



**Annual Owners Meeting
Hillbilly Bowl – Ozark Room
November 3, 2018 4:00pm**

Agenda - Preliminary

03-Nov-2018

1. Call To Order
2. Introductions
3. 2018 - Year In Review
 - a. Lawsuit Filed Against Kimberling Inn/Table Rock Resort – September 2017
 - i. Goals of Suit
 1. Written Agreements For Water Service, Roads, Sewer
 2. Reimbursement For Repairs To Infrastructure Water Leaks
 3. Injunction To Prevent Deliberate Shut Off Of Service
 - ii. Status of Suit
 - b. Financial - Year-To-Date 2018
 - i. Revenue & Expense Summary 2018
 - ii. Reserve Accounts
4. Financial - Budget 2019
 - a. 2019 Budget
 - i. Revenue Summary - No Maintenance Fee Increase For 2019
 1. 1 Bedroom Unit - \$500.00 / Quarter \$2,000 / Annually
 2. 2 Bedroom Unit - \$550.00 / Quarter \$2,200 / Annually
 - ii. Expense Summary 2019
5. APCOA Projects 2019
 - a. Lakeside Siding & Railing Project Summary & Special Assessment
Note: All Project Documents On-Line At APCOA Website / Annual Meetings
 - b. Vote to Approve / Not Approve Siding Project & Special Assessment
 - i. Vote to Approve / Not Approve Possible Related Board Actions
 1. Take Necessary Actions to Collect Revenue & Execute Contract
 2. If necessary, To Borrow Money
 3. Any Remaining Special Assessment Balances Deposited Into Reserves
 4. If Project exceeds \$201,000, increase Special Assessment to cover cost
6. Maintenance Information
 - a. MediaCom Customer Service – Unit Account Numbers
 - b. Pet Management
 - c. Maintenance Suggestions- Smelly Water, Dryer Vent Cleaning
7. Board of Managers -
 - a. Jim Heimann Applied For 3 Year Position Without Opposition – Accepted – November 2021
 - b. Ray Loehr Applied For 1 Year Position Without Opposition – Accepted – November 2019
 - c. Don Gish Is Retiring From The Board After 6 Years Of Service
8. Additional Comments and Questions
9. Adjournment

APCOA - Revenue / Expense Report - End of September 2018

14-Oct-18

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees		4000	
1.0	Maintenance Fee Revenue	4100	110,240.00
2.0	Interest Earnings	4110	-
3.0	Reimbursement Funds	4200	-
Totals - Revenue			110,240.00

2018 Annual Budget	Percentage Received	Remaining Balance
146,800.00	75.10%	36,560.00
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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	7,027.88
4.0	Electric Expense	6240	3,120.00
5.0	Trash Expense	6250	3,494.43
6.0	Sewer Lift Station Maintenance	6260	-
Maintenance Services		6300	-
7.0	Maintenace Management Fee	6310	-
8.0	Maintenance Repairs	6320	21,867.15
9.0	Common Ground Maintenance	6330	3,778.22
10.0	Grass Mowing & Snow Removal	6340	226.00
11.0	Equipment - New/Replacement	6350	567.00
Amenities		6400	-
12.0	Cable Television Expense	6410	9,743.65
13.0	Internet Service	6420	12,029.85
14.0	Lakeside Pool Maint/Operation	6430	7,386.00
15.0	Lakeside Pool Maintenance	6440	497.21
16.0	Lakeside Pool Chemicals	6450	988.87
Insurance Service		6600	-
17.0	Insurance - Structure	6610	19,672.00
18.0	Insurance - Officers	6620	1,155.00
Business Services		8500	-
19.0	Accounting Services / Tax Prep	8510	990.00
20.0	Office Supplies	8520	48.02
21.0	Postage	8530	76.00
22.0	State Compliance / Filings	8540	11.25
23.0	Banking Fees	8540	5.00
Professional Services		8600	-
24.0	Legal Services	8610	2,206.56
25.0	Web Site Service	8620	19.50
26.0	Annual Meeting	8630	132.87
Reserve Funding			-
27.0	Reserve Account		-
Budget Summary			
Totals - Expenses			110,117.46

2018 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	58.57%	4,972.12
6,000.00	52.00%	2,880.00
4,500.00	77.65%	1,005.57
2,000.00		
2,400.00	0.00%	2,400.00
12,000.00	182.23%	(9,867.15)
8,600.00	43.93%	4,821.78
4,500.00	5.02%	4,274.00
1,500.00	37.80%	933.00
13,000.00	74.95%	3,256.35
16,040.00	75.00%	4,010.15
9,000.00	82.07%	1,614.00
1,500.00	33.15%	1,002.79
1,000.00	98.89%	11.13
26,400.00	74.52%	6,728.00
1,300.00	88.85%	145.00
1,500.00	66.00%	510.00
300.00	16.01%	251.98
360.00	21.11%	284.00
50.00	22.50%	38.75
0.00		(5.00)
4,500.00	49.03%	2,293.44
350.00	5.57%	330.50
500.00	26.57%	367.13
7,000.00	0.00%	7,000.00
156,400.00	70.41%	46,282.54

Profit / Loss Summary			
	Year-To-Date Revenue		110,240.00
	Year-To-Date Expense		110,117.46
	Net Revenue / Expense		122.54

Reserve Account Summary		
	Operational Reserve	10,621.93
	Savings Reserve	29,909.62
	Total Reserves	40,531.55
	BOY 2018 Balance	9,954.78
	Operational Checking	10,077.32

Anchor Point Condominium 2019 Budget - Executive Summary

Distribution : APCOA Members
Purpose : Examination of 2019 Revenue & Costs With Previous Year Comparisons
 Proposed Worksheet for 2019 Budget Development

Developed By : APCOA Board
Dated : 10-Oct-2018
Approved :

Assumptions : All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units)
 2019 Budget may vary as necessary at the discretion of the Board of Managers
 Reimbursement Revenue Not Included

Revenue		2018 Annual Budget	Acctg Code	Number Of Units	2018 Projected	2019 Annual Budget	2019 Amount Change	2019 Percent Change	2019 Percent of Budget	2019 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		2018 Annual Budget	Acctg Code	2018 Jan - Sep Expenses	2018 Projected	2019 Annual Budget	2019 Amount Change	2019 Percent Change	2019 Percent of Budget	2019 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%	10.59%	240.00
2.0	Road Maintenance	4,020.00	6220	3,015.00	75.00%	4,020.00	0.00	0.00%	2.65%	60.00
3.0	Sewer Expense	12,000.00	6230	7,027.88	58.57%	11,000.00	-1,000.00	-8.33%	7.24%	164.18
4.0	Electric Expense	6,000.00	6240	3,120.00	52.00%	5,200.00	-800.00	-13.33%	3.42%	77.61
5.0	Trash Expense	4,500.00	6250	3,494.43	77.65%	5,000.00	500.00	11.11%	3.29%	74.63
6.0	Sewer Lift Station Maintenance	750.00	6260			750.00	0.00	100.00%	0.49%	11.19
Maintenance Services			6300							
7.0	Maintenance Management Fee	2,400.00	6310	-	0.00%	500.00	-1,900.00	-79.17%	0.33%	7.46
8.0	Maintenance Repairs	12,000.00	6320	21,688.15	180.73%	12,000.00	0.00	0.00%	7.90%	179.10
9.0	Common Ground Maintenance	8,600.00	6330	3,778.22	43.93%	7,500.00	-1,100.00	-12.79%	4.94%	111.94
10.0	Grass Mowing & Snow Removal	4,500.00	6340	226.00	5.02%	4,500.00	0.00	0.00%	2.96%	67.16
11.0	Equipment - New/Replacement	1,500.00	6350	567.00	37.80%	1,500.00	0.00	0.00%	0.99%	22.39
Amenities			6400							
12.0	Cable Television Expense	13,000.00	6410	9,743.65	74.95%	13,500.00	500.00	3.85%	8.89%	201.49
13.0	Internet Service	16,040.00	6420	12,029.85	75.00%	16,040.00	0.00	0.00%	10.56%	239.40
14.0	Lakeside Pool Operation	9,000.00	6430	7,386.00	82.07%	8,500.00	-500.00	-5.56%	5.60%	126.87
15.0	Lakeside Pool Maintenance	1,500.00	6440	497.21	33.15%	1,000.00	(500.00)	100.00%	0.66%	14.93
16.0	Lakeside Pool Chemicals	1,000.00	6450	988.87	98.89%	1,200.00	200.00	20.00%	0.79%	17.91
Insurance Service			6600							
17.0	Insurance - Structure	26,400.00	6610	19,672.00	74.52%	27,700.00	1,300.00	4.92%	18.24%	413.43
18.0	Insurance - Officers	1,300.00	6620	1,155.00	88.85%	1,300.00	0.00	0.00%	0.86%	19.40
Business Services			8500							
19.0	Accounting Services / Tax Prep	1,500.00	8510	990.00	66.00%	1,500.00	0.00	0.00%	0.99%	22.39
20.0	Office Supplies	300.00	8520	48.02	16.01%	300.00	0.00	0.00%	0.20%	4.48
21.0	Postage	360.00	8530	76.00	0.00%	360.00	0.00	0.00%	0.24%	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	0.00	8540	5.00			0.00	0.00%	0.00%	
Professional Services			8600							
24.0	Legal Services	4,500.00	8610	2,206.56	49.03%	4,500.00	0	0.00%	2.96%	67.16
25.0	Web Site Service	350.00	8620	19.50	5.57%	350.00	0	0.00%	0.23%	5.22
26.0	Annual Meeting	500.00	8630	132.87	26.57%	500.00	0.00	0.00%	0.33%	7.46
Reserve Funding			8800							
27.0	Reserve Account	7,000.00	8800			7,000.00	0.00	0.00%	4.61%	104.48
Budget Summary										
Totals - Expenses		155,150.00		109,938.46	70.86%	151,850.00	(3,300.00)	-2.13%	100.00%	2266.42