

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
WEA - 6 Month CD - Matures 04.30.25	11,283.97
WEA - 11 Month CD - Matures 09.28.25	9,132.81
Checking - Cash in Bank	16,056.65
Savings/Reserve Account	3,227.64
Money Market / Capital Reserve	10,226.73
Total Cash	49,927.80
TOTAL ASSETS	49,927.80
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,040.98
Total Liabilities	1,040.98
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	-610.93
Calculated Prior Years Retained Earnings	36,888.83
Total Capital	48,886.82
TOTAL LIABILITIES & CAPITAL	49,927.80

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Dec 2024

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	16,700.81	100.00	20,356.56	99.51
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	100.00	0.49
Total Operating Income	16,700.81	100.00	20,456.56	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	172.00	0.84
WEA - Insurance	0.00	0.00	1,685.00	8.24
WEA - Landscape - Grass / Shrubs	0.00	0.00	3,745.00	18.31
WEA - Legal/Lien Filing Fees	0.00	0.00	0.00	0.00
WEA - Light Reimbursement	0.00	0.00	0.00	0.00
WEA - Lighting & Maintenance	0.00	0.00	7,890.26	38.57
WEA - Mailings - Postage - Print	0.00	0.00	191.50	0.94
WEA - Secondary Water	0.00	0.00	2,082.49	10.18
WEA - Snow Removal	0.00	0.00	1,315.00	6.43
Total Westfield Estates HOA	0.00	0.00	17,081.25	83.50
Property Management				
Management Fee	430.00	2.57	5,160.00	25.22
Total Property Management	430.00	2.57	5,160.00	25.22
Total Operating Expense	430.00	2.57	22,241.25	108.72
NOI - Net Operating Income	16,270.81	97.43	-1,784.69	-8.72
Other Income & Expense				
Other Income				
Interest on Bank Accounts	86.73	0.52	1,173.76	5.74
Total Other Income	86.73	0.52	1,173.76	5.74
Net Other Income	86.73	0.52	1,173.76	5.74

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	16,787.54	100.52	21,630.32	105.74
Total Expense	430.00	2.57	22,241.25	108.72
Net Income	<u>16,357.54</u>	<u>97.94</u>	<u>-610.93</u>	<u>-2.99</u>