



# Income Statement

4/1/2026 - 4/30/2026, None, Cash basis

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

## Wine Valley Estates HOA

Account	Total
<b>Income</b>	
4001 Association Fee Income	7,761.12
4002 Special Assessments	188.00
4003 Capital Assessment for New Owners	1,000.00
4016 Maintenance Reimbursement	398.11
4017 Postage Reimbursement (Association)	61.09
4021 Legal Fee Owner Reimbursement	190.00
4040 Violation Income (Association)	6,175.00
4090 Interest Income	1.89
5807 Intent to Lien Fee (Association)	150.00
5810 Professional Services (HOA Services)	
5811 1st Delinquency Notice	0.00
5812 2nd Delinquency Notice	0.00
<b>Total for 5810 Professional Services (HOA Services)</b>	<b>\$0.00</b>
5816 Transfer Fee (inactive)	0.00
<b>Total Income</b>	<b>\$15,925.21</b>
<b>Expense</b>	
1740 Landscaping	
6260 Landscape Maintenance-Contract	1,480.00
<b>Total for 1740 Landscaping</b>	<b>\$1,480.00</b>
6299 Management Fees	416.67
6400 Utilities	
6410 Electricity	17.07
<b>Total for 6400 Utilities</b>	<b>\$17.07</b>
7119 Office/Mailing	27.73
7550 Bad Debt	6,260.20
7618 Tax Preparation	300.00
<b>Total Expense</b>	<b>\$8,501.67</b>
<b>Net Operating Income</b>	<b>\$7,423.54</b>
<b>Net Income</b>	<b>\$7,423.54</b>