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**Annual Owners Meeting
Kimberling City United Methodist Church – Fellowship Hall
57 Kimberling Center Lane (Next to Rapid Roberts)
Kimberling City, MO 65686
Saturday, October 2, 2021 4:00pm**

Agenda

02-Oct-2021

1. **Call To Order**
2. **Introductions**
3. **2021 - Year In Review:**
 - a. **Lawsuit Filed Against Kimberling Inn/Table Rock Resort – September 2017**
 - i. History of Legal Actions & Related Costs
 - ii. Status of Legal Actions & Litigation
 - b. **Financial - Year-To-Date 2021**
 - i. Revenue & Expense Summary 2021
 - ii. Reserve Accounts
 - c. **Projects Accomplished In 2021**
 - i. Well & Water System Project – Including Parking Lot Renovation
 - ii. Dept. Natural Resources Reporting Requirements
 - iii. Security Camera Installation
 - iv. Grounds & Maintenance Update
4. **Financial:**
 - a. **2022 Budget**
 - i. 2022 Expense Summary
 - ii. 2022 Revenue Summary
 1. 2022 Maintenance Fee – No Change
5. **APCOA Projects 2022:**
 - a. By-Law Replacement - Update & Compliance Membership Vote
 - b. Dryer Vent Replacement – Upgrade to Code
 - c. Lakeside Pool Update
6. **Board of Managers:**

There were no Board of Manager Applications received.
Therefore the 2022 Board of Managers are:

 - a. Joe Golding Expiration November 2023
 - b. Jim Heimann Acting Manager
 - c. Ray Loehr Acting Manager
7. **Member Comments and Questions**
8. **Adjournment**

APCOA Annual Meeting 2021 – October 1, 2022

APCOA - Revenue / Expense Report - As Of 17-Sep-2021

18-Sep-21

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees		4000	
1.0	Maintenance Fee Revenue	4100	496,696.00
2.0	Interest Earnings	4110	-
3.0	Reimbursement Funds	4200	2,278.46
Totals - Revenue			498,974.46

2021 Annual Budget	Percentage Received	Remaining Balance
592,950.00	83.77%	96,254.00
		-
592,950.00	84.15%	93,975.54

Expenses		Acctg Code	Year-To-Date Expended
Utility Service		6200	
1.0	Water Usage & Service	6210	8,142.43
2.0	Road Maintenance	6220	3,015.00
3.0	Sewer Expense	6230	20,086.69
4.0	Electric Expense	6240	3,446.00
5.0	Trash Expense	6250	4,090.52
6.0	Sewer Lift Station Maintenance	6260	-
Maintenance Services		6300	-
7.0	Maintenance Management Fee	6310	-
8.0	Maintenance Repairs	6320	5,572.53
9.0	Common Ground Maintenance	6330	6,511.33
10.0	Grass Mowing & Snow Removal	6340	5,150.00
11.0	Equipment - New/Replacement	6350	12,747.94
12.0	Water System Construction	6360	300,362.29
Amenities		6400	
13.0	Cable Television Expense	6410	14,411.47
14.0	Internet Service	6420	11,830.28
15.0	Lakeside Pool Operation	6430	8,612.61
16.0	Lakeside Pool Maintenance	6440	1,289.39
17.0	Lakeside Pool Chemicals	6450	2,100.92
Insurance Service		6600	
18.0	Insurance - Structure	6610	23,161.53
19.0	Insurance - Officers	6620	1,155.00
20.0	Insurance - Workers Comp	6630	1,286.80
Business Services		8500	-
21.0	Accounting Services / Tax Prep	8510	940.00
22.0	Office Supplies	8520	-
23.0	Postage	8530	147.10
24.0	State Compliance / Filings	8540	-
25.0	Banking Fees	8550	161.70
Professional Services		8600	-
26.0	Legal Services	8610	35,570.83
27.0	Web Site Service	8620	-
28.0	Owner Meeting (s)	8630	501.23
Reserve Funding		8800	
29.0	Reserve Account	8800	10,000.00
Revenue / Expense Summary			
Year-To-Date Revenue			498,974.46
Year-To-Date Expense			480,293.59
Net Revenue / Expense			18,680.87

2021 Annual Budget	Percentage Expended	Remaining Balance
36,180.00	22.51%	28,037.57
8,040.00	37.50%	5,025.00
26,000.00	77.26%	5,913.31
5,600.00	61.54%	2,154.00
5,300.00	77.18%	1,209.48
400.00	0.00%	
1,000.00	0.00%	1,000.00
12,000.00	46.44%	6,427.47
10,000.00	65.11%	3,488.67
5,000.00	103.00%	(150.00)
5,000.00	254.96%	(7,747.94)
325,000.00	92.42%	24,637.71
		-
17,100.00	84.28%	2,688.53
16,100.00	73.48%	4,269.72
9,000.00	95.70%	387.39
3,000.00	42.98%	1,710.61
1,500.00	140.06%	(600.92)
		-
34,450.00	67.23%	11,288.47
1,300.00	88.85%	
2,100.00	61.28%	813.20
		-
1,600.00	58.75%	660.00
400.00	0.00%	400.00
360.00	40.86%	212.90
50.00	0.00%	
0.00		(161.70)
		-
12,000.00	296.42%	(23,570.83)
350.00		
500.00	100.25%	(1.23)
20,000.00	50.00%	10,000.00

Reserve Account Summary	
Operational Reserve	14,529.93
Savings Reserve	34,132.58
Total Reserves	48,662.51
Operating Account	
Operational Checking	9,209.85

Anchor Point Condominium 2022 Budget - Executive Summary

Distribution :
 Purpose :
 Assumptions :

APCOA Members
 Examination of 2022 Revenue & Costs With Previous Y
 Proposed Worksheet for 2022 Budget Development
 All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units)
 2022 Budget may vary as necessary at the discretion of the Board of Managers
 Reimbursement Revenue Not Included

Developed By : APCOA Board
 Dated : 16-Sep-2021
 Approved :

Revenue	Cycle	2021 Annual Budget	Acctg Code	2022 Annual Budget	2022 Amount Change	2022 Percent Change	2022 Percent of Budget	2022 Annual Unit Revenue	2022 Quarterly Unit Revenue
Maintenance Fees			4000						
1.0 Maintenance Fees - 2 Bdrm	Qtrly	256,000.00	4100	256,000.00	0.00	0.00%	95.52%	4,000.00	1,000.00
2.0 Maintenance Fees - 1 Bdrm	Qtrly	12,000.00	4110	12,000.00	0.00	0.00%	4.48%	4,000.00	1,000.00
3.0 Reimbursement Funds			4200						
Totals / Average		268,000.00		268,000.00	0.00	0.00%	100.00%	268,000.00	67,000.00

Expenses	Cycle	2021 Annual Budget	Acctg Code	2022 Annual Budget	2022 Amount Change	2022 Percent Change	2022 Percent of Budget	2022 Annual Unit Cost	2022 Quarterly Unit Cost
Utility Service			6200						
1.0 Water Usage & Service	Monthly	36,180.00	6210	10,200.00	-25,980.00	-71.81%	3.81%	152.24	38.06
2.0 Road Maintenance	Monthly	8,040.00	6220	8,040.00	0.00	0.00%	3.00%	120.00	30.00
3.0 Sewer Expense	Monthly	26,000.00	6230	42,000.00	16,000.00	61.54%	15.67%	626.87	156.72
4.0 Electric Expense	Monthly	5,600.00	6240	5,600.00	0.00	0.00%	2.09%	83.58	20.90
5.0 Trash Expense	Monthly	5,300.00	6250	5,700.00	400.00	7.55%	2.13%	85.07	21.27
6.0 Sewer Lift Station Maintenance	Demand	750.00	6260	750.00	0.00	0.00%	0.28%	11.19	2.80
Maintenance Services			6300						
7.0 Maintenance Management Fee	Monthly	1,000.00	6310	-	-1,000.00	-100.00%	0.00%	-	-
8.0 Maintenance Repairs	Annual	12,000.00	6320	13,200.00	1,200.00	10.00%	4.93%	197.01	49.25
9.0 Common Ground Maintenance	Monthly	10,000.00	6330	12,000.00	2,000.00	20.00%	4.48%	179.10	44.78
10.0 Grass Mowing & Snow Removal	Demand	5,000.00	6340	6,750.00	1,750.00	35.00%	2.52%	100.75	25.19
11.0 Equipment - New/Replacement	Annual	5,000.00	6350	6,000.00	1,000.00	20.00%	2.24%	89.55	22.39
12.0 Special Projects	Annual		6360	15,000.00			5.60%	223.88	55.97

Amenities												
13.0	Cable Television Expense	Monthly	17,100.00	6410	21,000.00	3,900.00	22.81%	7.84%	313.43	78.36		
14.0	Internet Service	Monthly	16,100.00	6420	17,725.00	1,625.00	10.09%	6.61%	264.55	66.14		
15.0	Lakeside Pool Operation	Monthly	9,000.00	6430	9,000.00	0.00	0.00%	3.36%	134.33	33.58		
16.0	Lakeside Pool Maintenance	Demand	3,000.00	6440	3,450.00	450.00	15.00%	1.29%	51.49	12.87		
17.0	Lakeside Pool Chemicals	Demand	1,500.00	6450	2,500.00	1,000.00	66.67%	0.93%	37.31	9.33		
Insurance Service												
18.0	Insurance - Structure	Monthly	34,450.00	6610	30,000.00	-4,450.00	-12.92%	11.19%	447.76	111.94		
19.0	Insurance - Officers		1,300.00	6620	1,300.00	0.00	0.00%	0.49%	19.40	4.85		
20.0	Insurance - Workers Comp		2,100.00	6630	2,100.00	0.00	0.00%	0.78%	31.34	7.84		
Business Services												
21.0	Accounting Services / Tax Prep	Monthly	1,600.00	8510	1,600.00	0.00	0.00%	0.60%	23.88	5.97		
22.0	Office Supplies	Annual	400.00	8520	400.00	0.00	0.00%	0.15%	5.97	1.49		
23.0	Postage	Annual	360.00	8530	360.00	0.00	0.00%	0.13%	5.37	1.34		
24.0	State Compliance / Filings	Annual	50.00	8540	50.00	0.00	0.00%	0.02%	0.75	0.19		
25.0	Banking Fees	Annual	0.00	8540		0.00	0.00%	0.00%	-			
Professional Services												
26.0	Legal Services	Annual	12,000.00	8610	18,000.00	6,000.00	50.00%	6.72%	268.66	67.16		
27.0	Web Site Service	Annual	350.00	8620	350.00	0.00	0.00%	0.13%	5.22	1.31		
28.0	Annual Meeting	Annual	500.00	8630	750.00	250.00	50.00%	0.28%	11.19	2.80		
Reserve Funding												
29.0	Reserve Account	Annual	20,000.00	8800	34,175.00	14,175.00	70.88%	12.75%	510.07	127.52		
29.0	Contingency Account	Annual	28,000.00	8810				0.00%	-			
Budget Summary												
	Totals - Expenses		262,680.00		268,000.00	18,320.00	2.03%	100.00%	4000.00	1,000.00		

Annual Maintenance Fee 4,000.00
Quarterly Maintenance F 1,000.00

Expense Category	2021 Exp Budget	2022 Exp Budget	% Change	Per Unit
Utilities	81,870.00	72,290.00	-11.70%	1,078.96
Maintenance	33,000.00	52,950.00	60.45%	790.30
Amenities	46,700.00	53,675.00	14.94%	801.12
Insurance	37,850.00	33,400.00	-11.76%	498.51
Business Service	2,410.00	2,410.00	0.00%	35.97
Professional Services	12,850.00	19,100.00	48.64%	285.07
Reserves	48,000.00	34,175.00	-28.80%	510.07
Total Budget:	262,680.00	268,000.00	2.03%	4,000.00