

Balance Sheet

Properties: Westfield Estates - Layton Layton, UT 84041

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
WEA - 6 Month CD - Matures 10.31.24	10,962.98
WEA - 11 Month CD - Matures 10.28.24	8,870.08
Checking - Cash in Bank	5,678.49
Savings/Reserve Account	3,226.69
Money Market / Capital Reserve	10,132.74
Total Cash	38,870.98
TOTAL ASSETS	38,870.98
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	837.53
Total Liabilities	837.53
Capital	
Retained Earnings	12,608.92
Calculated Retained Earnings	-11,464.30
Calculated Prior Years Retained Earnings	36,888.83
Total Capital	38,033.45
TOTAL LIABILITIES & CAPITAL	38,870.98

Income Statement

Welch Randall

Properties: Westfield Estates - Layton Layton, UT 84041

As of: May 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	31.54	100.00	3,648.08	97.33
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	100.00	2.67
Total Operating Income	31.54	100.00	3,748.08	100.00
Expense				
Westfield Estates HOA				
WEA - Accounting	0.00	0.00	172.00	4.59
WEA - Insurance	1,313.49	4,164.52	1,313.49	35.04
WEA - Landscape - Grass / Shrubs	815.00	2,584.02	815.00	21.74
WEA - Lighting & Maintenance	0.00	0.00	7,668.00	204.58
WEA - Mailings - Postage - Print	8.75	27.74	191.50	5.11
WEA - Secondary Water	0.00	0.00	2,082.49	55.56
WEA - Snow Removal	435.00	1,379.20	1,315.00	35.08
Total Westfield Estates HOA	2,572.24	8,155.49	13,557.48	361.72
Property Management				
Management Fee	430.00	1,363.35	2,150.00	57.36
Total Property Management	430.00	1,363.35	2,150.00	57.36
Total Operating Expense	3,002.24	9,518.83	15,707.48	419.08
NOI - Net Operating Income	-2,970.70	-9,418.83	-11,959.40	-319.08
Other Income & Expense				
Other Income				
Interest on Bank Accounts	99.83	316.52	495.10	13.21
Total Other Income	99.83	316.52	495.10	13.21
Net Other Income	99.83	316.52	495.10	13.21
Total Income	131.37	416.52	4,243.18	113.21
Total Expense	3,002.24	9,518.83	15,707.48	419.08

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-2,870.87</u>	<u>-9,102.31</u>	<u>-11,464.30</u>	<u>-305.87</u>