

## Balance Sheet

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

**As of:** 05/31/2023

**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	10,443.20
WEA - 11 Month CD - Matures 11.28.23	8,537.53
Checking - Cash in Bank	22,882.09
Savings/Reserve Account	3,225.06
<b>Total Cash</b>	<b>45,087.88</b>
<b>TOTAL ASSETS</b>	<b>45,087.88</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	767.45
<b>Total Liabilities</b>	<b>767.45</b>
<b>Capital</b>	
Retained Earnings	12,608.92
Calculated Retained Earnings	-3,024.95
Calculated Prior Years Retained Earnings	34,736.46
<b>Total Capital</b>	<b>44,320.43</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>45,087.88</b>

## Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: May 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	4,116.54	97.81
Interest Income	0.00	0.00	17.34	0.41
Late Fee	0.00	0.00	75.00	1.78
<b>Total Operating Income</b>	<b>40.00</b>	<b>100.00</b>	<b>4,208.88</b>	<b>100.00</b>
<b>Expense</b>				
<b>Westfield Estates HOA</b>				
WEA - Insurance	535.50	1,338.75	684.82	16.27
WEA - Landscape - Grass / Shrubs	335.00	837.50	335.00	7.96
WEA - Lighting & Maintenance	272.15	680.38	272.15	6.47
WEA - Mailings - Postage - Print	0.00	0.00	28.75	0.68
WEA - Secondary Water	0.00	0.00	2,082.49	49.48
WEA - Snow Removal	320.00	800.00	1,875.00	44.55
<b>Total Westfield Estates HOA</b>	<b>1,462.65</b>	<b>3,656.63</b>	<b>5,278.21</b>	<b>125.41</b>
<b>Property Management</b>				
Management Fee	430.00	1,075.00	2,150.00	51.08
<b>Total Property Management</b>	<b>430.00</b>	<b>1,075.00</b>	<b>2,150.00</b>	<b>51.08</b>
<b>Total Operating Expense</b>	<b>1,892.65</b>	<b>4,731.63</b>	<b>7,428.21</b>	<b>176.49</b>
<b>NOI - Net Operating Income</b>	<b>-1,852.65</b>	<b>-4,631.63</b>	<b>-3,219.33</b>	<b>-76.49</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	56.41	141.03	194.38	4.62
<b>Total Other Income</b>	<b>56.41</b>	<b>141.03</b>	<b>194.38</b>	<b>4.62</b>
<b>Net Other Income</b>	<b>56.41</b>	<b>141.03</b>	<b>194.38</b>	<b>4.62</b>
Total Income	96.41	241.03	4,403.26	104.62
Total Expense	1,892.65	4,731.63	7,428.21	176.49
<b>Net Income</b>	<b>-1,796.24</b>	<b>-4,490.60</b>	<b>-3,024.95</b>	<b>-71.87</b>