

La Roche Condominium Association, Inc.

Balance Sheet

As of February 28, 2026

Accrual Basis

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	14,962.82
Bank of Colorado Money Market	106,905.22
Total Checking/Savings	121,868.04
Accounts Receivable	
Accounts Receivable	-9,484.05
Total Accounts Receivable	-9,484.05
Total Current Assets	112,383.99
TOTAL ASSETS	112,383.99
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	21,796.74
Total Equity	112,308.99
TOTAL LIABILITIES & EQUITY	112,383.99

La Roche Condominium Association, Inc.
Income Statement Budget Performance

February 2026

Accrual Basis

	Feb 26	Budget	Jan - Feb 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	6,525.00	14,290.00	13,050.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	2,200.00	13,200.00
Total Income	<u>7,145.00</u>	<u>7,625.00</u>	<u>14,290.00</u>	<u>15,250.00</u>	<u>97,700.00</u>
Gross Profit	7,145.00	7,625.00	14,290.00	15,250.00	97,700.00
Expense					
Reimbursed Expense	0.00	47.39	47.99	72.39	457.13
Accounting	350.00	0.00	600.00	250.00	2,900.00
Insurance	1,289.71	1,043.20	2,579.42	2,086.40	13,750.95
Office supplies	0.00	0.00	104.18	134.25	134.25
Postage	0.00	0.00	0.00	0.00	29.20
Misc.	0.00	0.00	150.00	150.00	150.00
Repairs & Maint					
Contract Labor	0.00	0.00	0.00	0.00	1,451.85
Supplies & Parts	0.00	0.00	0.00	0.00	2,732.70
Repairs & Maint - Other	0.00	176.68	0.00	176.68	7,372.69
Total Repairs & Maint	<u>0.00</u>	<u>176.68</u>	<u>0.00</u>	<u>176.68</u>	<u>11,557.24</u>
Taxes	133.00	0.00	133.00	0.00	70.71
Utilities					
City of Grand Junction	1,747.23	1,578.51	3,350.04	3,129.83	18,975.33
Recycling	0.00	0.00	0.00	0.00	1,607.80
Ute Water	700.00	675.43	1,380.10	1,325.43	8,166.81
Xcel Energy	31.43	25.94	61.58	51.59	219.21
Total Utilities	<u>2,478.66</u>	<u>2,279.88</u>	<u>4,791.72</u>	<u>4,506.85</u>	<u>28,969.15</u>
Total Expense	<u>4,251.37</u>	<u>3,547.15</u>	<u>8,406.31</u>	<u>7,376.57</u>	<u>58,018.63</u>
Net Ordinary Income	2,893.63	4,077.85	5,883.69	7,873.43	39,681.37
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	15,875.23	0.00	39,135.31
Interest	29.16	27.27	37.82	56.84	371.03
Total Other Income	<u>29.16</u>	<u>27.27</u>	<u>15,913.05</u>	<u>56.84</u>	<u>39,506.34</u>
Other Expense					
Cooler Maintenance	0.00	0.00	0.00	0.00	2,325.00
Deferred Maintenance/Projects	0.00	0.00	0.00	0.00	32,473.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,798.00</u>
Net Other Income	29.16	27.27	15,913.05	56.84	4,708.34
Net Income	<u><u>2,922.79</u></u>	<u><u>4,105.12</u></u>	<u><u>21,796.74</u></u>	<u><u>7,930.27</u></u>	<u><u>44,389.71</u></u>