

La Roche Condominium Association, Inc.

Balance Sheet

As of June 30, 2025

Accrual Basis

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	15,721.66
Bank of Colorado Money Market	59,742.89
Total Checking/Savings	75,464.55
Accounts Receivable	
Accounts Receivable	-5,100.40
Total Accounts Receivable	-5,100.40
Total Current Assets	70,364.15
TOTAL ASSETS	70,364.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,250.00
Total Accounts Payable	1,250.00
Total Current Liabilities	1,250.00
Total Liabilities	1,250.00
Equity	
Retained Earnings	56,922.74
Net Income	12,191.41
Total Equity	69,114.15
TOTAL LIABILITIES & EQUITY	70,364.15

La Roche Condominium Association, Inc.
Income Statement Budget Performance
June 2025

Accrual Basis

	Jun 25	Budget	Jan - Ju...	YTD Bu...	Annual ...
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	41,630.00	41,630.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	6,600.00	13,200.00
Total Income	7,145.00	8,245.00	41,630.00	48,230.00	97,700.00
Gross Profit	7,145.00	8,245.00	41,630.00	48,230.00	97,700.00
Expense					
Bank Service Charges	0.00	0.00	0.00	0.00	0.00
Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
Mileage	0.00		52.65		
Business Licenses and Permits	0.00	0.00	0.00	0.00	0.00
Reimbursed Expense	227.84	0.00	300.23	0.00	0.00
Accounting	250.00	250.00	2,575.00	1,500.00	3,000.00
Insurance	1,043.20	1,043.00	6,259.20	6,258.00	12,516.00
Office supplies	0.00	30.00	0.00	160.00	340.00
Postage	0.00	20.00	29.20	120.00	240.00
Printing & Copies	0.00	20.00	0.00	120.00	240.00
Recording fees	0.00	0.00	0.00	0.00	0.00
Misc.	0.00	0.00	150.00	0.00	0.00
Repairs & Maint					
Contract Labor	0.00	632.00	2,651.85	3,112.00	6,904.00
Supplies & Parts	0.00	150.00	82.70	700.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	10.00	1,800.00	3,600.00
Repairs & Maint - Other	332.38	0.00	4,170.04	0.00	0.00
Total Repairs & Maint	332.38	1,082.00	6,914.59	5,612.00	12,104.00
Taxes	0.00	0.00	70.71	0.00	0.00
Utilities					
City of Grand Junction	1,584.55	1,551.32	9,468.03	9,174.93	18,482.85
Recycling	409.15	356.74	409.15	678.15	1,402.06
Trash	0.00		373.21		
Ute Water	675.00	666.58	4,069.84	3,922.83	7,899.55
Xcel Energy	22.69	25.09	148.61	165.82	342.53
Total Utilities	2,691.39	2,599.73	14,468.84	13,941.73	28,126.99
Total Expense	4,544.81	5,044.73	30,820.42	27,711.73	56,566.99
Net Ordinary Income	2,600.19	3,200.27	10,809.58	20,518.27	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	0.00	0.00	0.00
Interest	32.71	24.57	181.83	170.62	332.23
Special Assesment Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	0.00		1,200.00		
Total Cooler Assessment	0.00		1,200.00		
Total Special Assesment Income/Exp	0.00		1,200.00		
Total Other Income	32.71	24.57	1,381.83	170.62	332.23
Other Expense					
Insurance Claim Expenses					
Insurance Claim Labor	0.00	0.00	0.00	0.00	0.00
Insurance Claim Supplies	0.00	0.00	0.00	0.00	0.00
Total Insurance Claim Expenses	0.00	0.00	0.00	0.00	0.00

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Income Statement Budget Performance
June 2025

Accrual Basis

	<u>Jun 25</u>	<u>Budget</u>	<u>Jan - Ju...</u>	<u>YTD Bu...</u>	<u>Annual ...</u>
Bad Debts	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00
Net Other Income	32.71	24.57	1,381.83	170.62	332.23
Net Income	<u>2,632.90</u>	<u>3,224.84</u>	<u>12,191.41</u>	<u>20,688.89</u>	<u>41,465.24</u>