

## KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

04/29/25

## Balance Sheet

Accrual Basis

As of December 31, 2024

	Dec 31, 24	Dec 31, 23	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
PLUMAS BANK - Operating Acct	30,350.53	67,981.08	-37,630.55
BANK OF THE WEST CD	55,211.26	55,211.26	0.00
Total Checking/Savings	85,561.79	123,192.34	-37,630.55
Accounts Receivable			
Accounts Receivable	7,560.74	5,176.60	2,384.14
Total Accounts Receivable	7,560.74	5,176.60	2,384.14
Other Current Assets			
Prepaid Expense	0.00	326.03	-326.03
Total Other Current Assets	0.00	326.03	-326.03
Total Current Assets	93,122.53	128,694.97	-35,572.44
<b>TOTAL ASSETS</b>	<b>93,122.53</b>	<b>128,694.97</b>	<b>-35,572.44</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,451.38	33,777.65	-32,326.27
Total Accounts Payable	1,451.38	33,777.65	-32,326.27
Other Current Liabilities			
Document Fee Payable	800.00	0.00	800.00
Prepaid Dues	15,266.20	1,044.60	14,221.60
Total Other Current Liabilities	16,066.20	1,044.60	15,021.60
Total Current Liabilities	17,517.58	34,822.25	-17,304.67
Total Liabilities	17,517.58	34,822.25	-17,304.67
Equity			
Retained Earnings	93,872.72	110,761.94	-16,889.22
Net Income	-18,267.77	-16,889.22	-1,378.55
Total Equity	75,604.95	93,872.72	-18,267.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>93,122.53</b>	<b>128,694.97</b>	<b>-35,572.44</b>

## KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

## Profit &amp; Loss

04/29/25

Accrual Basis

January through December 2024

	Jan - Dec 24	Jan - Dec 23	\$ Change
<b>Income</b>			
Homeowners Dues	54,000.00	54,000.00	0.00
Returned Check Charges	0.00	0.00	0.00
Architectural Review Fees	2,000.00	1,400.00	600.00
Transfer Fees	3,200.00	1,200.00	2,000.00
Late Fees	576.00	1,022.40	-446.40
Interest Income	885.52	7.37	878.15
Collection Fee Income	2,000.00	0.00	2,000.00
<b>Total Income</b>	<b>62,661.52</b>	<b>57,629.77</b>	<b>5,031.75</b>
<b>Gross Profit</b>	<b>62,661.52</b>	<b>57,629.77</b>	<b>5,031.75</b>
<b>Expense</b>			
<b>OPERATING EXPENSES</b>			
Grounds Maintenance	601.09	176.55	424.54
Electricity - Street Lights	14,991.31	9,967.84	5,023.47
Postage, Mailings and Printing	2,151.56	1,778.92	372.64
Insurance - General Liability	11,137.00	10,143.61	993.39
Insurance - Fidelity Bond	326.03	0.00	326.03
Insurance - Umbrella	0.00	712.39	-712.39
Legal Fees	885.00	338.00	547.00
CC&R Enforcement	1,762.05	1,657.05	105.00
Accounting and Administration	9,400.00	8,637.50	762.50
Brd & Member Meetings	447.29	805.66	-358.37
Bank Charges	42.80	43.25	-0.45
Merchant Acct Fees	71.16	1.32	69.84
Late Fee	25.00	0.00	25.00
Taxes and Fees	0.00	38.00	-38.00
Annual Forest Management	38,930.00	40,069.00	-1,139.00
Zoom Membership	159.00	149.90	9.10
<b>Total OPERATING EXPENSES</b>	<b>80,929.29</b>	<b>74,518.99</b>	<b>6,410.30</b>
<b>Total Expense</b>	<b>80,929.29</b>	<b>74,518.99</b>	<b>6,410.30</b>
<b>Net Income</b>	<b>-18,267.77</b>	<b>-16,889.22</b>	<b>-1,378.55</b>