

La Roche Condominium Association, Inc.

Balance Sheet

Accrual Basis

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	44,026.76
Bank of Colorado Money Market	66,303.60
Total Checking/Savings	110,330.36
Accounts Receivable	
Accounts Receivable	-6,220.50
Total Accounts Receivable	-6,220.50
Total Current Assets	104,109.86
TOTAL ASSETS	104,109.86
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	45,937.12
Total Equity	102,859.86
TOTAL LIABILITIES & EQUITY	104,109.86

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

Accrual Basis

	Sep 25	Budget	Jan - Se...	YTD Bu...	Annual ...
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	63,065.00	63,065.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	9,900.00	13,200.00
Total Income	7,145.00	8,245.00	63,065.00	72,965.00	97,700.00
Gross Profit	7,145.00	8,245.00	63,065.00	72,965.00	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	100.00	0.00	457.13	0.00	0.00
Accounting	0.00	250.00	3,075.00	2,250.00	3,000.00
Insurance	2,579.42	1,043.00	9,881.82	9,387.00	12,516.00
Office supplies	21.25	30.00	21.25	250.00	340.00
Postage	0.00	20.00	29.20	180.00	240.00
Printing & Copies	0.00	20.00	0.00	180.00	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	5,008.00	6,904.00
Supplies & Parts	0.00	150.00	15,205.70	1,150.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	295.00	2,700.00	3,600.00
Repairs & Maint - Other	0.00	0.00	4,170.04	0.00	0.00
Total Repairs & Maint	0.00	1,082.00	22,322.59	8,858.00	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	14,221.68	13,828.89	18,482.85
Recycling	412.72	354.82	821.87	1,032.97	1,402.06
Trash	0.00		373.21		
Ute Water	688.60	650.85	6,122.47	5,907.47	7,899.55
Xcel Energy	0.00	27.83	170.84	244.50	342.53
Total Utilities	2,685.87	2,584.82	21,710.07	21,013.83	28,126.99
Total Expense	5,386.54	5,029.82	57,770.42	42,118.83	56,566.99
Net Ordinary Income	1,758.46	3,215.18	5,294.58	30,846.17	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	39,135.31	0.00	0.00
Interest	37.45	27.35	307.23	254.04	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	37.45	27.35	40,642.54	254.04	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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September 2025

Accrual Basis

	Sep 25	Budget	Jan - Se...	YTD Bu...	Annual ...
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	37.45	27.35	40,642.54	254.04	332.23
Net Income	<u>1,795.91</u>	<u>3,242.53</u>	<u>45,937.12</u>	<u>31,100.21</u>	<u>41,465.24</u>