

La Roche Condominium Association, Inc.

Balance Sheet

As of December 31, 2025

Accrual Basis

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	22,287.90
Bank of Colorado Money Market	69,667.40
Total Checking/Savings	91,955.30
Accounts Receivable	
Accounts Receivable	-2,743.05
Total Accounts Receivable	-2,743.05
Other Current Assets	
Undeposited Funds	1,375.00
Total Other Current Assets	1,375.00
Total Current Assets	90,587.25
TOTAL ASSETS	<u>90,587.25</u>
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	32,414.51
Total Equity	89,337.25
TOTAL LIABILITIES & EQUITY	<u>90,587.25</u>

La Roche Condominium Association, Inc.
Income Statement Budget Performance

December 2025

Accrual Basis

	Dec 25	Budget	Jan - Dec 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	84,500.00	84,500.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	13,200.00	13,200.00
Total Income	7,145.00	8,245.00	84,500.00	97,700.00	97,700.00
Gross Profit	7,145.00	8,245.00	84,500.00	97,700.00	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	250.00	250.00	4,075.00	3,000.00	3,000.00
Insurance	1,289.71	1,043.00	13,750.95	12,516.00	12,516.00
Office supplies	113.20	30.00	134.45	340.00	340.00
Postage	0.00	20.00	29.20	240.00	240.00
Printing & Copies	0.00	20.00	0.00	240.00	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	6,904.00	6,904.00
Supplies & Parts	0.00	150.00	2,732.70	1,600.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	10.00	3,600.00	3,600.00
Repairs & Maint - Other	0.00	0.00	8,435.04	0.00	0.00
Total Repairs & Maint	0.00	1,082.00	13,829.59	12,104.00	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	18,975.33	18,482.85	18,482.85
Recycling	412.72	369.09	1,607.80	1,402.06	1,402.06
Ute Water	680.10	650.43	8,166.81	7,899.55	7,899.55
Xcel Energy	27.01	45.79	219.21	342.53	342.53
Total Utilities	2,704.38	2,616.63	28,969.15	28,126.99	28,126.99
Total Expense	4,357.29	5,061.63	61,518.83	56,566.99	56,566.99
Net Ordinary Income	2,787.71	3,183.37	22,981.17	41,133.01	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	39,135.31	0.00	0.00
Interest	10.60	28.27	371.03	332.23	332.23
Special Assesment Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	0.00		2,400.00		
Total Cooler Assessment	0.00		2,400.00		
Total Special Assesment Income/Exp	0.00		2,400.00		
Total Other Income	10.60	28.27	41,906.34	332.23	332.23
Other Expense					
Deferred Maintenance/Projects	0.00		32,473.00		
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
December 2025

Accrual Basis

	<u>Dec 25</u>	<u>Budget</u>	<u>Jan - Dec 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Bad Debts	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	32,473.00	0.00	0.00
Net Other Income	10.60	28.27	9,433.34	332.23	332.23
Net Income	<u>2,798.31</u>	<u>3,211.64</u>	<u>32,414.51</u>	<u>41,465.24</u>	<u>41,465.24</u>