

**Balance Sheet**

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 10/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
WEA - 6 Month CD	10,246.09
WEA - 11 Month CD	8,386.77
Checking - Cash in Bank	13,541.25
Savings/Reserve Account	1,522.39
<b>Total Cash</b>	<b>33,696.50</b>
<b>TOTAL ASSETS</b>	<b>33,696.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	956.88
<b>Total Liabilities</b>	<b>956.88</b>
<b>Capital</b>	
Retained Earnings	12,608.92
Calculated Retained Earnings	-5,891.56
Calculated Prior Years Retained Earnings	26,022.26
<b>Total Capital</b>	<b>32,739.62</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>33,696.50</b>

# Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Oct 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	0.00	0.00	3,432.68	100.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>3,432.68</b>	<b>100.00</b>
<b>Expense</b>				
<b>Westfield Estates HOA</b>				
WEA - Accounting	0.00	0.00	10.00	0.29
WEA - Insurance	0.00	0.00	1,297.00	37.78
WEA - Landscape - Grass / Shrubs	0.00	0.00	1,545.00	45.01
WEA - Light Reimbursement	0.00	0.00	318.78	9.29
WEA - Lighting & Maintenance	0.00	0.00	0.00	0.00
WEA - Mailings - Postage - Print	0.00	0.00	186.00	5.42
WEA - Miscellaneous	60.00	0.00	1,570.00	45.74
WEA - Secondary Water	0.00	0.00	224.06	6.53
WEA - Snow Removal	0.00	0.00	0.00	0.00
<b>Total Westfield Estates HOA</b>	<b>60.00</b>	<b>0.00</b>	<b>5,150.84</b>	<b>150.05</b>
<b>Property Management</b>				
Management Fee	430.00	0.00	4,300.00	125.27
<b>Total Property Management</b>	<b>430.00</b>	<b>0.00</b>	<b>4,300.00</b>	<b>125.27</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Tax Related	0.00	0.00	60.00	1.75
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>60.00</b>	<b>1.75</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>60.00</b>	<b>1.75</b>
<b>Total Operating Expense</b>	<b>490.00</b>	<b>0.00</b>	<b>9,510.84</b>	<b>277.07</b>
<b>NOI - Net Operating Income</b>	<b>-490.00</b>	<b>0.00</b>	<b>-6,078.16</b>	<b>-177.07</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	11.04	0.00	186.60	5.44

**Income Statement**

<b>Account Name</b>	<b>Selected Month</b>	<b>% of Selected Month</b>	<b>Year to Month End</b>	<b>% of Year to Month End</b>
Total Other Income	11.04	0.00	186.60	5.44
Net Other Income	11.04	0.00	186.60	5.44
Total Income	11.04	0.00	3,619.28	105.44
Total Expense	490.00	0.00	9,510.84	277.07
Net Income	<u>-478.96</u>	<u>0.00</u>	<u>-5,891.56</u>	<u>-171.63</u>