPAL LAKEWOOD VILLAGE PROPE ID #-1045482PAYPALSD11 TRACE #-091000025/10/14	513.91

CHECKS IN NUMBER ORDER							
Date	Check No	Amount	Date	Check No	Amount	Date	Check No
10/10	11791	22.47	10/17	11794*	350.32	10/30	11797
10/21	11792	95.60	10/27	11796*	384.69		
* Denotes missing check numbers							

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
10/03	19,376.79	10/10	19,729.92	10/21	19,797.91
10/06	19,451.79	10/14	20,243.83	10/27	19,413.22
10/07	19,752.39	10/17	19,893.51	10/30	17,979.47

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
10/1/2025	11791	Terry Guengerich	reimb for clubhouse supplies	22.47
10/1/2025	11792	Teresa Weidman	reimb for halloween candy	95.60
10/14/2025	11794	Tax Relief Center	monthly fee, printing, postage	350.32
10/21/2025	11796	City Utilities		384.69
10/21/2025	11797	Republic Services	trash	1,433.75

outstanding cks EOM

10/1/2025	11793	Bruce Schierbeek	reimb overpayment	50.00
10/21/2025	11795	AD Korte Insurance		6,745.00

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2026	Remaining Budget 2026
Income		
Home Owner Dues - Current Year	78,000.00	78,000.00
Home Owner Dues - Prior Years	1,500.00	1,500.00
 Townhouse Maintenance Assessment	 4,320.00	 4,320.00
Townhouse Maintenance Transfer	-4,320.00	-4,320.00
 Pool Income		
Pool Associate Members Fee	14,875.00	14,875.00
Pool Rental Fees	200.00	200.00
Key Fob Income	200.00	200.00
Total Pool Income	<u>15,275.00</u>	<u>15,275.00</u>
 Clubhouse Rental Fees	 1,000.00	 1,000.00
Late Payment Fees	500.00	500.00
Late Payment Fees - Prior Year	0.00	0.00
Social Committee/Breakfasts	0.00	0.00
Donations	0.00	0.00
Misc. Income	0.00	0.00
Interest Income	200.00	200.00
Filed Liens Receivable	0.00	0.00
Total Income	<u>96,475.00</u>	<u>96,475.00</u>
 Expense		
Administration		
Bank Fee (includes net paypal)	500.00	500.00
Board Member Dues	4,500.00	4,500.00
Insurance	7,000.00	7,000.00
Lien/Legal Fees	150.00	150.00
Office Supplies	1,000.00	1,000.00
Postage	450.00	450.00
Printing & Reproduction	500.00	500.00
Professional Fees	4,950.00	4,950.00
Taxes	3,000.00	3,000.00
Trash Service	18,000.00	18,000.00
Utilities	10,000.00	10,000.00
Web Site	500.00	500.00
Total Administration	<u>50,550.00</u>	<u>50,550.00</u>

Lakewood Village Property Owner Association, Inc.

Budget Report

Clubhouse		
Cleaning	300.00	300.00
Gutter Cleaning	500.00	500.00
Repairs & Maintenance	700.00	700.00
Supplies	300.00	300.00
Total Clubhouse	<u>1,800.00</u>	<u>1,800.00</u>
Social Committee		0.00
2 Cookouts	200.00	200.00
Halloween	100.00	100.00
Annual Meeting Refreshments	150.00	150.00
Misc	100.00	100.00
Social Committee Total	<u>550.00</u>	<u>550.00</u>
Grounds		
Landscaping	500.00	500.00
Tree/Limb Removal	7,000.00	7,000.00
Mowing/Hauling	15,400.00	15,400.00
Total Grounds	<u>22,900.00</u>	<u>22,900.00</u>
Pool Expense		
Furniture Repair/Replace	1,600.00	1,600.00
Balanced Pool Care	10,000.00	10,000.00
Internet/Phone (ATT & Protel)	350.00	350.00
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	1,500.00
Pool Maintenance Contractor	2,000.00	2,000.00
Total Pool Expense	<u>15,450.00</u>	<u>15,450.00</u>
Tennis Courts/Playground		
Tennis Court Maintenance	2,000.00	2,000.00
Playground	200.00	200.00
Total Tennis Courts/Playground	<u>2,200.00</u>	<u>2,200.00</u>
Total Expense	<u>93,450.00</u>	<u>93,450.00</u>
Operating Budgeted Income/-Loss	<u>3,025.00</u>	<u>3,025.00</u>