



**Annual Owners Meeting  
Hillbilly Bowl – Ozark Room  
November 7, 2015 6:00pm**

**Agenda - Preliminary**

1. Call To Order
2. Introductions
3. Year In Review
  - a. APCOA Contracts Services Directly With Service Providers
  - b. Relations With KI/Table Rock Resort
  - c. Boat Trailer Parking
  - d. Legal – Liens & Collections
    - i. APCOA Actions With Delinquent Owners
4. Financial - Year-To-Date 2015
  - a. Maintenance Expenses Exceed Budget
    - i. Tornado Aftermath – Excessive Water Leaks - Continued
  - b. Reserve Accounts
    - i. Operational Reserve
    - ii. Savings Reserve
5. Financial - Budget 2016
  - a. 2016 Budget
    - i. Maintenance Fee Increase
      1. 1 Bedroom Unit - \$50 / Quarter To \$500.00 / Quarter
      2. 2 Bedroom Unit - \$50 / Quarter To \$550.00 / Quarter
        - a. Minimum necessary to support budget
        - b. May still dip into Reserves
    - b. 2016 Anticipated Repairs & Improvements
6. APCOA Recommended By-Law Changes
  - a. Article I - Establishment of Association                      Section 3: Principal Office
  - b. Article II – Board of Managers                                      Section 7: Powers & Expenditures  
(m) Rules & Regulations
7. Anchor's Point Identity – Signage & Branding
8. Board of Managers - No Applications for Manager Received
  - a. Board will continue as is with a Vacancy
  - b. Don Gish will fill the current Vacancy
9. Additional Comments and Questions
10. Adjournment

# APCOA - Revenue / Expense Report - End of September 2015

Revenue		Acctg Code	Year-To-Date Received
<b>Maintenance Fees</b>		<b>4000</b>	
1.0	Maintenance Fee Revenue	4100	102,425.00
2.0	Interest Earnings	4110	-
Totals - Revenue			102,425.00

2015 Annual Budget	Percentage Received	Remaining Balance
133,400.00	76.78%	30,975.00
		-
133,400.00	76.78%	30,975.00

Expenses		Acctg Code	Year-To-Date Expended
<b>Utility Service</b>		<b>6200</b>	
7.0	Water Usage & Service	6210	12,060.00
8.0	Road Maintenance	6220	3,015.00
9.0	Sewer Expense	6230	9,496.62
10.0	Electric Expense	6240	3,648.00
11.0	Trash Expense	6250	2,645.07
12.0	Telephone Expense	-----	
<b>Maintenance Services</b>		<b>6300</b>	
15.0	Maintenace Management Fee	6310	-
16.0	Maintenance Repairs	6320	12,043.20
17.0	Common Ground Maintenance	6330	4,051.50
18.0	Grass Mowing & Snow Removal	6340	200.00
19.0	Equipment - New/Replacement	6350	727.40
<b>Amenities</b>		<b>6400</b>	
20.0	Cable Television Expense	6410	7,715.19
21.0	Internet Service	6420	12,029.85
23.0	Lakeside Pool Maint/Operation	6430	6,499.66
21.1	Pool Re-Surfacing	6440	7,800.00
<b>Insurance Service</b>		<b>6600</b>	
13.0	Insurance - Structure	6610	17,854.00
14.0	Insurance - Officers	6620	1,077.60
<b>Business Services</b>		<b>8500</b>	
1.0	Accounting Services / Tax Prep	8510	985.00
2.0	Office Supplies	8520	55.12
3.0	Postage	8530	50.00
4.0	State Compliance / Filings	8540	-
5.0	Banking Fees	8540	-
<b>Professional Services</b>		<b>8600</b>	
24.0	Legal Services	8610	5,496.00
22.0	Web Site Service	8620	17.50
6.0	Annual Meeting	8630	-
<b>Reserve Funding</b>			
25.0	Reserve Account		-
<b>Budget Summary</b>			
Totals - Expenses			107,466.71

2015 Annual Budget	Percentage Expended	Remaining Balance
16,080.00	75.00%	4,020.00
4,020.00	75.00%	1,005.00
12,000.00	79.14%	2,503.38
6,500.00	56.12%	2,852.00
3,500.00	75.57%	854.93
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5,100.00	0.00%	5,100.00
7,500.00	160.58%	(4,543.20)
8,600.00	47.11%	4,548.50
4,500.00	4.44%	4,300.00
1,500.00	48.49%	772.60
10,080.00	76.54%	2,364.81
16,040.00	75.00%	4,010.15
15,000.00	43.33%	8,500.34
9,000.00	86.67%	1,200.00
24,000.00	74.39%	6,146.00
1,100.00	97.96%	22.40
1,500.00	65.67%	515.00
250.00	22.05%	194.88
360.00	13.89%	310.00
50.00	0.00%	50.00
0.00		-
4,500.00	122.13%	(996.00)
260.00	6.73%	242.50
500.00	0.00%	500.00
151,940.00	70.73%	44,473.29

Profit / Loss Summary		
	Year-To-Date Revenue	102,425.00
	Year-To-Date Expense	107,466.71
	<b>Net Revenue / Expense</b>	<b>(5,041.71)</b>

APCOA Bank Balances - 30-Sep-2015	Balance
Operational Checking	1,061.30
Operational Reserve	14,191.23
Savings Reserve	21,828.52
<b>Total Reserves</b>	<b>36,019.75</b>

# Anchor Point Condominium 2016 Budget - Executive Summary

**Distribution :** APCOA Members  
**Purpose :** Examination of 2016 Revenue & Costs With Previous Year Comparisons  
 Proposed Worksheet for 2016 Budget Development  
**Assumptions :** All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units)  
 2016 Budget may vary as necessary at the descretion of the Board of Managers

**Developed By :** APCOA Board  
**Dated :** 3-Oct-2015  
**Approved :**

Revenue	Cycle	2015 Annual Budget	Acctg Code	Number Of Units	2015 Projected	2016 Annual Budget	2016 Amount Change	2016 Percent Change	2016 Percent of Budget	2016 Annual Unit Revenue	2016 Quarterly Unit Revenue	Account Calculation
<b>Maintenance Fees</b>			<b>4000</b>									
1.0	Maintenance Fees - 2 Bdrm	128,000.00	4100	64	128,000.00	140,800.00	12,800.00	10.00%	95.91%	2,200.00	550.00	64 Units
2.0	Maintenance Fees - 1 Bdrm	5,400.00	4110	3	5,400.00	6,000.00	600.00	11.11%	4.09%	2,000.00	500.00	3 Units
3.0	Reimbursement Funds											
Totals / Average		133,400.00			133,400.00	146,800.00	13,400.00	10.04%	100.00%	146,800.00	36,700.00	

Expenses	Cycle	2015 Annual Budget	Acctg Code	2015 Jan - Sep Expenses	2015 Projected	2016 Annual Budget	2016 Amount Change	2016 Percent Change	2016 Percent of Budget	2016 Annual Unit Cost	2016 Quarterly Unit Cost	Account Provider Description
<b>Utility Service</b>			<b>6200</b>									
1.0	Water Usage & Service	16,080.00	6210	12,060.00	75.00%	16,080.00	0.00	0.00%	10.77%	240.00	60.00	KI/TRR
2.0	Road Maintenance	4,020.00	6220	3,015.00	75.00%	4,020.00	0.00	0.00%	2.69%	60.00	15.00	KI/TRR
3.0	Sewer Expense	12,000.00	6230	9,496.62	79.14%	14,000.00	2,000.00	16.67%	9.38%	208.96	52.24	Kim City - 40% KI/TRR
4.0	Electric Expense	6,500.00	6240	3,648.00	56.12%	6,500.00	0.00	0.00%	4.35%	97.01	24.25	White River Electric
5.0	Trash Expense	3,500.00	6250	2,645.07	75.57%	3,500.00	0.00	0.00%	2.34%	52.24	13.06	Republic Services
6.0		-----	-----									
<b>Maintenance Services</b>			<b>6300</b>									
7.0	Maintenance Management Fee	5,100.00	6310	-	0.00%	2,400.00	(2,700.00)	-52.94%	1.61%	35.82	8.96	Bowling Construction
8.0	Maintenance Repairs	7,500.00	6320	12,043.20	160.58%	10,000.00	2,500.00	33.33%	6.70%	149.25	37.31	Bowling Construction
9.0	Common Ground Maintenance	8,600.00	6330	4,051.50	47.11%	8,600.00	-	0.00%	5.76%	128.36	32.09	Branstetter
10.0	Grass Mowing & Snow Removal	4,500.00	6340	200.00	4.44%	4,500.00	-	0.00%	3.01%	67.16	16.79	Garden Whispers
11.0	Equipment - New/Replacement	1,500.00	6350	727.40	48.49%	1,500.00	-	0.00%	1.00%	22.39	5.60	
<b>Amenities</b>			<b>6400</b>									
12.0	Cable Television Expense	10,080.00	6410	7,715.19	76.54%	11,500.00	1,420.00	14.09%	7.70%	171.64	42.91	MediaCom
13.0	Internet Service	16,040.00	6420	12,029.85	75.00%	16,040.00	-	0.00%	10.74%	239.40	59.85	MediaCom
14.0	Lakeside Pool Maint/Operation	15,000.00	6430	6,499.66	43.33%	9,000.00	(6,000.00)	-40.00%	6.03%	134.33	33.58	By Request Services
15.0	Lakeside Pool Chemicals					2,100.00	2,100.00	100.00%	1.41%	31.34	7.84	Branson HT&P

Expenses		Cycle	2015 Annual Budget	Acctg Code	2015 Jan - Sep Expenses	2015 Projected	2016 Annual Budget	2016 Amount Change	2016 Percent Change	2016 Percent of Budget	2016 Annual Unit Cost	2016 Quarterly Unit Cost	Account Provider Description
<b>Insurance Service</b>				<b>6600</b>									
16.0	Insurance - Structure	Monthly	24,000.00	6610	17,854.00	74.39%	24,000.00	0.00	0.00%	16.07%	358.21	89.55	United Fire & Casualty
17.0	Insurance - Officers		1,100.00	6620	1,077.60	97.96%	1,100.00	0.00	0.00%	0.74%	16.42	4.10	US Liability
<b>Business Services</b>				<b>8500</b>									
18.0	Accounting Services / Tax Prep	Monthly	1,500.00	8510	985.00	65.67%	1,500.00	0.00	0.00%	1.00%			Berman CPA
19.0	Office Supplies	Annual	300.00	8520	55.12	18.37%	300.00	0.00	0.00%	0.20%			
20.0	Postage	Annual	360.00	8530	50.00	0.00%	360.00	0.00	0.00%	0.24%			
21.0	State Compliance / Filings	Annual	50.00	8540	-	0.00%	50.00	0.00	0.00%	0.03%			Missouri
22.0	Banking Fees	Annual	0.00	8540	-		-	0.00	0.00%	0.00%			Metropolitan National
<b>Professional Services</b>				<b>8600</b>									
23.0	Legal Services	Annual	4,500.00	8610	5,408.50	120.19%	4,500.00	0	0.00%	3.01%	67.16	16.79	Schenwerk, Russ
24.0	Web Site Service	Annual	260.00	8620	26.85	10.33%	260.00	0	0.00%	0.17%	3.88	0.97	Newsom Creative
25.0	Annual Meeting	Annual	500.00	8630	-	0.00%	500.00	0.00	0.00%	0.33%	7.46	1.87	
<b>Reserve Funding</b>													
26.0	Reserve Account	Annual					7,000.00	7,000.00	100.00%	4.69%	104.48	26.12	5% of Budget
<b>Budget Summary</b>													
	Totals - Expenses		142,990.00		99,588.56	69.65%	149,310.00	6,320.00	4.42%	100.00%	2195.52	548.88	



At the Annual Meeting, the APCOA Board intends to propose for approval by the Owners, an amendment to the By-Laws of Anchor's Point Condominium Owners, Inc. The provision proposed to be amended is set forth in Article I, Section 3 of the current By-Laws.

**Currently Stated In By-Laws:**

**Article I Establishment of Association**

**Section 3: Principal Office**

**Section 3: Principal Office:** The principal office of the Association is located at the Property.

**Purpose of Change:**

This change is requested to conform to the current operation of the APCOA. The association does not have an office on the property nor anywhere else. The board does not believe that an on site office is necessary nor can the association afford the expense of the space or staffing of an office. The board does believe that owners need to have direct line of communication to the board in a format that widely acceptable and available and that owners should have an expectation of a response in a reasonable time.

Acceptable forms of communication may include e-mail, the APCOA website, and mail. The board will maintain each option available.

**Proposed By-Law:**

**Article I Establishment of Association**

**Section 3: Owner Communication:** The board must provide to owners a direct line of communication the board. The board will provide and maintain an e-mail address, an APCOA website, and mailing address for owner communication to the board.



At the Annual Meeting, the APCOA Board intends to propose for approval by the Owners, an amendment to the By-Laws of Anchor's Point Condominium Owners, Inc. The provision proposed to be amended is set forth in Article II, Section 7 of the current By-Laws.

**Currently Stated In By-Laws:**

**Article II Board of Managers**

**Section 7: Powers & Expenditures**

**(m) Rules and Regulations:** Promulgation of administrative rules and regulations and such reasonable rules and regulations as it may deem advisable for the use, operation, maintenance, conversation, beautification and protection of the Common Elements and for the health, comfort, safety and general welfare of the Unit Owners and occupants of said Property.

**Purpose of Change:**

This change is requested to identify specific Rules and Regulations that the board is already authorized to manage and enforce.

**Proposed By-Law:**

**(m) Rules and Regulations:** Promulgation of administrative rules and regulations and such reasonable rules and regulations as it may deem advisable for the use, operation, maintenance, conversation, beautification and protection of the Common Elements and for the health, comfort, safety and general welfare of the Unit Owners and occupants of said Property.

Rules and Regulations specified, but not limited to:

- a. The board is authorized to establish and enforce parking policy for the parking lot and common areas including the parking of trailers, recreational vehicles, and other multi-space vehicles.
- b. The board is authorized to establish and enforce standards for all exterior property including decks, doors, windows, and any other exterior property fixture.
- c. No owner may make any alteration to any exterior part of the property, including, decks, doors, windows, or any other exterior fixture without the prior approval of the board.
- d. The board reserves the right to inspect construction areas prior to and after construction are completed to ensure adherence to standards. Any inspection costs are the responsibility of the owner.
- e. The board is authorized to establish and enforce a Quiet Time between 10:00pm and 7:00am in Common Areas to coincide with Kimberling City Ordinance.