

LVPOA
MONTHLY MEETING AGENDA
October 13, 2025

- Call meeting to order
- Guest – Chris Evans – Wornall Street – wants to build a fence that extends onto common ground
- Review/approval of meeting minutes from September 2025 meeting
- Committee Reports
 - Finance – Diane
 - C&R Update – Matt (board to meet at 6:00)
 - Clubhouse Scheduling – Teresa
 - Pool Party 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
 - Budgets turned in
 - New board members needed for 2026
 - notice on Facebook?

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2025	September 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	520.00	76,490.00	1,510.00
Home Owner Dues - Prior Years	1,785.00	240.00	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	80.00	160.00	40.00
Key Fob Income	300.00	0.00	115.00	185.00
Total Pool Income	15,375.00	80.00	15,490.00	-115.00
Clubhouse Rental Fees	1,000.00	0.00	800.00	200.00
Late Payment Fees	500.00	25.00	1,275.00	-775.00
Late Payment Fees - Prior Year	750.00	350.00	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	99.35	786.99	213.01
Filed Liens Receivable	0.00	0.00	120.00	-120.00
Total Income	98,410.00	1,314.35	96,731.99	1,678.01
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-14.96	-323.43	823.43
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	36.51	889.94	-389.94
Postage	450.00	17.02	275.59	174.41
Printing & Reproduction	500.00	12.00	241.50	258.50
Professional Fees	4,600.00	325.00	3,637.50	962.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	1,433.75	12,895.24	4,531.76
Utilities	7,000.00	1,104.38	6,621.70	378.30
Web Site	250.00	0.00	425.00	-175.00
Total Administration	39,327.00	2,913.70	27,387.04	11,939.96

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	0.00	262.12	-12.12
Total Clubhouse	<u>1,450.00</u>	<u>0.00</u>	<u>575.90</u>	<u>874.10</u>
Social Committee				
				0.00
2 Cookouts	350.00	258.60	258.60	91.40
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
Social Committee Total	<u>625.00</u>	<u>258.60</u>	<u>361.31</u>	<u>263.69</u>
Grounds				
Landscaping	500.00	116.64	426.66	73.34
Tree/Limb Removal	5,000.00	700.00	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>816.64</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	2,535.00	10,799.50	-799.50
Internet/Phone (ATT & Protel)	275.00	261.32	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	258.75	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>3,055.07</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>7,044.01</u>	<u>83,831.26</u>	<u>13,645.74</u>
Operating Budgeted Income/-Loss	<u>933.00</u>	<u>-5,729.66</u>	<u>12,900.73</u>	<u>-11,967.73</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

9/30/2025

ASSETS

Current Assets

Guaranty Bank Operating	19,376.79
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	30,387.62
Edward Jones - Townhouses	20,824.73
Edward Jones CD - Townhouses	0.00

Total Bank Accounts	<u>70,589.85</u>
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Accounts Receivable - Prepaid	-45.00
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UnDeposited Funds	740.00
	<u>695.00</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>115,858.36</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	20,824.73
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Equity

Accumulated Equity	82,132.90
2025 Net Income/Loss	12,900.73

Total Equity	<u>95,033.63</u>
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Total Liabilities & Equity	<u>115,858.36</u>
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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 Account Number: *****6417
OPERATING ACCOUNT Statement Date: 9/30/25
PO BOX 14702 Page Number: 1
SPRINGFIELD MO 65814-0702 Items: 18

**** DO NOT MAIL ****

Change in Terms Notice: Funds Availability Policy - Effective July 1, 2025, Your Ability to Withdraw Funds Policy will change to increase the amount available from checks that are placed on hold. Minimum Availability Amount: Increasing from \$225 to \$275. Special Rule Thresholds: New Account; Large Deposit; Repeated Overdraft thresholds from \$5,525 to \$6,725.

SMALL BUSINESS ACCT

ACCOUNT #:*****6417

Previous Balance on 8/31/25	\$	27,258.58
5 Deposits and Other Additions (Credits)	+	1,069.96
17 Checks and Other Charges (Debits)	-	8,951.75
Current Balance on 9/30/25	\$	19,376.79

CHECKING ACCOUNT TRANSACTIONS

9/02/25 Direct Deposit	PAYPAL TRANSFER	283.73 +
9/04/25 Regular Deposit		120.00 +
9/08/25 Regular Deposit		80.00 +
9/09/25 Direct Deposit	PAYPAL TRANSFER	311.23 +
9/11/25 Regular Deposit		275.00 +
9/02/25 POS Debit	COSTCO WHSE SPRINGFIELD MO 5480	54.89 -
9/30/25 Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11743	9/12/25	149.14	11783	9/22/25	175.67
11774*	9/02/25	100.00	11784	9/24/25	700.00
11776*	9/05/25	1,433.75	11785	9/17/25	1,433.75
11777	9/03/25	150.00	11786	9/26/25	116.64
11779*	9/08/25	258.75	11787	9/22/25	261.32
11780	9/08/25	1,697.50	11788	9/18/25	837.50
11781	9/05/25	390.53	11789	9/29/25	1,104.38
11782	9/11/25	82.93			

* = OUT OF SEQUENCE CHECK

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LAKEWOOD VILLAGE PROPERTYOWNERS ASSOCIATION I
OPERATING ACCOUNT
PO BOX 14702
SPRINGFIELD MO 65814-0702

Account Number: *****6417
Statement Date: 9/30/25
Page Number: 2
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**** DO NOT MAIL ****

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
27,258.58	8/31	25,533.14	9/05	24,011.05	9/12	20,602.81	9/24
27,387.42	9/02	23,656.89	9/08	22,577.30	9/17	20,486.17	9/26
27,237.42	9/03	23,968.12	9/09	21,739.80	9/18	19,381.79	9/29
27,357.42	9/04	24,160.19	9/11	21,302.81	9/22	19,376.79	9/30

Low Balance for Period was 19,376.79
Average Ledger Balance for Period was 23,173.79
Average Collected Balance for Period was 23,159.29
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
5/27/2025	11743	Jill Fannin	pool supplies reimb	149.14
8/22/2025	11774	Bug Zero	club house	100.00
8/22/2025	11776	Republic Services	trash service	1,433.75
8/23/2025	11777	Spencer Fannin	pool maintenance	150.00
8/30/2025 DC		Costco	pool house supplies	54.89
9/1/2025	11779	Spencer Fannin	pool maintenance	258.75
9/2/2025	11780	Balanced Pool Care		1,697.50
9/3/2025	11781	Tax Relief Center	monthly accounting, postage, printing	390.53
9/8/2025	11782	Diana Lierman	pool cook out	82.93
9/8/2025	11783	Teresa Weidman	pool cook out	175.67
9/10/2025	11784	Certified Tree Tech	take out pin oak	700.00
9/10/2025	11785	Republic Services	trash service	1,433.75
9/10/2025	11786	Thomas Bauer	LED bulbs	116.64
9/10/2025	11787	Teresa Weidman	Pool phone reimb	261.32
9/11/2025	11788	Balanced Pool Care		837.50
9/22/2025	11789	City Utilities		1,104.38
9/25/2025	11790	void		
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				3,758.59

outstanding cks EOM

none