

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	306,149.06
Savings/Reserve Account	262,977.10
Total Cash	569,126.16
TOTAL ASSETS	569,126.16
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,124.99
Total Liabilities	1,124.99
Capital	
Retained Earnings	534,460.34
Calculated Retained Earnings	224,830.52
Calculated Prior Years Retained Earnings	-191,289.69
Total Capital	568,001.17
TOTAL LIABILITIES & CAPITAL	569,126.16

Income Statement

Welch Randall

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

As of: Apr 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				
SVF - Preserve Secondary Water Income	0.00	0.00	4,240.00	1.70
Springview Farms HOA Dues Income				
SVF- West Dues Income	75,065.00	31.40	76,095.00	30.59
SVF- East Dues Income	130,730.20	54.68	134,645.20	54.12
SVF- LV Dues Income	33,305.00	13.93	33,305.00	13.39
Total Springview Farms HOA Dues Income	239,100.20	100.01	244,045.20	98.10
Payment Plan Fee	20.00	0.01	90.00	0.04
Association Dues	-50.00	-0.02	-50.00	-0.02
Late Fee	0.00	0.00	450.00	0.18
Total Operating Income	239,070.20	100.00	248,775.20	100.00
Expense				
Spring View Farms- HOA Expense				
SVF- Office Expense	0.00	0.00	-12.00	0.00
Total Spring View Farms- HOA Expense	0.00	0.00	-12.00	0.00
Springview Farms East				
SVF (E)- Power	256.04	0.11	926.25	0.37
SVF (E)- Water	79.71	0.03	293.91	0.12
SVF (E)- Insurance	0.00	0.00	3,144.90	1.26
SVF (E)- Landscape Tree Maintenance	0.00	0.00	2,000.00	0.80
SVF (E)-Site Maintenance	0.00	0.00	1,543.71	0.62
SVF (E)- Admin & Accounting	148.05	0.06	187.98	0.08
SVF (E)- Management Fee	1,111.50	0.46	4,446.00	1.79
SVF (E)- Federal Taxes	279.00	0.12	279.00	0.11
SVF (E)- State Taxes	41.85	0.02	41.85	0.02
Total Springview Farms East	1,916.15	0.80	12,863.60	5.17

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Springview Farms West				
SVF (W)- Power	118.42	0.05	478.64	0.19
SVF (W)- Water	97.00	0.04	388.00	0.16
SVF (W)- Insurance	0.00	0.00	3,184.12	1.28
SVF (W)- Admin & Accounting	151.34	0.06	229.02	0.09
SVF (W)- Management Fee	1,136.20	0.48	4,544.80	1.83
SVF (W)- Federal Taxes	285.20	0.12	285.20	0.11
SVF (W)- State Taxes	42.78	0.02	42.78	0.02
Total Springview Farms West	1,830.94	0.77	9,152.56	3.68
Springview Farms Loomis Village				
SVF (LV)- Power	48.78	0.02	176.46	0.07
SVF (LV)- Water	15.19	0.01	55.99	0.02
SVF (LV)- Insurance	0.00	0.00	592.98	0.24
SVF (LV)- Site Maintenance	0.00	0.00	487.20	0.20
SVF (LV)- Admin & Accounting	29.61	0.01	37.61	0.02
SVF (LV)- Management Fee	222.30	0.09	889.20	0.36
SVF (LV)- Gate Service	720.00	0.30	1,703.85	0.68
SVF (LV)- Federal Taxes	55.80	0.02	55.80	0.02
SVF (LV)- State Taxes	8.37	0.00	8.37	0.00
Total Springview Farms Loomis Village	1,100.05	0.46	4,007.46	1.61
Total Operating Expense	4,847.14	2.03	26,011.62	10.46
NOI - Net Operating Income	234,223.06	97.97	222,763.58	89.54
Other Income & Expense				
Other Income				
Interest on Bank Accounts	506.96	0.21	2,066.94	0.83
Total Other Income	506.96	0.21	2,066.94	0.83
Net Other Income	506.96	0.21	2,066.94	0.83
Total Income	239,577.16	100.21	250,842.14	100.83
Total Expense	4,847.14	2.03	26,011.62	10.46
Net Income	234,730.02	98.18	224,830.52	90.37