



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

OPERATING FUND							
	MONTH			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	BUDGET
REVENUES	\$ 289,165	254,899	\$ 34,266	\$ 1,238,928	1,192,529	\$ 46,399	\$ 3,367,787
EXPENSES	258,025	260,668	(2,643)	979,311	995,321	(16,010)	3,367,787
OPERATING INCOME (LOSS)	\$ 31,140	(5,769)	\$ 36,909	\$ 259,617	197,208	\$ 62,409	\$ -

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 221,816	1,393,084	1,491,323	\$ 3,106,223
OTHER CASH	1,378,797	42	-	1,378,839
INVESTMENTS - Certificates of Deposit (CD's)	269,380	-	182,971	452,351
CASH AND INVESTMENTS	\$ 1,869,993	1,393,126	1,674,294	\$ 4,937,413
RECEIVABLES	350,721	-	-	350,721
INVENTORY and PREPAIDS	92,606	-	-	92,606
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 2,313,320	1,393,126	1,674,294	\$ 5,380,740
DUE FROM OTHER FUNDS	-	-	-	-
PROPERTY and EQUIPMENT, NET	6,729,943	325,082	-	7,055,025
TOTAL ASSETS	\$ 9,043,263	1,718,208	1,674,294	\$ 12,435,765
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	-	-	601,586	601,586
TOTAL CURRENT LIABILITIES	\$ 2,645,415	-	601,586	3,247,001
NONCURRENT CONTRACT LIABILITY	-	1,712,670	1,051,737	2,764,407
TOTAL LIABILITIES	\$ 2,645,415	1,712,670	1,653,323	\$ 6,011,408
FUND BALANCE	6,397,848	5,538	20,971	6,424,357
TOTAL LIABILITIES & FUND BALANCE	\$ 9,043,263	1,718,208	1,674,294	\$ 12,435,765

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 1,680,739	\$ 1,234,290		
INTEREST EARNED	798	3,405		
ANNUAL ASSESSMENT	-	535,000		
LOANS FROM (TO) OTHER FUNDS	-	-		
TOTAL AVAILABLE	\$ 1,681,537	\$ 1,772,695		
EXPENDITURES				
LAND & LAKE	\$ 915	5,932	275,000	\$ 269,068
BUILDING	-	-	60,000	60,000
MACHINERY & EQUIPMENT	-	33,504	109,000	75,496
VEHICLE	-	40,000	81,000	41,000
FURNITURE & FIXTURES	6,328	7,273	10,000	2,727
PRIOR YEAR CARRYOVERS*	-	11,692	164,987	153,295
R&R EXPENSED COSTS	-	-	-	-
TOTAL EXPENDITURES	\$ 7,243	98,401	699,987	\$ 601,586
BALANCE, Ending	\$ 1,674,294	\$ 1,674,294		

*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

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated Depreciation	Net Book Value
LAND & LAKE	\$ 8,241,553	(4,030,164)	\$ 4,211,389
BUILDINGS	3,858,183	(1,934,020)	1,924,163
MACHINERY & EQUIPMENT	2,114,791	(1,742,354)	372,437
FURNITURE & FIXTURES	786,353	(766,524)	19,829
VEHICLES	500,465	(406,753)	93,712
DOWNPAYMENTS	108,413	-	108,413
TOTALS	\$ 15,609,758	(8,879,815)	\$ 6,729,943

CAPITAL PROJECTS FUND		
	Month	Year To Date
BALANCE, Beginning	\$ 1,717,788	\$ 1,034,148
INTEREST EARNED	420	1,704
ANNUAL ASSESSMENT	-	682,356
LOANS FROM (TO) OTHER FUNDS	-	-
TOTAL AVAILABLE	\$ 1,718,208	\$ 1,718,208
EXPENDITURES		
ARCHITECT	\$ -	\$ -
ENGINEERING	-	-
CONTRACTOR PAYMENTS	-	-
LAND IMPROVEMENT	-	-
BUILDING	-	-
LOAN REPAYMENT, incl INTEREST	-	-
OTHER	-	-
TOTAL EXPENDITURES	\$ -	\$ -
BALANCE, Ending	\$ 1,718,208	\$ 1,718,208