

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
WEA - 6 Month CD - Matures 04.30.25	11,367.78
WEA - 11 Month CD - Matures 09.28.25	9,202.91
Checking - Cash in Bank	15,938.27
Savings/Reserve Account	3,227.90
Money Market / Capital Reserve	10,248.06
Total Cash	49,984.92
TOTAL ASSETS	49,984.92
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	845.16
Total Liabilities	845.16
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	252.94
Calculated Prior Years Retained Earnings	36,277.90
Total Capital	49,139.76
TOTAL LIABILITIES & CAPITAL	49,984.92

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Feb 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	445.00	93.35	1,894.60	96.76
Interest Income	6.68	1.40	13.36	0.68
Late Fee	25.00	5.24	50.00	2.55
Total Operating Income	476.68	100.00	1,957.96	100.00
Expense				
Westfield Estates HOA				
WEA - Legal/Lien Filing Fees	0.00	0.00	10.00	0.51
WEA - Lighting & Maintenance	491.89	103.19	605.52	30.93
WEA - Snow Removal	180.00	37.76	405.00	20.68
Total Westfield Estates HOA	671.89	140.95	1,020.52	52.12
Property Management				
Management Fee	430.00	90.21	860.00	43.92
Total Property Management	430.00	90.21	860.00	43.92
Total Operating Expense	1,101.89	231.16	1,880.52	96.04
NOI - Net Operating Income	-625.21	-131.16	77.44	3.96
Other Income & Expense				
Other Income				
Interest on Bank Accounts	85.96	18.03	175.50	8.96
Total Other Income	85.96	18.03	175.50	8.96
Net Other Income	85.96	18.03	175.50	8.96
Total Income	562.64	118.03	2,133.46	108.96
Total Expense	1,101.89	231.16	1,880.52	96.04
Net Income	-539.25	-113.13	252.94	12.92