

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
WEA - 6 Month CD - Matures 10.31.25	11,453.63
WEA - 11 Month CD - Matures 09.28.25	9,270.12
Checking - Cash in Bank	11,929.21
Savings/Reserve Account	3,228.17
Money Market / Capital Reserve	10,270.17
Total Cash	46,151.30
TOTAL ASSETS	46,151.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,059.34
Total Liabilities	1,059.34
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	-3,794.86
Calculated Prior Years Retained Earnings	36,277.90
Total Capital	45,091.96
TOTAL LIABILITIES & CAPITAL	46,151.30

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Apr 2025

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
Operating Income & Expense				
Income				
Association Dues	60.00	100.00	2,044.60	96.99
Interest Income	0.00	0.00	13.36	0.63
Late Fee	0.00	0.00	50.00	2.37
Total Operating Income	60.00	100.00	2,107.96	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	322.00	15.28
WEA - Insurance	500.00	833.33	500.00	23.72
WEA - Legal/Lien Filing Fees	0.00	0.00	10.00	0.47
WEA - Lighting & Maintenance	191.25	318.75	796.77	37.80
WEA - Mailings - Postage - Print	57.50	95.83	57.50	2.73
WEA - Secondary Water	0.00	0.00	2,082.49	98.79
WEA - Snow Removal	360.00	600.00	765.00	36.29
Total Westfield Estates HOA	1,108.75	1,847.92	4,533.76	215.08
Property Management				
Management Fee	430.00	716.67	1,720.00	81.60
Total Property Management	430.00	716.67	1,720.00	81.60
Total Operating Expense	1,538.75	2,564.58	6,253.76	296.67
NOI - Net Operating Income	-1,478.75	-2,464.58	-4,145.80	-196.67
Other Income & Expense				
Other Income				
Interest on Bank Accounts	90.09	150.15	350.94	16.65
Total Other Income	90.09	150.15	350.94	16.65
Net Other Income	90.09	150.15	350.94	16.65
Total Income	150.09	250.15	2,458.90	116.65
Total Expense	1,538.75	2,564.58	6,253.76	296.67

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-1,388.66	-2,314.43	-3,794.86	-180.03