

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 07/31/2025

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	11,577.34
WEA - 11 Month CD - Matures 09.28.25	9,374.74
Checking - Cash in Bank	7,960.05
Savings/Reserve Account	3,228.58
Money Market / Capital Reserve	10,303.60
Total Cash	42,444.31
TOTAL ASSETS	42,444.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,380.61
Total Liabilities	1,380.61
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	-7,823.12
Calculated Prior Years Retained Earnings	36,277.90
Total Capital	41,063.70
TOTAL LIABILITIES & CAPITAL	42,444.31

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Jul 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	2,119.60	97.10
Interest Income	0.00	0.00	13.36	0.61
Late Fee	0.00	0.00	50.00	2.29
Total Operating Income	75.00	100.00	2,182.96	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	322.00	14.75
WEA - Insurance	0.00	0.00	1,771.00	81.13
WEA - Landscape - Grass / Shrubs	745.00	993.33	1,415.00	64.82
WEA - Legal/Lien Filing Fees	0.00	0.00	10.00	0.46
WEA - Lighting & Maintenance	0.00	0.00	1,124.70	51.52
WEA - Mailings - Postage - Print	0.00	0.00	119.00	5.45
WEA - Secondary Water	0.00	0.00	2,082.49	95.40
WEA - Snow Removal	0.00	0.00	765.00	35.04
Total Westfield Estates HOA	745.00	993.33	7,609.19	348.57
Property Management				
Management Fee	430.00	573.33	3,010.00	137.89
Total Property Management	430.00	573.33	3,010.00	137.89
Total Operating Expense	1,175.00	1,566.67	10,619.19	486.46
NOI - Net Operating Income	-1,100.00	-1,466.67	-8,436.23	-386.46
Other Income & Expense				
Other Income				
Interest on Bank Accounts	87.87	117.16	613.11	28.09
Total Other Income	87.87	117.16	613.11	28.09
Net Other Income	87.87	117.16	613.11	28.09
Total Income	162.87	217.16	2,796.07	128.09

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	1,175.00	1,566.67	10,619.19	486.46
Net Income	-1,012.13	-1,349.51	-7,823.12	-358.37