



Income Statement

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

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

Wellington III Condominium Association

Account	09-2026	Total
Income		
4001 Association Fee Income	28,083.17	28,083.17
4090 Interest Income	165.61	165.61
Total Income	\$28,248.78	\$28,248.78
Expense		
1740 Landscaping		
6260 Landscape Maintenance-Contract	868.27	868.27
Total for 1740 Landscaping	\$868.27	\$868.27
6210 Repairs & Maintenance		
6210 Repairs & Maintenance	1,617.57	1,617.57
Total for 6210 Repairs & Maintenance	\$1,617.57	\$1,617.57
6220 Janitorial - Contract	6,600.00	6,600.00
6270 Grounds		
6270 Grounds	194.00	194.00
Total for 6270 Grounds	\$194.00	\$194.00
6295 Parking Lot	1,120.15	1,120.15
6299 Management Fees	887.50	887.50
6312 Alarm Monitoring	97.87	97.87
6400 Utilities		
6410 Electricity	6,480.73	6,480.73
6430 Water	622.36	622.36
6440 Sewer	622.35	622.35
6450 Trash	1,100.87	1,100.87
Total for 6400 Utilities	\$8,826.31	\$8,826.31
6570 Mechanical	4,013.17	4,013.17
7119 Office/Mailing	66.66	66.66
7994 Professional Services Expense	300.00	300.00



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Account	09-2026	Total
Total Expense	\$24,591.50	\$24,591.50
Net Operating Income	\$3,657.28	\$3,657.28
Net Income	\$3,657.28	\$3,657.28