



APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
Treasurer's Report, based on Preliminary Financial Results
January 2021

OPERATING FUND							
	MONTH			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	BUDGET
REVENUES	\$ 490,730	504,648	\$ (13,918)	\$ 490,730	504,648	\$ (13,918)	\$ 3,367,787
EXPENSES	299,027	330,385	(31,358)	299,027	330,385	(31,358)	3,367,787
OPERATING INCOME (LOSS)	\$ 191,703	174,263	\$ 17,440	\$ 191,703	174,263	\$ 17,440	\$ -

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 154,791	712,852	1,013,150	\$ 1,880,793
OTHER CASH	554,223	42	-	554,265
INVESTMENTS - Certificates of Deposit (CD's)	273,515	-	181,960	455,475
CASH AND INVESTMENTS	\$ 982,529	712,894	1,195,110	\$ 2,890,533
RECEIVABLES	2,898,613	-	-	2,898,613
INVENTORY and PREPAIDS	88,118	-	-	88,118
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 3,969,260	712,894	1,195,110	\$ 5,877,264
DUE FROM OTHER FUNDS	-	682,356	535,000	1,217,356
PROPERTY and EQUIPMENT, NET	6,823,270	321,587	-	7,144,857
TOTAL ASSETS	\$ 10,792,531	1,716,837	1,730,110	\$ 14,239,478
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 120,933	-	-	\$ 120,933
DUE TO OTHER FUNDS	1,217,356	-	-	1,217,356
DEFERRED INCOME	3,059,125	-	-	3,059,125
TOTAL LIABILITIES	\$ 4,397,414	-	-	\$ 4,397,414
FUND BALANCE	6,395,117	1,716,837	1,730,110	9,842,064
TOTAL LIABILITIES & FUND BALANCE	\$ 10,792,531	1,716,837	1,730,110	\$ 14,239,478

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
	BALANCE, Beginning	\$ 1,234,290	\$ 1,234,290	
INTEREST EARNED	820	820		
ANNUAL ASSESSMENT	535,000	535,000		
LOANS FROM (TO) OTHER FUNDS	-	-		
TOTAL AVAILABLE	\$ 1,770,110	\$ 1,770,110		
EXPENDITURES				
LAND & LAKE	\$ -	-	275,000	\$ 275,000
BUILDING	-	-	60,000	60,000
MACHINERY & EQUIPMENT	-	-	109,000	109,000
VEHICLE	40,000	40,000	81,000	41,000
FURNITURE & FIXTURES	-	-	10,000	10,000
PRIOR YEAR CARRYOVERS*	-	-	164,987	164,987
R&R EXPENSED COSTS	-	-	-	-
TOTAL EXPENDITURES	\$ 40,000	40,000	699,987	\$ 659,987
BALANCE, Ending	\$ 1,730,110	\$ 1,730,110		

*2021 Fiscal Year Budget includes approved Prior Year Budget CARRYOVERS of \$145k: Dredge Pond Maintenance \$11k, Shoreline Buffer Zone Demo \$10k, Trail Crossing at North Bay \$30k, Tent Sites Conversion \$39k, Trash Bulk Head \$55k, and Cart Paths \$20k

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated	Net
		Depreciation	Book Value
LAND & LAKE	\$ 8,241,553	(3,940,839)	\$ 4,300,714
BUILDINGS	3,858,183	(1,906,410)	1,951,773
MACHINERY & EQUIPMENT	2,114,791	(1,715,983)	398,808
FURNITURE & FIXTURES	786,353	(765,234)	21,119
VEHICLES	500,465	(399,622)	100,843
DOWNPAYMENTS	50,013	-	50,013
TOTALS	\$ 15,551,358	(8,728,088)	\$ 6,823,270

CAPITAL PROJECTS FUND		
	Month	Year To Date
	BALANCE, Beginning	\$ 1,034,148
INTEREST EARNED	333	333
ANNUAL ASSESSMENT	682,356	682,356
LOANS FROM (TO) OTHER FUNDS	-	-
TOTAL AVAILABLE	\$ 1,716,837	\$ 1,716,837
EXPENDITURES		
ARCHITECT	\$ -	\$ -
ENGINEERING	-	-
CONTRACTOR PAYMENTS	-	-
LAND IMPROVEMENT	-	-
BUILDING	-	-
LOAN REPAYMENT, incl INTEREST	-	-
OTHER	-	-
TOTAL EXPENDITURES	\$ -	\$ -
BALANCE, Ending	\$ 1,716,837	\$ 1,716,837