

La Roche Condominium Association, Inc.

Balance Sheet

As of August 31, 2026

Accrual Basis

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	22,481.67
Bank of Colorado Money Market	43,554.88
Total Checking/Savings	66,036.55
Accounts Receivable	
Accounts Receivable	-6,116.05
Total Accounts Receivable	-6,116.05
Total Current Assets	59,920.50
TOTAL ASSETS	59,920.50
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	-30,666.75
Total Equity	59,845.50
TOTAL LIABILITIES & EQUITY	59,920.50

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

Accrual Basis

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	7,425.00	7,145.00	58,840.00	55,920.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	8,800.00	13,200.00
Total Income	<u>7,425.00</u>	<u>8,245.00</u>	<u>58,840.00</u>	<u>64,720.00</u>	<u>97,700.00</u>
Gross Profit	<u>7,425.00</u>	<u>8,245.00</u>	<u>58,840.00</u>	<u>64,720.00</u>	<u>97,700.00</u>
Expense					
Reimbursed Expense	44.00	56.90	91.99	357.13	457.13
Accounting	250.00	250.00	2,100.00	1,825.00	2,900.00
Insurance	4,720.03	0.00	13,747.98	7,302.40	13,750.95
Office supplies	0.00	0.00	104.18	134.25	134.25
Postage	0.00	0.00	0.00	29.20	29.20
Misc.	0.00	0.00	150.00	150.00	150.00
Repairs & Maint					
Contract Labor	0.00	0.00	2,240.00	1,451.85	1,451.85
Supplies & Parts	0.00	2,650.00	1,006.84	2,732.70	2,732.70
Repairs & Maint - Other	0.00	285.00	80,455.27	4,517.69	7,372.69
Total Repairs & Maint	<u>0.00</u>	<u>2,935.00</u>	<u>83,702.11</u>	<u>8,702.24</u>	<u>11,557.24</u>
Taxes	<u>0.00</u>	<u>0.00</u>	<u>133.00</u>	<u>70.71</u>	<u>70.71</u>
Utilities					
City of Grand Junction	1,757.23	1,584.55	13,873.42	12,637.13	18,975.33
Recycling	0.00	0.00	864.58	782.36	1,607.80
Ute Water	714.02	679.89	5,725.85	5,433.87	8,166.81
Xcel Energy	22.88	0.00	211.08	170.84	219.21
Total Utilities	<u>2,494.13</u>	<u>2,264.44</u>	<u>20,674.93</u>	<u>19,024.20</u>	<u>28,969.15</u>
Total Expense	<u>7,508.16</u>	<u>5,506.34</u>	<u>120,704.19</u>	<u>37,595.13</u>	<u>58,018.63</u>
Net Ordinary Income	<u>-83.16</u>	<u>2,738.66</u>	<u>-61,864.19</u>	<u>27,124.87</u>	<u>39,681.37</u>
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	31,129.96	39,135.31	39,135.31
Interest	5.49	54.64	87.48	269.78	371.03
Special Assesment Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	0.00		1,200.00		
Total Cooler Assessment	<u>0.00</u>		<u>1,200.00</u>		
Total Special Assesment Income/Exp	<u>0.00</u>		<u>1,200.00</u>		
Total Other Income	<u>5.49</u>	<u>54.64</u>	<u>32,417.44</u>	<u>39,405.09</u>	<u>39,506.34</u>
Other Expense					
Cooler Maintenance	0.00	0.00	1,200.00	1,200.00	2,325.00
Deferred Maintenance/Projects	0.00	12,473.00	0.00	12,473.00	32,473.00
Bad Debts	0.00		20.00		
Total Other Expense	<u>0.00</u>	<u>12,473.00</u>	<u>1,220.00</u>	<u>13,673.00</u>	<u>34,798.00</u>
Net Other Income	<u>5.49</u>	<u>-12,418.36</u>	<u>31,197.44</u>	<u>25,732.09</u>	<u>4,708.34</u>
Net Income	<u><u>-77.67</u></u>	<u><u>-9,679.70</u></u>	<u><u>-30,666.75</u></u>	<u><u>52,856.96</u></u>	<u><u>44,389.71</u></u>