



Balance Sheet

As of 2/28/2026, Cash Basis

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

Wine Valley Estates HOA

Assets

Current Asset

| | |
|-----------------------------------------------------------------|-----------|
| 1385 Undeposited Funds | 66.00 |
| Wine Valley Estates Timberline Operating Account | 16,111.17 |
| Wine Valley Estates Timberline Operating Account - Pending EFTs | 135.94 |
| Wine Valley Estates Timberline Reserve Account | 5,213.45 |

Total Current Asset **\$21,526.56**

Total Assets **\$21,526.56**

Liabilities

Current Liability

| | |
|-------------------------------|----------|
| 2210 Prepayments | 1,351.08 |
| 2270 Clearing-Tenant Deposits | (900.00) |

Total Current Liability **\$451.08**

Total Liabilities **\$451.08**

Equity

| | |
|-----------------------------|------------|
| 3220 Opening Balance Equity | 21,466.26 |
| 3800 Retained Earnings | (1,009.26) |
| Net Income | 618.48 |

Total Equity **\$21,075.48**

Total Liabilities & Equity **\$21,526.56**