



Balance Sheet

As of 9/30/2025, Cash Basis

Prepared By: HOAServices, Inc.
607 South 7th Street
Grand Junction, CO 81501

Red Rocks Valley HOA

Assets

Current Asset

Red Rocks Valley CD Account	20,680.14
Red Rocks Valley CD Account -Road Reserve	55,972.15
Red Rocks Valley Operating Account	25,841.15
Red Rocks Valley Operating Account - Pending EFTs	305.49
Red Rocks Valley Reserve Account	37,236.69
Total Current Asset	\$140,035.62

Total Assets

\$140,035.62

Liabilities

Current Liability

2210 Prepayments	6,610.43
Total Current Liability	\$6,610.43

Total Liabilities

\$6,610.43

Equity

3220 Opening Balance Equity	108,705.88
3800 Retained Earnings	12,792.36
Net Income	11,926.95
Total Equity	\$133,425.19

Total Liabilities & Equity

\$140,035.62



Income Statement

1/1/2025 - 9/30/2025, None, Cash basis

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Account	Total
Income	
4001 Association Fee Income	32,317.95
4017 Postage Reimbursement	56.67
4040 Violation Income	187.00
4090 Interest Income	1,886.08
5811 1st Delinquency Notice (inactive)	0.00
Total Income	\$34,447.70
Expense	
6210 Repairs & Maintenance	3,695.46
6260 Landscape Maintenance-Contract	4,986.00
6299 Management Fees	6,966.00
6320 Insurance	4,352.00
7119 Office/Mailing	632.78
7440 Meeting Costs	159.51
7610 Legal	396.00
7618 Tax Preparation	250.00
7620 Federal Taxes	946.00
7621 State Taxes	136.00
Total Expense	\$22,519.75
Net Operating Income	\$11,927.95
Net Income	\$11,927.95