

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	306,542.10
Savings/Reserve Account	264,010.93
Total Cash	570,553.03
TOTAL ASSETS	570,553.03
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,250.01
Total Liabilities	1,250.01
Capital	
Retained Earnings	534,460.34
Calculated Retained Earnings	226,132.37
Calculated Prior Years Retained Earnings	-191,289.69
Total Capital	569,303.02
TOTAL LIABILITIES & CAPITAL	570,553.03

Income Statement

Welch Randall LLC

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

As of: Jun 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	1.46
Springview Farms HOA Dues Income				
SVF- West Dues Income	3,920.00	35.22	91,395.00	31.41
SVF- East Dues Income	5,485.00	49.28	156,970.00	53.94
SVF- LV Dues Income	1,540.00	13.84	37,705.00	12.96
Total Springview Farms HOA Dues Income	10,945.00	98.34	286,070.00	98.31
Springview Farms HOA Payment Plan Fee Income				
SVF- (E) Payment Plan Fee	25.00	0.22	25.00	0.01
Total Springview Farms HOA Payment Plan Fee Income	25.00	0.22	25.00	0.01
Payment Plan Fee	10.00	0.09	110.00	0.04
Association Dues	0.00	0.00	-50.00	-0.02
Late Fee	150.00	1.35	600.00	0.21
Total Operating Income	11,130.00	100.00	290,995.00	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	321.05	2.88	1,343.16	0.46
SVF (E)- Water	1,444.37	12.98	1,835.84	0.63
SVF (E)- Insurance	0.00	0.00	3,144.90	1.08
SVF (E)- Landscape Contract	3,094.00	27.80	9,282.40	3.19
SVF (E)- Landscape Tree Maintenance	0.00	0.00	2,000.00	0.69
SVF (E)- Secondary Water Maintenance	1,030.00	9.25	1,030.00	0.35
SVF (E)- Water Features	1,050.00	9.43	1,836.24	0.63

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
SVF (E)-Site Maintenance	500.00	4.49	4,144.60	1.42
SVF (E)- Admin & Accounting	275.17	2.47	463.15	0.16
SVF (E)- Management Fee	1,111.50	9.99	6,669.00	2.29
SVF (E)- Federal Taxes	0.00	0.00	279.00	0.10
SVF (E)- State Taxes	0.00	0.00	41.85	0.01
Total Springview Farms East	8,826.09	79.30	32,070.14	11.02
Springview Farms West				
SVF (W)- Power	472.42	4.24	1,246.21	0.43
SVF (W)- Water	1,222.00	10.98	1,685.75	0.58
SVF (W)- Insurance	0.00	0.00	3,184.12	1.09
SVF (W)- Landscape Contract	3,163.00	28.42	9,488.92	3.26
SVF (W)- Water Features	525.00	4.72	525.00	0.18
SVF (W)- Site Maintenance	666.28	5.99	3,705.13	1.27
SVF (W)- Admin & Accounting	281.29	2.53	510.31	0.18
SVF (W)- Management Fee	1,136.20	10.21	6,817.20	2.34
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	7,466.19	67.08	27,490.62	9.45
Springview Farms Loomis Village				
SVF (LV)- Power	61.16	0.55	255.89	0.09
SVF (LV)- Water	275.13	2.47	349.71	0.12
SVF (LV)- Insurance	0.00	0.00	592.98	0.20
SVF (LV)- Landscape Contract	619.00	5.56	1,856.68	0.64
SVF (LV)- Secondary Water Maintenance	120.00	1.08	120.00	0.04
SVF (LV)- Water Features	0.00	0.00	149.76	0.05
SVF (LV)- Site Maintenance	0.00	0.00	1,515.15	0.52
SVF (LV)- Admin & Accounting	55.04	0.49	92.65	0.03
SVF (LV)- Management Fee	222.30	2.00	1,333.80	0.46
SVF (LV)- Gate Service	0.00	0.00	2,083.85	0.72
SVF (LV)- Federal Taxes	0.00	0.00	55.80	0.02
SVF (LV)- State Taxes	0.00	0.00	8.37	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Springview Farms Loomis Village	1,352.63	12.15	8,414.64	2.89
Total Operating Expense	17,644.91	158.53	67,963.40	23.36
NOI - Net Operating Income	-6,514.91	-58.53	223,031.60	76.64
Other Income & Expense				
Other Income				
Interest on Bank Accounts	508.96	4.57	3,100.77	1.07
Total Other Income	508.96	4.57	3,100.77	1.07
Net Other Income	508.96	4.57	3,100.77	1.07
Total Income	11,638.96	104.57	294,095.77	101.07
Total Expense	17,644.91	158.53	67,963.40	23.36
Net Income	-6,005.95	-53.96	226,132.37	77.71