



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

	OPERATING FUND						
	MONTH			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	BUDGET
REVENUES	\$ 214,637	201,835	\$ 12,802	\$ 705,366	706,483	\$ (1,117)	\$ 3,367,787
EXPENSES	198,657	194,998	3,659	504,952	525,383	(20,431)	3,367,787
OPERATING INCOME (LOSS)	\$ 15,980	6,837	\$ 9,143	\$ 200,414	181,100	\$ 19,314	\$ -

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 297,075	713,153	1,006,644	\$ 2,016,872
OTHER CASH	2,501,380	42	-	2,501,422
INVESTMENTS - Certificates of Deposit (CD's)	138,585	-	182,308	320,893
<b>CASH AND INVESTMENTS</b>	<b>\$ 2,937,040</b>	<b>713,195</b>	<b>1,188,952</b>	<b>\$ 4,839,187</b>
RECEIVABLES	800,028	-	-	800,028
INVENTORY and PREPAIDS	77,091	-	-	77,091
<b>TOTAL CURRENT ASSETS &amp; INVESTMENTS</b>	<b>\$ 3,814,159</b>	<b>713,195</b>	<b>1,188,952</b>	<b>\$ 5,716,306</b>
DUE FROM OTHER FUNDS	-	682,356	535,000	1,217,356
PROPERTY and EQUIPMENT, NET	6,779,625	321,587	-	7,101,212
<b>TOTAL ASSETS</b>	<b>\$ 10,593,784</b>	<b>1,717,138</b>	<b>1,723,952</b>	<b>\$ 14,034,874</b>
<b>LIABILITIES AND FUND BALANCE</b>				
PAYABLES AND ACCRUALS	\$ 135,919	-	-	\$ 135,919
DUE TO OTHER FUNDS	1,217,356	-	-	1,217,356
DEFERRED INCOME	2,781,023	-	-	2,781,023
CONTRACT LIABILITY - CURRENT	-	-	653,057	653,057
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 4,134,298</b>	<b>-</b>	<b>653,057</b>	<b>4,787,355</b>
NONCURRENT CONTRACT LIABILITY	-	1,712,670	1,051,737	2,764,407
<b>TOTAL LIABILITIES</b>	<b>\$ 4,134,298</b>	<b>1,712,670</b>	<b>1,704,794</b>	<b>\$ 7,551,762</b>
FUND BALANCE	6,459,486	4,468	19,158	6,483,112
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 10,593,784</b>	<b>1,717,138</b>	<b>1,723,952</b>	<b>\$ 14,034,874</b>

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated Depreciation	Net Book Value
LAND & LAKE	\$ 8,241,553	(3,970,614)	\$ 4,270,939
BUILDINGS	3,858,183	(1,915,613)	1,942,570
MACHINERY & EQUIPMENT	2,114,791	(1,724,773)	390,018
FURNITURE & FIXTURES	786,353	(765,664)	20,689
VEHICLES	500,465	(401,999)	98,466
DOWNPAYMENTS	56,943	-	56,943
<b>TOTALS</b>	<b>\$ 15,558,288</b>	<b>(8,778,663)</b>	<b>\$ 6,779,625</b>

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
<b>BALANCE, Beginning</b>	\$ 1,730,110	\$ 1,234,290		
INTEREST EARNED	772	1,592		
ANNUAL ASSESSMENT	-	535,000		
LOANS FROM (TO) OTHER FUNDS	-	-		
<b>TOTAL AVAILABLE</b>	<b>\$ 1,730,882</b>	<b>\$ 1,770,882</b>		
<b>EXPENDITURES</b>				
LAND & LAKE	\$ 5,016	5,016	275,000	\$ 269,984
BUILDING	-	-	60,000	60,000
MACHINERY & EQUIPMENT	-	-	109,000	109,000
VEHICLE	-	40,000	81,000	41,000
FURNITURE & FIXTURES	-	-	10,000	10,000
PRIOR YEAR CARRYOVERS*	1,914	1,914	164,987	163,073
R&R EXPENSED COSTS	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,930</b>	<b>46,930</b>	<b>699,987</b>	<b>\$ 653,057</b>
<b>BALANCE, Ending</b>	<b>\$ 1,723,952</b>	<b>\$ 1,723,952</b>		

\*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

CAPITAL PROJECTS FUND		
	Month	Year To Date
<b>BALANCE, Beginning</b>	\$ 1,716,837	\$ 1,034,148
INTEREST EARNED	301	634
ANNUAL ASSESSMENT	-	682,356
LOANS FROM (TO) OTHER FUNDS	-	-
<b>TOTAL AVAILABLE</b>	<b>\$ 1,717,138</b>	<b>\$ 1,717,138</b>
<b>EXPENDITURES</b>		
ARCHITECT	\$ -	\$ -
ENGINEERING	-	-
CONTRACTOR PAYMENTS	-	-
LAND IMPROVEMENT	-	-
BUILDING	-	-
LOAN REPAYMENT, incl INTEREST	-	-
OTHER	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>
<b>BALANCE, Ending</b>	<b>\$ 1,717,138</b>	<b>\$ 1,717,138</b>