



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

May 31, 2014

	MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)
REVENUES	\$ 330,450	\$ 295,610	\$ 34,841	\$ 1,587,582	\$ 1,479,023	\$ 108,559
DIRECT/INDIRECT EXPENSES	274,927	290,053	(15,127)	1,106,869	1,185,429	(78,560)
OPERATING INCOME (LOSS)	\$ 55,524	\$ 5,556	\$ 49,967	\$ 480,713	\$ 293,594	\$ 187,119

STATEMENT OF FINANCIAL POSITION				
ASSETS	Operations	Cap Projects	R&R	COMBINED
CASH MGMT FUND	\$ 41,201		\$ 1,240,174	\$ 1,281,375
OTHER CASH	1,453,962	59,367		1,513,328
RECEIVABLES	251,104			251,104
OTHER PREPAIDS ETC.	47,143			47,143
TOTAL CURRENT	\$ 1,793,409	\$ 59,367	\$ 1,240,174	\$ 3,092,950
INVESTMENTS	\$ 250,752		\$ 163,997	\$ 414,749
PROPERTY and EQUIP (NET)	6,315,293			6,315,293
TOTAL ASSETS	\$ 8,359,454	\$ 59,367	\$ 1,404,172	\$ 9,822,992
LIABILITIES AND FUND BALANCE				
CURRENT	\$ 98,885		\$ -	\$ 98,885
NOTES PAYABLE		819,594		819,594
DEFERRED INC & ESCROW	1,536,364			1,536,364
FUND BALANCE	6,724,206	(760,228)	1,404,172	7,368,149
TOTAL LIAB & FUND BAL	\$ 8,359,454	\$ 59,367	\$ 1,404,172	\$ 9,822,992

REPLACEMENT & RENOVATION FUND				
	MONTH	YEAR-TO-DATE	FISCAL YEAR	REMAINING
			BUDGET	BUDGET
BEGINNING FUND BALANCE	\$ 1,023,787	\$ 1,171,326		
INCOME EARNED-Interest	639	1,638		
Annual Assessment Transfer	380,000	380,000		
TOTAL AVAILABLE	\$ 1,404,426	\$ 1,552,964		
RESERVE STUDY UPDATE	\$ -			\$ -
LAND & LAKE EXPENSES		6,421	144,829	138,408
BUILDING EXPENSES				
MACHINERY & EQUIP EXPENSES		111,921	123,500	11,579
VEHICLE EXPENSES	254	24,050	25,000	950
319 GRANT-Shoreline/Invasive Species			0	0
PUMP HOUSE RENOVTN (Project completed in 2012 with Asset Pres Fu			0	0
Backhoe Rental (From Asset Pr	0	6,400		
TOTAL R&R EXPENDITURE	\$ 254	\$ 148,792	\$ 293,329	\$ 150,937
ENDING FUND BALANCE	\$ 1,404,172	\$ 1,404,172		

PROPERTY AND EQUIPMENT	COST	DEPRECIATION	NET
LAND & LAKE	\$ 3,483,882	\$ 1,930,042	\$ 1,553,840
POOL/BATHHOUSE FACILITY	1,921,812	82,628	1,839,184
BLDG	3,471,927	1,254,637	2,217,290
EQUIP	2,158,815	1,610,520	548,295
VEHICLES	404,439	256,624	147,815
OTHER INCOMPLETE PROJECTS	8,870		8,870
TOTALS	\$ 11,449,745	\$ 5,134,451	\$ 6,315,294

POOL CONSTRUCTION LOAN BALANCE	\$ 819,594
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CAPITAL PROJECTS (POOL ONLY)			
	MONTH	YEAR-TO-DATE	PROJECT
			TO-DATE
BEGINNING BALANCE	\$ (971,079)	\$ 983,648	-
Annual Assessment Transfer	221,958	221,958	1,205,606
ASSESSMENTS RECOGNIZED			-
TOTAL AVAILABLE	\$ (749,121)	\$ 1,205,606	\$ 1,205,606
ARCHITECT	\$ -	\$ 9,423	\$ 243,617
ENGINEERING			9,600
CONTRACTOR PAYMENTS		756,537	1,636,822
EQUIPMENT		20,314	24,834
INTEREST		42,159	42,159
OTHER (Financing, Postage etc.)		0	0
TOTAL CAP PROJ EXP (POOL)		828,433	1,957,032
Costs incurred not capitalized	11,108	44,588	44,588
TRNSFR TO OPER FIXED ASSETS		1,921,247	1,921,247
ENDING BALANCE (DEFICIT)	\$ (760,229)	\$ (760,229)	\$ (760,229)

By: Marge Clark, Treasurer of ACL Board of Directors