

**CANYON LAKE PROPERTY**  
**OWNERS' ASSOCIATION**

**CANYON LAKE, CALIFORNIA**  
**INDEPENDENT AUDITORS' REPORT,**  
**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**APRIL 30, 2016**

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**FOR THE YEAR ENDED APRIL 30, 2016**

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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Directors  
Canyon Lake Property Owners' Association  
Canyon Lake, California

### **Report on the Financial Statements**

We have audited the accompanying financial statements of Canyon Lake Property Owners' Association, which comprise the balance sheet as of April 30, 2016, and the related statements of operations and comprehensive income, changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

## **Auditors' Responsibility (continued)**

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Canyon Lake Property Owners' Association as of April 30, 2016, and the results of its operations and comprehensive income and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

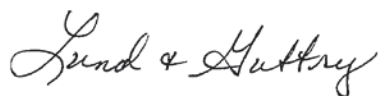
### **Report on Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements as a whole. The supplementary information on operating fund functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

### **Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements on page 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



July 15, 2016

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**

**BALANCE SHEET**

**APRIL 30, 2016**

**ASSETS**

	Operating Fund	Repair Replacement Reserve	Road Reserve	Community Facilities Fund	Capital Improvement Fund	Total Funds
Cash and cash equivalents	\$ 4,103,506	\$ 2,453,145	\$ 1,281,563	\$ 28,127	\$ 491,882	\$ 8,358,223
Investments, net of unrealized gain	-	6,648,711	882,163	375,422	882,238	8,788,534
Assessments and fines receivable, net of allowance	152,988	-	-	-	-	152,988
Interest receivable	-	23,884	6,045	6,039	4,489	40,457
Inventory	48,557	-	-	-	-	48,557
Prepaid expenses	452,814	-	-	-	-	452,814
Other assets	157,884	-	-	-	-	157,884
Due to/ from other funds	1,008,874	(708,420)	(5,757)	(18,616)	(276,081)	-
Capital assets, net of accumulated depreciation	<u>4,720,921</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,720,921</u>
Total assets	<u>\$ 10,645,544</u>	<u>\$ 8,417,320</u>	<u>\$ 2,164,014</u>	<u>\$ 390,972</u>	<u>\$ 1,102,528</u>	<u>\$ 22,720,378</u>

**LIABILITIES AND FUND BALANCES**

Accounts payable	\$ 1,221,992	\$ -	\$ -	\$ -	\$ -	\$ 1,221,992
Accrued payroll and related items	321,988	-	-	-	-	321,988
Prepaid assessments / deferred revenue	1,908,197	-	-	-	-	1,908,197
Other accrued liabilities	164,961	-	-	-	-	164,961
Refundable member deposits	238,934	-	-	-	-	238,934
Income tax payable	4,471	-	-	-	-	4,471
Sales tax payable	<u>16,072</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,072</u>
Total liabilities	<u>3,876,615</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,876,615</u>
Total fund balances	<u>6,768,929</u>	<u>8,417,320</u>	<u>2,164,014</u>	<u>390,972</u>	<u>1,102,528</u>	<u>18,843,763</u>
Total liabilities and members' equity	<u>\$ 10,645,544</u>	<u>\$ 8,417,320</u>	<u>\$ 2,164,014</u>	<u>\$ 390,972</u>	<u>\$ 1,102,528</u>	<u>\$ 22,720,378</u>

(The accompanying notes are an integral part of these financial statements)

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**STATEMENT OF OPERATIONS AND COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED APRIL 30, 2016**

	Operating Fund	Repair Replacement Reserve	Road Reserve	Community Facilities Fund	Capital Improvement Fund	Total Funds
<b>REVENUES</b>						
Assessments	\$ 10,873,800	\$ 1,300,000	\$ 900,000	\$ -	\$ 404,600	\$ 13,478,400
Interest income	7,232	149,407	8,950	6,852	12,475	184,916
Administrative fees	897,677	-	-	-	-	897,677
Architectural and building fees	65,098	-	-	-	-	65,098
Sales and user fees	3,491,130	-	-	-	-	3,491,130
Other income	414,172	2,564	-	-	-	416,736
Total revenues	<u>15,749,109</u>	<u>1,451,971</u>	<u>908,950</u>	<u>6,852</u>	<u>417,075</u>	<u>18,533,957</u>
<b>EXPENSES</b>						
Salaries and related expenses	4,939,220	-	-	-	-	4,939,220
Outside services	4,619,625	-	-	-	-	4,619,625
Lake lease	1,451,378	-	-	-	-	1,451,378
Utilities	1,206,994	-	-	-	-	1,206,994
Repairs and maintenance	209,116	-	-	-	-	209,116
Supplies	426,012	-	-	-	-	426,012
Rental equipment	6,302	-	-	-	-	6,302
Property taxes	36,114	-	-	-	-	36,114
Income taxes	11,171	-	-	-	-	11,171
Cost of goods sold	691,092	-	-	-	-	691,092
General and administrative	329,220	10,757	1,947	491	1,086	343,501
Insurance	470,052	-	-	-	-	470,052
Legal fees	1,433,350	-	-	-	-	1,433,350
Uncollectible assessments	(144,907)	-	-	-	-	(144,907)
Events	155,444	-	-	-	-	155,444
Contingency	(170,250)	-	-	-	-	(170,250)
Major repairs and replacements	-	1,233,683	5,754	21,449	274,041	1,534,927
Total expenses	<u>15,669,933</u>	<u>1,244,440</u>	<u>7,701</u>	<u>21,940</u>	<u>275,127</u>	<u>17,219,141</u>
Excess (deficit) over (under) expenses before depreciation and interfund transfers	<u>79,176</u>	<u>207,531</u>	<u>901,249</u>	<u>(15,088)</u>	<u>141,948</u>	<u>1,314,816</u>
Depreciation	(241,977)	-	-	-	-	(241,977)
Realized loss on sale of investments	-	(76,030)	(5,166)	(5,435)	(7,637)	(94,268)
Net excess (deficit) or revenues over (under) expenses	<u>(162,801)</u>	<u>131,501</u>	<u>896,083</u>	<u>(20,523)</u>	<u>134,311</u>	<u>978,571</u>
Other comprehensive income						
Net unrealized gains on investments, before tax	-	50,290	1,011	(89)	714	51,926
Total comprehensive income	<u>\$ (162,801)</u>	<u>\$ 181,791</u>	<u>\$ 897,094</u>	<u>\$ (20,612)</u>	<u>\$ 135,025</u>	<u>\$ 1,030,497</u>

(The accompanying notes are an integral part of these financial statements)

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**STATEMENT OF CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED APRIL 30, 2016**

	Operating Fund	Repair Replacement Reserve	Road Reserve	Community Facilities Fund	Capital Improvement Fund	Total Funds
Fund balances, beginning of year	\$ 6,931,730	\$ 8,257,870	\$ 1,266,920	\$ 411,584	\$ 967,503	\$ 17,835,607
Comprehensive income						
Net excess (deficit) or revenues over (under) expenses	(162,801)	131,501	896,083	(20,523)	134,311	978,571
Net unrealized gains on investments	-	50,290	1,011	(89)	714	51,926
Total comprehensive income	(162,801)	181,791	897,094	(20,612)	135,025	1,030,497
Accumulated other comprehensive income	-	(22,341)	-	-	-	(22,341)
Fund balances, ending of year	<u>\$ 6,768,929</u>	<u>\$ 8,417,320</u>	<u>\$ 2,164,014</u>	<u>\$ 390,972</u>	<u>\$ 1,102,528</u>	<u>\$ 18,843,763</u>

(The accompanying notes are an integral part of these financial statements)

**CANYON LAKES PROPERTY OWNERS' ASSOCIATION**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED APRIL 30, 2016**

	Operating Fund	Repair Replacement Reserve	Road Reserve	Community Facilities Fund	Capital Improvement Fund	Total Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
Excess (deficit) of revenues over (under) expenses	\$ (162,801)	\$ 131,501	\$ 896,083	\$ (20,523)	\$ 134,311	\$ 978,571
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:						
Depreciation	241,977	-	-	-	-	241,977
Changes in operating assets and liabilities						
Assessments and fines receivable	(12,859)	-	-	-	-	(12,859)
Interest receivable	-	(13,862)	(6,045)	(6,040)	(4,489)	(30,436)
Other receivables	1,547,330	-	-	-	-	1,547,330
Inventory	6,981	-	-	-	-	6,981
Prepaid expenses	(93,363)	-	-	-	-	(93,363)
Other assets	(6,779)	-	-	-	-	(6,779)
Accounts payable	175,785	-	-	-	-	175,785
Accrued payroll and related items	45,099	-	-	-	-	45,099
Prepaid assessments/ deferred revenue	577,817	-	-	-	-	577,817
Refundable member deposits	(31,081)	-	-	-	-	(31,081)
Income tax payable	4,471	-	-	-	-	4,471
Sales tax payable	646	-	-	-	-	646
Other accrued liabilities	164,961	-	-	-	-	164,961
Net cash provided for operating activities	<u>2,458,184</u>	<u>117,639</u>	<u>890,038</u>	<u>(26,563)</u>	<u>129,822</u>	<u>3,569,120</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>						
Purchases of available-for-sale debt securities, net	-	(3,432,508)	(881,151)	(375,511)	(881,524)	(5,570,694)
Purchase of property and equipment	(74,468)	-	-	-	-	(74,468)
Net cash used by investing activities	<u>(74,468)</u>	<u>(3,432,508)</u>	<u>(881,151)</u>	<u>(375,511)</u>	<u>(881,524)</u>	<u>(5,645,162)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>						
Inter-fund receivable (payable)	(1,466,231)	612,045	576,151	17,624	260,411	-
Net cash provided for (used by) financing activities	<u>(1,466,231)</u>	<u>612,045</u>	<u>576,151</u>	<u>17,624</u>	<u>260,411</u>	<u>-</u>
<b>INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	917,485	(2,702,824)	585,038	(384,450)	(491,291)	(2,076,042)
<b>CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR</b>	<u>3,186,021</u>	<u>5,155,969</u>	<u>696,525</u>	<u>412,577</u>	<u>983,173</u>	<u>10,434,265</u>
<b>CASH AND CASH EQUIVALENTS, END OF YEAR</b>	<u>\$ 4,103,506</u>	<u>\$ 2,453,145</u>	<u>\$ 1,281,563</u>	<u>\$ 28,127</u>	<u>\$ 491,882</u>	<u>\$ 8,358,223</u>

(The accompanying notes are an integral part of these financial statements)



**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**APRIL 30, 2016**

**1. ORGANIZATION**

Canyon Lake Property Owners' Association (the Association) was incorporated May 3, 1968 as California nonprofit corporation. The Association is responsible for the operation and maintenance of the common areas of a 4,800 lot planned development in Canyon Lake, California. Association activities are governed by the Association's governing documents. The Association is controlled by a member-elected Board of Directors, all of whom serve on a voluntary basis.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

*Operating Fund* - This fund is used to account for all current operating transactions of the Association.

*Repair & Replacement Reserve Fund* - This fund is used to account for member capital contributions and Association disbursements necessary to provide for the future repair, replacement and improvement of Association property, facilities and common areas.

*Road Reserve* - This fund is used to account for disbursements necessary to provide for the future repairs and replacement for common streets within the Association.

*Community Facilities Fund* - This fund is used to account for the accumulation and expenditure of funds for projects designated by the Board of Directors, consisting primarily of parks and recreation facilities. This account will be eliminated once the existing funds are expended.

*Capital Improvement Fund* - This fund is used to account for the accumulation and expenditure of funds for projects designated by the Board of Directors, consisting primarily of parks and recreation facilities. Funds can only be used on capital projects approved by the Board of Directors.

Member Assessments

Each property owner is subject to annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments are determined annually during the budget process based on the Association's year.

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**APRIL 30, 2016**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Accounts Receivable

Accounts receivable as reflected in the financial statements are from members whose units are located within the City of Canyon Lake. Accounts receivable is primarily made up of assessments, fines, dock, and equestrian space rentals. A provision has been made for bad debts, using the allowance method. The Association has the right to levy liens on a member's property to insure payment of amounts due to the Association. At April 30, 2016, the Association had delinquent receivables of \$2,382,848. Management states that these receivables are likely to be uncollectible and therefore, an allowance for uncollectible accounts has been made.

Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, cash includes cash on hand, funds on deposit with financial institutions, and investments with original maturities of three months or less. The Association maintains bank accounts at financial institutions within the counties of Riverside and Los Angeles.

Investments

Accounting for investments depends on (a) the type of security- either debt or equity- and (b) the Association's intent and ability to hold it to maturity. At acquisition, investments should be classified into one of the following categories:

*Held to Maturity* - Debt securities for which the Association has both the positive intent and ability to hold to maturity. Securities for which an entity has an intent to hold for an indefinite time or a lack of an intent to sell should not be classified in this category.

*Trading* - Debt securities that do not meet the "intent to hold" criterion and equity securities that have readily determinable fair values, both of which are bought and held *principally* for the purpose of selling them in the near term (e.g., the Association's normal operating cycle) and thus *generally* are held for only a short period of time.

*Available for Sale* - Debt securities that do not meet the criterion to be classified as held to maturity or trading.

The Association classifies its investments as available for sale debt securities.

Inventories

Inventories consist primarily of food and beverage at the restaurants and gasoline at the campground. Inventory is stated at the lower of first-in, first-out cost or market, using a standard cost method.

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**APRIL 30, 2016**

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Property and Equipment

Common areas are restricted to use by Association members, their tenants, and guests. The Association is responsible for the preservation and maintenance of the common areas. Personal property acquired by the Association is capitalized at cost and depreciated over the estimated useful life of the item purchased, ranging from three to forty years, using the straight-line method of depreciation.

Real property capitalized on the balance sheet of the Association includes the golf course and related improvements, buildings, the equestrian center, campground improvements, and the marina and related improvements. These assets are related either to the production of income to the Association or are severable and saleable at the Board of Directors' discretion. Real property not capitalized on the balance sheet of the Association includes the roads, administrative and maintenance buildings, parks, and greenbelts. Replacements and improvements to this property and common areas are not capitalized, as they are either not directly related to the production of income to the Association, or are not severable and saleable at the Board of Directors' discretion.

The following summarizes capital assets recorded as of April 30, 2016:

<u>Description</u>	<u>Amount</u>
Land and Improvements	\$ 5,676,017
Buildings	3,711,922
Machinery and Equipment	1,098,747
Pool	394,913
Furniture and Fixtures	497,859
Vehicles	<u>442,766</u>
 Total Cost of Property and Equipment	 11,822,224
 Less Accumulated Depreciation	 <u>(7,101,303)</u>
 Net Property and Equipment	 <u>\$ 4,720,921</u>

Construction Deposits

The Association collects deposits from Property Owners' of contractors (builders) when builders apply for a building permit. The purpose of the deposit is to ensure compliance with Association rules and regulations. The deposit is refunded when the builders apply for the refund and the Association verifies compliance.

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**APRIL 30, 2016**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Income Taxes**

The Association is classified as a non-exempt membership organization for both federal and state income tax purposes. Under this method of taxation, the Association is required to classify its taxable income and deductions between member activities, non-member activities, and capital transactions (for capital replacement fund components). The Association is subject to specific rulings and regulations applicable to non-exempt membership organizations.

For federal tax purposes, the Association is taxed on all net income from non-member activities reduced only by losses from non-member activities for which a profit motive exists. Non-member income may not be offset by member losses, and any net member losses may only be carried forward to offset member income of future tax periods. Any net member income not applied to the subsequent tax year is subject to taxation. The Association files Form 1120, with tax rates applicable to Association net taxable income based on a graduated rate table of 15% to 39%.

For California income tax purposes, the Association is taxed on all net income from non-member activities reduced only by losses from non-member activities for which a profit motive exists. Non-member income may not be offset by member losses. Any net member income is not subject to taxation. The tax rate for Association net taxable income is 8.84%.

For the year ended April 30, 2016, the Association's provision (benefit) from income taxes amounted to (\$2,281) for federal and \$13,452 in state income taxes. The income tax benefit is the result of the refundable fuel tax credit for federal income tax purposes.

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Basis of Accounting**

The Association's policy is to prepare its financial statements on the accrual basis of accounting; consequently, revenues are recognized when earned rather than when received, and certain expenses and purchases of assets are recognized when the obligation is incurred rather than when cash is disbursed. This is the required method of accounting for the Association for financial reporting purposes.

**Lines of Business**

The Association conducts only one line of business, which is providing management and recreation services to its members. This consists primarily of maintenance of the common areas and related administrative functions.

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**APRIL 30, 2016**

**3. INVESTMENTS**

Investments consist of corporate bonds, municipal bonds and certificates of deposit held in an account with Charles Schwab. The following disclosures are required for these securities:

	<u>Amortized Cost Basis</u>	<u>Aggregate Fair Value</u>	<u>Net Unrealized Gains</u>
Corporate Bonds	\$ 5,203,737	\$ 5,216,942	\$ 13,205
Municipal Bonds	3,297,872	3,336,485	38,613
Certificates of Deposit	235,000	235,107	107
	<u>\$ 8,736,609</u>	<u>\$ 8,788,534</u>	<u>\$ 51,926</u>

**4. DUE TO/FROM OTHER FUNDS**

Interfund activity is reported as loans, services provided, reimbursements, or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefitting fund, and reduces its related cost as reimbursement. All other interfund transactions are treated as transfers.

Individual interfund receivable and payable balances as of April 30, 2016 were as follows:

Operating Fund due from Other Funds	\$ 1,008,874
Repair Replacement Reserve Fund due to Operating Fund	(708,420)
Road Reserve Fund due to Operating Fund	( 5,757)
Community Facilities Fund due to Operating Fund	( 18,616)
Capital Improvement Fund due to Operating Fund	<u>(276,081)</u>
Total due to/from Other Funds	<u>\$ -</u>

**5. SIGNIFICANT GROUP CONCENTRATIONS OF CREDIT RISK**

The Association maintains bank accounts at various financial institutions. Some accounts are not federally insured or have balances which exceed the federally insured amount of \$250,000. This is considered necessary due to the high volume of operating transactions.

The majority of the Association's investments are in long term local government bonds of governmental entities within the state of California. The brokerage account is insured by the Securities Investors Protection Corporation (SIPC).

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**APRIL 30, 2016**

**6. EMPLOYEE BENEFIT PLAN**

The Association has a 401(k) defined contribution plan (the "Plan") which covers all employees who have completed at least 1,000 hours of service within a 12 consecutive month period. Employees qualify for benefits upon reaching the age of 65. For the employer portion, employees become 100% vested immediately. The Association may make a discretionary matching contribution not to exceed 4% of an employee's gross pay per pay period. The Association made matching contributions of \$77,535 during the year ended April 30, 2016.

**7. OPERATING LEASE**

The Association leases the Canyon Lake Reservoir (the "Reservoir") for water recreation purposes. The lease term extends through December 31, 2022, with an option to renew for an additional 44 years. The annual rent consists of a base rate of \$65,800 plus a "cost increase sum". The "cost increase sum" portion of the lake lease is determined each year by using the following formula  $[(\text{Tier 1 rate for full service untreated water}/22)*52,000] - 52,000$ .

Future minimum lease expenses for the operating lease, if options are exercised (assuming the option through December 21, 2066 is exercised at the base rate of \$65,800 and excluding the "cost increase sum", which is not determinable for future years at this time), are \$3,290,000.

The "cost increase sum" amount is anticipated to continue in future years, and the amount billed in 2015-2016 was \$1,390,196. This payment covers the period from September 1, 2015 through August 31, 2016. The Association has accrued a prepaid expense for one month of the lease covering May 1, 2016 through May 31, 2016.

**8. CONTINGENCIES**

Litigation

The Association is involved in various legal matters. In the opinion of legal counsel, the likelihood of an unfavorable outcome cannot be calculated with any degree of certainty. Accordingly, the Association has not accrued any possible loss contingency for those matters.

**9. FUTURE MAJOR REPAIRS AND REPLACEMENTS**

The Association's governing documents require that funds be accumulated for the replacement and improvements of its common areas and for general operations. Such funds are intended to provide for the cost of future replacement, repairs and maintenance when it is estimated that such items are needed.

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**APRIL 30, 2016**

**9. FUTURE MAJOR REPAIRS AND REPLACEMENTS (continued)**

It is the Association's policy to fund its reserves on a monthly basis. The Association annually reviews its reserve funding program. The last review was performed as part of the budget process for the current year. California Civil Code Section 5300 et. seq. mandates certain requirements for disclosure of the reserve funding program by the Association to its members. The Association believes that it has complied in all material respects with these requirements.

The Association engaged an independent engineer who conducted an "update with-site-visit" reserve study in August 2014 to estimate the remaining useful lives and the replacement costs of the common property components. The reserve study information continues to be reported based on the August 2014 study and management feels that there have been no indications that these estimates are not still accurate. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures may vary from estimated amounts and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. The Association updates cost data annually. If additional funds are needed, however, the Association has the right, subject to Board of Directors, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

Cash and investment balances in amounts equal to the designated capital reserves represent cash and investments designated for this purpose only.

**10. SUBSEQUENT EVENTS**

The Association evaluated all potential subsequent events as of July 15, 2016, when the financial statements were authorized and available to be issued. No subsequent events or transactions, were identified after April 30, 2016 or as of July 15, 2016 that require disclosure to the financial statements.

**REQUIRED SUPPLEMENTARY INFORMATION**



**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**FUTURE MAJOR REPAIRS AND REPLACEMENTS (UNAUDITED)**

**APRIL 30, 2016**

The Board of Directors authorized a study by an independent reserve study consultant, Association Reserves, Inc. as of August 2014. The study was intended to estimate the future replacement costs, useful lives of the components of the Association's common property and the recommended funding requirements. Replacement costs were based on the estimated costs to repair or replace the common property components at the end of their useful lives assuming an annual inflation rate of 3%.

A separate study was conducted by Webb and Associates, to estimate the timing and cost of future repairs and replacements for 36 miles of 2-way common streets within the Association to estimate the remaining useful lives of the common streets. The replacement costs were estimated from published guidelines.

The reserve study information continues to be reported based on the August 2014 study and management feels that there have been no indications that these estimates are not still accurate. The following table is based on that reserve study and presents significant information about the components of the common property and funding requirements.

Components	Summary per Reserve Study	
	Estimated Remaining Useful Lives (Years)	Future Average Replacement Cost
Administration	0-16	\$ 1,602,690
Bluebird Hall	0-30	102,971
Country Club	0-25	919,765
Fire Station	0-24	201,815
Lodge	0-19	2,654,188
Operations	0-17	242,438
Senior Center	0-22	337,301
Vehicles	0-29	1,654,166
Entries	0-21	132,023
Lakes	0-29	7,152,627
Gault Field	0-17	786,622
Campground	0-32	1,311,602
Equestrian Center	0-26	1,477,475
Golf Course	0-25	7,154,776
Parks	0-25	1,873,981
Pools and Spas	0-16	351,469
Tennis Courts	0-17	171,028
Firway Estates	0-14	193,882
General Common Area	0-21	1,522,222
Road	1-30	36,921,659
Totals		\$ 66,764,700
Designated for Repairs and Replacements at April 30, 2016		\$ 10,581,334

## **OTHER SUPPLEMENTARY INFORMATION**

**CANYON LAKE PROPERTY OWNERS' ASSOCIATION**  
**OPERATING FUND FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED APRIL 30, 2016**

	Corporate	Operations	Member Services	Planning & Compliance	Community Patrol	Activities	Equestrian Center	Campground	Golf Course	Lighthouse	Meeting Rooms - Lodge	Country Club	Total
<b>REVENUES</b>													
Interest income	\$ 7,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,260
Administrative fees	806,397	-	91,080	200	-	-	-	-	-	-	-	-	897,677
Architectural and building fees	-	-	-	65,098	-	-	-	-	-	-	-	-	65,098
Sales and user fees	-	126,136	599,905	-	-	19,648	184,921	207,715	809,476	896,502	18,763	628,064	3,491,130
Other income	194,487	20,557	4,917	24,000	71,514	24,599	2,189	441	-	69,548	-	1,892	414,144
Total revenue	1,008,144	146,693	695,902	89,298	71,514	44,247	187,110	208,156	809,476	966,050	18,763	629,956	4,875,308
<b>EXPENSES</b>													
Salaries and related expenses	1,166,552	1,395,940	401,615	297,789	37,644	266,685	122,072	79,824	-	702,817	-	468,282	4,939,220
Outside services	566,397	502,496	18,564	4,751	2,102,153	17,904	28,609	19,793	1,140,840	73,706	46,370	98,042	4,619,625
Lake lease	1,451,378	-	-	-	-	-	-	-	-	-	-	-	1,451,378
Utilities	109,073	289,114	324	2,085	18,995	51,021	32,156	35,116	522,215	54,348	56,197	36,350	1,206,994
Repairs and maintenance	9,139	138,802	7,069	976	7,069	6,987	8,923	6,216	11,214	4,617	6,476	8,697	209,116
Supplies	38,924	109,673	60,385	11,905	3,082	31,337	6,555	4,541	72,001	39,200	14,008	34,401	426,012
Rental equipment	743	3,823	-	-	-	-	1,341	287	-	23	31	54	6,302
Property taxes	36,114	-	-	-	-	-	-	-	-	-	-	-	36,114
Income taxes	11,171	-	-	-	-	-	-	-	-	-	-	-	11,171
Cost of goods sold	-	-	-	-	-	-	63,256	69,371	-	347,331	-	211,134	691,092
General and administrative	185,850	15,745	4,203	3,887	427	8,515	81	9,218	33,516	39,235	279	28,264	329,220
Insurance	470,052	-	-	-	-	-	-	-	-	-	-	-	470,052
Legal fees	1,368,322	-	-	65,028	-	-	-	-	-	-	-	-	1,433,350
Uncollectible assessments	(144,907)	-	-	-	-	-	-	-	-	-	-	-	(144,907)
Events	-	-	304	-	-	54,133	-	-	-	86,172	-	14,835	155,444
Contingency	(170,250)	-	-	-	-	-	-	-	-	-	-	-	(170,250)
Depreciation	241,977	-	-	-	-	-	-	-	-	-	-	-	241,977
Total expenses	5,340,535	2,455,593	485,395	386,421	2,169,370	436,582	262,993	224,366	1,779,786	1,347,449	123,361	900,059	15,911,910
<b>TOTAL DEPARTMENT INCOME (LOSS)</b>	<b>\$ (4,332,391)</b>	<b>\$ (2,308,900)</b>	<b>\$ 210,507</b>	<b>\$ (297,123)</b>	<b>\$ (2,097,856)</b>	<b>\$ (392,335)</b>	<b>\$ (75,883)</b>	<b>\$ (16,210)</b>	<b>\$ (970,310)</b>	<b>\$ (381,399)</b>	<b>\$ (104,598)</b>	<b>\$ (270,103)</b>	<b>\$ (11,036,602)</b>