

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

	OPERATING FUND						
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 329,270	309,282	\$ 19,988	\$ 4,185,862	3,990,070	\$ 195,792	\$ 4,555,815
EXPENSES	352,821	314,898	37,923	3,958,964	3,941,517	17,447	4,553,748
INCOME (LOSS)	\$ (23,551)	(5,616)	\$ (17,935)	\$ 226,898	48,553	\$ 178,345	\$ 2,067

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

	DESIGNATED FUNDS 10/31/2025
Recreation	\$ 10,012.20
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	\$ 54,007.86

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 680,404	-	1,254,323	\$ 1,934,727
OTHER CASH	232,685	-	-	232,685
INVESTMENTS-Certificates of Deposit (CD's)	305,435	-	209,667	515,102
CASH AND INVESTMENTS	\$ 1,218,524	-	1,463,990	\$ 2,682,514
RECEIVABLES	52,894	-	-	52,894
INVENTORY and PREPAIDS	109,525	-	-	109,525
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 1,380,943	-	1,463,990	\$ 2,844,933
DUE FROM (TO) OTHER FUNDS	-	(981,840)	981,840	-
PROPERTY and EQUIPMENT, NET	6,496,503	4,039,691	283,203	10,819,397
TOTAL ASSETS	\$ 7,877,446	3,057,851	2,729,033	\$ 13,664,330
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 216,327	-	-	\$ 216,327
DEPOSITS - Refundable, incl Gift Certificates	17,207	-	-	17,207
DEFERRED INCOME	468,485	-	-	468,485
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 718,519	-	785,588	1,504,107
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 768,019	2,700,340	2,208,058	\$ 5,676,417
FUND BALANCE	7,109,427	357,511	520,975	7,987,913
TOTAL LIABILITIES & FUND BALANCE	\$ 7,877,446	3,057,851	2,729,033	\$ 13,664,330

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 1,613,584	\$ 1,400,284		
INTEREST EARNED	4,559	38,995		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	(60,048)	(434,500)		
AVAILABLE FUNDS, Beginning	\$ 1,558,095	\$ 1,719,779		
EXPENDITURES				
LAND & LAKE	\$ 13,870	96,110	210,000	\$ 113,890
BUILDING - Multisc & Firehouse	-	3,362	19,500	\$ 16,138
MACHINERY & EQUIPMENT	11,201	47,310	47,500	\$ 190
VEHICLE	44,034	58,627	15,000	\$ (43,627)
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	25,000	50,380	493,588	\$ 443,208
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 94,105	\$ 255,789	785,588	\$ 529,799
AVAILABLE FUNDS, Ending	\$ 1,463,990	\$ 1,463,990		

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
ANNUAL ASSESSMENT	-	700,000
LOANS FROM (TO) OTHER FUNDS	60,048	964,055
LOAN PAYDOWN	-	(266,656)
AVAILABLE FUNDS, Beginning	\$ 60,048	\$ 1,664,055
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	-	48,234
CONTRACTOR PAYMENTS	(3,600)	1,051,653
LAND IMPROVEMENT - Winchester Bay	63,648	560,532
BUILDING	-	-
SUPPLIES	-	3,636
OTHER	-	-
TOTAL EXPENDITURES	\$ 60,048	\$ 1,664,055
AVAILABLE FUNDS, Ending	\$ -	\$ -