



Income Statement

9/1/2026 - 9/30/2026, By Month, Cash basis

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

Franklin Park West HOA

Account	09-2026	Total
Income		
4001 Association Fee Income	31,899.00	31,899.00
4002 Special Assessments	16,979.06	16,979.06
4008 Storage	450.00	450.00
4017 S&H Postage Reimbursement (Association)	30.00	30.00
4090 Interest Income	79.98	79.98
4561 Laundry Income	410.51	410.51
Total Income	\$49,848.55	\$49,848.55
Expense		
1740 Landscaping		
6262 Landscape Maintenance-Non-contract	149.09	149.09
6263 Irrigation System Maintenance	220.00	220.00
Total for 1740 Landscaping	\$369.09	\$369.09
6210 Repairs & Maintenance		
6210 Repairs & Maintenance	74.29	74.29
6229 Laundry Expense	131.36	131.36
Total for 6210 Repairs & Maintenance	\$205.65	\$205.65
6215 On Site Maintenance Worker	2,871.14	2,871.14
6270 Grounds		
6280 Pest Control	242.00	242.00
Total for 6270 Grounds	\$242.00	\$242.00
6272 Pool Maintenance & Repair	135.53	135.53
6290 Roof Repair	60,680.00	60,680.00
6299 Management Fees	962.00	962.00
6314 Alarm Land Line	57.04	57.04
6320 Insurance	2,387.22	2,387.22
6400 Utilities		



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6410 Electricity	2,949.17	2,949.17
6420 Gas	20.00	20.00
6430 Water	2,413.90	2,413.90
6440 Sewer	1,669.06	1,669.06
6450 Trash	860.20	860.20
Total for 6400 Utilities	\$7,912.33	\$7,912.33
7119 Office/Mailing	120.13	120.13
Total Expense	\$75,942.13	\$75,942.13
Net Operating Income	(\$26,093.58)	(\$26,093.58)
Net Income	(\$26,093.58)	(\$26,093.58)