

**West Hill Estates Homeowner Association**  
**Balance Sheet**  
As of February 29, 2024

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	<u>Feb 29, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
On Point Credit Union	99,161.00
On Point Credit Union - Savings	5.00
ON Point CU - 12 Month CD	10,143.05
On Point CU - 3 Month CD	10,115.57
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<b>Total Checking/Savings</b>	119,424.62
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<b>Total Current Assets</b>	119,424.62
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<b>TOTAL ASSETS</b>	<b>119,424.62</b>
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<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Prepaid Assessments	16.39
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<b>Total Other Current Liabilities</b>	16.39
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<b>Total Current Liabilities</b>	16.39
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<b>Total Liabilities</b>	16.39
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<b>Equity</b>	
Restricted Assets - Reserves	20,000.00
Retained Earnings	64,113.59
Net Income	35,294.64
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<b>Total Equity</b>	119,408.23
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>119,424.62</b>
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**West Hill Estates Homeowner Association**  
**Profit & Loss Budget Performance**  
 February 2024

	Feb 24	Annual Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Assessment	0.00	60,990.00
<b>Total Income</b>	0.00	60,990.00
<b>Expense</b>		
Bank Service Charges	0.00	40.00
Common Maintenance Area	1,614.57	27,735.00
Computer and Internet Expenses	211.97	4,874.00
Insurance Expense	0.00	6,400.00
Legal Fees	160.00	5,000.00
Licenses and Fees	0.00	51.00
Meetings	0.00	600.00
Office Supplies	0.00	630.00
Printing and Postage	0.00	2,242.00
Professional Fees	133.69	4,500.00
Welcome Gifts	0.00	1,000.00
<b>Total Expense</b>	2,120.23	53,072.00
<b>Net Ordinary Income</b>	-2,120.23	7,918.00
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Interest Income	25.87	0.00
<b>Total Other Income</b>	25.87	0.00
<b>Net Other Income</b>	25.87	0.00
<b>Net Income</b>	-2,094.36	7,918.00

**West Hill Estates Homeowner Association**  
**Profit & Loss Budget vs. Actual**  
**July 2023 through February 2024**

	Jul '23 - Feb 24	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Assessment</b>	59,590.44	60,990.00	-1,399.56
<b>Interest Fee Income</b>	15.59	0.00	15.59
<b>Late Charges</b>	1,100.00	0.00	1,100.00
<b>Transfer Fees</b>	750.00	0.00	750.00
<b>Total Income</b>	61,456.03	60,990.00	466.03
<b>Expense</b>			
<b>Bank Service Charges</b>	0.00	40.00	-40.00
<b>Common Maintenance Area</b>	17,690.39	27,735.00	-10,044.61
<b>Computer and Internet Expenses</b>	3,082.90	4,874.00	-1,791.10
<b>Insurance Expense</b>	0.00	6,400.00	-6,400.00
<b>Legal Fees</b>	280.00	5,000.00	-4,720.00
<b>Licenses and Fees</b>	50.89	51.00	-0.11
<b>Meetings</b>	0.00	600.00	-600.00
<b>Office Supplies</b>	406.94	630.00	-223.06
<b>Printing and Postage</b>	558.85	2,242.00	-1,683.15
<b>Professional Fees</b>	4,166.81	4,500.00	-333.19
<b>Welcome Gifts</b>	116.00	1,000.00	-884.00
<b>Total Expense</b>	26,352.78	53,072.00	-26,719.22
<b>Net Ordinary Income</b>	35,103.25	7,918.00	27,185.25
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Interest Income</b>	191.39	0.00	191.39
<b>Total Other Income</b>	191.39	0.00	191.39
<b>Net Other Income</b>	191.39	0.00	191.39
<b>Net Income</b>	<b>35,294.64</b>	<b>7,918.00</b>	<b>27,376.64</b>

**West Hill Estates Homeowner Association**  
**Transaction Detail by Account - Redacted**  
February 2024

Type	Date	Num	Name	Memo	Paid Amount
<b>Interest Fee Income</b>					
Stmt Charge	02/29/2024			Finance Charges on Overdue Balance thru 10/31/23	0.66
Credit Memo	02/29/2024			Remove FC per email from Andi	-0.66
Total Interest Fee Income					0.00
<b>Common Maintenance Area</b>					
Check	02/05/2024	ACH	Russell's Landscape Service Inc	Monthly Maintenance	-1,380.00
Check	02/06/2024	ACH	City of Salem		-47.21
Check	02/08/2024	ACH	Salem Electric		-138.43
Check	02/26/2024	ACH	City of Salem		-48.93
Total Common Maintenance Area					-1,614.57
<b>Computer and Internet Expenses</b>					
Check	02/23/2024	debit	GoDaddy	Monthly email list service	-11.99
Check	02/28/2024	ACH	GoDaddy		-199.98
Total Computer and Internet Expenses					-211.97
<b>Legal Fees</b>					
Check	02/04/2024	ACH	Vialfotheringham, LLP		-160.00
Total Legal Fees					-160.00
<b>Professional Fees</b>					
Check	02/06/2024	ACH	AccurAccounts Inc	Jan Bookkeeping Services	-133.69
Total Professional Fees					-133.69
<b>Interest Income</b>					
Deposit	02/29/2024			Interest	3.97
Deposit	02/29/2024			Interest	9.96
Deposit	02/29/2024			Interest	11.94
Total Interest Income					25.87
					<b>-2,094.36</b>