

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 05/31/2026

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	11,977.56
WEA - 11 Month CD - Matures 08.28.26	9,707.86
Checking - Cash in Bank	22,531.65
Savings/Reserve Account	3,229.93
Money Market / Capital Reserve	10,411.82
Total Cash	57,858.82
TOTAL ASSETS	57,858.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	511.51
Total Liabilities	511.51
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	9,646.86
Calculated Prior Years Retained Earnings	35,091.53
Total Capital	57,347.31
TOTAL LIABILITIES & CAPITAL	57,858.82

Income Statement

Welch Randall LLC

Properties: Westfield Estates - Layton Layton, UT 84041

As of: May 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	670.00	100.00	13,444.92	99.75
Interest Income	0.00	0.00	8.48	0.06
Late Fee	0.00	0.00	25.00	0.19
Total Operating Income	670.00	100.00	13,478.40	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	147.00	1.09
WEA - Insurance	1,427.00	212.99	1,427.00	10.59
WEA - Landscape - Grass / Shrubs	150.00	22.39	150.00	1.11
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	126.50	18.88	257.75	1.91
WEA - Secondary Water	0.00	0.00	0.00	0.00
WEA - Snow Removal	0.00	0.00	90.00	0.67
Total Westfield Estates HOA	1,703.50	254.25	2,071.75	15.37
Property Management				
Management Fee	430.00	64.18	2,150.00	15.95
Total Property Management	430.00	64.18	2,150.00	15.95
Bank Fees / Interest	5.00	0.75	25.00	0.19
Total Operating Expense	2,138.50	319.18	4,246.75	31.51
NOI - Net Operating Income	-1,468.50	-219.18	9,231.65	68.49
Other Income & Expense				
Other Income				
Interest on Bank Accounts	83.19	12.42	415.21	3.08
Total Other Income	83.19	12.42	415.21	3.08
Net Other Income	83.19	12.42	415.21	3.08

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	753.19	112.42	13,893.61	103.08
Total Expense	2,138.50	319.18	4,246.75	31.51
Net Income	<u>-1,385.31</u>	<u>-206.76</u>	<u>9,646.86</u>	<u>71.57</u>