LVPOA
MONTHLY MEETING AGENDA
September 8, 2025

- -Call meeting to order
- -Review/approval of meeting minutes from August 2025 meeting
- -Committee Reports
    - -Finance – Diane
    - -C&R Update - Matt
    - -Clubhouse Scheduling – Teresa
    - -Pool Party Scheduling - Teresa
    - -Social - Teresa
    - -Clubhouse Maintenance – Terry
    - -Communications – Teresa
    - -Architectural Control – Cliff
        - -Approve for Wornall
        - -Weeds on Barcelona
    - -Pool - Jill
    - -Tennis Courts/Playground - Jill
    - -Common Grounds – Tom
- -Old Business
    - -Update on
        - - Suspicious Neighbor Activity
        - -Van parked on Barcelona
        - -Neighborhood Watch
        - -Library
- -New Business
    - -Diana has resigned effective August 31
    - -Townhome Meeting
    - -Dog Poop Stands
        - -Attach trash can?

Lakewood Village Property Owner Association, Inc.
Budget Report

	Budget 2025	August 2025	Year to Date 2025	Remaining Budget 2025
Income				
Home Owner Dues - Current Year	78,000.00	4,995.00	75,970.00	2,030.00
Home Owner Dues - Prior Years	*1,785.00*	0.00	780.00	1,005.00
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	14,875.00		15,215.00	-340.00
Pool Rental Fees	200.00	40.00	80.00	120.00
Key Fob Income	300.00	40.00	115.00	185.00
Total Pool Income	15,375.00	80.00	15,410.00	-35.00
Clubhouse Rental Fees	1,000.00	0.00	800.00	200.00
Late Payment Fees	500.00	250.00	1,250.00	-750.00
Late Payment Fees - Prior Year	750.00	0.00	400.00	350.00
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	96.27	687.64	312.36
Filed Liens Receivable	0.00	0.00	120.00	-120.00
Total Income	98,410.00	2,541.27	95,417.64	2,992.36
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-23.86	-308.47	808.47
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	574.93	853.43	-353.43
Postage	450.00	50.18	258.57	191.43
Printing & Reproduction	500.00	12.00	229.50	270.50
Professional Fees	4,600.00	325.00	3,312.50	1,287.50
Taxes	2,000.00	0.00	2,748.00	-748.00
Trash Service	17,427.00	1,433.75	11,461.49	5,965.51
Utilities	7,000.00	902.95	5,517.32	1,482.68
Web Site	250.00	0.00	425.00	-175.00
Total Administration	39,327.00	3,274.95	24,473.34	14,853.66

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 & Maintence	500.00	100.00	313.78	186.22
Supplies	250.00	0.00	262.12	-12.12
Total Clubhouse	1,450.00	100.00	575.90	874.10
Social Committee				0.00
2 Cookouts	350.00	0.00	0.00	350.00
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	625.00	0.00	102.71	522.29
Grounds				
Landscaping	500.00	0.00	310.02	189.98
Tree/Limb Removal	5,000.00	0.00	5,000.00	0.00
Mowing/Hauling	14,900.00	0.00	14,900.00	0.00
Total Grounds	20,400.00	0.00	20,210.02	189.98
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	735.04	864.96
Balanced Pool Care	10,000.00	1,699.00	8,264.50	1,735.50
Internet/Phone (ATT & Protel)	275.00	0.00	124.63	150.37
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	880.75	1,698.28	-198.28
Pool Maintenance Contractor	2,000.00	671.25	2,066.25	-66.25
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	33,475.00	3,251.00	30,048.70	3,426.30
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	2,200.00	0.00	1,376.58	823.42
Total Expense	97,477.00	6,625.95	76,787.25	20,689.75
Operating Budgeted Income/-Loss	933.00	**-4,084.68**	**18,630.39**	**-17,697.39**

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

	8/31/2025
ASSETS	
Current Assets	
Guaranty Bank Operating	25,370.80
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	30,288.27
Edward Jones - Townhouses	20,766.06
Edward Jones CD - Townhouses	0.00
Total Bank Accounts	76,425.84
Accounts Receivable - Prepaid	-45.00
UnDeposited Funds	575.00
	530.00
Fixed Assets	
ClubHouse	44,573.51
Total Fixed Assets	44,573.51
Total Current Assets	121,529.35
Liabilities & Equity	
Current Liabilities	
Townhouse Escrow Account	20,766.06
Equity	
Accumulated Equity	82,132.90
2025 Net Income/Loss	18,630.39
Total Equity	100,763.29
Total Liabilities & Equity	121,529.35

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: 8/31/25
Page Number: 1
Items: 12

**** 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	7/31/25	$	29,705.89
3 Deposits and Other Additions	(Credits)	+	5,528.86
11 Checks and Other Charges	(Debits)	-	7,976.17
Current Balance on	8/31/25	$	27,258.58

CHECKING ACCOUNT TRANSACTIONS

8/05/25	Direct Deposit PAYPAL TRANSFER	1,053.86 +
8/06/25	Regular Deposit	2,510.00 +
8/25/25	Regular Deposit	1,965.00 +
8/31/25	Service Charge	5.00 -

Check #	Date Paid	Amount	Check #	Date Paid	Amount
11766	8/05/25	180.00	11771	8/21/25	168.75
11767	8/07/25	2,880.00	11772	8/21/25	180.00
11768	8/08/25	172.50	11773	8/25/25	825.86
11769	8/21/25	387.18	11775*	8/28/25	902.95
11770	8/08/25	1,699.00	11778*	8/27/25	574.93

* = OUT OF SEQUENCE CHECK

DAILY BALANCE SUMMARY

Balance	Date	Balance	Date	Balance	Date	Balance	Date
29,705.89	7/31	30,209.75	8/07	28,741.46	8/25	27,258.58	8/31
30,579.75	8/05	28,338.25	8/08	28,166.53	8/27		
33,089.75	8/06	27,602.32	8/21	27,263.58	8/28		

Low Balance for Period was 27,258.58
Average Ledger Balance for Period was 28,587.36
Average Collected Balance for Period was 28,459.62
Itemization of Service Charge
Remote Dep Xtra File Code = 5.00

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
7/28/2025	11766	Spencer Fannin	pool maintenance	180.00
8/1/2025	11767	Edward Jones	transfer townhouse dues	2,880.00
8/4/2025	11768	Spencer Fannin	pool maintenance	172.50
8/6/2025	11769	Tax Relief Center	accounting, postage, printing	387.18
8/5/2025	11770	Balanced Pool Care	pool service	1,699.00
8/11/2025	11771	Spencer Fannin	pool maintenance	168.75
8/18/2025	11772	Spencer Fannin	pool maintenance	180.00
8/18/2025	11773	Pitt Technology	key fobs	825.86
8/22/2025	11775	City Utilities		902.95
8/26/2025	11778	Tax Relief Center	checks and deposit slips	574.93
		Guaranty Bank	Fee	5.00
Total Guaranty Bank Operating				**7,976.17**

outstanding cks EOM

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