LVPOA
MONTHLY MEETING AGENDA
October 14, 2024

-Call meeting to order
-Review/approval of meeting minutes from September 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
    -Update signage size?
-Old Business
    -Insurance Update

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2024	September 2024	Year to Date 2024	Remaining Budget 2024
Income				
Home Owner Dues - Current Year	78,000.00	725.00	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	-2,880.00	-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	160.00	200.00	0.00
Key Fob Income	200.00	0.00	350.00	-150.00
Total Pool Income	20,400.00	160.00	15,950.00	4,450.00
Clubhouse Rental Fees	600.00	0.00	590.00	10.00
Late Payment Fees	1,200.00	50.00	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	121.37	1,089.68	-589.68
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	-1,823.63	94,472.68	6,227.32
Expense				
Administration				
Bank Fee (includes net paypal)	100.00	-3.73	-289.77	389.77
Insurance	5,100.00	0.00	0.00	5,100.00
Lien/Legal Fees	100.00	0.00	24.00	76.00
Office Supplies	300.00	96.86	430.79	-130.79
Postage	450.00	17.25	310.08	139.92
Printing & Reproduction	500.00	8.00	315.94	184.06
Professional Fees	4,600.00	325.00	3,797.50	802.50
Taxes	500.00	0.00	1,879.00	-1,379.00
Trash Service	17,427.00	1,433.75	12,960.11	4,466.89
Utilities	7,000.00	1,411.57	5,914.26	1,085.74
Web Site	750.00	0.00	1,050.00	-300.00
Total Administration	36,827.00	3,288.70	26,391.91	10,435.09

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	346.89	454.73	-154.73
Tree/Limb Removal	5,000.00	1,200.00	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	1,546.89	17,320.91	2,289.09
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	911.29	88.71
Balanced Pool Care	10,000.00	2,865.00	9,584.00	416.00
Internet/Phone (ATT & Protel)	600.00	55.25	278.09	321.91
Pool House (Maintenance, Supplies & Cleaning)	1,600.00	0.00	1,301.56	298.44
Pool Maintenance Contractor	2,000.00	127.50	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	1,115.00	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	4,162.75	33,599.70	2,825.30
Tennis Courts/Playground				
Tennis Court Maintenance	1,800.00	0.00	1,924.28	-124.28
Playground	300.00	0.00	0.00	300.00
Total Tennis Courts/Playground	2,100.00	0.00	1,924.28	175.72
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	8,998.34	80,759.07	19,940.93
Operating Budgeted Income/-Loss	100,700.00	**-10,821.97**	**13,713.61**	**-13,713.61**

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

	9/30/2024
ASSETS	
Current Assets	
Guaranty Bank Operating	21,295.87
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,148.13
Edward Jones - Townhouses	18,588.54
Edward Jones CD - Townhouses	0.00
Total Bank Accounts	69,033.25
Accounts Receivable - Prepaid	-45.00
UnDeposited Funds	500.00
	455.00
Fixed Assets	
ClubHouse	44,573.51
Total Fixed Assets	44,573.51
Total Current Assets	114,061.76
Liabilities & Equity	
Current Liabilities	
Townhouse Escrow Account	18,588.54
Equity	
Accumulated Equity	81,759.61
2024 Net Income/Loss	13,713.61
Total Equity	95,473.22
Total Liabilities & Equity	114,061.76

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: 9/30/24
Page Number: 1
Items: 12

**** 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	8/31/24	$	31,969.46
3 Deposits and Other Additions (Credits)		+	1,268.73
11 Checks and Other Charges (Debits)		-	10,772.07
Current Balance on	9/30/24	$	22,466.12

CHECKING ACCOUNT TRANSACTIONS

9/03/24	Direct Deposit	PAYPAL TRANSFER	283.73 +
9/05/24	Regular Deposit		550.00 +
9/24/24	Regular Deposit		435.00 +
9/30/24	Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11674	9/11/24	55.25	11685	9/16/24	2,100.00
11681*	9/06/24	127.50	11686	9/17/24	1,200.00
11682	9/06/24	2,880.00	11687	9/23/24	765.00
11683	9/11/24	346.89	11689*	9/27/24	1,411.57
11684	9/06/24	447.11	11690	9/30/24	1,433.75

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
31,969.46	8/31	29,348.58	9/06	25,646.44	9/17	23,904.87	9/27
32,253.19	9/03	28,946.44	9/11	24,881.44	9/23	22,466.12	9/30
32,803.19	9/05	26,846.44	9/16	25,316.44	9/24		

Low Balance for Period was 22,466.12
Average Ledger Balance for Period was 27,615.34
Average Collected Balance for Period was 27,582.51
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
8/8/2024	11674	Theresa Weidman	ATT reimb	55.25
9/3/2024	11681	Travis Fannin	9/2 pool cleaning	127.50
9/3/2024	11682	Edward Jones	transfer townhouse dues	2,880.00
9/5/2024	11683	city Utilities	fire hydrant	346.89
9/5/2024	11684	Tax Relief Center, Inc	monthly, postage, printing, supplies	447.11
9/5/2024	11685	Balanced Pool		2,100.00
09/10/24	11686	Certified Tree Service	remove tree	1,200.00
09/13/24	11687	Balanced Pool		765.00
09/23/24	11688	city Utilities		1,411.57
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				**9,338.32**

outstanding cks EOM

9/19/2024	11688	Balanced Pool Care	replace sand & laterals	1,115.00
9/23/2024	11691	Theresa Weidman	ATT reimb	55.25