

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

OPERATING FUND							
CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
ACTUAL	BUDGET	OVER/ (UNDER)	ACTUAL	BUDGET	OVER/ (UNDER)		
REVENUES	\$ 377,920	401,349	\$ (23,429)	\$ 1,710,612	1,774,685	\$ (64,073)	\$ 4,799,390
EXPENSES	\$ (305,600)	(381,012)	\$ 75,412	\$ (1,187,106)	(1,400,568)	\$ 213,462	\$ (4,933,528)
Prior Year Surplus	-	-	-	-	-	-	134,458
INCOME (LOSS)	\$ 72,320	20,337	\$ 51,983	\$ 523,506	374,117	\$ 149,389	\$ 320

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

DESIGNATED FUNDS	
4/30/2026	
Recreation	\$ 10,861.71
Golf	12,793.79
Campground	5,834.56
Memorial Pavilion	4,810.87
Fireworks	6,165.67
Deer Mgmt	4,562.66
Trails	16.62
Security Donations	1,470.00
TOTAL	\$ 46,515.88

STATEMENT OF FINANCIAL POSITION BY FUND				
ASSETS	Operating Fund	Capital Projects Fund	R&R Fund	COMBINED
CASH RESERVE ACCOUNTS	\$ 2,442,764	-	1,914,213	\$ 4,356,977
OTHER CASH	206,289	-	-	206,289
INVESTMENTS-Certificates of Deposit (CD's)	144,134	-	502,961	647,095
CASH AND INVESTMENTS	\$ 2,793,187	-	2,417,174	\$ 5,210,361
RECEIVABLES	390,634	-	-	390,634
INVENTORY and PREPAIDS	180,218	-	-	180,218
TOTAL CURRENT ASSETS & INVESTMENTS	\$ 3,364,039	-	2,417,174	\$ 5,781,213
DUE FROM (TO) OTHER FUNDS	-	(251,657)	251,657	-
PROPERTY and EQUIPMENT, NET	10,290,699	7,430	393,759	10,691,888
TOTAL ASSETS	\$ 13,654,738	(244,227)	3,062,590	\$ 16,473,101
LIABILITIES AND FUND BALANCE				
PAYABLES AND ACCRUALS	\$ 270,136	-	-	\$ 270,136
DEPOSITS - Refundable, incl Gift Certificates	30,317	-	-	30,317
DEFERRED INCOME	1,891,321	-	-	1,891,321
CONTRACT LIABILITY - CURRENT	16,500	-	928,389	944,889
TOTAL CURRENT LIABILITIES	\$ 2,208,274	-	928,389	3,136,663
NONCURRENT CONTRACT LIABILITY	16,500	-	1,586,394	1,602,894
TOTAL LIABILITIES	\$ 2,224,774	-	2,514,783	\$ 4,739,557
FUND BALANCE	11,429,964	(244,227)	547,807	11,733,544
TOTAL LIABILITIES & FUND BALANCE	\$ 13,654,738	(244,227)	3,062,590	\$ 16,473,101

REPLACEMENT & RENOVATION (R&R) FUND				
	Month	Year To Date	Fiscal Year Budget *	Remaining Budget
BALANCE, Beginning	\$ 2,518,783	\$ 1,348,562		
INTEREST EARNED	6,539	18,768		
GRANTS	-	-		
ANNUAL ASSESSMENT	-	621,117		
LOANS FROM (TO) OTHER FUNDS	-	705,070		
AVAILABLE FUNDS, Beginning	\$ 2,525,322	\$ 2,693,517		
EXPENDITURES				
LAND & LAKE	\$ 60,947	119,446	569,500	\$ 450,054
BUILDING - MultiSC & Firehouse	692	23,062	55,000	\$ 31,938
MACHINERY & EQUIPMENT	860	73,028	99,148	\$ 26,120
VEHICLE	45,649	45,649	150,000	\$ 104,351
FURNITURE & FIXTURES	-	-	-	\$ -
PRIOR YEAR CARRYOVERS*	-	15,158	331,084	\$ 315,926
	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 108,148	\$ 276,343	1,204,732	\$ 928,389
AVAILABLE FUNDS, Ending	\$ 2,417,174	\$ 2,417,174		

- \$ 287,485.00

OPERATING FUND - PROPERTY and EQUIPMENT DETAIL			
DESCRIPTION	Cost	Accumulated Depreciation	Net Book Value
LAND & LAKE	\$ 11,750,085	(3,910,310)	\$ 7,839,775
BUILDINGS	4,275,917	(2,328,333)	1,947,584
MACHINERY & EQUIPMENT	2,259,410	(1,846,163)	413,247
FURNITURE & FIXTURES	322,041	(290,555)	31,486
VEHICLES	540,610	(515,003)	25,607
RIGHT OF USE ASSET	33,000	-	33,000
TOTALS	\$ 19,181,063	(8,890,364)	\$ 10,290,699

CAPITAL PROJECTS FUND		
	Month	Year To Date
BALANCE, Beginning	\$ -	\$ -
INTEREST/GRANT EARNED	-	-
ANNUAL ASSESSMENT	-	712,500
LOANS FROM (TO) OTHER FUNDS	-	7,430
LOAN PAYDOWN	-	(712,500)
AVAILABLE FUNDS, Beginning	\$ -	\$ 7,430
EXPENDITURES		
DREDGING	\$ -	\$ -
ENGINEERING - incl CMT	-	-
CONTRACTOR PAYMENTS	-	7,430
LAND IMPROVEMENT - Winchester Bay	-	-
BUILDING	-	-
SUPPLIES	-	-
OTHER	-	-
TOTAL EXPENDITURES	\$ -	\$ 7,430
AVAILABLE FUNDS, Ending	\$ -	\$ -