



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

October 31, 2013

	MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)
REVENUES	\$ 238,108	\$ 235,399	\$ 2,708	\$ 2,977,775	\$ 2,834,361	\$ 143,415
DIRECT/INDIRECT EXPENSES	221,715	243,232	(21,517)	2,623,790	2,615,310	8,480
OPERATING INCOME (LOSS)	\$ 16,393	\$ (7,832)	\$ 24,225	\$ 353,986	\$ 219,051	\$ 134,934

STATEMENT OF FINANCIAL POSITION					
ASSETS	Operations	Cap Projects	R&R	COMBINED	
CASH MGMT FUND	\$ (126,308)		\$ 1,026,917	\$ 900,610	
OTHER CASH	477,589	59,367		536,956	
RECEIVABLES	76,910			76,910	
OTHER PREPAIDS ETC.	26,708			26,708	
TOTAL CURRENT	\$ 454,899	\$ 59,367	\$ 1,026,917	\$ 1,541,183	
INVESTMENTS	\$ 246,659		\$ 160,429	\$ 407,088	
PROPERTY and EQUIP (NET)	6,422,985			6,422,985	
TOTAL ASSETS	\$ 7,124,543	\$ 59,367	\$ 1,187,347	\$ 8,371,257	
LIABILITIES AND FUND BALANCE					
CURRENT	\$ 77,503	\$ -	\$ -	\$ 77,503	
NOTES PAYABLE		1,023,242		1,023,242	
DEFERRED INC & ESCROW	397,785			397,785	
FUND BALANCE	6,649,256	(963,876)	1,187,347	6,872,727	
TOTAL LIAB & FUND BAL	\$ 7,124,543	\$ 59,367	\$ 1,187,347	\$ 8,371,257	

REPLACEMENT & RENOVATION FUND				
	FISCAL YEAR		REMAINING	
	MONTH	YEAR-TO-DATE	BUDGET	BUDGET
BEGINNING FUND BALANCE	\$ 1,192,859	\$ 1,135,298		
INCOME EARNED-Interest	44	2,005		
Annual Assessment Transfer	-	299,000		
TOTAL AVAILABLE	\$ 1,192,903	\$ 1,436,303		
RESERVE STUDY UPDATE	\$ -	\$ 9,500	\$ 9,500	\$ -
LAND & LAKE EXPENSES	1,393	83,540	160,700	77,160
BUILDING EXPENSES	963	58,007	62,742	4,735
MACHINERY & EQUIP EXPENSES		62,645	93,214	30,569
VEHICLE EXPENSES		29,391	30,000	609
319 GRANT-Shoreline/Invasive Species			60,000	60,000
PUMP HOUSE RENOVTN (Project completed in 2012 with Asset Pres Fun			135,000	135,000
Backhoe Rental (From Asset Pre	3,200	6,400		
TOTAL R&R EXPENDITURES	\$ 5,556	\$ 249,483	\$ 551,156	\$ 308,073
ENDING FUND BALANCE	\$ 1,187,347	\$ 1,186,820		
		526 Unexplained Difference		
		\$ 1,187,347		

PROPERTY AND EQUIPMENT	COST	DEPRECIATION	NET
LAND & LAKE	\$ 3,407,727	\$ 1,848,989	\$ 1,558,738
POOL/BATHHOUSE FACILITY	1,921,812	34,356	1,887,456
BLDG	3,428,251	1,203,376	2,224,875
EQUIP	1,993,191	1,544,558	448,634
VEHICLES	380,388	235,278	145,111
OTHER INCOMPLETE PROJECTS	158,172		158,172
TOTALS	\$ 11,289,542	\$ 4,866,557	\$ 6,422,985

POOL CONSTRUCTION LOAN BALANCE	\$ 1,023,242
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CAPITAL PROJECTS (POOL ONLY)			
	MONTH		PROJECT
	YEAR-TO-DATE	TO-DATE	
BEGINNING BALANCE	\$ (962,099)	\$ 493,000	-
Annual Assessment Transfer	-	490,648	983,648
ASSESSMENTS RECOGNIZED	-	-	-
TOTAL AVAILABLE	\$ (962,099)	\$ 983,648	\$ 983,648
ARCHITECT	\$ 565	\$ 9,423	\$ 243,617
ENGINEERING			9,600
CONTRACTOR PAYMENTS		756,537	1,636,822
EQUIPMENT		20,314	24,834
INTEREST	1,211	19,920	21,880
OTHER (Financing, Postage etc.)		250	11,020
TOTAL CAP PROJ EXP (POOL)	1,776	806,444	1,947,773
Costs incurred not capitalized	1,211	26,277	26,277
TRNSFR TO OPER FIXED ASSI	565	1,921,246	1,921,246
ENDING BALANCE (DEFICIT)	\$ (963,875)	\$ (963,875)	\$ (963,875)

By: Marge Clark, Treasurer of ACL Board of Directors