

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 04/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
WEA - 6 Month CD	10,258.82
WEA - 11 Month CD	8,415.64
Checking - Cash in Bank	25,318.11
Savings/Reserve Account	1,522.75
Total Cash	45,515.32
TOTAL ASSETS	45,515.32
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	589.42
Total Liabilities	589.42
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	2,922.61
Calculated Prior Years Retained Earnings	29,394.37
Total Capital	44,925.90
TOTAL LIABILITIES & CAPITAL	45,515.32

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Apr 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	0.00	0.00	5,255.00	98.27
Interest Income	5.77	18.75	17.31	0.32
Late Fee	25.00	81.25	75.00	1.40
Total Operating Income	30.77	100.00	5,347.31	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	31.00	0.58
WEA - Landscape - Grass / Shrubs	80.00	259.99	280.00	5.24
WEA - Light Reimbursement	0.00	0.00	17.71	0.33
WEA - Lighting & Maintenance	0.00	0.00	78.93	1.48
WEA - Mailings - Postage - Print	55.00	178.75	98.00	1.83
WEA - Miscellaneous	0.00	0.00	0.00	0.00
WEA - Secondary Water	0.00	0.00	224.06	4.19
Total Westfield Estates HOA	135.00	438.74	729.70	13.65
Property Management				
Management Fee	430.00	1,397.47	1,720.00	32.17
Total Property Management	430.00	1,397.47	1,720.00	32.17
Real Estate				
Administrative				
Tax Related	0.00	0.00	0.00	0.00
Total Administrative	0.00	0.00	0.00	0.00
Total Real Estate	0.00	0.00	0.00	0.00
Total Operating Expense	565.00	1,836.20	2,449.70	45.81
NOI - Net Operating Income	-534.23	-1,736.20	2,897.61	54.19
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.03	13.10	25.00	0.47
Total Other Income	4.03	13.10	25.00	0.47

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	4.03	13.10	25.00	0.47
Total Income	34.80	113.10	5,372.31	100.47
Total Expense	565.00	1,836.20	2,449.70	45.81
Net Income	<u>-530.20</u>	<u>-1,723.11</u>	<u>2,922.61</u>	<u>54.66</u>