

**Whitehawk Ranch Homeowners Association**  
**Balance Sheet**  
As of April 30, 2024

	Apr 30, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
ARC Deposits (5862)	24,338.72
<b>OPERATING ACCOUNTS</b>	
Plumas Bank Money Mkt (7952)	26,906.42
Plumas Bank Operating (2452)	113,559.43
<b>Total OPERATING ACCOUNTS</b>	140,465.85
<b>RESERVE ACCOUNTS</b>	
Fidelity Investments	
Capital One Bnk 2.0% 04/01/2024	100,000.00
Fidelity Money Market	110,254.73
Sallie Mae 2.85% 06/17/2024	50,000.00
Sallie Mae 3.10% 6/16/2025	50,000.00
UMB Bk Natl 5.3% 6/12/2024	50,000.00
Wells Fargo Bank 4% 02/27/2026	100,000.00
Zions Bankcorp 5.2% 12/06/2024	50,000.00
<b>Total Fidelity Investments</b>	510,254.73
<b>Total RESERVE ACCOUNTS</b>	510,254.73
<b>Total Checking/Savings</b>	675,059.30
<b>Other Current Assets</b>	
Accounts Receivable	312.17
Investment Valuation Account	50.00
<b>Total Other Current Assets</b>	362.17
<b>Total Current Assets</b>	675,421.47
<b>Other Assets</b>	
Prepaid Expenses	2,986.90
Prepaid Interest	219.04
Prepaid state income tax	766.00
<b>Total Other Assets</b>	3,971.94
<b>TOTAL ASSETS</b>	<b>679,393.41</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Accounts Payable	442.08
ARC Deposits Liability	7,471.00
Assmnts Paid n Advance	6,302.95
Assmts from past years recvd	5,532.19
Federal income tax liability	674.00
<b>Total Other Current Liabilities</b>	20,422.22
<b>Total Current Liabilities</b>	20,422.22
<b>Long Term Liabilities</b>	
Streets and Drive Reserve Fund	400,399.79
<b>Total Long Term Liabilities</b>	400,399.79
<b>Total Liabilities</b>	420,822.01
<b>Equity</b>	
Retained Earnings	178,409.54
Net Income	80,161.86
<b>Total Equity</b>	258,571.40

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	Apr 30, 24
TOTAL LIABILITIES & EQUITY	<u>679,393.41</u>

## Whitehawk Ranch Homeowners Association Profit & Loss Budget vs. Actual

	<u>Jan - April 2024</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>2024 Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
ARC Plan Review	0.00	1,000.00	-1,000.00	3,000.00
Association Dues	128,713.59	100,080.00	28,633.59	300,240.00
Dues received for prior years	669.85	3,177.91	-2,508.06	0.00
Fines	0.00	0.00	0.00	0.00
Late Fees and Interest	253.34	0.00	253.34	0.00
Operating Act. Interest	24.54	33.36	-8.82	100.00
<b>Total Income</b>	<u>129,661.32</u>	<u>104,291.27</u>	<u>26,370.05</u>	<u>303,340.00</u>
<b>Expense</b>				
<b>ADMINISTRATIVE COSTS</b>				
Administrative Support	13,681.32	14,028.76	-347.44	42,086.25
ARC Plan Review (contractor)	1,700.00	0.00	1,700.00	2,000.00
Annual Meeting	0.00	666.64	-666.64	3,000.00
Education	0.00	100.00	-100.00	300.00
Insurance	4,789.00	7,500.00	-2,711.00	7,500.00
Misc. Expenses	395.50	1,666.64	-1,271.14	5,000.00
Postage and Delivery	5.66	666.64	-660.98	2,000.00
Printing	0.00	1,000.00	-1,000.00	3,000.00
Tax Preparation	0.00	6,000.00	-6,000.00	6,000.00
Taxes	1,946.80	100.00	1,846.80	100.00
Transfer into Reserve Account	45,441.68	45,441.68	0.00	136,325.00
<b>Total ADMINISTRATIVE COSTS</b>	<u>67,959.96</u>	<u>77,170.36</u>	<u>-9,210.40</u>	<u>207,311.25</u>
<b>OPERATING COSTS</b>				
Contract Services	27,056.00	27,055.97	0.03	81,167.97
Electricity for front entrance	408.59	600.00	-191.41	1,800.00
Legal Expense	0.00	333.36	-333.36	1,000.00
Signage Repair	0.00	0.00	0.00	300.00
Social Activities	83.58	666.64	-583.06	2,000.00
Unbudgeted Repairs	2,800.00	1,000.00	1,800.00	3,000.00
Weed abatement	0.00	0.00	0.00	4,000.00
<b>Total OPERATING COSTS</b>	<u>30,348.17</u>	<u>29,655.97</u>	<u>692.20</u>	<u>93,267.97</u>
<b>Total Expense</b>	<u>98,308.13</u>	<u>106,826.33</u>	<u>-8,518.20</u>	<u>300,579.22</u>
<b>Net Ordinary Income</b>	<u>31,353.19</u>	<u>-2,535.06</u>	<u>33,888.25</u>	<u>2,760.78</u>
<b>Reserve Account</b>				
<b>Reserve Income</b>				
Transfer Into Reserves	45,441.68	45,441.64	0.04	136,325.00
Commercial Reserves	0.00	0.00	0.00	2,300.00
Reserve Interest	4,079.54	3,333.36	746.18	10,000.00
<b>Total Reserve Income</b>	<u>49,521.22</u>	<u>48,775.00</u>	<u>746.22</u>	<u>148,625.00</u>
<b>Reserve Expense</b>				
Reserve Expense	0.00	0.00	0.00	11,307.00
<b>Total Reserve Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,307.00</u>
<b>Net Reserve P/L</b>	<u>49,521.22</u>	<u>48,775.00</u>	<u>746.22</u>	<u>137,318.00</u>