



2016 Annual Meeting

2016 – Year In Review

- APCOA Branding & Signage
 - Building / Unit Number Signs
- Parking Lot
 - Parking Lot Drainage
 - No Trailer Parking Signage
- Conversion To Exterior Siding
 - Replace Fiberboard With Exterior Siding
 - Less Prone To Moisture & Birds
 - First Replacement - Walls At Unit 530 – 532
 - Future Necessary Replacement Will Be By Sections
- Lakeside Pool
 - Pool Walls Refinished
 - Bathroom Ventilation
- Grounds & Maintenance
 - Owner Maintenance – Exterior & Interior
 - Submit Plans Before Start of Project
 - Approval Of Project
 - Inspection After Project
 - Second Dumpster Installed During Summer
 - Gutters & Downspouts Cleaned
 - Thanks To Owners For Reporting Problems

2016 – Year In Review

- Financial Overview:

- Expenses Matching 2016 Budget Projections
 - Positive Cash Flow
 - No End of Quarter Transfers Necessary In 2016
 - Maintenance Expenses Exceed Budget
 - 2016 Maintenance Expense Exceeds Budget By 10%
- Past Balances Due
 - Receivables Reduced to Less Than \$4,500
 - Pro-Active Delinquent Owner Contact
- Operational Reserves Maintained 2016
 - Per 2016 Budget, Anticipate Increasing Operational Reserves \$5,000 - \$7,000 At End Of 2016
- Savings Reserve – No Change

2017 Budget Summary

Category	2016 Budget	2017 Budget	2017 % Chg	2017 Unit Cost (Avg)
Revenue				
Maintenance Fees	\$146,800	\$146,800	0.00%	\$2,191.05
Expenses				
Business	\$ 2,210	\$ 2,210	0.00%	\$ 32.99
Utility Services	44,100	44,850	0.02%	669.40
Insurance	25,100	25,400	0.01%	379.10
Maintenance	27,000	27,000	0.00%	402.98
TV / WiFi / Pool	38,640	40,640	0.05%	606.57
Professional Svcs	5,260	5,260	0.00%	78.51
Reserves	7,000	7,000	0.00%	104.47
Summary	\$149,310	\$152,360		\$2,274.03

2017 - Financials

- 2017 Budget
 - Budget Revenues Remain Stable
 - Budget Expenditures Remain Stable
 - Reduced Lakeside Pool Maintenance
 - Increased Lift Station Line Item
 - Reserve Increase Budgeted At \$7,000 For 2017
- 2017 Maintenance Fees
 - No Change

Unit Type	Quarterly Increase	2016 Annual	2017 Annual
One Bedroom	\$ 0	\$2,000	\$2,000
Two Bedroom	\$ 0	\$2,200	\$2,200

Current Reserve Funds

Reserve Account	Balance 31-Oct-2016
Operational Reserves	\$8,621.93
Savings Reserve	<u>\$21,850.65</u>
Total Reserves	\$30,472.58

Operational Account	Balance 31-Oct-2016
Operational Check Balance	\$33,845.12

Reserve Account	Anticipated 31-Dec-2016
Operational Reserves	\$8,621.93
Savings Reserve (Add \$7,000)	<u>\$28,850.65</u>
Total Anticipated EOY Reserves	\$37,472.58

2016 – Year In Review

- Relations With KI/Table Rock Resort
 - No Changes
 - APCOA Understands We Are On Good Legal Standing
 - Confirmed items of agreement
 - Sewer
 - Water

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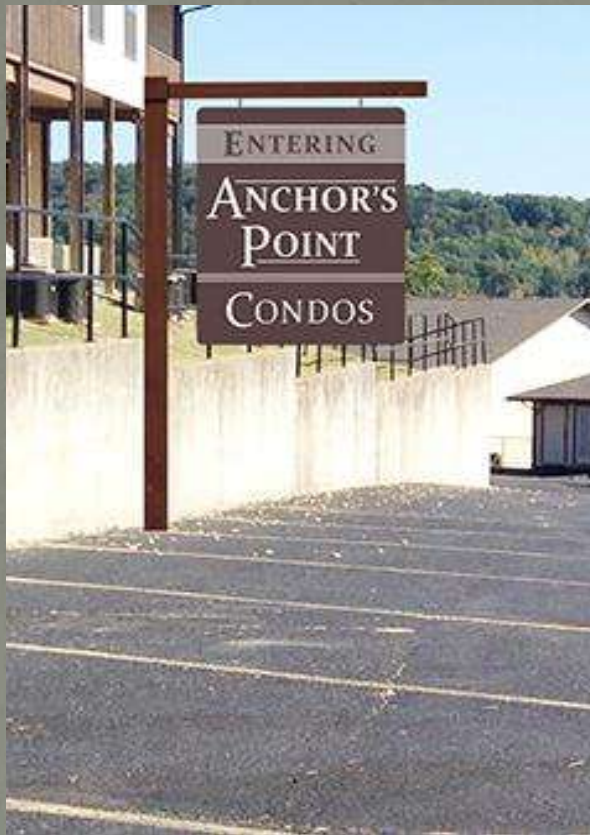
2017 Plans

- Assertively protect and enhance Anchor's Point property values by ensuring consistency in outside appearance
- Continue To Assertively Address:
 - Maintenance Fee Collections
 - Loud & Late Night Parties
- Assume responsibility for barrier trees and work with Kimberling City and their trees at the Waste Treatment Plant in addressing Appearance, Noise, & Odor.
 - Thanks to Jim & Joyce Brendle for leading in this effort for the past 6 years

2017 Plans

- Continue Anchor's Point branding plan
 - Add Signage On Walkway
 - Lakefront Signage On Pool Wall
- Dumpster Area – Pad & Fence
- Continue To Address Trailer Parking
- Continue working with owners on exterior and interior updates. Owners will engage Bowling Construction to discuss in advance and approval upon completion
- Work with KI/TRR

Anchor's Point – Identity Signage & Branding



Long Range Plans

- Lakeside Pool Replacement

- Lakeside Pool Is Approximately 26 Years Old
- Spent About \$18,000 Over Past Years To Maintain
- Pool Deck Is Settling
- Pool Separation From Deck
- Estimated Replacement Cost: \$160,000 - \$200,000
 - Tear Out & Replace Pool Deck
 - Replace Lakeside Pool
- Anticipate Multi-Year Financing
 - Multi-Year Assessment

APCOA Board of Managers 2017

- Ray Loehr Completes His Term As Board Manager
 - Ray Continues On Board As Acting Board Member
- Joe Golding
 - Continues Term Until November 2017
- Don Gish Completes His Term As Board Manager
 - Don Continues On Board As Acting Board Member
- Vacancies – No Candidates Filed For Board Manager
 - Don Gish And Ray Loehr will continue to fill the board vacancies
 - When An Application Is Received
 - Board Will Notify Members
 - Set A Date For Other Applicants To Submit Applications
 - Board Will Set A Date For Election Of Board Mangers

Comments & Questions





Anchor's Point Condominium Owners Association

Thank You For Attending

Next Year: Saturday; November 4, 2017