



**Annual Owners Meeting
Hillbilly Bowl – Ozark Room
November 4, 2017 4:00pm**

Agenda

1. Call To Order
2. Introductions
3. 2017 - Year In Review
 - a. Lakeside Anchor's Point Condominium Sign Installed
 - b. Water Leaks (2) – Main Supply Lines
 - c. Lawsuit Filed Against Kimbepling Inn/Table Rock Resort – September 2017
 - i. Goals of Suit
 1. Written Agreement s For Water Service, Roads, Sewer
 2. Reimbursement For Repairs To Infrastructure Water Leaks
 3. Injunction To Prevent Deliberate Shut Off Of Service
 - d. Lakeside Pool Replacement – Not This Winter
 - e. Boat Trailer Parking – Much Reduced This Year – Thanks To Ozark Fun Rental
 - f. Financial - Year-To-Date 2017
 - i. Revenue & Expense Summary 2017
 - ii. Reserve Accounts
4. Financial - Budget 2018
 - a. 2018 Budget
 - i. Revenue Summary - Maintenance Fees – No Increase For 2018
 1. 1 Bedroom Unit - \$500.00 / Quarter \$2,000 / Annually
 2. 2 Bedroom Unit - \$550.00 / Quarter \$2,200 / Annually
 - ii. Expense Summary
5. APCOA Projects 2018
 - a. Dumpster Pad & Fence
 - b. Security Cameras – Lakeside Pool & Parking Lot
6. Board of Managers -
 - a. Joe Golding Applied For 3 Year Position Without Opposition – Accepted
Joe will serve through November 2020
 - b. Don Gish will continue to fill the current 1 Year Vacancy as Acting Manager
 - c. Ray Loehr will continue to fill the current 2 Year Vacancy as Acting Manager
7. Additional Comments and Questions
8. Adjournment

APCOA - Revenue / Expense Report - End of September 2017

10-Oct-17

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees		4000	
1.0	Maintenance Fee Revenue	4100	110,080.00
2.0	Interest Earnings	4110	-
3.0	Reimbursement Funds	4200	2,800.00
Totals - Revenue			112,880.00

2017 Annual Budget	Percentage Received	Remaining Balance
146,800.00	74.99%	36,720.00
		-
146,800.00	76.89%	33,920.00

2016 Year-To-Date Received
150,575.00
19.48
3,080.48
153,674.96

Expenses		Acctg Code	Year-To-Date Expended
Utility Service		6200	
1.0	Water Usage & Service	6210	12,060.00
2.0	Road Maintenance	6220	3,015.00
3.0	Sewer Expense	6230	7,124.65
4.0	Electric Expense	6240	3,906.00
5.0	Trash Expense	6250	3,545.28
6.0	Sewer Lift Station Maintenance	6260	-
Maintenance Services		6300	
7.0	Maintenance Management Fee	6310	-
8.0	Maintenance Repairs	6320	19,424.51
9.0	Common Ground Maintenance	6330	4,488.44
10.0	Grass Mowing & Snow Removal	6340	2,845.00
11.0	Equipment - New/Replacement	6350	3,527.34
Amenities		6400	
12.0	Cable Television Expense	6410	8,839.17
13.0	Internet Service	6420	12,029.85
14.0	Lakeside Pool Maint/Operation	6430	7,733.91
15.0	Lakeside Pool Maintenance	6440	809.34
16.0	Lakeside Pool Chemicals	6450	243.19
Insurance Service		6600	
17.0	Insurance - Structure	6610	18,402.00
18.0	Insurance - Officers	6620	1,155.00
Business Services		8500	
19.0	Accounting Services / Tax Prep	8510	890.00
20.0	Office Supplies	8520	-
21.0	Postage	8530	68.00
22.0	State Compliance / Filings	8540	11.25
23.0	Banking Fees	8540	-
Professional Services		8600	
24.0	Legal Services	8610	7,097.31
25.0	Web Site Service	8620	17.50
26.0	Annual Meeting	8630	325.43
Reserve Funding			
27.0	Reserve Account		-
Budget Summary			
Totals - Expenses			117,558.17

2017 Annual Budget	Percentage Expended	Remaining Balance
16,080.00	75.00%	4,020.00
4,020.00	75.00%	1,005.00
14,000.00	50.89%	6,875.35
6,500.00	60.09%	2,594.00
3,500.00	101.29%	(45.28)
2,000.00		
2,400.00	0.00%	2,400.00
10,000.00	194.25%	(9,424.51)
8,600.00	52.19%	4,111.56
4,500.00	63.22%	1,655.00
1,500.00	235.16%	(2,027.34)
11,500.00	76.86%	2,660.83
16,040.00	75.00%	4,010.15
9,000.00	85.93%	1,266.09
0.00		(809.34)
2,100.00	11.58%	1,856.81
24,000.00	76.68%	5,598.00
1,100.00	105.00%	(55.00)
1,500.00	59.33%	610.00
300.00	0.00%	300.00
360.00	18.89%	292.00
50.00	22.50%	38.75
0.00		-
4,500.00	157.72%	(2,597.31)
260.00	6.73%	242.50
500.00	65.09%	174.57
7,000.00	0.00%	7,000.00
151,310.00	77.69%	33,751.83

2016 Year-To-Date Expended
16,080.00
4,020.00
9,788.40
5,004.00
3,730.88
-
-
15,475.80
6,321.80
2,100.00
917.70
-
10,755.64
16,039.80
8,000.00
5,281.23
991.52
-
23,791.00
1,140.00
-
1,020.00
-
56.00
11.25
-
-
1,511.25
240.00
655.12
-
8,000.00
-
140,931.39

Profit / Loss Summary			
	Year-To-Date Revenue		112,880.00
	Year-To-Date Expense		117,558.17
	Net Revenue / Expense		(4,678.17)

Reserve Account Summary		
	Operational Reserve	10,621.93
	Savings Reserve	29,878.59
	Total Reserves	40,500.52
	Operational Checking	4,532.16

Anchor Point Condominium 2018 Budget - Executive Summary

Distribution : APCOA Members
Purpose : Examination of 2018 Revenue & Costs With Previous Year Comparisons
 Proposed Worksheet for 2018 Budget Development

Developed By : APCOA Board
Dated : 10-Oct-2017
Approved :

Assumptions : All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units)
 2018 Budget may vary as necessary at the discretion of the Board of Managers
 Reimbursement Revenue Not Included

Revenue	Cycle	2017 Annual Budget	Acctg Code	Number Of Units	2017 Projected	2018 Annual Budget	2018 Amount Change	2018 Percent Change	2018 Percent of Budget	2018 Annual Unit Revenue
Maintenance Fees			4000							
1.0	Maintenance Fees - 2 Bdrm	140,800.00	4100	64	140,800.00	140,800.00	0.00	0.00%	95.91%	2,200.00
2.0	Maintenance Fees - 1 Bdrm	6,000.00	4110	3	6,000.00	6,000.00	0.00	0.00%	4.09%	2,000.00
3.0	Reimbursement Funds		4200							
Totals / Average		146,800.00			146,800.00	146,800.00	0.00	0.00%	100.00%	146,800.00

Expenses	Cycle	2017 Annual Budget	Acctg Code	2017 Jan - Sep Expenses	2017 Projected	2018 Annual Budget	2018 Amount Change	2018 Percent Change	2018 Percent of Budget	2018 Annual Unit Cost
Utility Service			6200							
1.0	Water Usage & Service	16,080.00	6210	12,060.00	75.00%	16,080.00	0.00	0.00%	10.36%	240.00
2.0	Road Maintenance	4,020.00	6220	3,015.00	75.00%	4,020.00	0.00	0.00%	2.59%	60.00
3.0	Sewer Expense	14,000.00	6230	7,124.65	50.89%	12,000.00	-2,000.00	-14.29%	7.73%	179.10
4.0	Electric Expense	6,500.00	6240	3,906.00	60.09%	6,000.00	-500.00	-7.69%	3.87%	89.55
5.0	Trash Expense	3,500.00	6250	3,545.28	101.29%	4,500.00	1,000.00	28.57%	2.90%	67.16
6.0	Sewer Lift Station Maintenance	0.00	6260			750.00	750.00	100.00%	0.48%	11.19
Maintenance Services			6300							
7.0	Maintenance Management Fee	2,400.00	6310	-	0.00%	2,400.00	0.00	0.00%	1.55%	35.82
8.0	Maintenance Repairs	10,000.00	6320	19,424.51	194.25%	12,000.00	2,000.00	20.00%	7.73%	179.10
9.0	Common Ground Maintenance	8,600.00	6330	4,488.44	52.19%	8,600.00	0.00	0.00%	5.54%	128.36
10.0	Grass Mowing & Snow Removal	4,500.00	6340	2,845.00	63.22%	4,500.00	0.00	0.00%	2.90%	67.16
11.0	Equipment - New/Replacement	1,500.00	6350	3,527.34	235.16%	1,500.00	0.00	0.00%	0.97%	22.39
Amenities			6400							
12.0	Cable Television Expense	11,500.00	6410	8,839.17	76.86%	13,000.00	1,500.00	13.04%	8.38%	194.03
13.0	Internet Service	16,040.00	6420	12,029.85	75.00%	16,040.00	0.00	0.00%	10.34%	239.40
14.0	Lakeside Pool Operation	9,000.00	6430	7,733.91	85.93%	9,000.00	0.00	0.00%	5.80%	134.33
15.0	Lakeside Pool Maintenance		6440	809.34		1,500.00	1,500.00	100.00%	0.97%	22.39
16.0	Lakeside Pool Chemicals	2,100.00	6450	243.19		1,000.00	-1,100.00	-52.38%	0.64%	14.93
Insurance Service			6600							
17.0	Insurance - Structure	24,000.00	6610	18,402.00	76.68%	26,400.00	2,400.00	10.00%	17.02%	394.03
18.0	Insurance - Officers	1,100.00	6620	1,155.00	105.00%	1,300.00	200.00	18.18%	0.84%	19.40
Business Services			8500							
19.0	Accounting Services / Tax Prep	1,500.00	8510	890.00	59.33%	1,500.00	0.00	0.00%	0.97%	22.39
20.0	Office Supplies	300.00	8520	-	0.00%	300.00	0.00	0.00%	0.19%	4.48
21.0	Postage	360.00	8530	68.00	0.00%	360.00	0.00	0.00%	0.23%	5.37
22.0	State Compliance / Filings	50.00	8540	11.25	0.00%	50.00	0.00	0.00%	0.03%	0.75
23.0	Banking Fees		8540	-			0.00	0.00%	0.00%	
Professional Services			8600							
24.0	Legal Services	4,500.00	8610	7,097.31	157.72%	4,500.00	0	0.00%	2.90%	67.16
25.0	Web Site Service	260.00	8620	17.50	6.73%	350.00	90	34.62%	0.23%	5.22
26.0	Annual Meeting	500.00	8630	325.43	65.09%	500.00	0.00	0.00%	0.32%	7.46
Reserve Funding			8800							
27.0	Reserve Account	7,000.00	8800	-		7,000.00	0.00	0.00%	4.51%	104.48
Budget Summary										
Totals - Expenses		149,310.00		117,558.17	78.73%	155,150.00	5,840.00	3.91%	100.00%	2315.67