

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
WEA - 6 Month CD - Matures 04.30.26	11,938.22
WEA - 11 Month CD - Matures 08.28.26	9,675.10
Checking - Cash in Bank	23,948.06
Savings/Reserve Account	3,229.79
Money Market / Capital Reserve	10,400.87
Total Cash	59,192.04
TOTAL ASSETS	59,192.04
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	459.42
Total Liabilities	459.42
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	11,032.17
Calculated Prior Years Retained Earnings	35,091.53
Total Capital	58,732.62
TOTAL LIABILITIES & CAPITAL	59,192.04

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Apr 2026

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	1,805.00	98.18	12,774.92	99.74
Interest Income	8.48	0.46	8.48	0.07
Late Fee	25.00	1.36	25.00	0.20
Total Operating Income	1,838.48	100.00	12,808.40	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	147.00	8.00	147.00	1.15
WEA - Insurance	0.00	0.00	0.00	0.00
WEA - Legal/Lien Filing Fees	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	131.25	1.02
WEA - Secondary Water	0.00	0.00	0.00	0.00
WEA - Snow Removal	0.00	0.00	90.00	0.70
Total Westfield Estates HOA	147.00	8.00	368.25	2.88
Property Management				
Management Fee	430.00	23.39	1,720.00	13.43
Total Property Management	430.00	23.39	1,720.00	13.43
Bank Fees / Interest	5.00	0.27	20.00	0.16
Total Operating Expense	582.00	31.66	2,108.25	16.46
NOI - Net Operating Income	1,256.48	68.34	10,700.15	83.54
Other Income & Expense				
Other Income				
Interest on Bank Accounts	85.18	4.63	332.02	2.59
Total Other Income	85.18	4.63	332.02	2.59
Net Other Income	85.18	4.63	332.02	2.59
Total Income	1,923.66	104.63	13,140.42	102.59
Total Expense	582.00	31.66	2,108.25	16.46

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	1,341.66	72.98	11,032.17	86.13