

APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
Treasurer's Report, based on Preliminary Financial Results
August 2025

OPERATING FUND							
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 448,056	376,097	\$ 71,959	\$ 3,489,010	3,346,161	\$ 142,849	\$ 4,555,815
EXPENSES	437,881	423,168	14,713	3,264,249	3,211,713	52,536	4,553,748
INCOME (LOSS)	\$ 10,175	(47,071)	\$ 57,246	\$ 224,761	134,448	\$ 90,313	\$ 2,067

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

DESIGNATED FUNDS	
9/19/2025	
Recreation	\$ 9,670.31
Golf	35,674.59
Campground	5,834.56
Memorial Pavilion	4,515.87
Fireworks	3,840.67
Deer Mgmt Trails	4,562.66
Trails	600.00
Security Donations	1,470.00
TOTAL	\$ 66,168.66

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
	CASH RESERVE ACCOUNTS	\$ 974,551	-	1,447,796
OTHER CASH	446,607	-	-	446,607
INVESTMENTS-Certificates of Deposit (CD's)	303,805	-	208,245	512,050
CASH AND INVESTMENTS	\$ 1,724,963	-	1,656,041	\$ 3,381,004
RECEIVABLES	66,702	-	-	66,702
INVENTORY and PREPAIDS	169,744	-	-	169,744
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 1,961,409	-	1,656,041	\$ 3,617,450
DUE FROM (TO) OTHER FUNDS	-	(914,895)	914,895	-
PROPERTY and EQUIPMENT, NET	6,496,503	3,972,746	149,098	10,618,347
TOTAL ASSETS	\$ 8,457,912	3,057,851	2,720,034	\$ 14,235,797
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 297,815	-	-	\$ 297,815
DEPOSITS - Refundable, incl Gift Certificates	26,269	-	-	26,269
DEFERRED INCOME	952,956	-	-	952,956
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 1,293,540	-	785,588	2,079,128
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 1,343,040	2,700,340	2,208,058	\$ 6,251,438
FUND BALANCE	7,114,872	357,511	511,976	7,984,359
TOTAL LIABILITIES & FUND BALANCE	\$ 8,457,912	3,057,851	2,720,034	\$ 14,235,797

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
	BALANCE, Beginning	\$ 1,400,871	\$ 1,400,284	
INTEREST EARNED	4,230	29,995		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	255,570	(367,554)		
AVAILABLE FUNDS, Beginning	\$ 1,660,671	\$ 1,777,725		
EXPENDITURES				
LAND & LAKE	\$ -	42,240	210,000	\$ 167,760
BUILDING - Multisc & Firehouse	-	3,362	19,500	\$ 16,138
MACHINERY & EQUIPMENT	-	36,109	47,500	\$ 11,391
VEHICLE	-	14,593	15,000	\$ 407
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	4,630	25,380	493,588	\$ 468,208
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 4,630	\$ 121,684	785,588	\$ 663,904
AVAILABLE FUNDS, Ending	\$ 1,656,041	\$ 1,656,041		

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/GRANT EARNED	266,656	266,656
ANNUAL ASSESSMENT	-	700,000
LOANS FROM (TO) OTHER FUNDS	11,086	897,109
LOAN PAYDOWN	(266,656)	(266,656)
AVAILABLE FUNDS, Beginning	\$ 11,086	\$ 1,597,109
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	10,366	41,336
CONTRACTOR PAYMENTS	-	1,055,253
LAND IMPROVEMENT - Winchester Bay	720	496,884
BUILDING	-	-
SUPPLIES	-	3,636
OTHER	-	-
TOTAL EXPENDITURES	\$ 11,086	\$ 1,597,109
AVAILABLE FUNDS, Ending	\$ -	\$ -