

**Whitehawk Ranch Town Home Owners Association**  
**Balance Sheet**  
As of December 31, 2024

	Dec 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>OPERATING ACCOUNTS</b>	
Plumas Bank Operating Act 2441	47,996.35
<b>Total OPERATING ACCOUNTS</b>	47,996.35
<b>RESERVE ACCOUNTS</b>	
Plumas Bank (Reserve Act) 4189	138,269.34
Wells Fargo Investors	
Wells Fargo MM Checking (7633)	224,497.29
<b>Total Wells Fargo Investors</b>	224,497.29
<b>Total RESERVE ACCOUNTS</b>	362,766.63
<b>Total Checking/Savings</b>	410,762.98
Accounts Receivable	
Accounts Receivable	-922.62
<b>Total Accounts Receivable</b>	-922.62
Other Current Assets	
Acts Receivable	4,307.06
<b>Total Other Current Assets</b>	4,307.06
<b>Total Current Assets</b>	414,147.42
<b>TOTAL ASSETS</b>	<b>414,147.42</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	6,551.94
Assessments Received in Advance	10,208.65
<b>Total Other Current Liabilities</b>	16,760.59
<b>Total Current Liabilities</b>	16,760.59
Long Term Liabilities	
Plumas Bank Note Payable	300,000.00
<b>Total Long Term Liabilities</b>	300,000.00
<b>Total Liabilities</b>	316,760.59
Equity	
Operating Fund	8,829.04
Net Income	88,557.79
<b>Total Equity</b>	97,386.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>414,147.42</b>

**Whitehawk Ranch Town Home Owners Association**  
**Profit & Loss**  
January through December 2024

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	Jan - Dec 24
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Association Dues	432,000.00
Dues rcvd for next fiscal year	0.00
Late Fees Collected	819.78
<b>Total Income</b>	432,819.78
<b>Expense</b>	
<b>ADMINISTRATIVE EXPENSE</b>	
Admin/Bookkeeping Services	27,592.08
Bank Charges	14.00
Insurance	68,034.00
Interest	23,150.84
Loan Re-payment	0.00
Postage and Office Supplies	987.94
Tax Preparation	2,950.00
Transfer into reserve act.	6,500.00
<b>Total ADMINISTRATIVE EXPENSE</b>	129,228.86
<b>OPERATING EXPENSE</b>	
Landscape Maint	44,619.05
Large Tree Care	800.00
Legal expense	338.00
Master Assoc. Dues	77,760.00
Misc. Expense	2,173.57
Roof Debris Cleaning	3,480.00
Snow Removal	31,110.00
<b>Utilities</b>	
Electricity	621.25
Water for drip system	4,135.68
<b>Total Utilities</b>	4,756.93
<b>Total OPERATING EXPENSE</b>	165,037.55
<b>Total Expense</b>	294,266.41
<b>Net Ordinary Income</b>	138,553.37
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Dues received for years past	0.00
Interest from Reserve Acts	644.80
Trs To Reserves	6,500.00
<b>Total Other Income</b>	7,144.80
<b>Other Expense</b>	
Payable by Reserves	57,140.38
<b>Total Other Expense</b>	57,140.38
<b>Net Other Income</b>	-49,995.58
<b>Net Income</b>	88,557.79