

La Roche Condominium Association, Inc.

Balance Sheet

As of May 31, 2026

Accrual Basis

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	20,947.88
Bank of Colorado Money Market	40,238.69
Total Checking/Savings	61,186.57
Accounts Receivable	
Accounts Receivable	-6,776.05
Total Accounts Receivable	-6,776.05
Total Current Assets	54,410.52
TOTAL ASSETS	54,410.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	75.00
Total Accounts Payable	75.00
Total Current Liabilities	75.00
Total Liabilities	75.00
Equity	
Retained Earnings	90,512.25
Net Income	-36,176.73
Total Equity	54,335.52
TOTAL LIABILITIES & EQUITY	54,410.52

La Roche Condominium Association, Inc.
Income Statement Budget Performance
May 2026

Accrual Basis

	May 26	Budget	Jan - May ...	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	7,425.00	7,145.00	36,565.00	34,485.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	5,500.00	13,200.00
Total Income	<u>7,425.00</u>	<u>8,245.00</u>	<u>36,565.00</u>	<u>39,985.00</u>	<u>97,700.00</u>
Gross Profit	7,425.00	8,245.00	36,565.00	39,985.00	97,700.00
Expense					
Reimbursed Expense	0.00	0.00	47.99	72.39	457.13
Accounting	250.00	250.00	1,350.00	1,075.00	2,900.00
Insurance	1,289.71	1,043.20	6,448.55	5,216.00	13,750.95
Office supplies	0.00	0.00	104.18	134.25	134.25
Postage	0.00	29.20	0.00	29.20	29.20
Misc.	0.00	0.00	150.00	150.00	150.00
Repairs & Maint					
Contract Labor	0.00	627.35	2,000.00	1,451.85	1,451.85
Supplies & Parts	0.00	0.00	816.00	82.70	2,732.70
Repairs & Maint - Other	40,779.96	3,585.98	80,185.27	3,900.31	7,372.69
Total Repairs & Maint	<u>40,779.96</u>	<u>4,213.33</u>	<u>83,001.27</u>	<u>5,434.86</u>	<u>11,557.24</u>
Taxes	0.00	70.71	133.00	70.71	70.71
Utilities					
City of Grand Junction	1,757.23	1,584.55	8,601.73	7,883.48	18,975.33
Recycling	0.00	0.00	416.41	373.21	1,607.80
Ute Water	742.92	675.00	3,546.39	3,394.84	8,166.81
Xcel Energy	24.65	24.05	143.46	125.92	219.21
Total Utilities	<u>2,524.80</u>	<u>2,283.60</u>	<u>12,707.99</u>	<u>11,777.45</u>	<u>28,969.15</u>
Total Expense	<u>44,844.47</u>	<u>7,890.04</u>	<u>103,942.98</u>	<u>23,959.86</u>	<u>58,018.63</u>
Net Ordinary Income	-37,419.47	354.96	-67,377.98	16,025.14	39,681.37
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	14,924.73	0.00	31,129.96	0.00	39,135.31
Interest	8.06	31.02	71.29	149.12	371.03
Special Assesment Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	1,200.00		1,200.00		
Total Cooler Assessment	<u>1,200.00</u>		<u>1,200.00</u>		
Total Special Assesment Income/Exp	<u>1,200.00</u>		<u>1,200.00</u>		
Total Other Income	16,132.79	31.02	32,401.25	149.12	39,506.34
Other Expense					
Cooler Maintenance	1,200.00	1,200.00	1,200.00	1,200.00	2,325.00
Deferred Maintenance/Projects	0.00	0.00	0.00	0.00	32,473.00
Total Other Expense	<u>1,200.00</u>	<u>1,200.00</u>	<u>1,200.00</u>	<u>1,200.00</u>	<u>34,798.00</u>
Net Other Income	14,932.79	-1,168.98	31,201.25	-1,050.88	4,708.34
Net Income	<u>-22,486.68</u>	<u>-814.02</u>	<u>-36,176.73</u>	<u>14,974.26</u>	<u>44,389.71</u>