

La Roche Condominium Association, Inc.
Balance Sheet
As of July 31, 2025

Accrual Basis

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	59,942.40
Bank of Colorado Money Market	60,876.20
Total Checking/Savings	120,818.60
Accounts Receivable	
Accounts Receivable	-7,724.95
Total Accounts Receivable	-7,724.95
Total Current Assets	113,093.65
TOTAL ASSETS	113,093.65
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	54,920.91
Total Equity	111,843.65
TOTAL LIABILITIES & EQUITY	113,093.65

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

Accrual Basis

	Jul 25	Budget	Jan - Jul...	YTD Bu...	Annual ...
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	48,775.00	48,775.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	7,700.00	13,200.00
Total Income	7,145.00	8,245.00	48,775.00	56,475.00	97,700.00
Gross Profit	7,145.00	8,245.00	48,775.00	56,475.00	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	0.00	0.00	300.23	0.00	0.00
Accounting	250.00	250.00	2,825.00	1,750.00	3,000.00
Insurance	1,043.20	1,043.00	7,302.40	7,301.00	12,516.00
Office supplies	0.00	30.00	0.00	190.00	340.00
Postage	0.00	20.00	29.20	140.00	240.00
Printing & Copies	0.00	20.00	0.00	140.00	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	3,744.00	6,904.00
Supplies & Parts	0.00	150.00	82.70	850.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	10.00	2,100.00	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	6,914.59	6,694.00	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	11,052.58	10,726.25	18,482.85
Recycling	0.00	0.00	409.15	678.15	1,402.06
Trash	0.00		373.21		
Ute Water	684.14	678.05	4,753.98	4,600.88	7,899.55
Xcel Energy	22.23	24.33	170.84	190.15	342.53
Total Utilities	2,290.92	2,253.70	16,759.76	16,195.43	28,126.99
Total Expense	3,584.12	4,698.70	34,404.54	32,410.43	56,566.99
Net Ordinary Income	3,560.88	3,546.30	14,370.46	24,064.57	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	39,135.31	0.00	39,135.31	0.00	0.00
Interest	33.31	29.00	215.14	199.62	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	39,168.62	29.00	40,550.45	199.62	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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Income Statement Budget Performance
July 2025

Accrual Basis

	<u>Jul 25</u>	<u>Budget</u>	<u>Jan - Jul...</u>	<u>YTD Bu...</u>	<u>Annual ...</u>
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	39,168.62	29.00	40,550.45	199.62	332.23
Net Income	<u>42,729.50</u>	<u>3,575.30</u>	<u>54,920.91</u>	<u>24,264.19</u>	<u>41,465.24</u>