



Income Statement

2/1/2026 - 2/28/2026, None, Cash basis

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

Wellington III Condominium Association

Account	Total
Income	
4001 Association Fee Income	28,083.17
4090 Interest Income	217.19
Total Income	\$28,300.36
Expense	
6210 Repairs & Maintenance	
6210 Repairs & Maintenance	7,366.81
Total for 6210 Repairs & Maintenance	\$7,366.81
6220 Janitorial - Contract	4,700.00
6240 HVAC	690.00
6255 Elevator Contract	1,225.20
6270 Grounds	
6270 Grounds	466.32
6280 Pest Control	252.00
Total for 6270 Grounds	\$718.32
6299 Management Fees	887.50
6310 Security Service	1,049.43
6314 Alarm Land Line	96.06
6320 Insurance	26,015.00
6350 Property Tax	52,697.04
6400 Utilities	
6410 Electricity	5,030.51
6430 Water	231.07
6440 Sewer	91.08
6450 Trash	848.25
Total for 6400 Utilities	\$6,200.91
6570 Mechanical	368.68
7119 Office/Mailing	124.89
Total Expense	\$102,139.84
Net Operating Income	(\$73,839.48)
Net Income	(\$73,839.48)