



**Annual Owners Meeting
Hillbilly Bowl – Ozark Room
November 2, 2019 4:00pm**

Agenda

02-Nov-2019

1. Call To Order
2. Introductions
3. 2019 - Year In Review
 - a. Lawsuit Filed Against Kimberling Inn/Table Rock Resort – September 2017
 - i. Goals of Suit Remain The Same
 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 2019
 - i. Revenue & Expense Summary 2019
 - ii. Reserve Accounts
 - c. Projects Accomplished In 2019
 - i. Siding & Railing Project
 - ii. East Side Stairwell
 - iii. Bridge View Building Roof Drainage
4. Financial - Budget 2020
 - a. 2020 Budget
 - i. Revenue Summary - Maintenance Fee Increase For 2020
 1. 1 Bedroom Unit - \$ 625.00/ Quarter \$ 2,500.00 / Annually
 2. 2 Bedroom Unit - \$ 650.00/ Quarter \$ 2,600.00 / Annually
 3. Additional Legal Fees of \$250.00 / Quarter Are Anticipated
 - ii. Expense Summary 2020
5. APCOA Projects 2020
 - a. Parking Lot Trailer Parking / Lights / Sealing Striping
 - b. Lakeside Pool Fence
 - c. Entry Railings
6. Board of Managers

There were no applications for Managers; therefore the 2020 Board of Managers are:

 - a. Jim Heimann Continuing – Expiration November 2021
 - b. Joe Golding Continuing – Expiration November 2020
 - c. Ray Loehr Acting Manager
7. Additional Comments and Questions
8. Adjournment

APCOA Annual Meeting 2020 – November 7, 2020

APCOA - Revenue / Expense Report - End of September 2019

25-Oct-19

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees		4000	
1.0	Maintenance Fee Revenue	4100	127,510.00
2.0	Interest Earnings	4110	-
3.0	Reimbursement Funds	4200	-
Totals - Revenue			127,510.00

2019 Annual Budget	Percentage Received	Remaining Balance
146,800.00	86.86%	19,290.00
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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	6,993.00
4.0	Electric Expense	6240	3,338.00
5.0	Trash Expense	6250	3,905.38
6.0	Sewer Lift Station Maintenance	6260	148.50
Maintenance Services		6300	
7.0	Maintenance Management Fee	6310	-
8.0	Maintenance Repairs	6320	1,885.23
9.0	Common Ground Maintenance	6330	3,778.30
10.0	Grass Mowing & Snow Removal	6340	-
11.0	Equipment - New/Replacement	6350	482.65
Amenities		6400	
12.0	Cable Television Expense	6410	10,851.20
13.0	Internet Service	6420	12,029.85
14.0	Lakeside Pool Maint/Operation	6430	8,608.00
15.0	Lakeside Pool Maintenance	6440	811.73
16.0	Lakeside Pool Chemicals	6450	764.74
Insurance Service		6600	
17.0	Insurance - Structure	6610	20,882.00
18.0	Insurance - Officers	6620	1,155.00
Business Services		8500	
19.0	Accounting Services / Tax Prep	8510	1,040.00
20.0	Office Supplies	8520	186.70
21.0	Postage	8530	150.70
22.0	State Compliance / Filings	8540	230.00
23.0	Banking Fees	8540	-
Professional Services		8600	
24.0	Legal Services	8610	80,329.94
25.0	Web Site Service	8620	18.50
26.0	Annual Meeting	8630	-
Reserve Funding			
27.0	Reserve Account		-
Budget Summary			
Totals - Expenses			172,664.42

2019 Annual Budget	Percentage Expended	Remaining Balance
16,080.00	75.00%	4,020.00
4,020.00	75.00%	1,005.00
11,000.00	63.57%	4,007.00
5,200.00	64.19%	1,862.00
5,000.00	78.11%	1,094.62
2,000.00		
500.00	0.00%	500.00
12,000.00	15.71%	10,114.77
7,500.00	50.38%	3,721.70
4,500.00	0.00%	4,500.00
1,500.00	32.18%	1,017.35
13,500.00	80.38%	2,648.80
16,040.00	75.00%	4,010.15
8,500.00	101.27%	(108.00)
1,000.00	81.17%	188.27
1,200.00	63.73%	435.26
27,700.00	75.39%	6,818.00
1,300.00	88.85%	145.00
1,500.00	69.33%	460.00
300.00	62.23%	113.30
360.00	41.86%	209.30
50.00	460.00%	(180.00)
0.00		
4,500.00	1785.11%	(75,829.94)
350.00	5.29%	331.50
500.00	0.00%	500.00
7,000.00	0.00%	7,000.00
153,100.00	112.78%	(19,564.42)

Profit / Loss Summary		
Year-To-Date Revenue		127,510.00
Year-To-Date Expense		172,664.42
Net Revenue / Expense		(45,154.42)

Reserve Account Summary		
Operational Reserve		18,029.93
Savings Reserve		20,569.42
Total Reserves		38,599.35
BOY 2019 Balance		11,210.91
Operational Checking		(33,943.51)

Siding Project Summary		
Bid amount		155,300.00
Overage / Change Items		14,992.00
Final Projects Expenses		170,292.00

Anchor Point Condominium 2020 Budget - Executive Summary

Distribution : APCOA Members

Developed By : APCOA Board

Purpose : Examination of 2020 Revenue & Costs With Previous Year Comparisons

Dated :

Proposed Worksheet for 2020 Budget Development

Approved :

Assumptions : All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units)

2020 Budget may vary as necessary at the discretion of the Board of Managers

Reimbursement Revenue Not Included

Revenue	2019 Annual Budget	Acct g Code	Number Of Units	2019 Projected	2020 Annual Budget	2020 Amount Change	2020 Percent Change	2020 Percent of Budget	2020 Annual Unit Revenue
Maintenance Fees		4000							
1.0 Maintenance Fees - 2 Bdrm	140,800.00	4100	64	140,800.00	166,400.00	25,600.00	18.18%	95.69%	2,600.00
2.0 Maintenance Fees - 1 Bdrm	6,000.00	4110	3	6,000.00	7,500.00	1,500.00	25.00%	4.31%	2,500.00
3.0 Reimbursement Funds		4200							
Totals / Average	146,800.00			146,800.00	173,900.00	27,100.00	18.46%	100.00%	173,900.00

Expenses	2019 Annual Budget	Acct g Code	2019 Jan - Sep Expenses	2019 Projected	2020 Annual Budget	2020 Amount Change	2020 Percent Change	2020 Percent of Budget	2020 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%	9.13%	240.00
2.0 Road Maintenance	4,020.00	6220	3,015.00	75.00%	4,020.00	0.00	0.00%	2.28%	60.00
3.0 Sewer Expense	11,000.00	6230	6,993.00	63.57%	11,000.00	0.00	0.00%	6.24%	164.18
4.0 Electric Expense	5,200.00	6240	3,338.00	64.19%	5,600.00	400.00	7.69%	3.18%	83.58
5.0 Trash Expense	5,000.00	6250	3,905.38	78.11%	5,300.00	300.00	6.00%	3.01%	79.10
6.0 Sewer Lift Station Maintenance	750.00	6260	148.50		750.00	0.00	100.00%	0.43%	11.19
Maintenance Services		6300							
7.0 Maintenance Management Fee	500.00	6310	-	0.00%	1,000.00	500.00	100.00%	0.57%	14.93
8.0 Maintenance Repairs	12,000.00	6320	1,885.23	15.71%	12,000.00	0.00	0.00%	6.81%	179.10
9.0 Common Ground Maintenance	7,500.00	6330	3,778.30	50.38%	8,000.00	500.00	6.67%	4.54%	119.40
10.0 Grass Mowing & Snow Removal	4,500.00	6340	-	0.00%	5,000.00	500.00	11.11%	2.84%	74.63
11.0 Equipment - New/Replacement	1,500.00	6350	482.65	32.18%	2,000.00	500.00	33.33%	1.14%	29.85
Amenities		6400							
12.0 Cable Television Expense	13,500.00	6410	10,851.20	80.38%	16,600.00	3,100.00	22.96%	9.42%	247.76
13.0 Internet Service	16,040.00	6420	12,029.85	75.00%	16,040.00	0.00	0.00%	9.11%	239.40
14.0 Lakeside Pool Operation	8,500.00	6430	8,608.00	101.27%	9,000.00	500.00	5.88%	5.11%	134.33
15.0 Lakeside Pool Maintenance	1,000.00	6440	548.42	54.84%	1,000.00	-	100.00%	0.57%	14.93
16.0 Lakeside Pool Chemicals	1,200.00	6450	764.74	63.73%	1,200.00	0.00	0.00%	0.68%	17.91
Insurance Service		6600							
17.0 Insurance - Structure	27,700.00	6610	20,882.00	75.39%	31,000.00	3,300.00	11.91%	17.60%	462.69
18.0 Insurance - Officers	1,300.00	6620	1,155.00	88.85%	1,300.00	0.00	0.00%	0.74%	19.40
Business Services		8500							
19.0 Accounting Services / Tax Prep	1,500.00	8510	1,040.00	69.33%	1,600.00	100.00	6.67%	0.91%	23.88
20.0 Office Supplies	300.00	8520	186.70	62.23%	400.00	100.00	33.33%	0.23%	5.97
21.0 Postage	360.00	8530	150.70	0.00%	360.00	0.00	0.00%	0.20%	5.37
22.0 State Compliance / Filings	50.00	8540	230.00	0.00%	50.00	0.00	0.00%	0.03%	0.75
23.0 Banking Fees	0.00	8540	-		-	0.00	0.00%	0.00%	
Professional Services		8600							
24.0 Legal Services	4,500.00	8610	74,866.14	1663.69%	12,000.00	7,500.00	166.67%	6.81%	179.10
25.0 Web Site Service	350.00	8620	18.50	5.29%	350.00	-	0.00%	0.20%	5.22
26.0 Annual Meeting	500.00	8630	-	0.00%	500.00	-	0.00%	0.28%	7.46
Reserve Funding		8800							
27.0 Reserve Account	7,000.00	8800	-		14,000.00	7,000.00	100.00%	7.95%	208.96
Budget Summary									
Totals - Expenses	151,850.00		166,937.31	109.94%	176,150.00	24,300.00	16.00%	100.00%	2629.10