

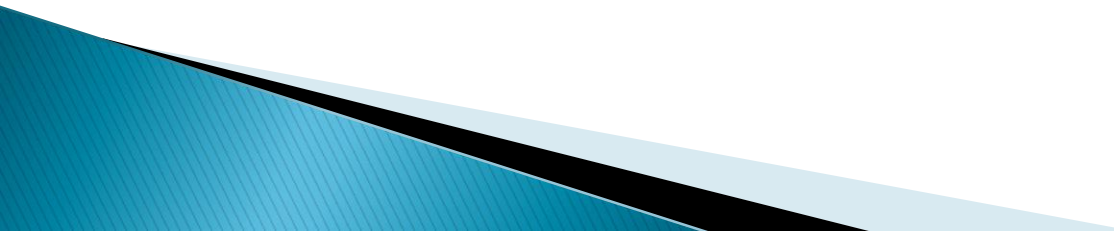


2022 Annual Meeting

Introductions

- ▶ 2022 Board Members
 - Joe Golding
 - Jim Heimann
 - Ray Loehr
- ▶ Owner Introductions

TRR Lawsuit

- ▶ Confidential Information
 - ▶ Pending and Ongoing Litigation
 - ▶ Broad Overview
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2022 – Improvement Projects

- ▶ Rigid Dryer Pipes & Vents Installed
 - ▶ Exterior House Lighting Installed
 - LED & Bug Resistent
 - ▶ Water System Monitor & Notification Controls
 - ▶ Lift Station Monitor & Notification Controls
 - ▶ Parking Lot Sink Hole Repair
 - ▶ Updated Declaration & Bylaws
 - Updated Rules & Regulations
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APCOA Vendors: Great Job!

- ▶ Skip Bell – Grounds & Maintenance
 - ▶ Ashley Services – Lakeside Pool Operation
 - ▶ Ozark Environmental Services
 - Water System Management
 - Lift Station Management
 - ▶ Lefty's Pump and Drilling
 - ▶ Garden Whispers – Mowing Service
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2022 Revenue/Expense Summary

January 2022 – End September 2022

Category	2022 Budget	2022 Rev/Exp	2022 % Rev/Exp
Revenue			
Maintenance Fees	\$ 268,000	\$ 202,894	75.70%
Expenses			
Utility Services	\$ 72,290	\$ 45,033	62.29%
Maintenance	52,950	35,841	67.69%
Amenities	53,675	45,823	85.37%
Insurance	33,400	29,260	87.60%
Business Service	2,410	1,675	69.50%
Professional Svc	19,100	28,180	147.54%
Reserves	34,175	18,000	52.67%
Summary	\$268,000	\$203,812	76.05%

2022 Financial Review

January 2022 – End September 2022

- ▶ Revenue Received – On Budget
- ▶ Legal Expenses – Exceed Budget
- ▶ Lakeside Pool Chemicals – Exceed Budget
- ▶ Sewer Expenses – Less Than Anticipated
- ▶ Projects Completed
 - Declarations, Bylaws, Rules & Regulations
 - Dryer Vent Installation
 - House Light Installation
- ▶ No Reserve Funds Were Used In 2022
- ▶ Reserves Increased \$18,000 To Date

Current Reserve Funds

2022 – No Reserve Funds Used To Date

Reserve Account	Balance 30-Sep-2022
Operational Reserves	\$47,529.93
Project Reserves	\$17,083.83
Savings Reserve	<u>\$20,628.99</u>
Total Reserves	\$85,242.75

2022 Reserve Budget: \$34,175
Transferred to Reserve: \$18,000 (2022)

2023 Budget Considerations

- **Revenue:**

- No Increase In Maintenance Fees / \$1,000 per Quarter

- **Expenses:**

- Sewer Expense Reduced – Less Than Anticipated
- Special Projects Reduced
 - Dryer Vents & House Lights Completed
- Lakeside Pool Chemicals Increased
- Lakeside Pool Repairs
- Insurance Increased – Appraised Value Increase
 - AP Values Increased From \$4,959,600 To 8,012,784
- Legal Services Increase – Pending Litigation

2023 Budget Summary

Category	2022 Budget	2023 Budget	2023 % Chg	2023 Unit Cost
Revenue				
Maintenance Fees	\$ 268,000	\$268,000	0.00%	\$4,000
Expenses				
Utility Services	72,290	65,500	-9.39%	977.61
Maintenance	52,950	49,500	-6.52%	738.81
Amenities	53,675	62,000	15.51%	925.37
Insurance	33,400	38,900	16.47%	580.60
Business Service	2,410	3,350	39.00%	50.00
Professional Svc	19,100	26,250	37.43%	391.79
Reserves	34,175	22,500	-34.16%	335.82
Summary	\$268,000	\$268,000	0.00%	\$4,000.00

2023 APCOA Projects

- ▶ Security System Expansion
 - Add Cameras To View CoE Property
 - CoE Property Management – Per Vegetation Permit
- ▶ Budget Disclosure Items
 - Legal – Continue Actions – \$60,000
 - Lakeside Pool Maintenance – \$50,000
- ▶ Membership Approval Of 2023 Budget

Rules & Regulations

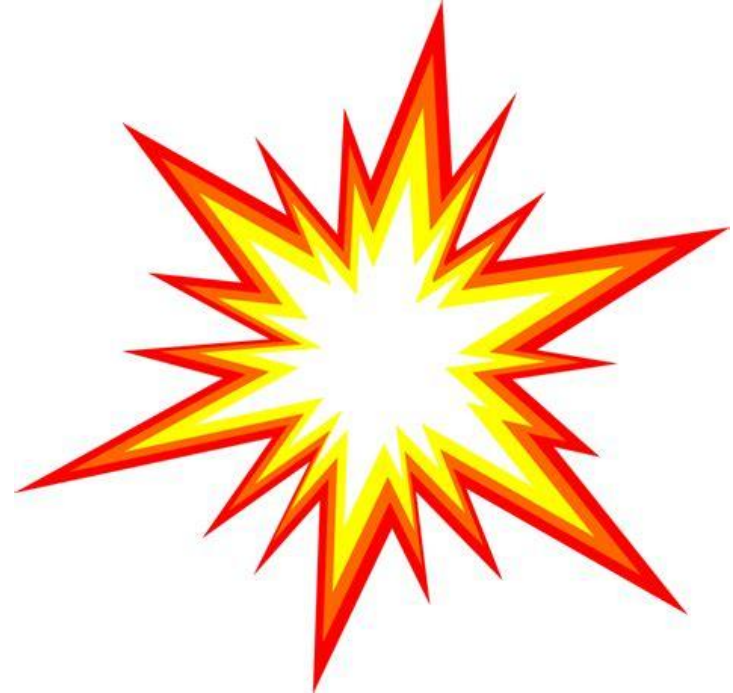
- ▶ Consistent With Declaration & Bylaws
- ▶ Established And Enforced By APCOA Board
- ▶ Rules & Regulations:
 - Fire Pits – No Open Flames On Decks or APCOA Common Ground

Condominium Insurance

- ▶ You Must Have An HO-6 Policy
 - Coverage For Loss Assessment (Mandatory)
 - Deductible For Wind/Hail Is 2% Of TIV
 - TVI Is About \$6 Million
 - Deductible Is \$120,000
 - Each Owner Would Be Responsible For \$1,791
 - Loss Assessment Coverage Is Mandatory
 - Add Sewer & Water Backup Coverage
 - Rent Your Unit:
 - Daily Rental: You Will Need Commercial Coverage
 - Long Term Rental: Additional Coverage

When You Leave Your Unit

- ▶ Be Sure And Be Safe:
 - Turn Off Your Water
 - Turn Off Your Water Heater



Failure To Turn Off Water & Water Heater
May Result In Damage from a Major
Water Leak and a Ruined Water Heater

What About the Swimming Pool?

- ▶ Fencing
- ▶ Filtration system piping needs to be fixed
- ▶ Concrete and drains breaking up, fence rusted

APCOA Board of Managers 2023

- ▶ **Joe Golding**

- Third Year Of 3 Year Term – Through October 2023

- ▶ **Jim Heimann**

- Continues As Board Manager – Through October 2023

- ▶ **Ray Loehr**

- Continues As Board Manager – Through October 2023
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Member Questions & Comments

