

APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

Treasurer's Report, based on Preliminary Financial Results

May 2025

OPERATING FUND							
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 417,852	390,991	\$ 26,861	\$ 2,144,300	2,090,346	\$ 53,954	\$ 4,555,815
EXPENSES	501,034	415,758	85,276	1,823,529	1,800,551	22,978	4,553,748
INCOME (LOSS)	\$ (83,182)	(24,767)	\$ (58,415)	\$ 320,771	289,795	\$ 30,976	\$ 2,067

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

DESIGNATED FUNDS	
6/25/2025	
Recreation	\$ 7,643.00
Golf	28,430.00
Campground	8,511.00
Memorial Pavilion	4,581.00
Fireworks	13,799.00
Deer Mgmt	4,523.86
Trails	600.00
Security Donations	470.00
TOTAL	\$ 68,557.86

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 2,240,285	-	1,148,790	\$ 3,389,075
OTHER CASH	200,130	-	-	200,130
INVESTMENTS-Certificates of Deposit (CD's)	561,672	-	206,081	767,753
CASH AND INVESTMENTS	\$ 3,002,087	-	1,354,871	\$ 4,356,958
RECEIVABLES	279,721	-	-	279,721
INVENTORY and PREPAIDS	130,686	-	-	130,686
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 3,412,494	-	1,354,871	\$ 4,767,365
DUE FROM (TO) OTHER FUNDS	-	(956,475)	956,475	-
PROPERTY and EQUIPMENT, NET	6,496,503	3,747,670	133,952	10,378,125
TOTAL ASSETS	\$ 9,908,997	2,791,195	2,445,298	\$ 15,145,490
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 686,103	-	-	\$ 686,103
DEPOSITS - Refundable, incl Gift Certificates	37,338	-	-	37,338
DEFERRED INCOME	1,639,698	-	-	1,639,698
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 2,379,639	-	785,588	3,165,227
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 2,429,139	2,700,340	2,208,058	\$ 7,337,537
FUND BALANCE	7,479,858	90,855	237,240	7,807,953
TOTAL LIABILITIES & FUND BALANCE	\$ 9,908,997	2,791,195	2,445,298	\$ 15,145,490

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
	BALANCE, Beginning	\$ 1,837,651	\$ 1,400,284	
INTEREST EARNED	3,749	18,160		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	(453,252)	(672,034)		
AVAILABLE FUNDS, Beginning	\$ 1,388,148	\$ 1,461,410		
EXPENDITURES				
LAND & LAKE	\$ 22,000	42,240	210,000	\$ 167,760
BUILDING - MultiSC & Firehouse	-	3,362	19,500	\$ 16,138
MACHINERY & EQUIPMENT	8,835	25,629	47,500	\$ 21,871
VEHICLE	-	14,593	15,000	\$ 407
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	2,441	20,714	493,588	\$ 472,874
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 33,276	\$ 106,538	785,588	\$ 679,050
AVAILABLE FUNDS, Ending	\$ 1,354,872	\$ 1,354,872		

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated Depreciation	Net Book Value
LAND & LAKE	\$ 7,431,352	(3,577,592)	\$ 3,853,760
BUILDINGS	4,269,118	(2,193,877)	2,075,241
MACHINERY & EQUIPMENT	2,202,581	(1,764,218)	438,363
FURNITURE & FIXTURES	322,041	(281,455)	40,586
VEHICLES	526,016	(503,463)	22,553
RIGHT OF USE ASSET	66,000	-	66,000
TOTALS	\$ 14,817,108	(8,320,605)	\$ 6,496,503

CAPITAL PROJECTS FUND		
	Month	Year To Date
BALANCE, Beginning	\$ -	\$ -
INTEREST EARNED	-	-
ANNUAL ASSESSMENT	-	700,000
LOANS FROM (TO) OTHER FUNDS	453,252	672,034
AVAILABLE FUNDS, Beginning	\$ 453,252	\$ 1,372,034
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	2,131	9,648
CONTRACTOR PAYMENTS	200,331	941,390
LAND IMPROVEMENT - Winchester Bay	250,716	417,360
BUILDING	-	-
SUPPLIES	74	3,636
OTHER	-	-
TOTAL EXPENDITURES	\$ 453,252	\$ 1,372,034
AVAILABLE FUNDS, Ending	\$ -	\$ -