



Annual Owners Meeting
Kimberling City Methodist Church – Fellowship Hall
57 Kimberling Center Lane (Next to Rapid Roberts)
Kimberling City, MO 65686
Saturday, October 5, 2024 4:00pm

Agenda

September 18, 2024

1. Call To Order
2. Introductions
3. 2024 - Year In Review:
 - a. Legal Actions Between Table Rock Resort & APCOA
 - i. The Final Episode
 1. APCOA Gains Easement To Anchors Point Lane
 2. APCOA Recovers \$35,395.24 In Road Reserves Held By TRR
 - b. Projects Accomplished In 2024
 - i. Lakeside Pool Skimmer Circulation System Replacement
 - ii. Road Paving – Kimberling Crossing
 - iii. Shoreline Clean-Up
 - iv. Walkway Wood Replacement
 - v. Ground Water Seepage – CoE Property Bridge View Building
 - vi. Storm Water Drainage Around 490 (Fall 2024)
 - c. Vendors Taking Care Of Anchor's Point
 - d. Financial - Year-To-Date 2024
 - i. Revenue & Expense Summary
 - ii. Reserve Accounts
4. 2025 Financial:
 - a. 2025 Budget
 - i. 2025 Expense Summary
 1. Structure & Common Ground Insurance Increased By 24%
 2. Deductible For Wind & Hail Damage Increased From 2% To 3%
 - ii. 2025 Revenue Summary
 1. 2025 Maintenance Fee – No Change
5. 2025 APCOA Projects:
 - a. Security System Expansion To CoE Property
 - b. Lakeside Pool Bathroom – Remodel
 - c. Investigate Parking Lot Walkway Railings
6. Kimberling Crossing – New Neighbors
 - a. First Impressions
 - b. What We Know
 - i. Condominiums With Own COA

7. Owner Information & Best Practices

- a. Insurance – Condominium Owners – HO-6
 - i. Insures Owner Portion Of Deductible
 - ii. Walkouts On Ground Floor Are Owner Responsibility
- b. Water System
 - i. Water Quality
 - ii. Water Pipe Freezing (None 2023-24 - Pipe Insulated Around 502)
 - 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
 - iii. No Glass Allowed Inside Lakeside Pool Fencing
- e. Common Ground
 - i. Association Must Have Access To Your Unit
 - 1. Keypad Entry Device Must Be Installed On Entry Door For All Units By 2025
 - 2. You Must Provide Unit Keypad Code
 - ii. Dumpster Usage
 - 1. For Household Trash Only (No Construction Materials or Packaging)
 - iii. Owner Furniture On Common Ground
 - 1. Owner Furniture On Common Ground Is Available To Anyone
 - 2. Ground Floor Walkouts Are Owner Responsibility
- f. Additional Topic(s):

8. Board of Managers:

There were no Board of Manager Applications received.
Therefore the 2025 Board of Managers are:

- a. Joe Golding
- b. Jim Heimann
- c. Ray Loehr

9. Member Comments and Questions

10. Adjournment

Next Annual Meeting: APCOA 2025 Annual Meeting – October 4, 2025

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

2024 APCOA - Revenue / Expense Report

As Of: 18-Sep-2024

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees		4000	
1.0	Maintenance Fee Revenue	4100	182,143.90
2.0	Interest Earnings	4110	
3.0	Reimbursement Funds	4200	394.30
Totals - Revenue			182,538.20

2024 Annual Budget	Percentage Received	Remaining Balance
256,000.00	71.15%	73,856.10
256,000.00	71.30%	73,461.80

Expenses		Acctg Code	Year-To-Date Expended
Utility Service		6200	
1.0	Water Usage & Service	6210	6,917.23
2.0	Road Maintenance	6220	335.00
3.0	Sewer Expense	6230	20,611.57
4.0	Electric Expense	6240	4,407.00
5.0	Trash Expense	6250	2,411.05
6.0	Sewer Lift Station Maintenance	6260	400.00
Maintenance Services		6300	
7.0		6310	-
8.0	Maintenance / Repairs	6320	13,870.00
9.0	Common Ground Maintenance	6330	5,467.03
10.0	Grass Mowing & Snow Removal	6340	5,675.50
11.0	Equipment - New/Replacement	6350	10.75
12.0	Special Projects	6360	7,700.00
Amenities		6400	
13.0	Cable Television Expense	6410	20,191.27
14.0	Internet Service	6420	13,594.23
15.0	Lakeside Pool Operation	6430	6,888.00
16.0	Lakeside Pool Maintenance (1)	6440	13,613.96
17.0	Lakeside Pool Chemicals	6450	1,540.21
Insurance Service		6600	
18.0	Insurance - Structure & Umb	6610	27,483.70
19.0	Insurance - Officers	6620	1,148.20
20.0	Insurance - Workers Comp	6630	1,150.41
Business Services		8500	
21.0	Accounting Services / Tax Prep	8510	1,775.00
22.0	Office Supplies	8520	45.64
23.0	Postage	8530	182.00
24.0	State Compliance / Filings	8540	-
25.0	Service Fees	8540	50.00
Professional Services		8600	
26.0	Legal Services (2)	8610	3,570.00
27.0	Web Site Service	8620	-
28.0	Annual Meeting	8630	160.39
Reserve Funding		8800	
29.0	Reserve Account	8800	30,000.00
29.0		8810	-
Budget Summary			
Totals - Expenses			189,198.14
Totals - Revenue			182,538.20
Net Revenue / Expense			(6,659.94)

2024 Annual Budget	Percentage Expended	Remaining Balance
11,000.00	62.88%	4,082.77
6,000.00	5.58%	5,665.00
32,000.00	64.41%	11,388.43
6,000.00	73.45%	1,593.00
6,500.00	37.09%	4,088.95
1,000.00	40.00%	600.00
0.00		-
10,000.00	138.70%	(3,870.00)
14,000.00	39.05%	8,532.97
7,500.00	75.67%	1,824.50
8,000.00	0.13%	7,989.25
20,000.00	38.50%	12,300.00
27,000.00	74.78%	6,808.73
18,000.00	75.52%	4,405.77
10,000.00	68.88%	3,112.00
5,000.00	272.28%	(8,613.96)
4,000.00	38.51%	2,459.79
40,000.00	68.71%	12,516.30
1,500.00	76.55%	351.80
2,400.00	47.93%	1,249.59
2,500.00	71.00%	725.00
400.00	11.41%	354.36
400.00	45.50%	218.00
50	0.00%	50.00
0.00		(50.00)
10,000.00	35.70%	6,430.00
500.00	0.00%	500.00
750.00	21.39%	589.61
11,500.00	260.87%	(18,500.00)

Reserve Account Summary	
Operational Reserve	84,613.76
Savings Reserve	20,696.92
Total Reserves	105,310.68
BOY 2024 Balance	11,469.82
Operational Checking	4,809.88

Anchor's Point Condominium 2025 Budget

Revenue		2024 Annual Budget	Acctg Code			2025 Annual Budget	2025 Amount Change	2025 Percent Change
Maintenance Fees			4000					
1.0	Unit Maintenance Fees	256,000.00	4100			256,000.00	0.00	0.00%
2.0	Reimbursement Funds		4110					
3.0	Other Revenue		4200					
Totals / Average		256,000.00				256,000.00	0.00	0.00%

Expenses		2024 Annual Budget	Acctg Code	2024 Jan - Aug Expenses	2024 Projected Expense	2024 Projected Percent Used	2025 Annual Budget	2025 Amount Change	2025 Percent Change
Utility Service			6200						
1.0	* Water System Operation	11,000.00	6210	6,429.73	9,644.60	87.68%	11,000.00	0.00	0.00%
2.0	* Road Maintenance	6,000.00	6220	335.00	502.50	8.38%	2,000.00	-4,000.00	-66.67%
3.0	* Sewer Expense	32,000.00	6230	18,340.08	27,510.12	85.97%	30,000.00	-2,000.00	-6.25%
4.0	* Electric Expense	6,000.00	6240	3,736.00	5,604.00	93.40%	7,000.00	1,000.00	16.67%
5.0	* Trash Expense	6,500.00	6250	2,011.05	3,016.58	46.41%	6,000.00	-500.00	-7.69%
6.0	* Sewer Lift Station Maintenance	1,000.00	6260	350.00	525.00	52.50%	1,000.00	0.00	0.00%
Maintenance Services			6300						
7.0			6310						
8.0	* Maintenance / Repairs	10,000.00	6320	13,870.00	14,370.00	143.70%	12,000.00	2,000.00	20.00%
9.0	* Common Ground Maintenance	14,000.00	6330	4,255.00	6,382.50	45.59%	12,000.00	-2,000.00	-14.29%
10.0	* Grass Mowing & Snow Removal	7,500.00	6340	5,306.50	7,959.75	106.13%	10,000.00	2,500.00	33.33%
11.0	* Equipment - New/Replacement	8,000.00	6350	10.75	16.13	0.20%	2,000.00	-6,000.00	-75.00%
12.0	* Special Projects	20,000.00	6360			0.00%	20,000.00	0.00	0.00%
Amenities			6400						
13.0	* Cable Television Expense	27,000.00	6410	17,910.98	26,866.47	99.51%	28,750.00	1,750.00	6.48%
14.0	* Internet Service	18,000.00	6420	12,082.59	18,123.89	100.69%	18,000.00	0.00	0.00%
15.0	* Lakeside Pool Operation	10,000.00	6430	6,888.00	10,332.00	103.32%	11,000.00	1,000.00	10.00%
16.0	* Lakeside Pool Maintenance	5,000.00	6440	13,613.96	20,420.94	408.42%	6,000.00	1,000.00	20.00%
17.0	* Lakeside Pool Chemicals	4,000.00	6450	1,540.21	2,310.32	57.76%	5,000.00	1,000.00	25.00%
Insurance Service			6600						
18.0	* Insurance - Structure & Umb	40,000.00	6610	24,267.17	36,400.76	91.00%	43,000.00	3,000.00	7.50%
19.0	* Insurance - Officers	1,500.00	6620	675.00	1,012.50	67.50%	1,800.00	300.00	20.00%
20.0	* Insurance - Workers Comp	2,400.00	6630	1,150.41	1,725.62	71.90%	2,400.00	0.00	0.00%
Business Services			8500						
21.0	* Accounting Services / Tax Prep	2,500.00	8510	1,600.00	2,400.00	96.00%	3,000.00	500.00	20.00%
22.0	* Office Supplies	400.00	8520	45.64	68.46	17.12%	150.00	-250.00	-62.50%
23.0	* Postage	400.00	8530	182.00	273.00	68.25%	400.00	0.00	0.00%
24.0	* State Compliance / Filings	50.00	8540	50.00	75.00	150.00%	100.00	50.00	100.00%
25.0	* Service Fees	0.00	8540				50.00		0.00%
Professional Services			8600						
26.0	* Legal Services	10,000.00	8610	3,570.00	4,070.00	40.70%	2,000.00	-8,000.00	-80.00%
27.0	* Web Site Service	500.00	8620			0.00%	600.00	100.00	20.00%
28.0	* Annual Meeting	750.00	8630	160.39	240.59	32.08%	750.00	0.00	0.00%
Reserve Funding			8800						
29.0	Reserve Account	10,000.00	8800	10,000.00			20,000.00	10,000.00	100.00%
29.0			8810						
Budget Summary									
Totals - Expenses		256,000.00		148,380.46	199,850.69	78.07%	256,000.00	1,450.00	0.00%