

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

OPERATING FUND							
CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)		
REVENUES	\$ 297,437	287,870	\$ 9,567	\$ 1,012,025	1,053,666	\$ (41,641)	\$ 4,799,390
EXPENSES	\$ (282,914)	(341,058)	\$ 58,144	\$ (563,816)	(682,288)	\$ 118,472	\$ (4,933,528)
Prior Year Surplus	-	-	-	-	-	-	134,458
INCOME (LOSS)	\$ 14,523	(53,188)	\$ 67,711	\$ 448,209	371,378	\$ 76,831	\$ 320

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

DESIGNATED FUNDS	
2/28/2026	
Recreation	\$ 11,232.28
Golf	12,793.79
Campground	5,834.56
Memorial Pavilion	4,265.87
Fireworks	5,795.67
Deer Mgmt	4,562.66
Trails	16.62
Security Donations	1,470.00
TOTAL	\$ 45,971.45

STATEMENT OF FINANCIAL POSITION BY FUND				
	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
ASSETS				
CASH RESERVE ACCOUNTS	\$ 2,706,552	-	777,933	\$ 3,484,485
OTHER CASH	912,962	-	-	912,962
INVESTMENTS-Certificates of Deposit (CD's)	143,241	-	500,150	643,391
CASH AND INVESTMENTS	\$ 3,762,755	-	1,278,083	\$ 5,040,838
RECEIVABLES	(178,712)	700,000	621,117	1,142,405
INVENTORY and PREPAIDS	190,332	-	-	190,332
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 3,774,375	700,000	1,899,200	\$ 6,373,575
DUE FROM (TO) OTHER FUNDS	-	(956,727)	956,727	-
PROPERTY and EQUIPMENT, NET	6,810,896	-	193,809	7,004,705
TOTAL ASSETS	\$ 10,585,271	(256,727)	3,049,736	\$ 13,378,280
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 269,937	-	-	\$ 269,937
DEPOSITS - Refundable, incl Gift Certificates	28,237	-	-	28,237
DEFERRED INCOME	2,379,777	-	-	2,379,777
CONTRACT LIABILITY - CURRENT	16,500	-	1,128,339	1,144,839
TOTAL CURRENT LIABILITIES	\$ 2,694,451	-	1,128,339	3,822,790
NONCURRENT CONTRACT LIABILITY	49,500	700,000	1,386,444	2,135,944
TOTAL LIABILITIES	\$ 2,743,951	700,000	2,514,783	\$ 5,958,734
FUND BALANCE	7,841,320	(956,727)	534,953	7,419,546
TOTAL LIABILITIES & FUND BALANCE	\$ 10,585,271	(256,727)	3,049,736	\$ 13,378,280

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 1,938,406	\$ 1,348,562		
INTEREST EARNED	2,442	5,914		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	621,117		
LOANS FROM (TO) OTHER FUNDS	-	-		
AVAILABLE FUNDS, Beginning	\$ 1,940,848	\$ 1,975,593		
EXPENDITURES				
LAND & LAKE	\$ 606	2,389	569,500	\$ 567,111
BUILDING - MultiSC & Firehouse	451	22,205	55,000	\$ 32,795
MACHINERY & EQUIPMENT	40,591	51,799	99,148	\$ 47,349
VEHICLE	-	-	150,000	\$ 150,000
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	-	-	331,084	\$ 331,084
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 41,648	\$ 76,393	1,204,732	\$ 1,128,339
AVAILABLE FUNDS, Ending	\$ 1,899,200	\$ 1,899,200		

- \$ 287,485.00

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	\$ 700,000	\$ -
INTEREST/GRANT EARNED	-	-
ANNUAL ASSESSMENT	-	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