

Whitehawk Ranch Town Home Owners Association
Balance Sheet
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
OPERATING ACCOUNTS	
Plumas Bank Operating Act 2441	60,466.79
Total OPERATING ACCOUNTS	60,466.79
RESERVE ACCOUNTS	
Plumas Bank (Reserve Act) 4189	152,310.79
Wells Fargo Investors	
Wells Fargo MM Checking (9015)	208,683.61
Total Wells Fargo Investors	208,683.61
Total RESERVE ACCOUNTS	360,994.40
Total Checking/Savings	421,461.19
Accounts Receivable	
Accounts Receivable	-922.62
Total Accounts Receivable	-922.62
Other Current Assets	
Acts Receivable	-348.33
Total Other Current Assets	-348.33
Total Current Assets	420,190.24
TOTAL ASSETS	420,190.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	10,670.31
Accrued Taxes	-10.00
Assessments Received in Advance	21,041.42
Past Due Monthly Assessments	840.12
Reserve Fund	-475,940.06
Total Other Current Liabilities	-443,398.21
Total Current Liabilities	-443,398.21
Long Term Liabilities	
Plumas Bank Note Payable	540,000.00
Total Long Term Liabilities	540,000.00
Total Liabilities	96,601.79
Equity	
Operating Fund	287,961.87
Net Income	35,626.58
Total Equity	323,588.45
TOTAL LIABILITIES & EQUITY	420,190.24

Whitehawk Ranch Town Home Owners Association

Profit & Loss Budget vs. Actual

	Jan - April 2024	Budget to date	\$ Over Budget	2024 Annual Budget
Ordinary Income/Expense				
Income				
Association Dues	169,835.16	144,000.00	-25,835.16	432,000.00
Interest from Operating Account	0.00	0.00	0.00	0.00
Net Available from prior year	0.00	0.00	0.00	0.00
Late Fees Collected	664.24	0.00	664.24	0.00
Total Income	170,499.40	144,000.00	26,499.40	432,000.00
Expense				
ADMINISTRATIVE EXPENSE				
Association Support/Bookkeeping	9,197.36	9,197.30	0.06	27,591.86
Bank Fees	-2.00	14.00	-16.00	42.00
Insurance	23,666.72	17,896.64	5,770.08	53,690.00
Loan Repayment	52,234.45	51,300.00	934.45	102,600.00
Postage and Office Supplies	0.00	544.00	-544.00	1,632.00
Tax Preparation	0.00	0.00	0.00	3,009.00
Taxes	0.00	0.00	0.00	500.00
Transfer To Reserve Account	26,000.00	26,000.00	0.00	78,000.00
Total ADMINISTRATIVE EXPENSE	111,096.53	104,951.94	6,144.59	267,064.86
OPERATING EXPENSE				
Landscape Maint	0.00	6,605.74	-6,605.74	46,240.00
Large Tree Care	0.00	2,000.00	-2,000.00	2,000.00
Legal Expense	380.50	1,166.64	-786.14	3,500.00
Master Assoc. Dues	25,920.00	25,920.00	0.00	77,760.00
Misc. / Contingency	0.00	666.64	-666.64	2,000.00
Snow removal	22,680.00	16,848.00	5,832.00	28,080.00
Utilities				
Electricity	207.76	212.00	-4.24	636.00
Water for drip system	1,378.56	1,554.00	-175.44	4,662.00
Total OPERATING EXPENSE	50,566.82	54,973.02	-4,406.20	164,878.00
Total Expense	161,663.35	159,924.96	1,738.39	431,942.86
Net Ordinary Income	8,836.05	-15,924.96	24,761.01	57.14
Dues received for years past	1,506.34	0.00	1,506.34	3,994.37
RESERVES				
Reserve Income				
Interest From Reserve Act.	232.19	75.00	157.19	225.00
Trans into Reserve Act.	26,000.00	26,000.00	0.00	78,000.00
Total Reserve Income	26,232.19	26,075.00	1,663.53	82,219.37
Reserve Expense				
Payable by Reserves	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Reserves	26,232.19	26,075.00	1,663.53	82,219.37