



Income Statement

7/1/2026 - 7/31/2026, By Month, Cash basis

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

Wellington III Condominium Association

Account	07-2026	Total
Income		
4001 Association Fee Income	33,528.50	33,528.50
Total Income	\$33,528.50	\$33,528.50
Expense		
1740 Landscaping		
6260 Landscape Maintenance-Contract	789.93	789.93
Total for 1740 Landscaping	\$789.93	\$789.93
6210 Repairs & Maintenance		
6210 Repairs & Maintenance	1,941.45	1,941.45
Total for 6210 Repairs & Maintenance	\$1,941.45	\$1,941.45
6250 Elevator Expenses	1,390.60	1,390.60
6270 Grounds		
6270 Grounds	1,160.00	1,160.00
6280 Pest Control	13.20	13.20
Total for 6270 Grounds	\$1,173.20	\$1,173.20
6299 Management Fees	887.50	887.50
6314 Alarm Land Line	95.99	95.99
6400 Utilities		
6410 Electricity	6,634.46	6,634.46
6430 Water	370.51	370.51
6440 Sewer	370.50	370.50
6450 Trash	1,070.28	1,070.28
Total for 6400 Utilities	\$8,445.75	\$8,445.75
6570 Mechanical	318.18	318.18
7119 Office/Mailing	19.90	19.90
7994 Professional Services Expense	500.00	500.00



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Account	07-2026	Total
Total Expense	\$15,562.50	\$15,562.50
Net Operating Income	\$17,966.00	\$17,966.00
Net Income	\$17,966.00	\$17,966.00