

## Balance Sheet

**Properties:** Westfield Estates - Layton Layton, UT 84041

**As of:** 04/30/2023

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
WEA - 6 Month CD - Matures 10.31.23	10,404.23
WEA - 11 Month CD - Matures 11.28.23	8,520.23
Checking - Cash in Bank	24,632.65
Savings/Reserve Account	3,224.92
<b>Total Cash</b>	<b>46,782.03</b>
<b>TOTAL ASSETS</b>	<b>46,782.03</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	665.36
<b>Total Liabilities</b>	<b>665.36</b>
<b>Capital</b>	
Retained Earnings	12,608.92
Calculated Retained Earnings	-1,228.71
Calculated Prior Years Retained Earnings	34,736.46
<b>Total Capital</b>	<b>46,116.67</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>46,782.03</b>

## Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Apr 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

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	40.00	100.00	4,076.54	97.79
Interest Income	0.00	0.00	17.34	0.42
Late Fee	0.00	0.00	75.00	1.80
<b>Total Operating Income</b>	<b>40.00</b>	<b>100.00</b>	<b>4,168.88</b>	<b>100.00</b>
<b>Expense</b>				
<b>Westfield Estates HOA</b>				
WEA - Insurance	0.00	0.00	149.32	3.58
WEA - Landscape - Grass / Shrubs	0.00	0.00	0.00	0.00
WEA - Lighting & Maintenance	0.00	0.00	0.00	0.00
WEA - Mailings - Postage - Print	0.00	0.00	28.75	0.69
WEA - Secondary Water	0.00	0.00	2,082.49	49.95
WEA - Snow Removal	0.00	0.00	1,555.00	37.30
<b>Total Westfield Estates HOA</b>	<b>0.00</b>	<b>0.00</b>	<b>3,815.56</b>	<b>91.52</b>
<b>Property Management</b>				
Management Fee	430.00	1,075.00	1,720.00	41.26
<b>Total Property Management</b>	<b>430.00</b>	<b>1,075.00</b>	<b>1,720.00</b>	<b>41.26</b>
<b>Total Operating Expense</b>	<b>430.00</b>	<b>1,075.00</b>	<b>5,535.56</b>	<b>132.78</b>
<b>NOI - Net Operating Income</b>	<b>-390.00</b>	<b>-975.00</b>	<b>-1,366.68</b>	<b>-32.78</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	35.44	88.60	137.97	3.31
<b>Total Other Income</b>	<b>35.44</b>	<b>88.60</b>	<b>137.97</b>	<b>3.31</b>
<b>Net Other Income</b>	<b>35.44</b>	<b>88.60</b>	<b>137.97</b>	<b>3.31</b>
Total Income	75.44	188.60	4,306.85	103.31
Total Expense	430.00	1,075.00	5,535.56	132.78
<b>Net Income</b>	<b>-354.56</b>	<b>-886.40</b>	<b>-1,228.71</b>	<b>-29.47</b>