



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

	OPERATING FUND						
	MONTH			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	BUDGET
REVENUES	\$ 244,399	231,147	\$ 13,252	\$ 949,765	937,630	\$ 12,135	\$ 3,367,787
EXPENSES	216,334	209,270	7,064	721,286	734,653	(13,367)	3,367,787
OPERATING INCOME (LOSS)	\$ 28,065	21,877	\$ 6,188	\$ 228,479	202,977	\$ 25,502	\$ -

STATEMENT OF FINANCIAL POSITION BY FUND				
	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
ASSETS				
CASH RESERVE ACCOUNTS	\$ 214,277	1,392,664	1,498,117	\$ 3,105,058
OTHER CASH	1,536,865	42	-	1,536,907
INVESTMENTS - Certificates of Deposit (CD's)	268,932	-	182,622	451,554
CASH AND INVESTMENTS	\$ 2,020,074	1,392,706	1,680,739	\$ 5,093,519
RECEIVABLES	356,674	-	-	356,674
INVENTORY and PREPAIDS	78,040	-	-	78,040
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 2,454,788	1,392,706	1,680,739	\$ 5,528,233
DUE FROM OTHER FUNDS	-	-	-	-
PROPERTY and EQUIPMENT, NET	6,773,276	325,082	-	7,098,358
TOTAL ASSETS	\$ 9,228,064	1,717,788	1,680,739	\$ 12,626,591
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 142,495	-	-	\$ 142,495
DUE TO OTHER FUNDS	-	-	-	-
DEFERRED INCOME	2,502,920	-	-	2,502,920
CONTRACT LIABILITY - CURRENT	-	-	608,830	608,830
TOTAL CURRENT LIABILITIES	\$ 2,645,415	-	608,830	3,254,245
NONCURRENT CONTRACT LIABILITY	-	1,712,670	1,051,737	2,764,407
TOTAL LIABILITIES	\$ 2,645,415	1,712,670	1,660,567	\$ 6,018,652
FUND BALANCE	6,582,649	5,118	20,172	6,607,939
TOTAL LIABILITIES & FUND BALANCE	\$ 9,228,064	1,717,788	1,680,739	\$ 12,626,591

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated Depreciation	Net Book Value
LAND & LAKE	\$ 8,241,553	(4,000,389)	\$ 4,241,164
BUILDINGS	3,858,183	(1,924,816)	1,933,367
MACHINERY & EQUIPMENT	2,114,791	(1,733,563)	381,228
FURNITURE & FIXTURES	786,353	(766,094)	20,259
VEHICLES	500,465	(404,377)	96,088
DOWNPAYMENTS	101,170	-	101,170
TOTALS	\$ 15,602,515	(8,829,239)	\$ 6,773,276

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 1,723,952	\$ 1,234,290		
INTEREST EARNED	1,014	2,606		
ANNUAL ASSESSMENT	-	535,000		
LOANS FROM (TO) OTHER FUNDS	-	-		
TOTAL AVAILABLE	\$ 1,724,966	\$ 1,771,896		
EXPENDITURES				
LAND & LAKE	\$ -	5,016	275,000	\$ 269,984
BUILDING	-	-	60,000	60,000
MACHINERY & EQUIPMENT	33,504	33,504	109,000	75,496
VEHICLE	-	40,000	81,000	41,000
FURNITURE & FIXTURES	945	945	10,000	9,055
PRIOR YEAR CARRYOVERS*	9,778	11,692	164,987	153,295
R&R EXPENSED COSTS	-	-	-	-
TOTAL EXPENDITURES	\$ 44,227	91,157	699,987	\$ 608,830
BALANCE, Ending	\$ 1,680,739	\$ 1,680,739		

*2021 Fiscal Year Budget includes approved Prior Year Budget CARRYOVERS of \$165k: 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
BALANCE, Beginning	\$ 1,717,138	\$ 1,034,148
INTEREST EARNED	650	1,284
ANNUAL ASSESSMENT	-	682,356
LOANS FROM (TO) OTHER FUNDS	-	-
TOTAL AVAILABLE	\$ 1,717,788	\$ 1,717,788
EXPENDITURES		
ARCHITECT	\$ -	\$ -
ENGINEERING	-	-
CONTRACTOR PAYMENTS	-	-
LAND IMPROVEMENT	-	-
BUILDING	-	-
LOAN REPAYMENT, incl INTEREST	-	-
OTHER	-	-
TOTAL EXPENDITURES	\$ -	\$ -
BALANCE, Ending	\$ 1,717,788	\$ 1,717,788

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Submitted by: Steve Borst, ACLPOA Treasurer