



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

September 30, 2013

	MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)
REVENUES	\$ 273,286	\$ 263,245	\$ 10,041	\$ 2,739,668	\$ 2,598,961	\$ 140,707
DIRECT/INDIRECT EXPENSES	276,136	249,998	26,138	2,402,075	2,372,078	29,997
OPERATING INCOME (LOSS)	\$ (2,850)	\$ 13,247	\$ (16,097)	\$ 337,593	\$ 226,884	\$ 110,709

STATEMENT OF FINANCIAL POSITION				
ASSETS	Operations	Cap Projects	R&R	COMBINED
CASH MGMT FUND	\$ 268,112	\$ -	\$ 1,032,429	\$ 1,300,541
OTHER CASH	308,011			308,011
RECEIVABLES	77,774			77,774
OTHER PREPAIDS ETC.	35,611			35,611
TOTAL CURRENT	\$ 689,508	\$ -	\$ 1,032,429	\$ 1,721,937
INVESTMENTS	\$ 246,659		\$ 160,430	\$ 407,089
PROPERTY and EQUIP (NET)	6,457,828			6,457,828
TOTAL ASSETS	\$ 7,393,995	\$ -	\$ 1,192,859	\$ 8,586,854
LIABILITIES AND FUND BALANCE				
CURRENT	\$ 171,454	\$ -	\$ -	\$ 171,454
NOTES PAYABLE		962,099		962,099
DEFERRED INC & ESCROW	595,798			595,798
FUND BALANCE	6,626,742	(962,099)	1,192,859	6,857,502
TOTAL LIAB & FUND BAL	\$ 7,393,995	\$ -	\$ 1,192,859	\$ 8,586,854

REPLACEMENT & RENOVATION FUND				
	MONTH		FISCAL YEAR REMAINING	
	YEAR-TO-DATE	BUDGET	BUDGET	BUDGET
BEGINNING FUND BALANCE	\$ 1,218,070	\$ 1,135,298		
INCOME EARNED-Interest	44	1,962		
Annual Assessment Transfer	-	299,000		
TOTAL AVAILABLE	\$ 1,218,114	\$ 1,436,260		
RESERVE STUDY UPDATE	\$ -	\$ 9,500	\$ 9,500	\$ -
LAND & LAKE EXPENSES	20,861	82,147	160,700	78,554
BUILDING EXPENSES	1,194	55,539	62,742	7,203
MACHINERY & EQUIP EXPENSES		64,151	93,214	29,063
VEHICLE EXPENSES		29,391	30,000	609
319 GRANT-Shoreline/Invasive Species			60,000	60,000
PUMP HOUSE RENOVATION	0		135,000	135,000
Backhoe Rental (From Asset Prt	3,200	3,200		
TOTAL R&R EXPENDITURE	\$ 25,255	\$ 243,928	\$ 551,156	\$ 310,428
ENDING FUND BALANCE	\$ 1,192,859	\$ 1,192,332		
			526	Unexplained Difference
			\$ 1,192,859	

PROPERTY AND EQUIPMENT	COST	DEPRECIATION	NET
LAND & LAKE	\$ 3,407,727	\$ 1,837,808	\$ 1,569,919
POOL/BATHHOUSE FACILITY	1,921,247	27,460	1,893,787
BLDG	3,428,220	1,195,867	2,232,352
EQUIP	1,993,191	1,535,688	457,503
VEHICLES	380,388	231,970	148,418
OTHER INCOMPLETE PROJECTS	155,848		155,848
TOTALS	\$ 11,286,621	\$ 4,828,794	\$ 6,457,828

POOL CONSTRUCTION LOAN BALANCE	\$ 962,099
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CAPITAL PROJECTS (POOL ONLY)			
	MONTH		PROJECT
	YEAR-TO-DATE		TO-DATE
BEGINNING BALANCE	\$ (958,125)	\$ 493,000	-
Annual Assessment Transfer	-	490,648	983,648
ASSESSMENTS RECOGNIZED	-	-	-
TOTAL AVAILABLE	\$ (958,125)	\$ 983,648	\$ 983,648
ARCHITECT	\$ -	\$ 8,858	\$ 243,052
ENGINEERING			9,600
CONTRACTOR PAYMENTS		756,537	1,636,822
EQUIPMENT		20,314	24,834
INTEREST	3,974	18,709	20,669
OTHER (Financing, Postage etc.)		250	11,020
TOTAL CAP PROJ EXP (POOL)	3,974	804,668	1,945,997
Costs incurred not capitalized	3,974	24,501	24,501
TRNSFR TO OPER FIXED ASSETS		1,921,246	1,921,246
ENDING BALANCE (DEFICIT)	\$ (962,099)	\$ (962,099)	\$ (962,099)

By: Mike Harris, Treasurer of ACL Board of Directors