

Anchor's Point COA - Annual Owners Meeting
Kimberling City United Methodist Church – Fellowship Hall
57 Kimberling Center Lane (Next to Rapid Roberts)
Kimberling City, MO 65686
Saturday, October 8, 2022 4:00pm

Agenda

September 25, 2022

1. **Call To Order**
2. **Introductions**
3. **2022 - Year In Review:**
 - a. **Legal Actions Between Table Rock Resort & APCOA**
 - i. History of Legal Actions & Related Costs
 - ii. Status of Legal Actions & Litigation
 - b. **Projects Accomplished In 2022**
 - i. Rigid Dryer Pipes & Vents Installed
 - ii. Exterior House Lights Installed
 - iii. Water System – Remote Monitoring & Notification Controls Installed
 - iv. Lift Station – Remote Monitoring & Notification Controls Installed
 - v. Declaration & Bylaws Updated
 1. Rules & Regulations Updated
 - c. **Financial - Year-To-Date 2022**
 - i. Revenue & Expense Summary 2022
 - ii. Reserve Accounts
4. **2023 Financial:**
 - a. **2023 Budget**
 - i. 2023 Expense Summary
 - ii. 2023 Revenue Summary
 1. 2023 Maintenance Fee – No Change
5. **2023 APCOA Projects:**
 - a. **Legal**
 - a. Security System Expansion To CoE Property
 - b. Lakeside Pool Maintenance – Fencing
 - c. **Grounds & Maintenance Update**
 - i. Corps of Engineers Property Management
 - ii. Dumpster Usage
 - iii. Fire Pits
 - iv. Owner Furniture On Common Ground
 1. Common Furniture – Available To Anyone
6. **Board of Managers:**

There were no Board of Manager Applications received.
Therefore the 2023 Board of Managers are:

 - a. Joe Golding Expiration November 2023
 - b. Jim Heimann Expiration November 2023
 - c. Ray Loehr Expiration November 2023
7. **Member Comments and Questions**
8. **Adjournment - Next Annual Meeting: APCOA 2023 Annual Meeting – October 7, 2023**

APCOA - Revenue / Expense Report - End of September 2022

23-September-2022

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees			
1.0	Maintenance Fee 2 Bedroom	Qtrly	202,594.00
2.0	Maintenance Fee 1 Bedroom	0	
3.0	Other Revenue	0	300.00
Totals - Revenue			202,894.00

2022 Annual Budget	Percentage Received	Remaining Balance
256,000.00	79.14%	53,406.00
12,000.00	0.00%	12,000.00
268,000.00	75.71%	65,106.00

Expenses		Acctg Code	Year-To-Date Expended
Utility Service			
		6200	
1.0	Water Usage & Service	6210	9,290.67
2.0	Road Maintenance	6220	3,015.00
3.0	Sewer Expense	6230	24,107.72
4.0	Electric Expense	6240	4,163.00
5.0	Trash Expense	6250	4,006.60
6.0	Sewer Lift Station Maintenance	6260	450.00
Maintenance Services			
		6300	-
7.0	Maintenace Management Fee	6310	-
8.0	Maintenance Repairs	6320	2,474.70
9.0	Common Ground Maintenance	6330	4,457.84
10.0	Grass Mowing & Snow Removal	6340	4,044.30
11.0	Equipment - New/Replacement	6350	5,032.91
12.0	Dryer Vent Project	6360	19,830.75
Amenities			
		6400	-
13.0	Cable Television Expense	6410	16,872.98
14.0	Internet Service	6420	13,239.40
15.0	Lakeside Pool Operation	6430	8,200.00
16.0	Lakeside Pool Maintenance	6440	2,304.06
17.0	Lakeside Pool Chemicals	6450	5,206.87
Insurance Service			
		6600	
18.0	Insurance - Structure	6610	26,896.89
19.0	Insurance - Officers	6620	1,177.80
20.0	Insurance - Workers Comp	6630	1,185.58
Business Services			
		8500	-
21.0	Accounting Services / Tax Prep	8510	1,345.00
22.0	Office Supplies	8520	-
23.0	Postage	8530	268.63
24.0	State Compliance / Filings	8540	11.25
25.0	Service Fees	8550	50.00
Professional Services			
		8600	-
26.0	Legal Services	8610	27,881.94
27.0	Web Site Service	8620	-
28.0	Owner Meeting (s)	8630	298.34
Reserve Funding			
		8800	
29.0	Reserve Account	8810	18,000.00
Budget Summary			203,812.23
Profit / Loss Summary			
Year-To-Date Revenue			202,894.00
Transfers To Reserves			18,000.00
Year-To-Date Expense			185,812.23
Net Revenue - Expense			17,081.77

2022 Annual Budget	Percentage Expended	Remaining Balance
10,200.00	91.09%	909.33
8,040.00	37.50%	5,025.00
42,000.00	57.40%	17,892.28
5,600.00	74.34%	1,437.00
5,700.00	70.29%	1,693.40
750.00		
1,000.00	0.00%	1,000.00
13,200.00	18.75%	10,725.30
12,000.00	37.15%	7,542.16
6,750.00	59.92%	2,705.70
5,000.00	100.66%	(32.91)
15,000.00	132.21%	(4,830.75)
21,000.00	80.35%	4,127.02
17,725.00	74.69%	4,485.60
9,000.00	91.11%	800.00
3,450.00	66.78%	1,145.94
2,500.00		
30,000.00	89.66%	3,103.11
1,300.00		
2,100.00	56.46%	914.42
1,600.00	84.06%	255.00
400.00	0.00%	400.00
360.00	74.62%	91.37
50		
0.00		(50.00)
18,000.00	154.90%	(9,881.94)
350.00		
750.00	39.78%	451.66
34,175.00	52.67%	16,175.00
268,000.00	76.05%	64,187.77
Reserve Account Summary		
Operational Reserve		47,529.93
Project Reserve		17,083.83
Savings Reserve		20,628.99
Total Reserves		85,242.75

Anchor Point Condominium 2023 Budget - Executive Summary

Distribution :

APCOA Members

Developed By :

Purpose :

Examination of 2023 Revenue & Costs With Previous Year Comparisons
Proposed Worksheet for 2023 Budget Development

Dated :

Approved :

Assumptions :

All 67 Units Paid In Full

2023 Budget may vary as necessary at the discretion of the Board of Managers
Reimbursement & Other Revenue Not Included

Revenue		Cycle	2022 Annual Budget	Acctg Code	Number Of Units	2022 Projected	2023 Annual Budget	2023 Amount Change	2023 Percent Change
Maintenance Fees				4000					
1.0	Unit Maintenance Fees	Qtrly	268,000.00	4100	67		268,000.00	0.00	0.00%
2.0	Reimbursement Funds			4110					
3.0	Other Revenue			4200					
Totals / Average			268,000.00			0.00	268,000.00	0.00	0.00%

Expenses		Cycle	2022 Annual Budget	Acctg Code	2022 Jan - Sep Expenses	2022 Projected	2023 Annual Budget	2023 Amount Change	2023 Percent Change
Utility Service				6200					
1.0	Water Usage & Service	Monthly	10,200.00	6210	9,290.67	84.46%	11,000.00	800.00	7.84%
2.0	Road Maintenance	Monthly	8,040.00	6220	3,015.00	50.25%	6,000.00	-2,040.00	-25.37%
3.0	Sewer Expense	Monthly	42,000.00	6230	24,107.72	68.88%	35,000.00	-7,000.00	-16.67%
4.0	Electric Expense	Monthly	5,600.00	6240	4,163.00	69.38%	6,000.00	400.00	7.14%
5.0	Trash Expense	Monthly	5,700.00	6250	4,006.60	61.64%	6,500.00	800.00	14.04%
6.0	Sewer Lift Station Maintenance	Demand	750.00	6260	450.00	45.00%	1,000.00	250.00	33.33%
Maintenance Services				6300					
7.0				6310					
8.0	Maintenance / Repairs	Annual	13,200.00	6320	2,474.70	24.75%	10,000.00	-3,200.00	-24.24%
9.0	Common Ground Maintenance	Monthly	12,000.00	6330	4,457.84	37.15%	12,000.00	0.00	0.00%
10.0	Grass Mowing & Snow Removal	Demand	6,750.00	6340	4,044.30	53.92%	7,500.00	750.00	11.11%
11.0	Equipment - New/Replacement	Annual	6,000.00	6350	5,032.91	50.33%	10,000.00	4,000.00	66.67%
12.0	Special Projects	Annual	15,000.00	6360	19,830.75		10,000.00	-5,000.00	-33.33%
Amenities				6400					
13.0	Cable Television Expense	Monthly	21,000.00	6410	16,872.98	67.49%	25,000.00	4,000.00	19.05%
14.0	Internet Service	Monthly	17,725.00	6420	13,239.40	73.55%	18,000.00	275.00	1.55%
15.0	Lakeside Pool Operation	Monthly	9,000.00	6430	8,200.00	82.00%	10,000.00	1,000.00	11.11%
16.0	Lakeside Pool Maintenance (1)	Demand	3,450.00	6440	2,304.06	46.08%	5,000.00	1,550.00	44.93%
17.0	Lakeside Pool Chemicals	Demand	2,500.00	6450	5,206.87	130.17%	4,000.00	1,500.00	60.00%

Anchor Point Condominium 2023 Budget - Executive Summary

Insurance Service			6600						
18.0	Insurance - Structure	Monthly	30,000.00	6610	26,896.89	76.85%	35,000.00	5,000.00	16.67%
19.0	Insurance - Officers		1,300.00	6620	1,177.80	78.52%	1,500.00	200.00	15.38%
20.0	Insurance - Workers Comp		2,100.00	6630	1,185.58	49.40%	2,400.00	300.00	14.29%
Business Services			8500						
21.0	Accounting Services / Tax Prep	Monthly	1,600.00	8510	1,345.00	53.80%	2,500.00	900.00	56.25%
22.0	Office Supplies	Annual	400.00	8520	-	0.00%	400.00	0.00	0.00%
23.0	Postage	Annual	360.00	8530	268.63	0.00%	400.00	40.00	11.11%
24.0	State Compliance / Filings	Annual	50.00	8540	11.25	0.00%	50.00	0.00	0.00%
25.0	Service Fees	Annual	0.00	8540	50.00		-	0.00	0.00%
Professional Services			8600						
26.0	Legal Services (2)	Annual	18,000.00	8610	27,881.94	111.53%	25,000.00	7,000.00	38.89%
27.0	Web Site Service	Annual	350.00	8620	-	0.00%	500.00	150.00	42.86%
28.0	Annual Meeting	Annual	750.00	8630	298.34	39.78%	750.00	0.00	0.00%
Reserve Funding			8800						
29.0	Reserve Account	Annual	34,175.00	8800	18,000.00		22,500.00	-11,675.00	-34.16%
29.0		Annual		8810	-				
Budget Summary									
	Totals - Expenses		268,000.00		203,812.23	76.05%	268,000.00	-	0.00%

Annual Maintenance Fees: Per Unit: 4,000.00
 Quarterly Maintenance Fees: Per Quarter: 1,000.00

Expense Category	2022 Exp Budget	2023 Exp Budget	% Change	Per Unit
Utilities	72,290.00	65,500.00	-9.39%	977.61
Maintenance	52,950.00	49,500.00	-6.52%	738.81
Amenities	53,675.00	62,000.00	15.51%	925.37
Insurance	33,400.00	38,900.00	16.47%	580.60
Business Service	2,410.00	3,350.00	39.00%	50.00
Professional Services	19,100.00	26,250.00	37.43%	391.79
Reserves	34,175.00	22,500.00	-34.16%	335.82
Total Budget:	268,000.00	268,000.00	0.00%	4,000.00

2023 Budget Disclosures

The Board is obligated to disclose any Budget Items which it feels may exceed initial Budget Amounts.

The Board may exceed the initial Budget as necessary to protect owners and/or property.

Expenditures in excess of Budget Revenues will be reimbursed by use of Reserves or Owner Assessments.

Expenses	Cycle	2023 Annual Budget	Acctg Code	2022 Jan - Sep Expenses	2022 Projected	2023 Disclosed Budget	2023 Amount Change	2023 Percent Change
16.1 Lakeside Pool Maintenance (1)	Demand	5,000.00	6440	1,289.39	2.58%	50,000.00	45,000.00	900.00%
26.1 Legal Services (2)	Annual	25,000.00	8610	35,570.83	59.28%	60,000.00	35,000.00	140.00%
Total Disclosure Amount:		30,000.00					80,000.00	

(1) Lakeside Pool: Possible Mechanical & Fencing

(2) Legal Services: Professional Expenses Over Budget