



Income Statement

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

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

Garden Grove Townhome Owners Association

Account	Total
Income	
4001 Association Fee Income	18,551.66
4002 Special Assessments	25.00
4004 Loss Assessment	29,765.70
4090 Interest Income	630.42
Total Income	\$48,972.78
Expense	
1740 Landscaping	
6260 Landscape Maintenance-Contract	10,565.99
6262 Landscape Maintenance-Non-contract	60.00
Total for 1740 Landscaping	\$10,625.99
6210 Repairs & Maintenance	
6210 Repairs & Maintenance	79.40
Total for 6210 Repairs & Maintenance	\$79.40
6290 Roof Repair	340,262.63
6299 Management Fees	1,000.00
6320 Insurance	5,502.16
6400 Utilities	
6410 Electricity	60.40
Total for 6400 Utilities	\$60.40
7119 Office/Mailing	167.37
7610 Legal	45.00
Total Expense	\$357,742.95
Net Operating Income	(\$308,770.17)
Net Income	(\$308,770.17)