Balance Sheet

Properties: Springview Farms HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
As of: 07/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	286,617.61
Savings/Reserve Account	264,010.93
Total Cash	**550,628.54**
TOTAL ASSETS	**550,628.54**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,135.02
Total Liabilities	**2,135.02**
Capital	
Retained Earnings	534,460.34
Calculated Retained Earnings	205,322.87
Calculated Prior Years Retained Earnings	-191,289.69
Total Capital	**548,493.52**
TOTAL LIABILITIES & CAPITAL	**550,628.54**

Income Statement

Welch Randall LLC

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

As of: Jul 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	1.42
Springview Farms HOA Dues Income				
SVF- West Dues Income	4,500.00	57.88	95,895.00	32.10
SVF- East Dues Income	2,250.00	28.94	159,220.00	53.29
SVF- LV Dues Income	220.00	2.83	37,925.00	12.69
Total Springview Farms HOA Dues Income	**6,970.00**	**89.65**	**293,040.00**	**98.08**
Springview Farms HOA Payment Plan Fee Income				
SVF- (E) Payment Plan Fee	25.00	0.32	50.00	0.02
SVF- (W) Payment Plan Fee	20.00	0.26	20.00	0.01
Total Springview Farms HOA Payment Plan Fee Income	**45.00**	**0.58**	**70.00**	**0.02**
Payment Plan Fee	10.00	0.13	120.00	0.04
Association Dues	0.00	0.00	-50.00	-0.02
HOA Reinvestment Fee / Transfer Fee	300.00	3.86	300.00	0.10
Late Fee	450.00	5.79	1,050.00	0.35
Total Operating Income	**7,775.00**	**100.00**	**298,770.00**	**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	817.43	10.51	2,160.59	0.72
SVF (E)- Water	2,942.76	37.85	4,778.60	1.60
SVF (E)- Insurance	0.00	0.00	3,144.90	1.05
SVF (E)- Landscape Contract	3,094.20	39.80	12,376.60	4.14
SVF (E)- Landscape Tree Maintenance	0.00	0.00	2,000.00	0.67

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SVF (E)- Secondary Water Maintenance	4,091.14	52.62	5,121.14	1.71
SVF (E)- Water Features	130.00	1.67	1,966.24	0.66
SVF (E)-Site Maintenance	238.70	3.07	4,383.30	1.47
SVF (E)- Admin & Accounting	0.00	0.00	463.15	0.16
SVF (E)- Management Fee	1,111.50	14.30	7,780.50	2.60
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	**12,425.73**	**159.82**	**44,495.87**	**14.89**
Springview Farms West				
SVF (W)- Power	860.27	11.06	2,106.48	0.71
SVF (W)- Water	4,456.60	57.32	6,142.35	2.06
SVF (W)- Insurance	0.00	0.00	3,184.12	1.07
SVF (W)- Landscape Contract	3,162.96	40.68	12,651.88	4.23
SVF (W)- Secondary Water Maintenance	2,594.00	33.36	2,594.00	0.87
SVF (W)- Water Features	600.00	7.72	1,125.00	0.38
SVF (W)- Site Maintenance	0.00	0.00	3,705.13	1.24
SVF (W)- Admin & Accounting	0.00	0.00	510.31	0.17
SVF (W)- Management Fee	1,136.20	14.61	7,953.40	2.66
SVF (W)- Federal Taxes	0.00	0.00	285.20	0.10
SVF (W)- State Taxes	0.00	0.00	42.78	0.01
Total Springview Farms West	**12,810.03**	**164.76**	**40,300.65**	**13.49**
Springview Farms Loomis Village				
SVF (LV)- Power	155.70	2.00	411.59	0.14
SVF (LV)- Water	560.54	7.21	910.25	0.30
SVF (LV)- Insurance	0.00	0.00	592.98	0.20
SVF (LV)- Landscape Contract	618.84	7.96	2,475.52	0.83
SVF (LV)- Secondary Water Maintenance	1,591.36	20.47	1,711.36	0.57
SVF (LV)- Water Features	0.00	0.00	149.76	0.05
SVF (LV)- Site Maintenance	200.00	2.57	1,715.15	0.57
SVF (LV)- Admin & Accounting	0.00	0.00	92.65	0.03
SVF (LV)- Management Fee	222.30	2.86	1,556.10	0.52

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SVF (LV)- Gate Service	0.00	0.00	2,083.85	0.70
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	**3,348.74**	**43.07**	**11,763.38**	**3.94**
Total Operating Expense	**28,584.50**	**367.65**	**96,547.90**	**32.32**
NOI - Net Operating Income	**-20,809.50**	**-267.65**	**202,222.10**	**67.68**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	3,100.77	1.04
Total Other Income	**0.00**	**0.00**	**3,100.77**	**1.04**
Net Other Income	**0.00**	**0.00**	**3,100.77**	**1.04**
Total Income	7,775.00	100.00	301,870.77	101.04
Total Expense	28,584.50	367.65	96,547.90	32.32
Net Income	-20,809.50	-267.65	205,322.87	68.72