

La Roche Condominium Association, Inc.

Balance Sheet

As of March 31, 2026

Accrual Basis

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	16,274.56
Bank of Colorado Money Market	68,022.17
Total Checking/Savings	84,296.73
Accounts Receivable	
Accounts Receivable	-9,661.05
Total Accounts Receivable	-9,661.05
Total Current Assets	74,635.68
TOTAL ASSETS	<u>74,635.68</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	-15,951.57
Total Equity	74,560.68
TOTAL LIABILITIES & EQUITY	<u>74,635.68</u>

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

Accrual Basis

	<u>Mar 26</u>	<u>Budget</u>	<u>Jan - Mar 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Monthly Assessment	7,425.00	7,145.00	21,715.00	20,195.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	3,300.00	13,200.00
Total Income	<u>7,425.00</u>	<u>8,245.00</u>	<u>21,715.00</u>	<u>23,495.00</u>	<u>97,700.00</u>
Gross Profit	7,425.00	8,245.00	21,715.00	23,495.00	97,700.00
Expense					
Reimbursed Expense	0.00	0.00	47.99	72.39	457.13
Accounting	250.00	325.00	850.00	575.00	2,900.00
Insurance	1,289.71	1,043.20	3,869.13	3,129.60	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	800.00	824.50	800.00	824.50	1,451.85
Supplies & Parts	816.00	82.70	816.00	82.70	2,732.70
Repairs & Maint - Other	0.00	52.65	39,135.31	229.33	7,372.69
Total Repairs & Maint	<u>1,616.00</u>	<u>959.85</u>	<u>40,751.31</u>	<u>1,136.53</u>	<u>11,557.24</u>
Taxes	0.00	0.00	133.00	0.00	70.71
Utilities					
City of Grand Junction	1,747.23	1,584.55	5,097.27	4,714.38	18,975.33
Recycling	416.41	373.21	416.41	373.21	1,607.80
Ute Water	706.16	719.41	2,086.26	2,044.84	8,166.81
Xcel Energy	29.44	25.02	91.02	76.61	219.21
Total Utilities	<u>2,899.24</u>	<u>2,702.19</u>	<u>7,690.96</u>	<u>7,209.04</u>	<u>28,969.15</u>
Total Expense	<u>6,054.95</u>	<u>5,030.24</u>	<u>53,596.57</u>	<u>12,406.81</u>	<u>58,018.63</u>
Net Ordinary Income	1,370.05	3,214.76	-31,881.57	11,088.19	39,681.37
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	15,875.23	0.00	39,135.31
Interest	16.95	30.84	54.77	87.68	371.03
Total Other Income	<u>16.95</u>	<u>30.84</u>	<u>15,930.00</u>	<u>87.68</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	16.95	30.84	15,930.00	87.68	4,708.34
Net Income	<u><u>1,387.00</u></u>	<u><u>3,245.60</u></u>	<u><u>-15,951.57</u></u>	<u><u>11,175.87</u></u>	<u><u>44,389.71</u></u>