



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

December 31, 2013

	MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)
REVENUES	\$ 217,106	\$ 212,791	\$ 4,315	\$ 3,414,811	\$ 3,261,975	\$ 152,836
DIRECT/INDIRECT EXPENSES	212,619	209,545	3,074	3,032,201	3,020,800	11,401
OPERATING INCOME (LOSS)	\$ 4,487	\$ 3,246	\$ 1,241	\$ 382,610	\$ 241,175	\$ 141,435

STATEMENT OF FINANCIAL POSITION					
ASSETS	Operations	Cap Projects	R&R	COMBINED	
CASH MGMT FUND	\$ (107,565)		\$ 1,008,401	\$ 900,836	
OTHER CASH	196,398	59,367		255,765	
RECEIVABLES	76,416			76,416	
OTHER PREPAIDS ETC.	49,424			49,424	
TOTAL CURRENT	\$ 214,673	\$ 59,367	\$ 1,008,401	\$ 1,282,440	
INVESTMENTS	\$ 248,615		\$ 162,925	\$ 411,540	
PROPERTY and EQUIP (NET)	6,359,591			6,359,591	
TOTAL ASSETS	\$ 6,822,879	\$ 59,367	\$ 1,171,326	\$ 8,053,572	
LIABILITIES AND FUND BALANCE					
CURRENT	\$ 122,861	\$ -	\$ -	\$ 122,861	
NOTES PAYABLE		1,030,445		1,030,445	
DEFERRED INC & ESCROW	3,358			3,358	
FUND BALANCE	6,696,659	(971,079)	1,171,326	6,896,906	
TOTAL LIAB & FUND BAL	\$ 6,822,878	\$ 59,367	\$ 1,171,326	\$ 8,053,571	

REPLACEMENT & RENOVATION FUND				
	MONTH	YEAR-TO-DATE	FISCAL YEAR	REMAINING
			BUDGET	BUDGET
BEGINNING FUND BALANCE	\$ 1,184,629	\$ 1,135,298		
INCOME EARNED-Interest	2,089	4,763		
Annual Assessment Transfer	-	299,000		
TOTAL AVAILABLE	\$ 1,186,718	\$ 1,439,061		
RESERVE STUDY UPDATE	\$ -	\$ 9,500	\$ 9,500	\$ -
LAND & LAKE EXPENSES	7,565	91,105	160,700	69,595
BUILDING EXPENSES	4,626	62,820	66,242	3,422
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 Fur			135,000	135,000
Backhoe Rental (From Asset Pre	3,200	12,800		
TOTAL R&R EXPENDITURES	\$ 15,391	\$ 268,262	\$ 554,656	\$ 299,194
ENDING FUND BALANCE	\$ 1,171,327	\$ 1,170,800		
		526	Unexplained Difference	
		\$ 1,171,327		

PROPERTY AND EQUIPMENT	COST	DEPRECIATION	NET
LAND & LAKE	\$ 3,483,882	\$ 1,873,029	\$ 1,610,853
POOL/BATHHOUSE FACILITY	1,921,812	48,148	1,873,664
BLDG	3,466,367	1,217,683	2,248,684
EQUIP	2,049,343	1,563,854	485,489
VEHICLES	380,388	242,058	138,330
OTHER INCOMPLETE PROJECTS	2,571		2,571
TOTALS	\$ 11,304,363	\$ 4,944,771	\$ 6,359,592

POOL CONSTRUCTION LOAN BALANCE	\$ 1,030,445
(Includes interest of \$4177.61)	

CAPITAL PROJECTS (POOL ONLY)			
	MONTH	YEAR-TO-DATE	PROJECT
			TO-DATE
BEGINNING BALANCE	\$ (966,901)	\$ 493,000	-
Annual Assessment Transfer	-	490,648	983,648
ASSESSMENTS RECOGNIZED	-	-	-
TOTAL AVAILABLE	\$ (966,901)	\$ 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	4,178	26,873	28,833
OTHER (Financing, Postage etc.)		500	11,270
TOTAL CAP PROJ EXP (POOL)	4,178	813,647	1,954,976
Costs incurred not capitalized	4,178	33,480	33,480
TRNSFR TO OPER FIXED ASS	0	1,921,247	1,921,247
ENDING BALANCE (DEFICIT)	\$ (971,079)	\$ (971,079)	\$ (971,079)

By: Marge Clark, Treasurer of ACL Board of Directors