

APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION

Treasurer's Report, based on Preliminary Financial Results

June 2025

OPERATING FUND							
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 432,090	405,059	\$ 27,031	\$ 2,576,390	2,495,405	\$ 80,985	\$ 4,555,815
EXPENSES	521,232	543,943	(22,711)	2,344,761	2,344,494	267	4,553,748
INCOME (LOSS)	\$ (89,142)	(138,884)	\$ 49,742	\$ 231,629	150,911	\$ 80,718	\$ 2,067

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

DESIGNATED FUNDS	
7/16/2025	
Recreation	\$ 8,702.74
Golf	27,733.52
Campground	5,834.56
Memorial Pavilion	4,580.87
Fireworks	3,840.67
Deer Mgmt	4,523.86
Trails	600.00
Security Donations	470.00
TOTAL	\$ 56,286.22

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 1,644,671	-	1,151,862	\$ 2,796,533
OTHER CASH	169,491	-	-	169,491
INVESTMENTS-Certificates of Deposit (CD's)	563,681	-	206,808	770,489
CASH AND INVESTMENTS	\$ 2,377,843	-	1,358,670	\$ 3,736,513
RECEIVABLES	193,267	-	-	193,267
INVENTORY and PREPAIDS	112,468	-	-	112,468
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 2,683,578	-	1,358,670	\$ 4,042,248
DUE FROM (TO) OTHER FUNDS	(262,899)	(956,475)	1,219,374	-
PROPERTY and EQUIPMENT, NET	6,496,503	3,747,670	133,952	10,378,125
TOTAL ASSETS	\$ 8,917,182	2,791,195	2,711,996	\$ 14,420,373
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 281,120	-	-	\$ 281,120
DEPOSITS - Refundable, incl Gift Certificates	37,471	-	-	37,471
DEFERRED INCOME	1,405,455	-	-	1,405,455
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 1,740,546	-	785,588	2,526,134
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 1,790,046	2,700,340	2,208,058	\$ 6,698,444
FUND BALANCE	7,127,136	90,855	503,938	7,721,929
TOTAL LIABILITIES & FUND BALANCE	\$ 8,917,182	2,791,195	2,711,996	\$ 14,420,373

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
	BALANCE, Beginning	\$ 1,354,872	\$ 1,400,284	
INTEREST EARNED	3,798	21,958		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	262,899	(409,135)		
AVAILABLE FUNDS, Beginning	\$ 1,621,569	\$ 1,728,107		
EXPENDITURES				
LAND & LAKE	\$ -	42,240	210,000	\$ 167,760
BUILDING - MultiSC & Firehouse	-	3,362	19,500	\$ 16,138
MACHINERY & EQUIPMENT	-	25,629	47,500	\$ 21,871
VEHICLE	-	14,593	15,000	\$ 407
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	-	20,714	493,588	\$ 472,874
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ -	\$ 106,538	785,588	\$ 679,050
AVAILABLE FUNDS, Ending	\$ 1,621,569	\$ 1,621,569		

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	\$ -	\$ -