



# Income Statement

2/1/2026 - 2/28/2026, None, Cash basis

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

## Franklin Park West HOA

Account	Total
<b>Income</b>	
4001 Association Fee Income	30,522.00
4002 Special Assessments	6,455.25
4008 Storage	240.00
4019 NSF Reimbursement (Association)	7.00
4090 Interest Income	64.00
4561 Laundry Income	681.55
4840 Setup Fee	(325.00)
<b>Total Income</b>	<b>\$37,644.80</b>
<b>Expense</b>	
6210 Repairs & Maintenance	
6210 Repairs & Maintenance	6,398.75
6229 Laundry Expense	1,338.57
<b>Total for 6210 Repairs &amp; Maintenance</b>	<b>\$7,737.32</b>
6215 On Site Maintenance Worker	3,722.06
6250 Elevator Expenses	31.48
6255 Elevator Contract	(766.07)
6272 Pool Maintenance & Repair	56.77
6299 Management Fees	962.00
6312 Alarm Monitoring	40.00
6320 Insurance	2,187.19
6400 Utilities	
6410 Electricity	1,166.17
6420 Gas	7,037.65
6430 Water	1,675.60
6440 Sewer	1,668.06
6450 Trash	909.70
<b>Total for 6400 Utilities</b>	<b>\$12,457.18</b>
7119 Office/Mailing	161.12
7610 Legal	568.28
7619 Taxes	(338.29)
<b>Total Expense</b>	<b>\$26,819.04</b>
<b>Net Operating Income</b>	<b>\$10,825.76</b>
<b>Net Income</b>	<b>\$10,825.76</b>