



Annual Owners Meeting
Kimberling City Methodist Church – Fellowship Hall
57 Kimberling Center Lane (Next to Rapid Roberts)
Kimberling City, MO 65686
Saturday, October 7, 2023 4:00pm

Agenda

September 21, 2023

1. Call To Order
2. Introductions
3. 2023 - 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 2023
 - i. Lakeside Pool Fencing & Lighting
 - ii. Water System – Low Pressure Monitoring & Notification System
 - iii. Water System New Chlorine Monitoring & Notification System
 - c. Financial - Year-To-Date 2023
 - i. Revenue & Expense Summary
 - ii. Reserve Accounts
4. 2024 Financial:
 - a. 2024 Budget
 - i. 2024 Expense Summary
 1. Structure & Common Ground Insurance Increased By 24%
 2. Deductible For Wind & Hail Damage Increased From 2% To 3%
 - ii. 2024 Revenue Summary
 1. 2024 Maintenance Fee – No Change
5. 2024 APCOA Projects:
 - a. Legal
 - a. Security System Expansion To CoE Property
 - b. Lakeside Pool Maintenance – Skimmer / Circulation Piping
 - c. Lakeside Pool Bathroom – Remodel
 - d. Grounds & Maintenance Update
 - i. Corps of Engineers Property Management

6. Owner Information & Best Practices

- a. Insurance – Condominium Owners – H0-6
 - i. Insures Owner Portion Of Deductible
- b. Water System
 - i. Water Quality
 - ii. Water Pipe Freezing
 - iii. Water Pressure
- c. When Leaving Your Unit
 - i. Turn Off Water & Water Heater
 - ii. Set Thermostat To Prevent Freezing Water Pipes
- d. Lakeside Pool Rules & Responsibilities
 - i. Water Toys Will Be Disposed Of If Left Overnight
 - ii. Water Toys Must Be Larger Than 6" X 6" To Prevent Skimmer Clogging
- e. Common Ground
 - i. Dumpster Usage
 - 1. For Household Trash Only (No Construction Materials or Packaging)
 - ii. Owner Furniture On Common Ground
 - 1. Owner Furniture On Common Ground Is Available To Anyone

7. Board of Managers:

There were no Board of Manager Applications received.

Therefore the 2024 Board of Managers are:

- a. Joe Golding Expiration October 2024
- b. Jim Heimann Expiration October 2024
- c. Ray Loehr Expiration October 2024

8. Member Comments and Questions

9. Adjournment

Next Annual Meeting: APCOA 2024 Annual Meeting – October 5, 2024

E-Mail Note: If you are not seeing our e-mail messages.

- 1. Check Your Junk Folder.
- 2. Mark Message As - Not Junk.
- 3. Contact Us.

All Updates Are On Our Website

APCOA - Revenue / Expense Report - End of August 2023

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees		4000	
1.0	Maintenance Fee Revenue	4100	183,500.00
2.0	Interest Earnings	4110	-
3.0	Reimbursement Funds	4200	400.00
Totals - Revenue			183,900.00

2023 Annual Budget	Percentage Received	Remaining Balance
256,000.00	71.68%	72,500.00
256,000.00	71.84%	72,100.00

Expenses		Acctg Code	Year-To-Date Expended
Utility Service		6200	
1.0	Water Usage & Service	6210	4,965.51
2.0	Road Maintenance	6220	2,680.00
3.0	Sewer Expense	6230	17,733.15
4.0	Electric Expense	6240	3,483.00
5.0	Trash Expense	6250	2,082.00
6.0	Sewer Lift Station Maintenance	6260	400.00
Maintenance Services		6300	
7.0	Maintenance Management Fee	6310	-
8.0	Maintenance Repairs	6320	1,380.82
9.0	Common Ground Maintenance	6330	8,088.53
10.0	Grass Mowing & Snow Removal	6340	2,440.00
11.0	Equipment - New/Replacement	6350	416.44
12.0	Special Projects	6360	21,608.44
Amenities		6400	
13.0	Cable Television Expense	6410	16,559.00
14.0	Internet Service	6420	11,963.27
15.0	Lakeside Pool Maint/Operation	6430	8,944.14
16.0	Lakeside Pool Maintenance	6440	36.94
17.0	Lakeside Pool Chemicals	6450	1,776.25
Insurance Service		6600	
18.0	Insurance - Structure	6610	20,250.94
19.0	Insurance - Officers	6620	733.20
20.0	Insurance - Workers Comp	6620	1,109.60
Business Services		8500	
21.0	Accounting Services / Tax Prep	8510	1,590.00
22.0	Office Supplies	8520	-
23.0	Postage	8530	176.00
24.0	State Compliance / Filings	8540	20.65
25.0	Service Fees	8540	-
Professional Services		8600	
26.0	Legal Services	8610	33,661.93
27.0	Web Site Service	8620	-
28.0	Annual Meeting	8630	160.39
Reserve Funding			
29.0	Reserve Account		-
Budget Summary			
Totals - Expenses			162,260.20

2023 Annual Budget	Percentage Expended	Remaining Balance
11,000.00	45.14%	6,034.49
6,000.00	44.67%	3,320.00
35,000.00	50.67%	17,266.85
6,000.00	58.05%	2,517.00
6,500.00	32.03%	4,418.00
1,000.00	40.00%	600.00
0.00		-
10,000.00	13.81%	8,619.18
12,000.00	67.40%	3,911.47
7,500.00	32.53%	5,060.00
10,000.00	4.16%	9,583.56
10,000.00	216.08%	(11,608.44)
25,000.00	66.24%	8,441.00
18,000.00	66.46%	6,036.73
10,000.00	89.44%	1,055.86
5,000.00	0.74%	4,963.06
4,000.00	44.41%	2,223.75
35,000.00	57.86%	14,749.06
1,500.00	48.88%	766.80
2,400.00	46.23%	1,290.40
2,500.00	63.60%	910.00
400.00	0.00%	400.00
400.00	44.00%	224.00
50.00	41.30%	29.35
0.00		-
25,000.00	134.65%	(8,661.93)
500.00	0.00%	500.00
750.00	21.39%	589.61
10,500.00	0.00%	10,500.00
256,000.00	63.38%	93,739.80

Profit / Loss Summary			
	Year-To-Date Revenue		183,900.00
	Year-To-Date Expense		162,260.20
	Net Revenue / Expense		21,639.80

Reserve Account Summary		
	Operational Reserve	64,613.76
	Savings Reserve	20,645.18
	Total Reserves	85,258.94
	BOY 2023 Balance	4,873.27
	Operational Checking	26,513.07

Anchor Point Condominium 2024 Budget - Executive Summary

Distribution :
Purpose :

APCOA Members
Examination of 2024 Revenue & Costs With Previous Year Comparisons

Developed By :
Dated :
Approved :

Assumptions :

Proposed Worksheet for 2024 Budget Development
All 64 Units Paid In Full - 1 Unit Per Board Member Exempt
2024 Budget may vary as necessary at the discretion of the Board of Managers
Reimbursement & Other Revenue Not Included

Revenue		Cycle	2023 Annual Budget	Acctg Code	Number Of Units	2023 Percentage Used	2023 Projected Expense	2024 Annual Budget	2024 Amount Change	2024 Percent Change
Maintenance Fees				4000						
1.0	Unit Maintenance Fees	Qtrly	256,000.00	4100	64			256,000.00	0.00	0.00%
2.0	Reimbursement Funds			4110						
3.0	Other Revenue			4200						
Totals / Average			256,000.00			0.00		256,000.00	0.00	0.00%

Expenses		Cycle	2023 Annual Budget	Acctg Code	2023 Jan - Aug Expenses	2023 Percent Used	2023 Projected Expense	2024 Annual Budget	2024 Amount Change	2024 Percent Change
Utility Service				6200						
1.0	Water Usage & Service	Monthly	11,000.00	6210	4,965.51	45.14%	7,448.27	11,000.00	0.00	0.00%
2.0	Road Maintenance	Monthly	6,000.00	6220	2,680.00	44.67%	4,020.00	6,000.00	0.00	0.00%
3.0	Sewer Expense	Monthly	35,000.00	6230	17,733.15	55.42%	26,599.73	32,000.00	-3,000.00	-8.57%
4.0	Electric Expense	Monthly	6,000.00	6240	3,483.00	58.05%	5,224.50	6,000.00	0.00	0.00%
5.0	Trash Expense	Monthly	6,500.00	6250	2,082.00	32.03%	3,123.00	6,500.00	0.00	0.00%
6.0	Sewer Lift Station Maintenance	Monthly	1,000.00	6260	400.00	40.00%	600.00	1,000.00	0.00	0.00%
Maintenance Services				6300						
7.0				6310						
8.0	Maintenance / Repairs	Annual	10,000.00	6320	1,380.82	13.81%	2,071.23	10,000.00	0.00	0.00%
9.0	Common Ground Maintenance	Monthly	12,000.00	6330	8,088.53	57.78%	12,132.80	14,000.00	2,000.00	16.67%
10.0	Grass Mowing & Snow Removal	Demand	7,500.00	6340	2,440.00	32.53%	3,660.00	7,500.00	0.00	0.00%
11.0	Equipment - New/Replacement	Annual	10,000.00	6350	416.44	5.21%	624.66	8,000.00	-2,000.00	-20.00%
12.0	Special Projects	Annual	10,000.00	6360	21,608.44		32,412.66	20,000.00	10,000.00	100.00%
Amenities				6400						
13.0	Cable Television Expense	Monthly	25,000.00	6410	16,559.00	61.33%	24,838.50	27,000.00	2,000.00	8.00%
14.0	Internet Service	Monthly	18,000.00	6420	11,963.27	66.46%	17,944.91	18,000.00	0.00	0.00%
15.0	Lakeside Pool Operation	Monthly	10,000.00	6430	8,944.14	89.44%	8,944.14	10,000.00	0.00	0.00%
16.0	Lakeside Pool Maintenance (1)	Demand	5,000.00	6440	36.94	0.74%	55.41	5,000.00	0.00	0.00%
17.0	Lakeside Pool Chemicals	Demand	4,000.00	6450	1,776.25	44.41%	2,664.38	4,000.00	0.00	0.00%
Insurance Service				6600						
18.0	Insurance - Structure & Umb	Monthly	35,000.00	6610	20,250.94	50.63%	30,376.41	40,000.00	5,000.00	14.29%
19.0	Insurance - Officers		1,500.00	6620	733.20	48.88%	1,099.80	1,500.00	0.00	0.00%
20.0	Insurance - Workers Comp		2,400.00	6630	1,109.60	46.23%	1,664.40	2,400.00	0.00	0.00%
Business Services				8500						
21.0	Accounting Services / Tax Prep	Monthly	2,500.00	8510	1,590.00	63.60%	2,385.00	2,500.00	0.00	0.00%
22.0	Office Supplies	Annual	400.00	8520	-	0.00%	0.00	400.00	0.00	0.00%
23.0	Postage	Annual	400.00	8530	176.00	0.00%	264.00	400.00	0.00	0.00%
24.0	State Compliance / Filings	Annual	50.00	8540	20.65	0.00%	30.98	50.00	0.00	0.00%
25.0	Service Fees	Annual	0.00	8540	-		0.00	-	0.00	0.00%

Expenses		Cycle	2023 Annual Budget	Acctg Code	2023 Jan - Aug Expenses	2023 Percent Used	2023 Projected Expense	2024 Annual Budget	2024 Amount Change	2024 Percent Change
Professional Services				8600						
26.0	Legal Services (2)	Annual	25,000.00	8610	33,661.93	336.62%	50,492.90	10,000.00	-15,000.00	-60.00%
27.0	Web Site Service	Annual	500.00	8620	-	0.00%	0.00	500.00	0.00	0.00%
28.0	Annual Meeting	Annual	750.00	8630	160.39	21.39%	240.59	750.00	0.00	0.00%
Reserve Funding				8800						
29.0	Reserve Account	Annual	10,500.00	8800	-		0.00	11,500.00	1,000.00	9.52%
29.0		Annual		8810						
Budget Summary										
Totals - Expenses			256,000.00		162,260.20	63.38%	238,918.23	256,000.00	-	0.00%

Annual Maintenance Fees: Per Unit: 3,820.90
Quarterly Maintenance Fees: Per Quarter: 955.22

Expense Category	2023 Exp Budget	2024 Exp Budget	% Change	Per Unit
Utilities	65,500.00	62,500.00	-4.58%	932.84
Maintenance	49,500.00	59,500.00	20.20%	888.06
Amenities	62,000.00	64,000.00	3.23%	955.22
Insurance	38,900.00	43,900.00	12.85%	655.22
Business Service	3,350.00	3,350.00	0.00%	50.00
Professional Services	26,250.00	11,250.00	-57.14%	167.91
Reserves	10,500.00	11,500.00	9.52%	171.64
Total Budget:	256,000.00	256,000.00	0.00%	3,820.90