



Income Statement

1/1/2026 - 1/31/2026, By Month, Cash basis

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

Grace Park 1 Condominium Association

Account	01-2026	Total
Income		
4001 Association Fee Income	2,345.00	2,345.00
4002 Special Assessments	300.00	300.00
4005 HOA Pet Fee	30.00	30.00
5600 Other Income		
5600 Other Income	942.00	942.00
Total for 5600 Other Income	\$942.00	\$942.00
Total Income	\$3,617.00	\$3,617.00
Expense		
6270 Grounds		
6276 Pet Waste Services	124.40	124.40
Total for 6270 Grounds	\$124.40	\$124.40
6299 Management Fees	300.00	300.00
6320 Insurance	530.99	530.99
6400 Utilities		
6410 Electricity	14.88	14.88
6450 Trash	239.44	239.44
Total for 6400 Utilities	\$254.32	\$254.32
7119 Office/Mailing	30.40	30.40
8539 Loan		
8540 Interest Expense	115.22	115.22
Total for 8539 Loan	\$115.22	\$115.22
Total Expense	\$1,355.33	\$1,355.33
Net Operating Income	\$2,261.67	\$2,261.67
Net Income	\$2,261.67	\$2,261.67