

APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

Treasurer's Report, based on Preliminary Financial Results

April 2025

OPERATING FUND							
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 366,932	347,085	\$ 19,847	\$ 1,726,448	1,699,355	\$ 27,093	\$ 4,555,815
EXPENSES	303,073	304,401	(1,328)	1,322,495	1,384,793	(62,298)	4,553,748
INCOME (LOSS)	\$ 63,859	42,684	\$ 21,175	\$ 403,953	314,562	\$ 89,391	\$ 2,067

Note: Operating Income (Loss) is reflected before Depreciation.

	DESIGNATED FUNDS 5/23/2025
Recreation	\$ 10,792.06
Golf	26,231.22
Campground	4,887.76
Memorial Pavilion	4,280.87
Fireworks	12,728.67
Deer Mgmt	4,523.86
Trails	600.00
Security Donations	470.00
TOTAL	\$ 64,514.44

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 1,947,812	-	1,632,270	\$ 3,580,082
OTHER CASH	366,681	-	-	366,681
INVESTMENTS-Certificates of Deposit (CD's)	559,711	-	205,381	765,092
CASH AND INVESTMENTS	\$ 2,874,204	-	1,837,651	\$ 4,711,855
RECEIVABLES	395,630	-	-	395,630
INVENTORY and PREPAIDS	134,192	-	-	134,192
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 3,404,026	-	1,837,651	\$ 5,241,677
DUE FROM (TO) OTHER FUNDS	-	(503,224)	503,224	-
PROPERTY and EQUIPMENT, NET	7,126,178	3,294,419	100,675	10,521,272
TOTAL ASSETS	\$ 10,530,204	2,791,195	2,441,550	\$ 15,762,949
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 381,839	-	-	\$ 381,839
DEPOSITS - Refundable, incl Gift Certificates	32,233	-	-	32,233
DEFERRED INCOME	1,873,940	-	-	1,873,940
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 2,304,512	-	785,588	3,090,100
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 2,354,012	2,700,340	2,208,058	\$ 7,262,410
FUND BALANCE	8,176,192	90,855	233,492	8,500,539
TOTAL LIABILITIES & FUND BALANCE	\$ 10,530,204	2,791,195	2,441,550	\$ 15,762,949

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year	Remaining
			Budget *	Budget
BALANCE, Beginning	\$ 2,200,295	\$ 1,400,284		
INTEREST EARNED	4,918	14,411		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	(359,643)	(218,782)		
AVAILABLE FUNDS, Beginning	\$ 1,845,570	\$ 1,910,913		
EXPENDITURES				
LAND & LAKE	\$ -	20,240	210,000	\$ 189,760
BUILDING - MultiSC & Firehouse	-	3,362	19,500	\$ 16,138
MACHINERY & EQUIPMENT	5,339	16,794	47,500	\$ 30,706
VEHICLE	281	14,593	15,000	\$ 407
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	2,299	18,273	493,588	\$ 475,315
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 7,919	\$ 73,262	785,588	\$ 712,326
AVAILABLE FUNDS, Ending	\$ 1,837,651	\$ 1,837,651		

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	\$ -	\$ -
INTEREST EARNED	-	-
ANNUAL ASSESSMENT	-	700,000
LOANS FROM (TO) OTHER FUNDS	359,643	218,782
AVAILABLE FUNDS, Beginning	\$ 359,643	\$ 918,782
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	1,234	7,517
CONTRACTOR PAYMENTS	241,813	741,059
LAND IMPROVEMENT - Winchester Bay	113,264	166,644
BUILDING	-	-
SUPPLIES	3,332	3,562
OTHER	-	-
TOTAL EXPENDITURES	\$ 359,643	\$ 918,782
AVAILABLE FUNDS, Ending	\$ -	\$ -