LVPOA
MONTHLY MEETING AGENDA
September 9, 2024

- -Call meeting to order
- -Review/approval of meeting minutes from August 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
    - -House Bill 2016 – Diane
    - -Townhouse update
- -Old Business
    - -Insurance Update

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2024	August 2024	Year to Date 2024	Remaining Budget 2024
Income				
Home Owner Dues - Current Year	78,000.00	1,000.00	75,470.00	2,530.00
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	0.00	-2,880.00
Pool Income				
Pool Associate Members Fee	20,000.00	0.00	15,400.00	4,600.00
Pool Rental Fees	200.00	0.00	40.00	160.00
Key Fob Income	200.00	0.00	350.00	-150.00
Total Pool Income	20,400.00	0.00	15,790.00	4,610.00
Clubhouse Rental Fees	600.00	40.00	590.00	10.00
Late Payment Fees	1,200.00	75.00	425.00	775.00
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	0.00	968.31	-468.31
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	1,115.00	96,296.31	7,283.69
Expense				
Administration				
Bank Fee (includes net paypal)	100.00	-1.71	-286.04	386.04
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	10.50	333.93	-33.93
Postage	450.00	7.29	292.83	157.17
Printing & Reproduction	500.00	8.00	307.94	192.06
Professional Fees	4,600.00	387.50	3,472.50	1,127.50
Taxes	500.00	0.00	1,879.00	-1,379.00
Trash Service	17,427.00	1,433.75	11,526.36	5,900.64
Utilities	7,000.00	1,732.42	4,502.69	2,497.31
Web Site	750.00	0.00	1,050.00	-300.00
Total Administration	36,827.00	3,577.75	23,103.21	13,723.79

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	0.00	107.84	192.16
Tree/Limb Removal	5,000.00	56.68	866.18	4,133.82
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	56.68	15,774.02	3,835.98
Pool Expense				
Furniture Repair/Replace	1,000.00	0.00	911.29	88.71
Balanced Pool Care	10,000.00	1,860.00	6,719.00	3,281.00
Internet/Phone (ATT & Protel)	600.00	55.25	222.84	377.16
Pool House (Maintenance, Supplies & Cleaning)	1,600.00	21.61	1,301.56	298.44
Pool Maintenance Contractor	2,000.00	528.75	1,683.75	316.25
Capital Improvements; Blast/Paint	18,800.00	0.00	16,200.00	2,600.00
Capital Improvements; Diving Board	2,425.00	0.00	2,398.51	26.49
Total Pool Expense	36,425.00	2,465.61	29,436.95	6,988.05
Tennis Courts/Playground				
Tennis Court Maintenance	1,800.00	3.78	1,924.28	-124.28
Playground	300.00	0.00	0.00	300.00
Total Tennis Courts/Playground	2,100.00	3.78	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	6,103.82	71,760.73	28,939.27
Operating Budgeted Income/-Loss	100,700.00	**-4,988.82**	**24,535.58**	**-21,655.58**

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

	8/31/2024
ASSETS	
Current Assets	
Guaranty Bank Operating	31,914.21
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	29,026.76
Edward Jones - Townhouses	16,887.93
Edward Jones CD - Townhouses	0.00
Total Bank Accounts	77,829.61
Accounts Receivable - Prepaid	-45.00
UnDeposited Funds	825.00
	780.00
Fixed Assets	
ClubHouse	44,573.51
Total Fixed Assets	44,573.51
Total Current Assets	123,183.12
Liabilities & Equity	
Current Liabilities	
Townhouse Escrow Account	16,887.93
Equity	
Accumulated Equity	81,759.61
2024 Net Income/Loss	24,535.58
Total Equity	106,295.19
Total Liabilities & Equity	123,183.12

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: 8/31/24
Page Number: 1
Items: 14

**** 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	7/31/24	$	32,334.39
3 Deposits and Other Additions (Credits)		+	5,868.42
15 Checks and Other Charges (Debits)		-	6,233.35
Current Balance on	8/31/24	$	31,969.46

CHECKING ACCOUNT TRANSACTIONS

8/06/24	Direct Deposit	PAYPAL TRANSFER	513.42 +
8/06/24	Regular Deposit		5,065.00 +
8/22/24	Regular Deposit		290.00 +
8/05/24	POS Debit	COSTCO WHSE SPRINGFIELD MO 7065	21.61 -
8/09/24	POS Debit	WAL-MART 2 2021 EAST INDEPEND SPRINGFIELD MO 7065	3.78 -
8/31/24	Service Charge		5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11653	8/02/24	16.82	11673	8/14/24	15.25
11668*	8/01/24	161.25	11675*	8/19/24	168.75
11669	8/13/24	1,860.00	11676	8/23/24	108.75
11670	8/09/24	150.00	11677	8/28/24	1,732.42
11671	8/12/24	41.43	11678	8/28/24	1,433.75
11672	8/09/24	413.29	11679	8/29/24	101.25

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
32,334.39	7/31	37,713.13	8/06	35,229.38	8/14	32,075.71	8/28
32,173.14	8/01	37,146.06	8/09	35,060.63	8/19	31,974.46	8/29
32,156.32	8/02	37,104.63	8/12	35,350.63	8/22	31,969.46	8/31
32,134.71	8/05	35,244.63	8/13	35,241.88	8/23		

Low Balance for Period was 31,969.46
Average Ledger Balance for Period was 34,793.11
Average Collected Balance for Period was 34,637.31
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
06/24/24	11653	Thomas Bauer	reimb wood	16.82
7/29/2024	11668	Travis Fannin	w/e 7/26	161.25
8/1/2024	11669	Balanced Pool Care		1,860.00
8/5/2024	11670	Travis Fannin	w/e 8/3	150.00
8/6/2024	11671	City Utilities	fire hydrant	41.43
8/6/2024	11672	Tax Relief Center, Inc.	monthly fee, printing, postage, annual registration	413.29
8/6/2024	11673	Thomas Bauer	reimb wood to dump	15.25
08/12/24	11675	Travis Fannin	w/e 8/10	168.75
08/19/24	11676	Travis Fannin	w/e 8/17	108.75
08/22/24	11677	City Utilities	pool fill adjustment	1,732.42
08/22/24	11678	republic services	trash	1,433.75
08/26/24	11679	Travis Fannin	w/e 8/24	101.25
08/02/24 e		costco	trash bags	21.61
08/09/24 e		walmart	tennis court tape	3.78
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				**6,233.35**

outstanding cks EOM

Date	Num	Name	Memo	Amount
8/8/2024	11674	Theresa Weidman	ATT reimb	55.25