

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

	OPERATING FUND						
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 315,247	288,992	\$ 26,255	\$ 4,783,484	4,555,815	\$ 227,669	\$ 4,555,815
EXPENSES	382,243	315,365	66,878	4,579,279	4,553,748	25,531	4,553,748
INCOME (LOSS)	\$ (66,996)	(26,373)	\$ (40,623)	\$ 204,205	2,067	\$ 202,138	\$ 2,067

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

	DESIGNATED FUNDS 12/31/2025
Recreation	\$ 10,592.28
Golf	15,992.02
Campground	5,834.56
Memorial Pavilion	4,515.87
Fireworks	4,027.67
Deer Mgmt	4,562.66
Trails	16.62
Security Donations	1,470.00
TOTAL	\$ 47,011.68

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 557,008	-	1,137,487	\$ 1,694,495
OTHER CASH	250,189	-	-	250,189
INVESTMENTS-Certificates of Deposit (CD's)	307,486	-	211,075	518,561
CASH AND INVESTMENTS	\$ 1,114,683	-	1,348,562	\$ 2,463,245
RECEIVABLES	17,595	-	-	17,595
INVENTORY and PREPAIDS	72,230	-	-	72,230
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 1,204,508	-	1,348,562	\$ 2,553,070
DUE FROM (TO) OTHER FUNDS	-	(956,727)	956,727	-
PROPERTY and EQUIPMENT, NET	6,810,896	-	117,416	6,928,312
TOTAL ASSETS	\$ 8,015,404	(956,727)	2,422,705	\$ 9,481,382
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 536,520	-	-	\$ 536,520
DEPOSITS - Refundable, incl Gift Certificates	18,758	-	-	18,758
DEFERRED INCOME	-	-	-	-
CONTRACT LIABILITY - CURRENT	16,500	-	381,193	397,693
TOTAL CURRENT LIABILITIES	\$ 571,778	-	381,193	952,971
NONCURRENT CONTRACT LIABILITY	49,500	-	1,512,472	1,561,972
TOTAL LIABILITIES	\$ 621,278	-	1,893,665	\$ 2,514,943
FUND BALANCE	7,394,126	(956,727)	529,040	6,966,439
TOTAL LIABILITIES & FUND BALANCE	\$ 8,015,404	(956,727)	2,422,705	\$ 9,481,382

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 1,447,373	\$ 1,400,284		
INTEREST EARNED	3,867	47,060		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	715,000		
LOANS FROM (TO) OTHER FUNDS	25,113	(409,387)		
AVAILABLE FUNDS, Beginning	\$ 1,476,353	\$ 1,752,957		
EXPENDITURES				
LAND & LAKE	\$ 74,566	223,971	210,000	\$ (13,971)
BUILDING - Multisc & Firehouse	-	6,799	19,500	\$ 12,701
MACHINERY & EQUIPMENT	-	52,748	47,500	\$ (5,248)
VEHICLE	-	14,593	15,000	\$ 407
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	53,225	106,284	493,588	\$ 387,304
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 127,791	\$ 404,395	785,588	\$ 381,193
AVAILABLE FUNDS, Ending	\$ 1,348,562	\$ 1,348,562		

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated Depreciation	Net Book Value
LAND & LAKE	\$ 7,667,523	(3,577,592)	\$ 4,089,931
BUILDINGS	4,275,917	(2,193,877)	2,082,040
MACHINERY & EQUIPMENT	2,259,410	(1,764,218)	495,192
FURNITURE & FIXTURES	322,041	(281,455)	40,586
VEHICLES	540,610	(503,463)	37,147
RIGHT OF USE ASSET	66,000	-	66,000
TOTALS	\$ 15,131,501	(8,320,605)	\$ 6,810,896

CAPITAL PROJECTS FUND		
	Month	Year To Date
BALANCE, Beginning	\$ -	\$ -
INTEREST/GRANT EARNED	67,982	334,638
ANNUAL ASSESSMENT	-	700,000
LOANS FROM (TO) OTHER FUNDS	42,870	1,006,925
LOAN PAYDOWN	(67,982)	(334,638)
AVAILABLE FUNDS, Beginning	\$ 42,870	\$ 1,706,925
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	12,432	60,666
CONTRACTOR PAYMENTS	30,438	1,082,091
LAND IMPROVEMENT - Winchester Bay	-	560,532
BUILDING	-	-
SUPPLIES	-	3,636
OTHER	-	-
TOTAL EXPENDITURES	\$ 42,870	\$ 1,706,925
AVAILABLE FUNDS, Ending	\$ -	\$ -