



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
December 2018, Preliminary

OPERATING BUDGET								
	MONTH			YEAR TO DATE			ANNUAL	
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	BUDGET	
REVENUES *	\$ 188,437	\$ 169,705	\$ 18,732	\$ 3,010,649	\$ 2,994,299	\$ 16,350	\$ 2,996,199	
DIRECT/INDIRECT EXPENSES	293,011	275,034	17,977	3,018,234	2,982,725	35,509	2,995,368	
OPERATING INCOME (LOSS)	\$ (104,574)	\$ (105,329)	\$ 755	\$ (7,585)	\$ 11,574	\$ (19,159)	\$ 831	

* Month and YTD Revenues (actual and budgeted amounts) exclude budgeted transfers to Capital projects and RR funds

STATEMENT OF FINANCIAL POSITION				
ASSETS	Operations	Cap Projects	R&R	COMBINED
CASH MGMT FUND	\$ (37,069)	\$ 154,289	\$ 571,973	\$ 689,194
OTHER CASH	\$ 48,766	42		\$ 48,807
RECEIVABLES	\$ 8,672			\$ 8,672
OTHER PREPAIDS ETC.	\$ 55,585			\$ 55,585
TOTAL CURRENT	\$ 75,954	\$ 154,331	\$ 571,973	\$ 802,258
INVESTMENTS	\$ 260,104		\$ 173,618	\$ 433,722
Due from Capital Project Fund	\$ -			\$ -
PROPERTY and EQUIP (NET)	\$ 7,254,484	\$ 45,711		\$ 7,300,195
TOTAL ASSETS	\$ 7,590,541	\$ 200,042	\$ 745,591	\$ 8,536,174
LIABILITIES AND FUND BALANCE				
CURRENT	\$ 208,991			\$ 208,991
Due to R&R Fund				\$ -
DEFERRED INC & ESCROW				\$ -
FUND BALANCE	\$ 7,381,550	\$ 200,042	\$ 745,591	\$ 8,327,183
TOTAL LIAB & FUND BAL	\$ 7,590,541	\$ 200,042	\$ 745,591	\$ 8,536,174

REPLACEMENT & RENOVATION FUND (R&R)				
	MONTH	YEAR-TO-DATE	FISCAL YEAR	REMAINING
			BUDGET **	BUDGET
BEGINNING FUND BALANCE	\$ 1,048,065	\$ 1,996,767		
Income Earned - Interest	\$ 812	\$ 15,771		
Annual Assessment Transfer	\$ -	\$ 565,000		
Add'l Transfer from Operating	\$ -	\$ -		
Transfer to Capital	\$ (200,000)	\$ (200,000)		
TOTAL AVAILABLE	\$ 848,877	\$ 2,377,538		
R&R EXPENSED	\$ 5,000	\$ 5,000	\$ 20,000	\$ 15,000
LAND & LAKE *	\$ 60,391	\$ 1,287,008	\$ 292,500	\$ (994,508)
BUILDING	\$ -	\$ 8,466	\$ 15,000	\$ 6,534
MACHINERY & EQUIP	\$ -	\$ 293,577	\$ 301,290	\$ 7,713
VEHICLE	\$ 37,895	\$ 37,895	\$ 20,000	\$ (17,895)
F&F	\$ -	\$ -	\$ -	\$ -
319 GRANT-Shoreline/Invasives	\$ -	\$ -	\$ -	\$ -
TOTAL R&R EXPENDITURES	\$ 103,286	\$ 1,631,947	\$ 648,790	\$ (983,157)
ENDING FUND BALANCE	\$ 745,591	\$ 745,591		

** Fiscal year budget, includes 2017 budgeted carryover of \$70k within the following categories:

R&R EXPENSED, \$10k BZ demo & \$10k NB engineer study ; LAND & LAKE, \$50k for streambank stabilization

* Land and Lake YTD includes the Land purchase of 134 acres for \$1,071,731 which was not budgeted

PROPERTY AND EQUIPMENT	COST	DEPRECIATION	NET
LAND & LAKE	\$ 7,766,448	\$ 3,213,697	\$ 4,552,751
BUILDINGS	\$ 3,796,398	\$ 1,672,927	\$ 2,123,470
EQUIPMENT	\$ 1,864,171	\$ 1,503,099	\$ 361,072
FURN & OFFICE FIXTURES	\$ 776,305	\$ 701,639	\$ 74,666
VEHICLES	\$ 432,571	\$ 344,152	\$ 88,419
OTHER INCOMPLETE PROJECTS	\$ 54,106	\$ -	\$ 54,106
TOTALS	\$ 14,689,999	\$ 7,435,515	\$ 7,254,484

CAPITAL PROJECTS		
	MONTH	YEAR-TO-DATE
	BEGINNING BALANCE	\$ 45,752
Annual Assessment Transfer	\$ -	\$ 209,901
Operating Fund Transfer	\$ (45,711)	\$ (45,711)
RR Fund Transfer	\$ 200,000	\$ 200,000
Add'l yearly transfer	\$ -	\$ -
TOTAL AVAILABLE	\$ 200,042	\$ 200,042
ARCHITECT	\$ -	\$ -
ENGINEERING	\$ -	\$ -
CONTRACTOR PAYMENTS	\$ -	\$ -
EQUIPMENT	\$ -	\$ -
LAND IMPROVEMENT	\$ -	\$ -
BUILDING	\$ -	\$ -
INTEREST	\$ -	\$ -
LOAN PREPAYMENT IND.	\$ -	\$ -
OTHER (Financing, Postage etc)	\$ -	\$ -
TOTAL CAP PROJ EXP	\$ -	\$ -
ENDING BALANCE (DEFICIT)	\$ 200,042	\$ 200,042

Posted: 1/15/19
 Created: 1/17/19

Submitted by: Gary Hannon, Treasurer

Gary Hannon