

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 07/31/2026

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	12,055.36
WEA - 11 Month CD - Matures 08.28.26	9,774.82
Checking - Cash in Bank	20,753.42
Savings/Reserve Account	3,230.20
Money Market / Capital Reserve	10,433.41
Total Cash	56,247.21
TOTAL ASSETS	56,247.21
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	675.69
Total Liabilities	675.69
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	7,871.07
Calculated Prior Years Retained Earnings	35,091.53
Total Capital	55,571.52
TOTAL LIABILITIES & CAPITAL	56,247.21

Income Statement

Welch Randall LLC

Properties: Westfield Estates - Layton Layton, UT 84041

As of: Jul 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	4.59	100.00	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	4.59	100.00	13,557.99	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	147.00	1.08
WEA - Insurance	394.00	8,583.88	1,864.00	13.75
WEA - Landscape - Grass / Shrubs	0.00	0.00	875.00	6.45
WEA - Legal/Lien Filing Fees	0.00	0.00	0.00	0.00
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	394.00	8,583.88	3,233.75	23.85
Property Management				
Management Fee	430.00	9,368.19	3,010.00	22.20
Total Property Management	430.00	9,368.19	3,010.00	22.20
Bank Fees / Interest	0.00	0.00	25.00	0.18
Total Operating Expense	824.00	17,952.07	6,268.75	46.24
NOI - Net Operating Income	-819.41	-17,852.07	7,289.24	53.76
Other Income & Expense				
Other Income				
Interest on Bank Accounts	83.71	1,823.75	581.83	4.29
Total Other Income	83.71	1,823.75	581.83	4.29
Net Other Income	83.71	1,823.75	581.83	4.29

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	88.30	1,923.75	14,139.82	104.29
Total Expense	824.00	17,952.07	6,268.75	46.24
Net Income	<u>-735.70</u>	<u>-16,028.32</u>	<u>7,871.07</u>	<u>58.05</u>