Anchor's Point
Condominiums
At Table Rock Lake

Annual Owners Meeting
Kimberling City United Methodist Church – Fellowship Hall
57 Kimberling Center Lane (Next to Rapid Roberts)
Kimberling City, MO 65686
Saturday, October 3, 2020 4:00pm

Agenda

03-Oct-2020

1. Call To Order
2. Introductions
3. 2020 - Year In Review
    a. Lawsuit Filed Against Kimberling Inn/Table Rock Resort – September 2017
        i. Status of Suit
    b. Financial - Year-To-Date 2020
        i. Revenue & Expense Summary 2020
        ii. Reserve Accounts
    c. Projects Accomplished In 2020
        i. 2020 Operational Changes
        ii. 2020 Improvements / Repairs
    d. Corps of Engineers Vegetation(Mowing) Permit
    e. Flood Plain Determination
4. Financial
    a. 2020 Year In Review
        i. Revenue & Expense Summary 2020
    b. 2021 Budget
        i. 2021 Expense Summary
        ii. 2021 Revenue Summary
            1. Maintenance Fee Increase of 11% To $1,000 / Quarter / Unit
5. APCOA Projects 2021
6. Board of Managers
    There was one Manager Application received from Joe Golding.
    Therefore the 2021 Board of Managers are:
    a. Joe Golding Expiration November 2023
    b. Jim Heimann Expiration November 2021
    c. Ray Loehr Acting Manager
7. Additional Comments and Questions
8. Adjournment

APCOA Annual Meeting 2021 – October 2, 2021

APCOA - YTD Revenue / Expense Report 2020

25-Sep-2020

Revenue		Acctg Code	Year-To-Date Received	2020 Annual Budget	Percentage Received	Remaining Balance
Maintenance Fees		**4000**				
1.0	Maintenance Fee Revenue	4100	191,600.00	173,900.00	110.18%	(17,700.00)
2.0	Interest Earnings	4110	-			-
3.0	Reimbursement Funds	4200	5.00			
	Totals - Revenue		191,605.00	173,900.00	110.18%	(17,705.00)

Expenses		Acctg Code	Year-To-Date Expended	2020 Annual Budget	Percentage Expended	Remaining Balance
Utility Service		**6200**				
1.0	Water Usage & Service	6210	12,060.00	16,080.00	75.00%	4,020.00
2.0	Road Maintenance	6220	3,015.00	4,020.00	75.00%	1,005.00
3.0	Sewer Expense	6230	8,669.07	11,000.00	78.81%	2,330.93
4.0	Electric Expense	6240	2,776.00	5,600.00	49.57%	2,824.00
5.0	Trash Expense	6250	3,251.21	5,300.00	61.34%	2,048.79
6.0	Sewer Lift Station Maintenance	6260	-	2,000.00		
Maintenance Services		**6300**				
7.0	Maintenace Management Fee	6310	-	1,000.00	0.00%	1,000.00
8.0	Maintenance Repairs	6320	10,460.52	12,000.00	87.17%	1,539.48
9.0	Common Ground Maintenance	6330	4,965.00	8,000.00	62.06%	3,035.00
10.0	Grass Mowing & Snow Removal	6340	2,925.00	5,000.00	58.50%	2,075.00
11.0	Equipment - New/Replacement	6350	1,814.30	2,000.00	90.72%	185.70
Amenities		**6400**				
12.0	Cable Television Expense	6410	12,198.21	16,600.00	73.48%	4,401.79
13.0	Internet Service	6420	12,029.85	16,040.00	75.00%	4,010.15
14.0	Lakeside Pool Maint/Operation	6430	8,380.44	9,000.00	93.12%	619.56
15.0	Lakeside Pool Maintenance	6440	2,419.14	1,000.00	241.91%	(1,419.14)
16.0	Lakeside Pool Chemicals	6450	2,170.86	1,200.00	180.91%	(970.86)
Insurance Service		**6600**				
17.0	Insurance - Structure	6610	23,105.00	31,000.00	74.53%	7,895.00
18.0	Insurance - Officers	6620	1,155.00	2,100.00	55.00%	945.00
19.0	Insurance - Workers' Comp	6630	916.93	0.00		(916.93)
Business Services		**8500**				
20.0	Accounting Services / Tax Prep	8510	997.00	1,600.00	62.31%	603.00
21.0	Office Supplies	8520	36.37	400.00	9.09%	363.63
22.0	Postage	8530	98.00	360.00	27.22%	262.00
23.0	State Compliance / Filings	8540	-	50.00	0.00%	50.00
24.0	Banking Fees	8540	-	0.00		-
Professional Services		**8600**				
25.0	Legal Services	8610	74,540.62	12,000.00	621.17%	(62,540.62)
26.0	Web Site Service	8620	18.50	350.00	5.29%	331.50
27.0	Annual Meeting	8630	100.00	500.00	20.00%	400.00
Reserve Funding						
28.0	Reserve Account		-	14,000.00	0.00%	14,000.00
Budget Summary						
	Totals - Expenses		188,102.02	178,200.00	105.56%	(9,902.02)

Profit / Loss Summary			
	Year-To-Date Revenue		191,605.00
	Year-To-Date Expense		188,102.02
	Net Revenue / Expense		3,502.98

Reserve Account Summary	
Operational Reserve	21,029.93
Savings Reserve	20,610.06
Total Reserves	41,639.99

Anchor Point Condominium 2021 Budget - Executive Summary

Distribution : APCOA Members
Purpose : Examination of 2021 Revenue & Costs With Previous Year Comparisons
Proposed Worksheet for 2021 Budget Development.

Developed By : APCOA Board
Dated :
Approved :

Assumptions : All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units)
2021 Budget may vary as necessary at the descretion of the Board of Managers
Reimbursement Revenue Not Included

	Revenue	Cycle	2020 Annual Budget	Acctg Code	Number Of Units	2020 Projected	2021 Annual Budget	2021 Anount Change	2021 Percent Change	2021 Percent of Budget	2021 Annual Unit Revenue	2021 Quarterly Unit Revenue
Maintenance Fees				4000								
1.0	Maintenance Fees - 2 Bdrm	Qtrly	230,400.00	4100	64		256,000.00	25,600.00	100.00%	95.52%	4,000.00	1,000.00
2.0	Maintenance Fees - 1 Bdrm	Qtrly	10,500.00	4110	3		12,000.00	1,500.00	100.00%	4.48%	4,000.00	1,000.00
3.0	Reimbursement Funds			4200								
	Totals / Average		240,900.00			0.00	268,000.00	27,100.00	#DIV/0!	100.00%	268,000.00	67,000.00

	Expenses	Cycle	2020 Annual Budget	Acctg Code	2020 Jan - Sep Expenses	2020 Projected	2021 Annual Budget	2021 Amount Change	2021 Percent Change	2021 Percent of Budget	2021 Annual Unit Cost	2021 Quarterly Unit Cost
Utility Service				6200								
1.0	Water Usage & Service	Monthly	16,080.00	6210	10,720.00	66.67%	36,180.00	20,100.00	125.00%	13.81%	540.00	135.00
2.0	Road Maintenance	Monthly	4,020.00	6220	2,680.00	66.67%	8,040.00	4,020.00	100.00%	3.07%	120.00	30.00
3.0	Sewer Expense	Monthly	11,000.00	6230	7,020.20	63.82%	26,000.00	15,000.00	136.36%	9.93%	388.06	97.01
4.0	Electric Expense	Monthly	5,600.00	6240	2,392.00	42.71%	5,600.00	0.00	0.00%	2.14%	83.58	20.90
5.0	Trash Expense	Monthly	5,300.00	6250	2,636.71	49.75%	5,300.00	0.00	0.00%	2.02%	79.10	19.78
6.0	Sewer Lift Station Maintenance	Demand	750.00	6260	-			-750.00	100.00%	0.00%		-
Maintenance Services				6300								
7.0	Maintenace Management Fee	Monthly	1,000.00	6310	-	0.00%	1,000.00	0.00	0.00%	0.38%	14.93	3.73
8.0	Maintenance Repairs	Annual	12,000.00	6320	5,124.77	42.71%	12,000.00	0.00	0.00%	4.58%	179.10	44.78
9.0	Common Ground Maintenance	Monthly	8,000.00	6330	3,570.00	44.63%	10,000.00	2,000.00	25.00%	3.82%	149.25	37.31
10.0	Grass Mowing & Snow Removal	Demand	5,000.00	6340	2,340.00	46.80%	5,000.00	0.00	0.00%	1.91%	74.63	18.66
11.0	Equipment - New/Replacement	Annual	2,000.00	6350	1,814.30	90.72%	5,000.00	3,000.00	150.00%	1.91%	74.63	18.66
Amenities				6400								
12.0	Cable Television Expense	Monthly	16,600.00	6410	10,808.60	65.11%	17,100.00	500.00	3.01%	6.53%	255.22	63.81
13.0	Internet Service	Monthly	16,040.00	6420	10,693.20	66.67%	16,100.00	60.00	0.37%	6.15%	240.30	60.07
14.0	Lakeside Pool Operation	Monthly	9,000.00	6430	6,330.44	70.34%	9,000.00	0.00	0.00%	3.44%	134.33	33.58
15.0	Lakeside Pool Maintenance	Demand	1,000.00	6440	1,910.90	191.09%	3,000.00	2,000.00	100.00%	1.15%	44.78	11.19
16.0	Lakeside Pool Chemicals	Demand	1,200.00	6450	1,658.89	138.24%	1,500.00	300.00	25.00%	0.57%	22.39	5.60

Insurance Service				6600								
17.0	Insurance - Structure	Monthly	31,000.00	6610	17,628.00	56.86%	34,450.00	3,450.00	11.13%	13.15%	514.18	128.54
18.0	Insurance - Officers		1,300.00	6620	699.00	53.77%	1,300.00	0.00	0.00%	0.50%	19.40	4.85
19.0	Insurance - Workers Comp		2,100.00	6630	510.40	24.30%	2,100.00	0.00	0.00%	0.80%	31.34	7.84
Business Services				8500	-							
20.0	Accounting Services / Tax Prep	Monthly	1,600.00	8510	907.00	56.69%	1,600.00	0.00	0.00%	0.61%	23.88	5.97
21.0	Office Supplies	Annual	400.00	8520	36.37	9.09%	400.00	0.00	0.00%	0.15%	5.97	1.49
22.0	Postage	Annual	360.00	8530	98.00	0.00%	360.00	0.00	0.00%	0.14%	5.37	1.34
23.0	State Compliance / Filings	Annual	50.00	8540	-	0.00%	50.00	0.00	0.00%	0.02%	0.75	0.19
24.0	Banking Fees	Annual	0.00	8540	-			0.00	0.00%	0.00%		
Professional Services				8600								
25.0	Legal Services	Annual	12,000.00	8610	69,463.12	578.86%	12,000.00	-	0.00%	4.58%	179.10	44.78
26.0	Web Site Service	Annual	350.00	8620	-	0.00%	350.00	-	0.00%	0.13%	5.22	1.31
27.0	Annual Meeting	Annual	500.00	8630	-	0.00%	500.00	-	0.00%	0.19%	7.46	1.87
Reserve Funding				8800								
28.0	Reserve Account	Annual	14,000.00	8800	-		20,000.00	6,000.00	42.86%	7.64%	298.51	74.63
29.0	Contingency Account	Annual	0.00	8810			28,000.00			10.69%	417.91	104.48
Budget Summary												
	Totals - Expenses		178,250.00		159,041.90	89.22%	261,930.00	55,680.00	46.95%	100.00%	3909.40	977.35