



2020 Annual Meeting

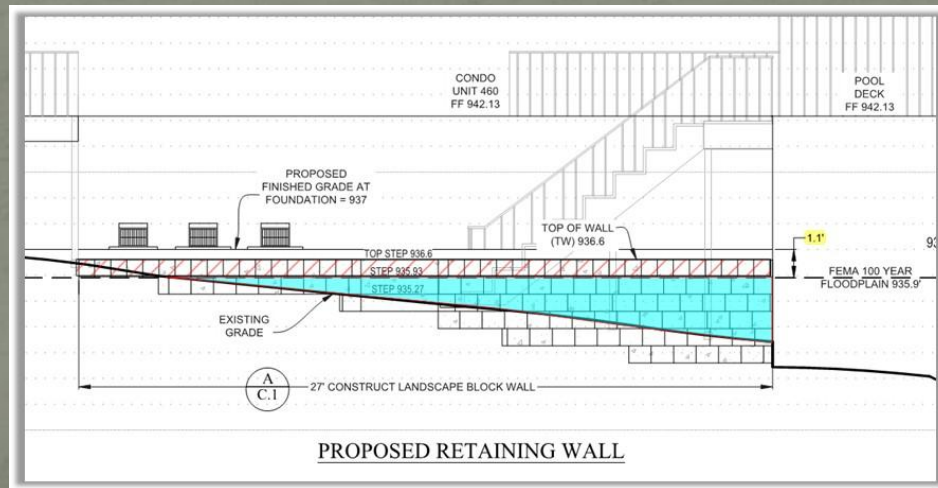
TRR Lawsuit

- Status of Lawsuit:

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2020 Year In Review

- July 2019 Flood Plain Determination
 - Lowest Adjacent Grade – A/C 460, 462, 464
 - Only Units 400-464 Specified
 - Only Units 454-464 Should Be Included Because They Are Units On The Concrete Pad. Other Units / Other Pads.
 - Proposed Retaining Wall At 454-460. Awaiting Cost Estimate.



2020 Year In Review

- Projects
 - CoE Vegetation (Mowing Permit)
 - Shoreline Management Plan Modified
 - Permit Submitted
 - Awaiting Walk-Through and Issuance of Permit
 - New Vendors
 - Tri-Lakes Exteriors
 - Common Ground Maintenance
 - Exterior Repairs
 - Ashley Services
 - Lakeside Pool Operation
 - Power Washing

2020 Year In Review

- Financial Year In Review
 - Revenue On Budget - Receivables Low
 - Most Expenditures Matching Budget
 - Added Insurance – Workers' Compensation
 - Legal Fees
 - Lakeside Pool
 - Pre-Season Drain & Clean
 - Filter Replacement
 - Sewer Expense – Kimberling City Increase

Current Reserve Funds

2020 – No Reserve Funds Used To Date

Reserve Account	Balance 30-Sep-2020
Operational Reserves	\$21,029.93
Savings Reserve	<u>\$20,610.06</u>
Total Reserves	\$41,639.99

2021 Budget Changes

- All Units Maintenance Fees Equal
 - Expenses Are By Unit Cost
 - Sewer, Cable TV, Internet
- Water & Road Are Anticipated Costs
- Contingency Account
 - Expense Account To Be Designated

2021 Budget Summary

Category	2020 Budget	2021 Budget	2021 % Chg	2021 Unit Cost
Revenue				
Maintenance Fees	\$240,900	\$268,000	11.12%	\$4,000
Expenses				
Business	\$ 2,410	\$ 2,410	0.00%	\$ 35.97
Utility Services	42,750	81,120	89.75%	1,210.75
Insurance	34,400	37,850	10.03%	564.93
Maintenance	28,000	33,000	17.86%	492.54
Amenities	43,840	46,700	6.52%	697.01
Professional Svcs	12,850	12,850	0.00%	191.79
Reserves	14,000	20,000	42.86%	298.51
Contingency	67,000	48,000	-58.21%	716.42
Summary	\$243,250	\$261,930	6.80%	\$3,909

2021 - Financials

- 2021 Budget
 - Budget Revenue:
 - All Units Have Same Maintenance Fees
 - Budget Expenditures:
 - Reserve Increase Budgeted At \$14,000
 - Added Contingency Fund For Undetermined Expenditures
 - Replaces Last Years Additional Legal Amount
- 2021 Maintenance Fees
 - Maintenance Fee Increase:

Unit Type	Quarterly Increase	2020 Annual	2021 Annual
All Units	\$ 100	\$3,600	\$4,000

2021 Plans

CoE Vegetation Permit:

- Grass Cutting

Exterior Window Replacements

- Windows Are Currently Unavailable

Website Information

AnchorsPointCOA.org

- Owner's Guide

[Anchor's Point On Facebook](#)

- Private Group

APCOA Board of Managers 2021

- Jim Heimann
 - Continues: 3rd Year of 3 Year Term - Expires October 2021
- Joe Golding
 - Continues: 1st Year Of 3 Year Term - Expires October 2023
- Ray Loehr
 - Continues: Acting Board Manager



Anchor's Point Condominium Owners Association

Thank You For Attending

Next Year: Saturday; October 2, 2021