

# Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 12/31/2023

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 04.30.24	10,728.46
WEA - 11 Month CD - Matures 10.28.24	8,681.19
Checking - Cash in Bank	17,127.44
Savings/Reserve Account	3,226.01
Money Market / Capital Reserve	10,061.73
<b>Total Cash</b>	<b>49,824.83</b>
<b>TOTAL ASSETS</b>	<b>49,824.83</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	327.08
<b>Total Liabilities</b>	<b>327.08</b>
<b>Capital</b>	
Retained Earnings	12,608.92
Calculated Retained Earnings	2,152.37
Calculated Prior Years Retained Earnings	34,736.46
<b>Total Capital</b>	<b>49,497.75</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>49,824.83</b>

# Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Dec 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	12,514.25	100.00	17,101.54	99.46
Interest Income	0.00	0.00	17.34	0.10
Late Fee	0.00	0.00	75.00	0.44
<b>Total Operating Income</b>	<b>12,514.25</b>	<b>100.00</b>	<b>17,193.88</b>	<b>100.00</b>
<b>Expense</b>				
<b>Westfield Estates HOA</b>				
WEA - Insurance	0.00	0.00	1,811.32	10.53
WEA - Landscape - Grass / Shrubs	445.00	3.56	3,077.50	17.90
WEA - Landscape - Mulch	0.00	0.00	0.00	0.00
WEA - Legal/Lien Filing Fees	0.00	0.00	10.00	0.06
WEA - Light Reimbursement	0.00	0.00	318.78	1.85
WEA - Lighting & Maintenance	0.00	0.00	1,302.15	7.57
WEA - Mailings - Postage - Print	0.00	0.00	90.25	0.52
WEA - Secondary Water	0.00	0.00	2,082.49	12.11
WEA - Snow Removal	0.00	0.00	1,875.00	10.91
<b>Total Westfield Estates HOA</b>	<b>445.00</b>	<b>3.56</b>	<b>10,567.49</b>	<b>61.46</b>
<b>Property Management</b>				
Management Fee	430.00	3.44	5,160.00	30.01
<b>Total Property Management</b>	<b>430.00</b>	<b>3.44</b>	<b>5,160.00</b>	<b>30.01</b>
<b>Total Operating Expense</b>	<b>875.00</b>	<b>6.99</b>	<b>15,727.49</b>	<b>91.47</b>
<b>NOI - Net Operating Income</b>	<b>11,639.25</b>	<b>93.01</b>	<b>1,466.39</b>	<b>8.53</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	96.84	0.77	685.98	3.99
<b>Total Other Income</b>	<b>96.84</b>	<b>0.77</b>	<b>685.98</b>	<b>3.99</b>
<b>Net Other Income</b>	<b>96.84</b>	<b>0.77</b>	<b>685.98</b>	<b>3.99</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	12,611.09	100.77	17,879.86	103.99
Total Expense	875.00	6.99	15,727.49	91.47
Net Income	<u>11,736.09</u>	<u>93.78</u>	<u>2,152.37</u>	<u>12.52</u>