

APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

Treasurer's Report, based on Preliminary Financial Results

February 2025

	OPERATING FUND						
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 306,445	274,994	\$ 31,451	\$ 991,291	1,055,579	\$ (64,288)	\$ 4,555,815
EXPENSES	395,587	332,103	63,484	701,084	705,731	(4,647)	4,553,748
INCOME (LOSS)	\$ (89,142)	(57,109)	\$ (32,033)	\$ 290,207	349,848	\$ (59,641)	\$ 2,067

	DESIGNATED FUNDS 3/26/2025
Recreation	\$ 8,487.19
Golf	28,868.79
Campground	4,887.76
Memorial Pavilion	4,705.87
Fireworks	12,170.96
Deer Mgmt	3,248.86
Trails	600.00
Security Donations	470.00
TOTAL	\$ 63,439.43

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 2,156,332	-	605,435	\$ 2,761,767
OTHER CASH	1,194,483	-	-	1,194,483
INVESTMENTS-Certificates of Deposit (CD's)	555,852	-	204,010	759,862
CASH AND INVESTMENTS	\$ 3,906,667	-	809,445	\$ 4,716,112
RECEIVABLES	(333,327)	700,000	715,000	1,081,673
INVENTORY and PREPAIDS	120,625	-	-	120,625
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 3,693,965	700,000	1,524,445	\$ 5,918,410
DUE FROM (TO) OTHER FUNDS	-	(843,397)	843,397	-
PROPERTY and EQUIPMENT, NET	7,126,178	2,934,593	63,318	10,124,089
TOTAL ASSETS	\$ 10,820,143	2,791,196	2,431,160	\$ 16,042,499
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 325,497	-	-	\$ 325,497
DEPOSITS - Refundable, incl Gift Certificates	25,838	-	-	25,838
DEFERRED INCOME	2,342,425	-	-	2,342,425
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 2,710,260	-	785,588	3,495,848
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 2,759,760	2,700,340	2,208,058	\$ 7,668,158
FUND BALANCE	8,060,383	90,856	223,102	8,374,341
TOTAL LIABILITIES & FUND BALANCE	\$ 10,820,143	2,791,196	2,431,160	\$ 16,042,499

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
	BALANCE, Beginning	\$ 1,547,443	\$ 1,400,284	
INTEREST EARNED	1,335	4,021		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	(2,619)	(558,955)		
AVAILABLE FUNDS, Beginning	\$ 1,546,159	\$ 1,560,350		
EXPENDITURES				
LAND & LAKE	\$ 240	240	210,000	\$ 209,760
BUILDING - MultiSC & Firehouse	3,362	3,362	19,500	\$ 16,138
MACHINERY & EQUIPMENT	18,112	32,303	47,500	\$ 15,197
VEHICLE	-	-	15,000	\$ 15,000
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	-	-	493,588	\$ 493,588
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 21,714	\$ 35,905	785,588	\$ 749,683
AVAILABLE FUNDS, Ending	\$ 1,524,445	\$ 1,524,445		

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated Depreciation	Net Book Value
LAND & LAKE	\$ 9,135,091	(4,942,144)	\$ 4,192,947
BUILDINGS	4,384,241	(2,207,078)	2,177,163
MACHINERY & EQUIPMENT	2,202,581	(1,641,584)	560,997
FURNITURE & FIXTURES	908,545	(833,444)	75,101
VEHICLES	580,834	(526,864)	53,970
RIGHT OF USE ASSET	66,000	-	66,000
TOTALS	\$ 17,277,292	(10,151,114)	\$ 7,126,178

CAPITAL PROJECTS FUND		
	Month	Year To Date
BALANCE, Beginning	\$ 700,000	\$ -
INTEREST EARNED	-	-
ANNUAL ASSESSMENT	-	700,000
LOANS FROM (TO) OTHER FUNDS	2,619	558,955
AVAILABLE FUNDS, Beginning	\$ 702,619	\$ 1,258,955
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	-	6,283
CONTRACTOR PAYMENTS	976	499,246
LAND IMPROVEMENT - Winchester Bay	1,643	53,380
BUILDING	-	-
	-	-
OTHER - CIP, incl CMT	-	46
TOTAL EXPENDITURES	\$ 2,619	\$ 558,955
AVAILABLE FUNDS, Ending	\$ 700,000	\$ 700,000