

Income Statement

Ouray River Park Townhome Association

Month = Apr 2026

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	4,464.40	0.00	14,112.65	0.00
Annual Reserve Contribution	1,394.56	0.00	4,421.75	0.00
Plus: Prepaid Fees	752.32	0.00	765.72	0.00
NET DUES INCOME	6,611.28	0.00	19,300.12	0.00
Interest on Bank Accounts	26.58	0.00	126.24	0.00
Late Fees Collected	0.00	0.00	96.24	0.00
TOTAL INCOME	6,637.86	0.00	19,522.60	0.00
EXPENSES				
DIRECT EXPENSES				
Management	385.00	0.00	1,540.00	0.00
Insurance	4,488.80	0.00	11,221.76	0.00
Postage / Mailing	6.75	0.00	58.50	0.00
Legal & Accounting	0.00	0.00	150.00	0.00
Income Tax	0.00	0.00	129.00	0.00
Taxes & Licenses	25.00	0.00	25.00	0.00
TOTAL DIRECT EXPENSES	4,905.55	0.00	13,124.26	0.00
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NET INCOME	1,732.31	0.00	6,398.34	0.00