

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
WEA - 6 Month CD - Matures 10.31.26	12,095.09
WEA - 11 Month CD - Matures 07.28.27	9,809.02
Checking - Cash in Bank	19,422.72
Savings/Reserve Account	3,230.34
Money Market / Capital Reserve	10,444.40
Total Cash	55,001.57
TOTAL ASSETS	55,001.57
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	757.78
Total Liabilities	757.78
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	6,543.34
Calculated Prior Years Retained Earnings	35,091.53
Total Capital	54,243.79
TOTAL LIABILITIES & CAPITAL	55,001.57

Income Statement

Welch Randall LLC

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Aug 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	0.00	0.00	13,524.51	99.75
Interest Income	0.00	0.00	8.48	0.06
Late Fee	0.00	0.00	25.00	0.18
Total Operating Income	0.00	0.00	13,557.99	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	147.00	1.08
WEA - Insurance	0.00	0.00	1,864.00	13.75
WEA - Landscape - Grass / Shrubs	670.00	0.00	1,545.00	11.40
WEA - Legal/Lien Filing Fees	0.00	0.00	0.00	0.00
WEA - Light Reimbursement	312.79	0.00	312.79	2.31
WEA - Lighting & Maintenance	0.00	0.00	0.00	0.00
WEA - Mailings - Postage - Print	0.00	0.00	257.75	1.90
WEA - Secondary Water	0.00	0.00	0.00	0.00
WEA - Snow Removal	0.00	0.00	90.00	0.66
Total Westfield Estates HOA	982.79	0.00	4,216.54	31.10
Property Management				
Management Fee	430.00	0.00	3,440.00	25.37
Total Property Management	430.00	0.00	3,440.00	25.37
Bank Fees / Interest	0.00	0.00	25.00	0.18
Total Operating Expense	1,412.79	0.00	7,681.54	56.66
NOI - Net Operating Income	-1,412.79	0.00	5,876.45	43.34
Other Income & Expense				
Other Income				
Interest on Bank Accounts	85.06	0.00	666.89	4.92
Total Other Income	85.06	0.00	666.89	4.92
Net Other Income	85.06	0.00	666.89	4.92

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	85.06	0.00	14,224.88	104.92
Total Expense	1,412.79	0.00	7,681.54	56.66
Net Income	-1,327.73	0.00	6,543.34	48.26