

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	273,233.86
Savings/Reserve Account	265,065.85
Total Cash	538,299.71
TOTAL ASSETS	538,299.71
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,610.03
Total Liabilities	2,610.03
Capital	
Retained Earnings	534,460.34
Calculated Retained Earnings	192,519.03
Calculated Prior Years Retained Earnings	-191,289.69
Total Capital	535,689.68
TOTAL LIABILITIES & CAPITAL	538,299.71

Income Statement

Welch Randall LLC

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

As of: Aug 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	1.37
Springview Farms HOA Dues Income				
SVF- West Dues Income	3,100.00	29.90	98,995.00	32.02
SVF- East Dues Income	4,900.00	47.26	164,120.00	53.09
SVF- LV Dues Income	220.00	2.12	38,145.00	12.34
Total Springview Farms HOA Dues Income	8,220.00	79.28	301,260.00	97.45
Springview Farms HOA Payment Plan Fee Income				
SVF- (E) Payment Plan Fee	35.00	0.34	85.00	0.03
SVF- (W) Payment Plan Fee	0.00	0.00	20.00	0.01
Total Springview Farms HOA Payment Plan Fee Income	35.00	0.34	105.00	0.03
Payment Plan Fee	10.00	0.10	130.00	0.04
Association Dues	0.00	0.00	-50.00	-0.02
HOA Reinvestment Fee / Transfer Fee	1,500.00	14.47	1,800.00	0.58
Interest Income	103.88	1.00	103.88	0.03
Late Fee	500.00	4.82	1,550.00	0.50
Total Operating Income	10,368.88	100.00	309,138.88	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
Start Up Fee Expense	0.00	0.00	0.00	0.00
Springview Farms East				
SVF (E)- Power	100.16	0.97	2,260.75	0.73
SVF (E)- Water	4,193.52	40.44	8,972.12	2.90
SVF (E)- Insurance	0.00	0.00	3,144.90	1.02
SVF (E)- Landscape Contract	698.69	6.74	13,075.29	4.23

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SVF (E)- Landscape Tree Maintenance	0.00	0.00	2,000.00	0.65
SVF (E)- Secondary Water Maintenance	4,063.32	39.19	9,184.46	2.97
SVF (E)- Water Features	1,352.50	13.04	3,318.74	1.07
SVF (E)-Site Maintenance	0.00	0.00	4,383.30	1.42
SVF (E)- Admin & Accounting	0.00	0.00	463.15	0.15
SVF (E)- Management Fee	1,111.50	10.72	8,892.00	2.88
SVF (E)- Federal Taxes	0.00	0.00	279.00	0.09
SVF (E)- State Taxes	0.00	0.00	41.85	0.01
Total Springview Farms East	11,519.69	111.10	56,015.56	18.12
Springview Farms West				
SVF (W)- Power	1,952.00	18.83	4,058.48	1.31
SVF (W)- Water	6,653.50	64.17	12,795.85	4.14
SVF (W)- Insurance	0.00	0.00	3,184.12	1.03
SVF (W)- Landscape Contract	714.22	6.89	13,366.10	4.32
SVF (W)- Secondary Water Maintenance	412.50	3.98	3,006.50	0.97
SVF (W)- Water Features	150.00	1.45	1,275.00	0.41
SVF (W)- Site Maintenance	0.00	0.00	3,705.13	1.20
SVF (W)- Admin & Accounting	0.00	0.00	510.31	0.17
SVF (W)- Management Fee	1,136.20	10.96	9,089.60	2.94
SVF (W)- Federal Taxes	0.00	0.00	285.20	0.09
SVF (W)- State Taxes	0.00	0.00	42.78	0.01
Total Springview Farms West	11,018.42	106.26	51,319.07	16.60
Springview Farms Loomis Village				
SVF (LV)- Power	19.08	0.18	430.67	0.14
SVF (LV)- Water	798.73	7.70	1,708.98	0.55
SVF (LV)- Insurance	0.00	0.00	592.98	0.19
SVF (LV)- Landscape Contract	139.74	1.35	2,615.26	0.85
SVF (LV)- Secondary Water Maintenance	509.68	4.92	2,221.04	0.72
SVF (LV)- Water Features	0.00	0.00	149.76	0.05
SVF (LV)- Site Maintenance	0.00	0.00	1,715.15	0.55
SVF (LV)- Admin & Accounting	0.00	0.00	92.65	0.03

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SVF (LV)- Management Fee	222.30	2.14	1,778.40	0.58
SVF (LV)- Gate Service	0.00	0.00	2,083.85	0.67
SVF (LV)- Federal Taxes	0.00	0.00	55.80	0.02
SVF (LV)- State Taxes	0.00	0.00	8.37	0.00
Total Springview Farms Loomis Village	1,689.53	16.29	13,452.91	4.35
Total Operating Expense	24,227.64	233.66	120,775.54	39.07
NOI - Net Operating Income	-13,858.76	-133.66	188,363.34	60.93
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1,054.92	10.17	4,155.69	1.34
Total Other Income	1,054.92	10.17	4,155.69	1.34
Net Other Income	1,054.92	10.17	4,155.69	1.34
Total Income	11,423.80	110.17	313,294.57	101.34
Total Expense	24,227.64	233.66	120,775.54	39.07
Net Income	-12,803.84	-123.48	192,519.03	62.28