



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

January 31, 2014

	MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)
REVENUES	\$ 287,835	\$ 303,218	\$ (15,382)	\$ 287,835	\$ 303,218	\$ (15,382)
DIRECT/INDIRECT EXPENSES	216,154	200,277	15,877	216,154	200,277	15,877
OPERATING INCOME (LOSS)	\$ 71,681	\$ 102,941	\$ (31,259)	\$ 71,681	\$ 102,941	\$ (31,259)

STATEMENT OF FINANCIAL POSITION				
ASSETS	Operations	Cap Projects	R&R	COMBINED
CASH MGMT FUND	\$ (103,420)		\$ 1,004,371	\$ 900,950
OTHER CASH	516,941	59,367		576,307
RECEIVABLES	2,463,899			2,463,899
OTHER PREPAIDS ETC.	80,861			80,861
TOTAL CURRENT	\$ 2,958,281	\$ 59,367	\$ 1,004,371	\$ 4,022,018
INVESTMENTS	\$ 250,091		\$ 163,463	\$ 413,554
PROPERTY and EQUIP (NET)	6,323,637			6,323,637
TOTAL ASSETS	\$ 9,532,009	\$ 59,367	\$ 1,167,834	\$ 10,759,209
LIABILITIES AND FUND BALANCE				
CURRENT	\$ 164,970	-	\$ -	\$ 164,970
NOTES PAYABLE		1,030,445		1,030,445
DEFERRED INC & ESCROW	2,594,542			2,594,542
FUND BALANCE	6,772,498	(971,079)	1,167,834	6,969,253
TOTAL LIAB & FUND BAL	\$ 9,532,009	\$ 59,367	\$ 1,167,834	\$ 10,759,210

PROPERTY AND EQUIPMENT	COST	DEPRECIATION	NET
LAND & LAKE	\$ 3,483,882	\$ 1,884,432	\$ 1,599,450
POOL/BATHHOUSE FACILITY	1,921,812	55,044	1,866,768
BLDG	3,467,246	1,225,068	2,242,178
EQUIP	2,049,343	1,572,917	476,426
VEHICLES	380,388	244,871	135,517
OTHER INCOMPLETE PROJECTS	3,299		3,299
TOTALS	\$ 11,305,970	\$ 4,982,332	\$ 6,323,638

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

REPLACEMENT & RENOVATION FUND				
	MONTH		YEAR-TO-DATE	
	BUDGET	REMAINING	BUDGET	BUDGET
BEGINNING FUND BALANCE	\$ 1,171,326	\$ 1,171,326		
INCOME EARNED-Interest	666	666		
Annual Assessment Transfer	-	-		
TOTAL AVAILABLE	\$ 1,171,992	\$ 1,171,992		
RESERVE STUDY UPDATE	\$ -	\$ -		
LAND & LAKE EXPENSES	958	958	144,829	143,871
BUILDING EXPENSES				0
MACHINERY & EQUIP EXPENSES			123,500	123,500
VEHICLE EXPENSES			25,000	25,000
319 GRANT-Shoreline/Invasive Species			0	0
PUMP HOUSE RENOVTN (Project completed in 2012 with Asset Pres Fur			0	0
Backhoe Rental (From Asset Pre	3,200	3,200		
TOTAL R&R EXPENDITURES	\$ 4,158	\$ 4,158	\$ 293,329	\$ 292,371
ENDING FUND BALANCE	\$ 1,167,834	\$ 1,167,834		
			\$ 1,167,834	

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

By: Marge Clark, Treasurer of ACL Board of Directors