

La Roche Condominium Association, Inc.
Balance Sheet
As of October 31, 2025

Accrual Basis

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	25,857.07
Bank of Colorado Money Market	67,440.54
Total Checking/Savings	<u>93,297.61</u>
Accounts Receivable	
Accounts Receivable	-6,163.05
Total Accounts Receivable	<u>-6,163.05</u>
Total Current Assets	<u>87,134.56</u>
TOTAL ASSETS	<u>87,134.56</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,250.00
Total Accounts Payable	<u>1,250.00</u>
Total Current Liabilities	<u>1,250.00</u>
Total Liabilities	1,250.00
Equity	
Retained Earnings	56,922.74
Net Income	28,961.82
Total Equity	<u>85,884.56</u>
TOTAL LIABILITIES & EQUITY	<u>87,134.56</u>

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

Accrual Basis

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	70,210.00	70,210.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	11,000.00	13,200.00
Total Income	7,145.00	8,245.00	70,210.00	81,210.00	97,700.00
Gross Profit	7,145.00	8,245.00	70,210.00	81,210.00	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	0.00	0.00	457.13	0.00	0.00
Accounting	500.00	250.00	3,575.00	2,500.00	3,000.00
Insurance	1,289.71	1,043.00	11,171.53	10,430.00	12,516.00
Office supplies	0.00	30.00	21.25	280.00	340.00
Postage	0.00	20.00	29.20	200.00	240.00
Printing & Copies	0.00	20.00	0.00	200.00	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	105.00	632.00	2,756.85	5,640.00	6,904.00
Supplies & Parts	0.00	150.00	15,205.70	1,300.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	295.00	3,000.00	3,600.00
Repairs & Maint - Other	20,000.00	0.00	24,170.04	0.00	0.00
Total Repairs & Maint	20,105.00	1,082.00	42,427.59	9,940.00	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	15,806.23	15,380.21	18,482.85
Recycling	0.00	0.00	821.87	1,032.97	1,402.06
Trash	0.00		373.21		
Ute Water	677.98	681.03	6,800.45	6,588.50	7,899.55
Xcel Energy	0.00	28.08	170.84	272.58	342.53
Total Utilities	2,262.53	2,260.43	23,972.60	23,274.26	28,126.99
Total Expense	24,157.24	4,705.43	81,927.66	46,824.26	56,566.99
Net Ordinary Income	-17,012.24	3,539.57	-11,717.66	34,385.74	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	39,135.31	0.00	0.00
Interest	36.94	25.50	344.17	279.54	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	36.94	25.50	40,679.48	279.54	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
October 2025

Accrual Basis

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
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	36.94	25.50	40,679.48	279.54	332.23
Net Income	<u>-16,975.30</u>	<u>3,565.07</u>	<u>28,961.82</u>	<u>34,665.28</u>	<u>41,465.24</u>