

## Balance Sheet

Properties: Springview Farms HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	276,547.40
Savings/Reserve Account	258,508.36
<b>Total Cash</b>	<b>535,055.76</b>
<b>TOTAL ASSETS</b>	<b>535,055.76</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	270.00
<b>Total Liabilities</b>	<b>270.00</b>
<b>Capital</b>	
Retained Earnings	534,460.34
Calculated Retained Earnings	325.42
<b>Total Capital</b>	<b>534,785.76</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>535,055.76</b>

## Income Statement

Welch Randall

Properties: Springview Farms HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Aug 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>Springview Farms HOA Income</b>				
SVF- East Dues Income	4,435.00	70.23	4,435.00	70.23
SVF- LV Dues Income	485.00	7.68	485.00	7.68
<b>Total Springview Farms HOA Income</b>	<b>4,920.00</b>	<b>77.91</b>	<b>4,920.00</b>	<b>77.91</b>
Payment Plan Fee	45.00	0.71	45.00	0.71
Association Dues	750.00	11.88	750.00	11.88
HOA Reinvestment Fee / Transfer Fee	600.00	9.50	600.00	9.50
<b>Total Operating Income</b>	<b>6,315.00</b>	<b>100.00</b>	<b>6,315.00</b>	<b>100.00</b>
<b>Expense</b>				
Start Up Fee Expense	1,495.00	23.67	1,495.00	23.67
<b>Springview Farms East</b>				
SVF (E)- Management Fee	2,223.00	35.20	2,223.00	35.20
<b>Total Springview Farms East</b>	<b>2,223.00</b>	<b>35.20</b>	<b>2,223.00</b>	<b>35.20</b>
<b>Springview Farms West</b>				
SVF (W)- Management Fee	444.60	7.04	444.60	7.04
<b>Total Springview Farms West</b>	<b>444.60</b>	<b>7.04</b>	<b>444.60</b>	<b>7.04</b>
<b>Springview Farms Loomis Village</b>				
SVF (LV)- Management Fee	2,272.40	35.98	2,272.40	35.98
<b>Total Springview Farms Loomis Village</b>	<b>2,272.40</b>	<b>35.98</b>	<b>2,272.40</b>	<b>35.98</b>
<b>Total Operating Expense</b>	<b>6,435.00</b>	<b>101.90</b>	<b>6,435.00</b>	<b>101.90</b>
<b>NOI - Net Operating Income</b>	<b>-120.00</b>	<b>-1.90</b>	<b>-120.00</b>	<b>-1.90</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	445.42	7.05	445.42	7.05
<b>Total Other Income</b>	<b>445.42</b>	<b>7.05</b>	<b>445.42</b>	<b>7.05</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	445.42	7.05	445.42	7.05
Total Income	6,760.42	107.05	6,760.42	107.05
Total Expense	6,435.00	101.90	6,435.00	101.90
Net Income	325.42	5.15	325.42	5.15