



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

November 30, 2013

	MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)
REVENUES	\$ 219,929	\$ 214,823	\$ 5,106	\$ 3,197,705	\$ 3,049,184	\$ 148,521
DIRECT/INDIRECT EXPENSES	195,792	195,945	(153)	2,819,581	2,811,255	8,326
OPERATING INCOME (LOSS)	\$ 24,137	\$ 18,878	\$ 5,259	\$ 378,124	\$ 237,929	\$ 140,195

STATEMENT OF FINANCIAL POSITION					
ASSETS	Operations	Cap Projects	R&R	COMBINED	
CASH MGMT FUND	\$ (122,935)		\$ 1,023,656	\$ 900,721	
OTHER CASH	371,297	59,367		430,664	
RECEIVABLES	78,754			78,754	
OTHER PREPAIDS ETC.	24,371			24,371	
TOTAL CURRENT	\$ 351,487	\$ 59,367	\$ 1,023,656	\$ 1,434,510	
INVESTMENTS	\$ 246,659		\$ 160,972	\$ 407,631	
PROPERTY and EQUIP (NET)	6,385,410			6,385,410	
TOTAL ASSETS	\$ 6,983,556	\$ 59,367	\$ 1,184,628	\$ 8,227,550	
LIABILITIES AND FUND BALANCE					
CURRENT	\$ 106,052	\$ -	\$ -	\$ 106,052	
NOTES PAYABLE		1,026,268		1,026,268	
DEFERRED INC & ESCROW	200,721			200,721	
FUND BALANCE	6,676,781	(966,901)	1,184,628	6,894,508	
TOTAL LIAB & FUND BAL	\$ 6,983,554	\$ 59,367	\$ 1,184,628	\$ 8,227,549	

REPLACEMENT & RENOVATION FUND				
	FISCAL YEAR		REMAINING	
	MONTH	YEAR-TO-DATE	BUDGET	BUDGET
BEGINNING FUND BALANCE	\$ 1,187,347	\$ 1,135,298		
INCOME EARNED-Interest	668	2,674		
Annual Assessment Transfer	-	299,000		
TOTAL AVAILABLE	\$ 1,188,015	\$ 1,436,972		
RESERVE STUDY UPDATE	\$ -	\$ 9,500	\$ 9,500	\$ -
LAND & LAKE EXPENSES	0	83,540	160,700	77,160
BUILDING EXPENSES	187	58,194	62,742	4,548
MACHINERY & EQUIP EXPENSES	0	62,645	93,214	30,569
VEHICLE EXPENSES	0	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	9,600		
TOTAL R&R EXPENDITURES	\$ 3,387	\$ 252,870	\$ 551,156	\$ 307,886
ENDING FUND BALANCE	\$ 1,184,629	\$ 1,184,102		
		526	Unexplained Difference	
		\$ 1,184,629		

PROPERTY AND EQUIPMENT	COST	DEPRECIATION	NET
LAND & LAKE	\$ 3,407,727	\$ 1,860,170	\$ 1,547,557
POOL/BATHHOUSE FACILITY	1,921,812	41,252	1,880,560
BLDG	3,428,251	1,210,885	2,217,366
EQUIP	1,993,191	1,553,427	439,764
VEHICLES	380,388	238,585	141,803
OTHER INCOMPLETE PROJECTS	158,360		158,360
TOTALS	\$ 11,289,729	\$ 4,904,319	\$ 6,385,411

POOL CONSTRUCTION LOAN BALANCE	\$ 1,026,268
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CAPITAL PROJECTS (POOL ONLY)			
	MONTH		PROJECT
	YEAR-TO-DATE	TO-DATE	
BEGINNING BALANCE	\$ (963,875)	\$ 493,000	-
Annual Assessment Transfer	-	490,648	983,648
ASSESSMENTS RECOGNIZED	-	-	-
TOTAL AVAILABLE	\$ (963,875)	\$ 983,648	\$ 983,648
ARCHITECT	\$ -	\$ 9,423	\$ 243,617
ENGINEERING			9,600
CONTRACTOR PAYMENTS		756,537	1,636,822
EQUIPMENT		20,314	24,834
INTEREST	2,776	22,696	24,656
OTHER (Financing, Postage etc.)	250	500	11,270
TOTAL CAP PROJ EXP (POOL)	3,026	809,470	1,950,799
Costs incurred not capitalized	3,026	29,302	29,302
TRNSFR TO OPER FIXED ASSI	0	1,921,247	1,921,247
ENDING BALANCE (DEFICIT)	\$ (966,901)	\$ (966,901)	\$ (966,901)

By: Marge Clark, Treasurer of ACL Board of Directors