

La Roche Condominium Association, Inc.

Balance Sheet

As of January 31, 2026

Accrual Basis

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	47,466.19
Bank of Colorado Money Market	70,776.06
Total Checking/Savings	118,242.25
Accounts Receivable	
Accounts Receivable	-8,781.05
Total Accounts Receivable	-8,781.05
Total Current Assets	109,461.20
TOTAL ASSETS	<u>109,461.20</u>
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	18,873.95
Total Equity	109,386.20
TOTAL LIABILITIES & EQUITY	<u>109,461.20</u>

La Roche Condominium Association, Inc.
Income Statement Budget Performance

January 2026

Accrual Basis

	Jan 26	Budget	Jan 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	6,525.00	7,145.00	6,525.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	1,100.00	13,200.00
Total Income	<u>7,145.00</u>	<u>7,625.00</u>	<u>7,145.00</u>	<u>7,625.00</u>	<u>97,700.00</u>
Gross Profit	7,145.00	7,625.00	7,145.00	7,625.00	97,700.00
Expense					
Reimbursed Expense	47.99	25.00	47.99	25.00	457.13
Accounting	250.00	250.00	250.00	250.00	2,900.00
Insurance	1,289.71	1,043.20	1,289.71	1,043.20	13,750.95
Office supplies	104.18	134.25	104.18	134.25	134.25
Postage	0.00	0.00	0.00	0.00	29.20
Misc.	150.00	150.00	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	0.00	0.00	0.00	7,372.69
Total Repairs & Maint	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,557.24</u>
Taxes	0.00	0.00	0.00	0.00	70.71
Utilities					
City of Grand Junction	1,602.81	1,551.32	1,602.81	1,551.32	18,975.33
Recycling	0.00	0.00	0.00	0.00	1,607.80
Ute Water	680.10	650.00	680.10	650.00	8,166.81
Xcel Energy	30.15	25.65	30.15	25.65	219.21
Total Utilities	<u>2,313.06</u>	<u>2,226.97</u>	<u>2,313.06</u>	<u>2,226.97</u>	<u>28,969.15</u>
Total Expense	<u>4,154.94</u>	<u>3,829.42</u>	<u>4,154.94</u>	<u>3,829.42</u>	<u>58,018.63</u>
Net Ordinary Income	2,990.06	3,795.58	2,990.06	3,795.58	39,681.37
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	15,875.23	0.00	15,875.23	0.00	39,135.31
Interest	8.66	29.57	8.66	29.57	371.03
Total Other Income	<u>15,883.89</u>	<u>29.57</u>	<u>15,883.89</u>	<u>29.57</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	15,883.89	29.57	15,883.89	29.57	4,708.34
Net Income	<u><u>18,873.95</u></u>	<u><u>3,825.15</u></u>	<u><u>18,873.95</u></u>	<u><u>3,825.15</u></u>	<u><u>44,389.71</u></u>