

APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
Treasurer's Report, based on Preliminary Financial Results
January 2026

OPERATING FUND							
	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)	
REVENUES	\$ 714,588	765,796	\$ (51,208)	\$ 714,588	765,796	\$ (51,208)	\$ 4,799,390
EXPENSES	\$ (280,304)	(341,230)	\$ 60,926	\$ (280,304)	(341,230)	\$ 60,926	(4,933,528)
Prior Year Surplus	-	-	-	-	-	-	134,458
INCOME (LOSS)	\$ 434,284	424,566	\$ 9,718	\$ 434,284	424,566	\$ 9,718	\$ 320

Note1: Operating Income (Loss) is reflected before Depreciation.

DESIGNATED FUNDS	
1/31/2026	
Recreation	\$ 11,157.28
Golf	12,793.79
Campground	5,834.56
Memorial Pavilion	4,265.87
Fireworks	4,672.67
Deer Mgmt	4,562.66
Trails	16.62
Security Donations	1,470.00
TOTAL	\$ 44,773.45

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 1,009,444	-	1,105,495	\$ 2,114,939
OTHER CASH	560,183	-	-	560,183
INVESTMENTS-Certificates of Deposit (CD's)	142,775	-	211,794	354,569
CASH AND INVESTMENTS	\$ 1,712,402	-	1,317,289	\$ 3,029,691
RECEIVABLES	2,226,444	700,000	621,117	3,547,561
INVENTORY and PREPAIDS	111,122	-	-	111,122
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 4,049,968	700,000	1,938,406	\$ 6,688,374
DUE FROM (TO) OTHER FUNDS	-	(956,727)	956,727	-
PROPERTY and EQUIPMENT, NET	6,810,896	-	152,161	6,963,057
TOTAL ASSETS	\$ 10,860,864	(256,727)	3,047,294	\$ 13,651,431
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 322,517	-	-	\$ 322,517
DEPOSITS - Refundable, incl Gift Certificates	28,420	-	-	28,420
DEFERRED INCOME	2,617,755	-	-	2,617,755
CONTRACT LIABILITY - CURRENT	16,500	-	1,169,987	1,186,487
TOTAL CURRENT LIABILITIES	\$ 2,985,192	-	1,169,987	4,155,179
NONCURRENT CONTRACT LIABILITY	49,500	700,000	1,344,796	2,094,296
TOTAL LIABILITIES	\$ 3,034,692	700,000	2,514,783	\$ 6,249,475
FUND BALANCE	7,826,172	(956,727)	532,511	7,401,956
TOTAL LIABILITIES & FUND BALANCE	\$ 10,860,864	(256,727)	3,047,294	\$ 13,651,431

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 1,348,562	\$ 1,348,562		
INTEREST EARNED	3,472	3,472		
GRANTS	-	-		
ANNUAL ASSESSMENT	621,117	621,117		
LOANS FROM (TO) OTHER FUNDS	-	-		
AVAILABLE FUNDS, Beginning	\$ 1,973,151	\$ 1,973,151		
EXPENDITURES				
LAND & LAKE	\$ 1,783	1,783	569,500	\$ 567,717
BUILDING - Multisc & Firehouse	21,754	21,754	55,000	\$ 33,246
MACHINERY & EQUIPMENT	11,208	11,208	99,148	\$ 87,940
VEHICLE	-	-	150,000	\$ 150,000
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	-	-	331,084	\$ 331,084
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 34,745	\$ 34,745	1,204,732	\$ 1,169,987
AVAILABLE FUNDS, Ending	\$ 1,938,406	\$ 1,938,406		

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	-	-
ANNUAL ASSESSMENT	700,000	700,000
LOANS FROM (TO) OTHER FUNDS	-	-
LOAN PAYDOWN	-	-
AVAILABLE FUNDS, Beginning	\$ 700,000	\$ 700,000
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	-	-
CONTRACTOR PAYMENTS	-	-
LAND IMPROVEMENT - Winchester Bay	-	-
BUILDING	-	-
SUPPLIES	-	-
OTHER	-	-
TOTAL EXPENDITURES	\$ -	\$ -
AVAILABLE FUNDS, Ending	\$ 700,000	\$ 700,000