



**Annual Owners Meeting
Hillbilly Bowl – Ozark Room
November 5, 2016 4:00pm**

Agenda

1. Call To Order
2. Introductions
3. Year In Review
 - a. Branding – Anchor's Point Signage
 - b. Parking Lot Water Run Off Drainage
 - c. Conversion to Exterior Siding
4. Relations With KI/Table Rock Resort
5. Grounds & Maintenance
 - a. Exterior / Interior Construction / Modification Approval Before & After Work
 - b. Second Dumpster
6. Boat Trailer Parking
7. Financial - Year-To-Date 2016
 - i. Revenue 2016
 - ii. Expenses 2016
 - b. Reserve Accounts
 - i. Operational Reserve (\$7,000 Budget 2016, Anticipated Amount to Transfer)
 - ii. Savings Reserve
8. Financial - Budget 2017
 - a. 2017 Budget
 - i. Maintenance Fees – No Increase For 2017
 1. 1 Bedroom Unit - \$500.00 / Quarter \$2,000 / Annually
 2. 2 Bedroom Unit - \$550.00 / Quarter \$2,200 / Annually
9. APCOA Projects 2017
 - a. Dumpster Pad & Fence
 - b. Additional Branding
 - c. Grounds & Maintenance
10. Board of Managers - No Applications for Manager Received
 - a. Board will continue as is with two Vacancies
 - b. Don Gish and Ray Loehr will continue to fill the current Vacancies as Acting Managers
11. Additional Comments and Questions
12. Adjournment

APCOA - Revenue / Expense Report - End of September 2016

10-Oct-16

Revenue		Acctg Code	Year-To-Date Received
Maintenance Fees		4000	
1.0	Maintenance Fee Revenue	4100	111,400.00
2.0	Interest Earnings	4110	-
3.0	Reimbursement Funds	4200	3,080.48
Totals - Revenue			114,480.48

2016 Annual Budget	Percentage Received	Remaining Balance
146,800.00	75.89%	35,400.00
		-
146,800.00	77.98%	32,319.52

Expenses		Acctg Code	Year-To-Date Expended
Utility Service		6200	
1.0	Water Usage & Service	6210	12,060.00
2.0	Road Maintenance	6220	3,015.00
3.0	Sewer Expense	6230	7,032.40
4.0	Electric Expense	6240	3,867.00
5.0	Trash Expense	6250	3,303.70
6.0		----	-
Maintenance Services		6300	-
7.0	Maintenace Management Fee	6310	-
8.0	Maintenance Repairs	6320	13,700.88
9.0	Common Ground Maintenance	6330	4,794.68
10.0	Grass Mowing & Snow Removal	6340	2,100.00
11.0	Equipment - New/Replacement	6350	917.70
Amenities		6400	-
12.0	Cable Television Expense	6410	8,042.98
13.0	Internet Service	6420	12,029.85
14.0	Lakeside Pool Maint/Operation	6430	4,825.00
15.0	Lakeside Pool Maintenance	6440	5,281.23
16.0	Lakeside Pool Chemicals	6450	991.52
Insurance Service		6600	-
17.0	Insurance - Structure	6610	17,758.00
18.0	Insurance - Officers	6620	1,140.00
Business Services		8500	-
19.0	Accounting Services / Tax Prep	8510	765.00
20.0	Office Supplies	8520	-
21.0	Postage	8530	56.00
22.0	State Compliance / Filings	8540	11.25
23.0	Banking Fees	8540	-
Professional Services		8600	-
24.0	Legal Services	8610	1,458.75
25.0	Web Site Service	8620	-
26.0	Annual Meeting	8630	300.00
Reserve Funding			-
27.0	Reserve Account		-
Budget Summary			-
Totals - Expenses			103,450.94

2016 Annual Budget	Percentage Expended	Remaining Balance
16,080.00	75.00%	4,020.00
4,020.00	75.00%	1,005.00
14,000.00	50.23%	6,967.60
6,500.00	59.49%	2,633.00
3,500.00	94.39%	196.30

2,400.00	0.00%	2,400.00
10,000.00	137.01%	(3,700.88)
8,600.00	55.75%	3,805.32
4,500.00	46.67%	2,400.00
1,500.00	61.18%	582.30
11,500.00	69.94%	3,457.02
16,040.00	75.00%	4,010.15
9,000.00	53.61%	4,175.00
0.00		(5,281.23)
2,100.00	47.22%	1,108.48
24,000.00	73.99%	6,242.00
1,100.00	103.64%	(40.00)
1,500.00	51.00%	735.00
300.00	0.00%	300.00
360.00	15.56%	304.00
50.00	22.50%	38.75
0.00		-
4,500.00	32.42%	3,041.25
260.00	0.00%	260.00
500.00	60.00%	200.00
7,000.00	0.00%	7,000.00
149,310.00	69.29%	45,859.06

Operational Account Summary		
	Year-To-Date Revenue	114,480.48
	Year-To-Date Expense	103,450.94
	Net Revenue / Expense	11,029.54

Reserve Account Summary	
Operational Reserve	8,621.93
Savings Reserve	21,850.65
Total Reserves	30,472.58

Anchor Point Condominium 2017 Budget - Executive Summary

Distribution : APCOA Members **Developed By :** APCOA Board
Purpose : Examination of 2017 Revenue & Costs With Previous Year Comparisons **Dated :** 27-Sep-2016
Assumptions : Proposed Worksheet for 2017 Budget Development **Approved :**

Assumptions : All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units)
 2017 Budget may vary as necessary at the discretion of the Board of Managers

Revenue		Cycle	2016 Annual Budget	Acctg Code	Number Of Units	2016 Projected	2017 Annual Budget	2017 Amount Change	2017 Percent Change	2017 Percent of Budget	2017 Annual Unit Revenue
Maintenance Fees											
1.0	Maintenance Fees - 2 Bdrm	Qtrly	140,800.00	4100	64	140,800.00	140,800.00	0.00	0.00%	95.91%	2,200.00
2.0	Maintenance Fees - 1 Bdrm	Qtrly	6,000.00	4110	3	6,000.00	6,000.00	0.00	0.00%	4.09%	2,000.00
3.0	Reimbursement Funds										
Totals / Average			146,800.00			146,800.00	146,800.00	0.00	0.00%	100.00%	146,800.00

Expenses		Cycle	2016 Annual Budget	Acctg Code	2016 Jan - Sep Expenses	2016 Projected	2017 Annual Budget	2017 Amount Change	2017 Percent Change	2017 Percent of Budget	2017 Annual Unit Cost
Utility Service											
1.0	Water Usage & Service	Monthly	16,080.00	6210	12,060.00	75.00%	16,080.00	0.00	0.00%	10.55%	240.00
2.0	Road Maintenance	Monthly	4,020.00	6220	3,015.00	75.00%	4,020.00	0.00	0.00%	2.64%	60.00
3.0	Sewer Expense	Monthly	14,000.00	6230	7,032.40	50.23%	14,000.00	0.00	0.00%	9.19%	208.96
4.0	Electric Expense	Monthly	6,500.00	6240	3,867.00	59.49%	6,500.00	0.00	0.00%	4.27%	97.01
5.0	Trash Expense	Monthly	3,500.00	6250	3,303.70	94.39%	3,500.00	0.00	0.00%	2.30%	52.24
750.0	Sewer Lift Station Maintenance	Demand	0.00	6260	-		750.00	750.00	100.00%	0.49%	11.19
Maintenance Services											
751.0	Maintenance Management Fee	Monthly	2,400.00	6310	-	0.00%	2,400.00	0.00	0.00%	1.58%	35.82
752.0	Maintenance Repairs	Annual	10,000.00	6320	13,700.88	137.01%	10,000.00	0.00	0.00%	6.56%	149.25
753.0	Common Ground Maintenance	Monthly	8,600.00	6330	4,794.68	55.75%	8,600.00	0.00	0.00%	5.64%	128.36
754.0	Grass Mowing & Snow Removal	Demand	4,500.00	6340	2,100.00	46.67%	4,500.00	0.00	0.00%	2.95%	67.16
755.0	Equipment - New/Replacement	Annual	1,500.00	6350	917.70	61.18%	1,500.00	0.00	0.00%	0.98%	22.39
Amenities											
756.0	Cable Television Expense	Monthly	11,500.00	6410	8,042.98	69.94%	11,500.00	0.00	0.00%	7.55%	171.64
757.0	Internet Service	Monthly	16,040.00	6420	12,029.85	75.00%	16,040.00	0.00	0.00%	10.53%	239.40
758.0	Lakeside Pool Operation	Monthly	9,000.00	6430	4,825.00	53.61%	9,000.00	0.00	0.00%	5.91%	134.33
759.0	Lakeside Pool Maintenance	Demand		6440	5,281.23		2,000.00	2,000.00	100.00%	1.31%	29.85
760.0	Lakeside Pool Chemicals	Demand	2,100.00	6450	991.52		2,100.00	0.00	0.00%	1.38%	31.34
Insurance Service											
761.0	Insurance - Structure	Monthly	24,000.00	6610	17,758.00	73.99%	24,300.00	300.00	1.25%	15.95%	362.69
762.0	Insurance - Officers		1,100.00	6620	1,140.00	103.64%	1,100.00	0.00	0.00%	0.72%	16.42

Business Services												
763.0	Accounting Services / Tax Prep	Monthly	1,500.00	8510	-	51.00%	1,500.00	0.00	0.00%	0.98%	22.39	
764.0	Office Supplies	Annual	300.00	8520	-	0.00%	300.00	0.00	0.00%	0.20%	4.48	
765.0	Postage	Annual	360.00	8530	56.00	0.00%	360.00	0.00	0.00%	0.24%	5.37	
766.0	State Compliance / Filings	Annual	50.00	8540	11.25	0.00%	50.00	0.00	0.00%	0.03%	0.75	
767.0	Banking Fees	Annual		8540	-		-	0.00	0.00%	0.00%		
Professional Services												
768.0	Legal Services	Annual	4,500.00	8610	1,458.75	32.42%	4,500.00	0	0.00%	2.95%	67.16	
769.0	Web Site Service	Annual	260.00	8620	-	0.00%	260.00	0	0.00%	0.17%	3.88	
770.0	Annual Meeting	Annual	500.00	8630	300.00	60.00%	500.00	0.00	0.00%	0.33%	7.46	
Reserve Funding												
771.0	Reserve Account	Annual	7,000.00	8800	-		7,000.00	0.00	100.00%	4.59%	104.48	
Budget Summary												
Totals - Expenses			149,310.00		103,450.94	69.29%	152,360.00	3,050.00	2.04%	100.00%	2274.03	