

Whitehawk Ranch Homeowners Association
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
ARC Deposits (5862)	12,838.80
OPERATING ACCOUNTS	
Plumas Bank Money Mkt (7952)	26,954.89
Plumas Bank Operating (2452)	117,676.53
Total OPERATING ACCOUNTS	144,631.42
RESERVE ACCOUNTS	
Fidelity Investments	
Bank of America 4.8% 4/13/26	50,000.00
Bank of America 5.05% 06/08/2026	50,000.00
Fidelity Money Market	357,767.75
Morgan Stanley 5.35% 6/12/2025	50,000.00
Sallie Mae 3.10% 6/16/2025	50,000.00
Wells Fargo Bank 4.75% 02/27/26	100,000.00
Total Fidelity Investments	657,767.75
Total RESERVE ACCOUNTS	657,767.75
Total Checking/Savings	815,237.97
Other Current Assets	
Accounts Receivable	312.17
Investment Valuation Account	50.00
Total Other Current Assets	362.17
Total Current Assets	815,600.14
Other Assets	
Prepaid Expenses	2,986.90
Prepaid Interest	219.04
Prepaid state income tax	766.00
Total Other Assets	3,971.94
TOTAL ASSETS	819,572.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable	442.08
ARC Deposits Liability	7,471.00
Assessments Paid in Advance	6,302.95
Assessments from past years received	8,380.09
Federal income tax liability	674.00
Total Other Current Liabilities	23,270.12
Total Current Liabilities	23,270.12
Long Term Liabilities	
Streets and Drive Reserve Fund	400,399.79
Total Long Term Liabilities	400,399.79
Total Liabilities	423,669.91
Equity	
Retained Earnings	307,827.77
Net Income	88,074.40
Total Equity	395,902.17
TOTAL LIABILITIES & EQUITY	819,572.08

Whitehawk Ranch Homeowners Association

Profit & Loss Detail

January through April 2025

Type	Date	Num	Name	Memo	Paid Amount
Ordinary Income/Expense					
Income					
Association Dues					
Deposit	01/07/2025			Deposit	198.00
Deposit	01/07/2025			Deposit	13,648.00
Deposit	01/08/2025			Deposit	10,266.00
Deposit	01/13/2025			Deposit	8,644.50
Deposit	01/21/2025			Deposit	500.70
Deposit	01/21/2025			Deposit	15,657.44
Deposit	01/23/2025			Deposit	508.00
Deposit	01/27/2025			Deposit	3,447.00
Deposit	02/03/2025			Deposit	1,467.00
Deposit	02/08/2025			Deposit	3,520.50
Deposit	02/18/2025			Deposit	4,491.00
Deposit	02/21/2025			Deposit	7,128.00
Deposit	02/24/2025			Deposit	1,488.00
Deposit	02/28/2025			Deposit	7,128.00
Deposit	03/04/2025			Deposit	2,622.00
Check	03/05/2025	2987	Whitehawk Ranch Mutual W...	Mutal water dues	-7,128.00
Deposit	03/10/2025			Deposit	6,409.50
Deposit	03/17/2025			Deposit	2,079.00
Deposit	03/17/2025			Deposit	4,635.00
Deposit	03/19/2025			Deposit	777.00
Deposit	03/24/2025			Deposit	11,761.11
Deposit	03/31/2025			Deposit	3,066.00
Deposit	04/07/2025			Deposit	1,440.60
Deposit	04/07/2025			Deposit	4,830.49
Deposit	04/14/2025			Deposit	2,782.00
Deposit	04/21/2025			Deposit	13,380.99
Deposit	04/28/2025			Deposit	3,645.00
Total Association Dues					128,392.83
Operating Act. Interest					
Deposit	01/31/2025			Deposit	1.82
Deposit	01/31/2025			Deposit	4.12
Deposit	02/28/2025			Deposit	1.46
Deposit	02/28/2025			Deposit	3.72
Deposit	03/31/2025			Deposit	1.53
Deposit	03/31/2025			Deposit	4.12
Deposit	04/30/2025			Deposit	1.48
Deposit	04/30/2025			Deposit	3.99
Total Operating Act. Interest					22.24
Total Income					128,415.07
Expense					
ADMINISTRATIVE COSTS					
Administrative Support					
Check	01/21/2025	200115	Whitehawk Ranch Mutual W...	Jan 2025	3,462.50
Check	02/21/2025	20001...	Whitehawk Ranch Mutual W...	Feb 2025	3,462.50
Check	03/19/2025	20001...	Whitehawk Ranch Mutual W...	March 2025	3,462.50
Check	04/17/2025	200122	Whitehawk Ranch Mutual W...	April 2025	3,462.50
Total Administrative Support					13,850.00
Annual Meeting					
Check	03/27/2025	2988	Sierra Smokeshow	Deposit for 8/16/25 event	500.00
Total Annual Meeting					500.00
ARC Plan Review (contractor)					
Check	02/21/2025	2986	Judy Simpton	Flash drive for ARC	9.65
Total ARC Plan Review (contractor)					9.65
Insurance					
Check	02/20/2025		Farmers Insurance Exchange	F004193949-001-00001	6,171.00

Whitehawk Ranch Homeowners Association

Profit & Loss Detail

January through April 2025

Type	Date	Num	Name	Memo	Paid Amount
	Total Insurance				6,171.00
	Misc. Expenses				
Check	01/06/2025		Gerald Or Janet Mescher	Bank check fee	8.00
Check	01/31/2025		Plumas Bank		2.00
Check	02/28/2025		Plumas Bank		2.00
Check	03/31/2025		Plumas Bank		2.00
Check	04/30/2025		Plumas Bank		2.00
	Total Misc. Expenses				16.00
	Taxes				
Deposit	04/01/2025			Refund from 12/2023 Form 1120	-531.31
	Total Taxes				-531.31
	Transfer to Reserves				
Check	01/15/2025	200112	Whitehawk Ranch HOA	Jan 2025 transfer to Fidelity	12,083.37
Check	02/10/2025	200111	Whitehawk Ranch HOA	Feb 2025 transfer to Fidelity	12,083.33
Check	03/21/2025	200117	Whitehawk Ranch HOA	March 2025 transfer to Fidelity	12,083.33
Check	04/09/2025	200120	Whitehawk Ranch HOA	April 2025 transfer to Fidelity	12,083.33
	Total Transfer to Reserves				48,333.36
	Total ADMINISTRATIVE COSTS				68,348.70
	OPERATING COSTS				
	Contract Services				
Check	01/15/2025	200113	Whitehawk Ranch Mutual W...	Jan 2025	7,432.38
Check	02/21/2025	200113	Whitehawk Ranch Mutual W...	Feb 2025	7,432.43
Check	03/17/2025	20001...	Whitehawk Ranch Mutual W...	March 2025	7,432.43
Check	04/17/2025	20001...	Whitehawk Ranch Mutual W...	April 2025	7,432.43
	Total Contract Services				29,729.67
	Electricity for front entrance				
Check	01/24/2025	ACH	Plumas Sierra Rural Electric		108.23
Check	02/21/2025	ACH	Plumas Sierra Rural Electric		105.36
Check	03/21/2025		Plumas Sierra Rural Electric		104.29
Check	04/21/2025	ACH	Plumas Sierra Rural Electric		111.44
	Total Electricity for front entrance				429.32
	Social Activities				
Check	02/21/2025	2986	Judy Simpton	Wine for welcome baskets	39.98
Check	02/21/2025	2985	Janet Soli	Febuary soup dinner decorations	21.00
Check	04/24/2025	2989	Judy Simpton	Brewing Lair pint token	35.00
	Total Social Activities				95.98
	Speed Bump & Other Minor Repair				
Check	01/27/2025	2983	Smith's Tree Service	Tree removal -cedars, firs, and as...	325.00
	Total Speed Bump & Other Minor Repair				325.00
	Total OPERATING COSTS				30,579.97
	Total Expense				98,928.67
	Net Ordinary Income				29,486.40
	Other Income/Expense				
	Other Income				
	ARC Deposit				
Check	01/06/2025		Gerald Or Janet Mescher	Mescher 138 Blackbear- partial re...	-2,500.00
	Total ARC Deposit				-2,500.00
	Assessments paid for prior year				
Deposit	01/21/2025			2024	2,622.36
Deposit	03/24/2025			2024 dues	157.02

Whitehawk Ranch Homeowners Association
Profit & Loss Detail
January through April 2025

Type	Date	Num	Name	Memo	Paid Amount
			Total Assessments paid for prior year		2,779.38
			Comrc'l Reserve		
Deposit	03/24/2025			Deposit	777.00
			Total Comrc'l Reserve		777.00
			Late Fees and Interest		
Deposit	01/21/2025			Deposit	96.20
Deposit	03/24/2025			Deposit	33.87
			Total Late Fees and Interest		130.07
			Reserve Interest		
Deposit	01/27/2025			Deposit	403.42
Deposit	01/31/2025			Deposit	878.96
Deposit	02/27/2025			Deposit	403.42
Deposit	02/28/2025			Deposit	834.73
Deposit	03/27/2025			Deposit	364.38
Deposit	03/31/2025			Deposit	962.93
Deposit	04/11/2025			Deposit	2,525.00
Deposit	04/11/2025			Deposit	1,196.71
Deposit	04/27/2025			Deposit	403.42
Deposit	04/30/2025			Deposit	1,095.22
			Total Reserve Interest		9,068.19
			Trans into Reserves		
Deposit	01/14/2025			Deposit	12,083.37
Deposit	02/10/2025			Deposit	12,083.33
Deposit	03/10/2025			Deposit	12,083.33
Deposit	04/08/2025			Deposit	12,083.33
			Total Trans into Reserves		48,333.36
			Total Other Income		58,588.00
			Net Other Income		58,588.00
			Net Income		88,074.40

Whitehawk Ranch Homeowners Association

Profit & Loss Budget vs. Actual

	Jan - April 2025	Budget	\$ Over Budget	2025 Budget
Ordinary Income/Expense				
Income				
ARC Plan Review	0.00	0.00	0.00	0.00
Association Dues	134,524.98	110,088.00	24,436.98	330,264.00
Fines	0.00	0.00	0.00	0.00
Late Fees and Interest	130.07	0.00	130.07	0.00
Operating Act. Interest	22.24	25.00	-2.76	75.00
Total Income	134,677.29	110,113.00	24,564.29	330,339.00
Expense				
ADMINISTRATIVE COSTS				
Administrative Support	13,850.00	13,850.09	-0.09	41,550.17
ARC Plan Review (contractor)	9.65	666.64	-656.99	2,000.00
Annual Meeting	500.00	0.00	500.00	4,800.00
Firewise Manager	0.00	3,333.36	-3,333.36	10,000.00
Insurance	6,171.00	6,400.00	-229.00	6,400.00
Misc. Expenses	16.00	500.00	-484.00	1,500.00
Postage and Delivery	0.00	833.36	-833.36	2,500.00
Printing	0.00	1,066.64	-1,066.64	3,200.00
Taxes	-531.31			
Tax Preparation	0.00	3,150.00	-3,150.00	3,150.00
Transfer into Reserve Account	48,333.36	48,333.36	0.00	145,000.00
Total ADMINISTRATIVE COSTS	68,348.70	78,133.45	-9,784.75	220,100.17
OPERATING COSTS				
Contract Services	29,729.67	29,729.67	0.00	89,189.11
Electricity for front entrance	429.32	700.00	-270.68	2,100.00
Legal Expense	0.00	166.64	-166.64	500.00
Signage Repair	0.00	0.00	0.00	500.00
Social Activities	95.98	250.00	-154.02	750.00
Hazardous Fuel Reduction	325.00	4,000.00	-3,675.00	12,000.00
Weed abatement	0.00	5,000.00	-5,000.00	5,000.00
Total OPERATING COSTS	30,579.97	39,846.31	-9,266.34	110,039.11
Total Expense	98,928.67	117,979.76	-19,051.09	330,139.28
Net Ordinary Income	35,748.62	-7,866.76	43,615.38	199.72
Reserve Account				
Reserve Income				
Transfer Into Reserves	48,333.36	48,333.36	0.00	145,000.00
Commercial Reserves	777.00	0.00	777.00	2,112.00
Reserve Interest	9,068.19	5,666.64	3,401.55	17,000.00
Total Reserve Income	58,178.55	54,000.00	4,178.55	164,112.00
Reserve Expense				
Reserve Expense	0.00	0.00	0.00	35,000.00
Total Reserve Expense	0.00	0.00	0.00	35,000.00
Net Reserve P/L	58,178.55	54,000.00	4,178.55	129,112.00
ARC Deposits Refunded	-2,500.00			
Dues received for 2026	0.00			
Dues received for 2024	2,779.38	5,871.26		