

**La Roche Condominium Association, Inc.**  
**Balance Sheet**

Accrual Basis

As of November 30, 2025

	Nov 30, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	22,885.19
Bank of Colorado Money Market	68,556.80
Total Checking/Savings	91,441.99
Accounts Receivable	
Accounts Receivable	-3,653.05
Total Accounts Receivable	-3,653.05
Total Current Assets	87,788.94
<b>TOTAL ASSETS</b>	<b>87,788.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	29,616.20
Total Equity	86,538.94
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>87,788.94</b>

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

Accrual Basis

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Monthly Assessment	7,145.00	7,145.00	77,355.00	77,355.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	12,100.00	13,200.00
<b>Total Income</b>	7,145.00	8,245.00	77,355.00	89,455.00	97,700.00
<b>Gross Profit</b>	7,145.00	8,245.00	77,355.00	89,455.00	97,700.00
<b>Expense</b>					
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	457.13	0.00	0.00
Accounting	250.00	250.00	3,825.00	2,750.00	3,000.00
Insurance	1,289.71	1,043.00	12,461.24	11,473.00	12,516.00
Office supplies	0.00	30.00	21.25	310.00	340.00
Postage	0.00	20.00	29.20	220.00	240.00
Printing & Copies	0.00	20.00	0.00	220.00	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
<b>Repairs &amp; Maint</b>					
Contract Labor	0.00	632.00	2,756.85	6,272.00	6,904.00
Supplies & Parts	0.00	150.00	15,205.70	1,450.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	295.00	3,300.00	3,600.00
Repairs & Maint - Other	3,875.00	0.00	28,045.04	0.00	0.00
<b>Total Repairs &amp; Maint</b>	3,875.00	1,082.00	46,302.59	11,022.00	12,104.00
Taxes	0.00	0.00	70.71	0.00	0.00
<b>Utilities</b>					
City of Grand Junction	1,584.55	1,551.32	17,390.78	16,931.53	18,482.85
Recycling	0.00	0.00	821.87	1,032.97	1,402.06
Trash	0.00		373.21		
Ute Water	686.26	660.62	7,486.71	7,249.12	7,899.55
Xcel Energy	21.36	24.16	192.20	296.74	342.53
<b>Total Utilities</b>	2,292.17	2,236.10	26,264.77	25,510.36	28,126.99
<b>Total Expense</b>	7,706.88	4,681.10	89,634.54	51,505.36	56,566.99
<b>Net Ordinary Income</b>	-561.88	3,563.90	-12,279.54	37,949.64	41,133.01
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Insurance Claim Proceeds	0.00	0.00	39,135.31	0.00	0.00
Interest	16.26	24.42	360.43	303.96	332.23
<b>Special Assesment Income/Exp</b>					
Cooler Assessment					
Cooler Maintenance Billed	1,200.00		2,400.00		
<b>Total Cooler Assessment</b>	1,200.00		2,400.00		
<b>Total Special Assesment Income/...</b>	1,200.00		2,400.00		
<b>Total Other Income</b>	1,216.26	24.42	41,895.74	303.96	332.23
<b>Other Expense</b>					
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
<b>Total Insurance Claim Expenses</b>	0.00	0.00	0.00	0.00	0.00

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

Accrual Basis

	<u>Nov 25</u>	<u>Budget</u>	<u>Jan - Nov 25</u>	<u>YTD Budget</u>	<u>Annual Budget</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	1,216.26	24.42	41,895.74	303.96	332.23
Net Income	<u>654.38</u>	<u>3,588.32</u>	<u>29,616.20</u>	<u>38,253.60</u>	<u>41,465.24</u>