

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

	OPERATING FUND						
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 282,317	276,753	\$ 5,564	\$ 4,468,179	4,266,823	\$ 201,356	\$ 4,555,815
EXPENSES	238,014	296,866	(58,852)	4,196,978	4,238,383	(41,405)	4,553,748
INCOME (LOSS)	\$ 44,303	(20,113)	\$ 64,416	\$ 271,201	28,440	\$ 242,761	\$ 2,067

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

	DESIGNATED FUNDS 11/30/2025
Recreation	\$ 10,592.28
Golf	15,992.02
Campground	5,834.56
Memorial Pavilion	4,515.87
Fireworks	3,980.67
Deer Mgmt	4,562.66
Trails	16.62
Security Donations	1,470.00
TOTAL	\$ 46,964.68

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 552,776	-	1,236,992	\$ 1,789,768
OTHER CASH	184,988	-	-	184,988
INVESTMENTS-Certificates of Deposit (CD's)	306,475	-	210,381	516,856
CASH AND INVESTMENTS	\$ 1,044,239	-	1,447,373	\$ 2,491,612
RECEIVABLES	41,002	-	-	41,002
INVENTORY and PREPAIDS	83,289	-	-	83,289
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 1,168,530	-	1,447,373	\$ 2,615,903
DUE FROM (TO) OTHER FUNDS	-	(981,840)	981,840	-
PROPERTY and EQUIPMENT, NET	6,496,503	4,039,691	304,018	10,840,212
TOTAL ASSETS	\$ 7,665,033	3,057,851	2,733,231	\$ 13,456,115
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 198,994	-	-	\$ 198,994
DEPOSITS - Refundable, incl Gift Certificates	18,261	-	-	18,261
DEFERRED INCOME	234,243	-	-	234,243
CONTRACT LIABILITY - CURRENT	16,500	-	785,588	802,088
TOTAL CURRENT LIABILITIES	\$ 467,998	-	785,588	1,253,586
NONCURRENT CONTRACT LIABILITY	49,500	2,700,340	1,422,470	4,172,310
TOTAL LIABILITIES	\$ 517,498	2,700,340	2,208,058	\$ 5,425,896
FUND BALANCE	7,147,535	357,511	525,173	8,030,219
TOTAL LIABILITIES & FUND BALANCE	\$ 7,665,033	3,057,851	2,733,231	\$ 13,456,115

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 1,463,990	\$ 1,400,284		
INTEREST EARNED	4,198	43,193		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	-	(434,500)		
AVAILABLE FUNDS, Beginning	\$ 1,468,188	\$ 1,723,977		
EXPENDITURES				
LAND & LAKE	\$ 70	96,180	210,000	\$ 113,820
BUILDING - Multisc & Firehouse	3,437	6,799	19,500	\$ 12,701
MACHINERY & EQUIPMENT	5,438	52,748	47,500	\$ (5,248)
VEHICLE	-	14,593	15,000	\$ 407
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	11,870	106,284	493,588	\$ 387,304
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 20,815	\$ 276,604	785,588	\$ 508,984
AVAILABLE FUNDS, Ending	\$ 1,447,373	\$ 1,447,373		

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	-	964,055
LOAN PAYDOWN	-	(266,656)
AVAILABLE FUNDS, Beginning	\$ -	\$ 1,664,055
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	-	48,234
CONTRACTOR PAYMENTS	-	1,051,653
LAND IMPROVEMENT - Winchester Bay	-	560,532
BUILDING	-	-
SUPPLIES	-	3,636
OTHER	-	-
TOTAL EXPENDITURES	\$ -	\$ 1,664,055
AVAILABLE FUNDS, Ending	\$ -	\$ -