

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

OPERATING FUND							
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 367,582	334,627	\$ 32,955	\$ 3,856,592	3,680,788	\$ 175,804	\$ 4,555,815
EXPENSES	341,894	414,906	(73,012)	3,606,143	3,626,619	(20,476)	4,553,748
INCOME (LOSS)	\$ 25,688	(80,279)	\$ 105,967	\$ 250,449	54,169	\$ 196,280	\$ 2,067

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

DESIGNATED FUNDS	
9/30/2025	
Recreation	\$ 9,670.31
Golf	23,171.90
Campground	5,834.56
Memorial Pavilion	4,515.87
Fireworks	3,840.67
Deer Mgmt	4,562.66
Trails	600.00
Security Donations	1,470.00
TOTAL	\$ 53,665.97

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating	Capital Projects	R&R	COMBINED
	Fund	Fund	Fund	
CASH RESERVE ACCOUNTS	\$ 1,024,151	-	1,404,605	\$ 2,428,756
OTHER CASH	241,124	-	-	241,124
INVESTMENTS-Certificates of Deposit (CD's)	304,431	-	208,979	513,410
CASH AND INVESTMENTS	\$ 1,569,706	-	1,613,584	\$ 3,183,290
RECEIVABLES	64,008	-	-	64,008
INVENTORY and PREPAIDS	133,383	-	-	133,383
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 1,767,097	-	1,613,584	\$ 3,380,681
DUE FROM (TO) OTHER FUNDS	-	(921,792)	921,792	-
PROPERTY and EQUIPMENT, NET	6,496,503	3,979,643	189,098	10,665,244
TOTAL ASSETS	\$ 8,263,600	3,057,851	2,724,474	\$ 14,045,925
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 333,394	-	-	\$ 333,394
DEPOSITS - Refundable, incl Gift Certificates	20,849	-	-	20,849
DEFERRED INCOME	710,720	-	-	710,720
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 1,081,463	-	785,588	1,867,051
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 1,130,963	2,700,340	2,208,058	\$ 6,039,361
FUND BALANCE	7,132,637	357,511	516,416	8,006,564
TOTAL LIABILITIES & FUND BALANCE	\$ 8,263,600	3,057,851	2,724,474	\$ 14,045,925

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year	Remaining
			Budget *	Budget
BALANCE, Beginning	\$ 1,656,041	\$ 1,400,284		
INTEREST EARNED	4,441	34,436		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	(6,898)	(374,452)		
AVAILABLE FUNDS, Beginning	\$ 1,653,584	\$ 1,775,268		
EXPENDITURES				
LAND & LAKE	\$ 40,000	82,240	210,000	\$ 127,760
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*	-	25,380	493,588	\$ 468,208
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 40,000	\$ 161,684	785,588	\$ 623,904
AVAILABLE FUNDS, Ending	\$ 1,613,584	\$ 1,613,584		

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated	Net
		Depreciation	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	6,898	904,007
LOAN PAYDOWN	(266,656)	(266,656)
AVAILABLE FUNDS, Beginning	\$ 6,898	\$ 1,604,007
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	6,898	48,234
CONTRACTOR PAYMENTS	-	1,055,253
LAND IMPROVEMENT - Winchester Bay	-	496,884
BUILDING	-	-
SUPPLIES	-	3,636
OTHER	-	-
TOTAL EXPENDITURES	\$ 6,898	\$ 1,604,007
AVAILABLE FUNDS, Ending	\$ -	\$ -