

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 08/31/2025

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	11,619.33
WEA - 11 Month CD - Matures 09.28.25	9,410.65
Checking - Cash in Bank	7,067.62
Savings/Reserve Account	3,228.72
Money Market / Capital Reserve	10,314.89
Total Cash	41,641.21
TOTAL ASSETS	41,641.21
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,487.70
Total Liabilities	1,487.70
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	-8,733.31
Calculated Prior Years Retained Earnings	36,277.90
Total Capital	40,153.51
TOTAL LIABILITIES & CAPITAL	41,641.21

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Aug 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	75.00	100.00	2,194.60	97.19
Interest Income	0.00	0.00	13.36	0.59
Late Fee	0.00	0.00	50.00	2.21
Total Operating Income	75.00	100.00	2,257.96	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	322.00	14.26
WEA - Insurance	0.00	0.00	1,771.00	78.43
WEA - Landscape - Grass / Shrubs	325.00	433.33	1,740.00	77.06
WEA - Legal/Lien Filing Fees	0.00	0.00	10.00	0.44
WEA - Lighting & Maintenance	314.52	419.36	1,439.22	63.74
WEA - Mailings - Postage - Print	0.00	0.00	119.00	5.27
WEA - Secondary Water	0.00	0.00	2,082.49	92.23
WEA - Snow Removal	0.00	0.00	765.00	33.88
Total Westfield Estates HOA	639.52	852.69	8,248.71	365.32
Property Management				
Management Fee	430.00	573.33	3,440.00	152.35
Total Property Management	430.00	573.33	3,440.00	152.35
Bank Fees / Interest	5.00	6.67	5.00	0.22
Total Operating Expense	1,074.52	1,432.69	11,693.71	517.89
NOI - Net Operating Income	-999.52	-1,332.69	-9,435.75	-417.89
Other Income & Expense				
Other Income				
Interest on Bank Accounts	89.33	119.11	702.44	31.11
Total Other Income	89.33	119.11	702.44	31.11
Net Other Income	89.33	119.11	702.44	31.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	164.33	219.11	2,960.40	131.11
Total Expense	1,074.52	1,432.69	11,693.71	517.89
Net Income	-910.19	-1,213.59	-8,733.31	-386.78