

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	312,197.00
Savings/Reserve Account	263,501.97
Total Cash	575,698.97
TOTAL ASSETS	575,698.97
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	390.00
Total Liabilities	390.00
Capital	
Retained Earnings	534,460.34
Calculated Retained Earnings	232,138.32
Calculated Prior Years Retained Earnings	-191,289.69
Total Capital	575,308.97
TOTAL LIABILITIES & CAPITAL	575,698.97

Income Statement

Welch Randall LLC

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

As of: May 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	1.52
Springview Farms HOA Dues Income				
SVF- West Dues Income	11,380.00	36.60	87,475.00	31.26
SVF- East Dues Income	16,839.80	54.17	151,485.00	54.13
SVF- LV Dues Income	2,860.00	9.20	36,165.00	12.92
Total Springview Farms HOA Dues Income	31,079.80	99.97	275,125.00	98.31
Payment Plan Fee	10.00	0.03	100.00	0.04
Association Dues	0.00	0.00	-50.00	-0.02
Late Fee	0.00	0.00	450.00	0.16
Total Operating Income	31,089.80	100.00	279,865.00	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	95.86	0.31	1,022.11	0.37
SVF (E)- Water	97.56	0.31	391.47	0.14
SVF (E)- Insurance	0.00	0.00	3,144.90	1.12
SVF (E)- Landscape Contract	6,188.40	19.90	6,188.40	2.21
SVF (E)- Landscape Tree Maintenance	0.00	0.00	2,000.00	0.71
SVF (E)- Water Features	786.24	2.53	786.24	0.28
SVF (E)-Site Maintenance	2,100.89	6.76	3,644.60	1.30
SVF (E)- Admin & Accounting	0.00	0.00	187.98	0.07
SVF (E)- Management Fee	1,111.50	3.58	5,557.50	1.99
SVF (E)- Federal Taxes	0.00	0.00	279.00	0.10
SVF (E)- State Taxes	0.00	0.00	41.85	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Springview Farms East	10,380.45	33.39	23,244.05	8.31
Springview Farms West				
SVF (W)- Power	295.15	0.95	773.79	0.28
SVF (W)- Water	75.75	0.24	463.75	0.17
SVF (W)- Insurance	0.00	0.00	3,184.12	1.14
SVF (W)- Landscape Contract	6,325.92	20.35	6,325.92	2.26
SVF (W)- Site Maintenance	3,038.85	9.77	3,038.85	1.09
SVF (W)- Admin & Accounting	0.00	0.00	229.02	0.08
SVF (W)- Management Fee	1,136.20	3.65	5,681.00	2.03
SVF (W)- Federal Taxes	0.00	0.00	285.20	0.10
SVF (W)- State Taxes	0.00	0.00	42.78	0.02
Total Springview Farms West	10,871.87	34.97	20,024.43	7.16
Springview Farms Loomis Village				
SVF (LV)- Power	18.27	0.06	194.73	0.07
SVF (LV)- Water	18.59	0.06	74.58	0.03
SVF (LV)- Insurance	0.00	0.00	592.98	0.21
SVF (LV)- Landscape Contract	1,237.68	3.98	1,237.68	0.44
SVF (LV)- Water Features	149.76	0.48	149.76	0.05
SVF (LV)- Site Maintenance	1,027.95	3.31	1,515.15	0.54
SVF (LV)- Admin & Accounting	0.00	0.00	37.61	0.01
SVF (LV)- Management Fee	222.30	0.72	1,111.50	0.40
SVF (LV)- Gate Service	380.00	1.22	2,083.85	0.74
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	3,054.55	9.82	7,062.01	2.52
Total Operating Expense	24,306.87	78.18	50,318.49	17.98
NOI - Net Operating Income	6,782.93	21.82	229,546.51	82.02
Other Income & Expense				
Other Income				
Interest on Bank Accounts	524.87	1.69	2,591.81	0.93

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	524.87	1.69	2,591.81	0.93
Net Other Income	524.87	1.69	2,591.81	0.93
Total Income	31,614.67	101.69	282,456.81	100.93
Total Expense	24,306.87	78.18	50,318.49	17.98
Net Income	7,307.80	23.51	232,138.32	82.95