



Balance Sheet

As of 4/30/2026, Cash Basis

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

Grace Park 1 Condominium Association

Assets

Current Asset

1300 Accounts Receivable	(2,775.00)
Grace Park I Operating Account	5,796.24
Grace Park I Reserve Account	2,424.51
Total Current Asset	\$5,445.75

Fixed Asset

1810 Loan Costs	9,558.09
Total Fixed Asset	\$9,558.09

Total Assets

\$15,003.84

Liabilities

Current Liability

2110 Note Payable	(2,933.63)
2115 NP Principal Payment	927.89
2200 Accounts Payable	(1,643.99)
2210 Prepayments	194.97
Total Current Liability	(\$3,454.76)

Total Liabilities

(\$3,454.76)

Equity

3220 Opening Balance Equity	1,734.89
3800 Retained Earnings	12,286.49
3810 Prior Years Retained Earnings	2,599.01
Net Income	1,838.21
Total Equity	\$18,458.60

Total Liabilities & Equity

\$15,003.84