



Anchor's Point Owners - Owner's Update - January 27, 2017

End of Year 2016 - Financial Review:

The chart below outlines the Revenue from Maintenance Fees and Expenditures for 2016.

Notes:

- Revenue on the chart is only from Maintenance Fees and does not include sale of Ice Machine or Rental of Housekeeping Hut
- 2016 Revenue from Maintenance Fees exceeds Budget due to reduction of Accounts Receivable during 2016
 - Accounts Receivable at End of 2016 was \$1,525.00
- Reserve Account Funding exceeded Budget in 2016
 - Operational Reserve Increased: \$2,000.00 To \$10,621.93
 - Savings Reserve Increased : \$8,000.00 To \$29,856.25

Revenue & Expenses / End of Year 2016

Category	2016 Budget	2016 Actual
Revenue		
Total Maintenance Fees	146,800.00	150,575.00
Expenses		
Business	2,210.00	1,087.25
Utility Services	44,100.00	38,623.28
Insurance	25,100.00	24,931.00
Maintenance	27,000.00	24,815.30
Amenities (WiFi / TV / Pool)	38,640.00	41,068.19
Professional Services	5,260.00	2,406.37
Reserves	7,000.00	8,000.00
Total Expenses	149,310.00	140,931.39
2016 Maintenance Fees - Expenses		+9,643.61

Account Summary	31-Dec-2016
Operational Reserve	10,621.93
Savings Reserve	29,856.25
Total Reserves	40,478.18
Operational Checking	12,673.08

MediaCom - Cable Television Upgrade

MediaCom is upgrading their services in our area on or about February 7, 2017. After the upgrade, you will need to reset each television that receives a signal through a direct wire or converter box.

Televisions which have a Cable Box (which is an owner paid service) will not need to reset the television(s) receiving a signal from the Cable Box.

To Reset your television you will need to do a Channel Search. This option is usually found on your Settings Menu.

The Channel Search, which may take up to 10 minutes, is the same action that was necessary when your television was initially set up.

A List of Channels may be found on the MediaCom website at:

<https://mediacomcable.com/>

Products

Television

See Channels In Your Area

Enter Zip Code: 65686

Condominium Owners Proof of Insurance:

Thanks to the many owners who have already complied and have sent to the board their Proof of Insurance.

At the 2016 Annual Meeting, an owner based initiative was passed by the membership which will require owners to have liability insurance on their unit(s).

To verify that coverage is in force, each owner is required to send a Proof of Insurance to the board for each unit owned based on the pending by-law change which will require basic condominium insurance.

Based on the boards' investigation, the board recommends that you have insurance to cover both the contents of your unit and any expenses required to repair your unit or another unit in case of damage caused from your unit.

You or your agent can scan or copy your Certificate of Insurance and e-mail or mail the document to:

e-Mail: APCOAboard@AnchorsPointCOA.org

Mail:

APCOA

P.O. Box 843

Kimberling City, MO 65686

Reminder notices will be sent in the next several weeks.