

La Roche Condominium Association, Inc.

Balance Sheet

As of August 31, 2025

Accrual Basis

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	45,287.30
Bank of Colorado Money Market	65,166.15
Total Checking/Savings	110,453.45
Accounts Receivable	
Accounts Receivable	-6,554.95
Total Accounts Receivable	-6,554.95
Total Current Assets	103,898.50
TOTAL ASSETS	103,898.50
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	45,725.76
Total Equity	102,648.50
TOTAL LIABILITIES & EQUITY	103,898.50

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

Accrual Basis

	Aug 25	Budget	Jan - Au...	YTD Bu...	Annual ...
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	55,920.00	55,920.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	8,800.00	13,200.00
Total Income	7,145.00	8,245.00	55,920.00	64,720.00	97,700.00
Gross Profit	7,145.00	8,245.00	55,920.00	64,720.00	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	56.90	0.00	357.13	0.00	0.00
Accounting	250.00	250.00	3,075.00	2,000.00	3,000.00
Insurance	0.00	1,043.00	7,302.40	8,344.00	12,516.00
Office supplies	0.00	30.00	0.00	220.00	340.00
Postage	0.00	20.00	29.20	160.00	240.00
Printing & Copies	0.00	20.00	0.00	160.00	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	4,376.00	6,904.00
Supplies & Parts	15,123.00	150.00	15,205.70	1,000.00	1,600.00
Repairs & Maintenance Other	285.00	300.00	295.00	2,400.00	3,600.00
Repairs & Maint - Other	0.00	0.00	4,170.04	0.00	0.00
Total Repairs & Maint	15,408.00	1,082.00	22,322.59	7,776.00	12,104.00
Taxes	0.00	0.00	70.71	0.00	0.00
Utilities					
City of Grand Junction	0.00	1,551.32	11,052.58	12,277.57	18,482.85
Recycling	0.00	0.00	409.15	678.15	1,402.06
Trash	0.00		373.21		
Ute Water	679.89	655.74	5,433.87	5,256.62	7,899.55
Xcel Energy	0.00	26.52	170.84	216.67	342.53
Total Utilities	679.89	2,233.58	17,439.65	18,429.01	28,126.99
Total Expense	16,394.79	4,678.58	50,799.33	37,089.01	56,566.99
Net Ordinary Income	-9,249.79	3,566.42	5,120.67	27,630.99	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	39,135.31	0.00	0.00
Interest	54.64	27.07	269.78	226.69	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	54.64	27.07	40,605.09	226.69	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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Accrual Basis

	Aug 25	Budget	Jan - Au...	YTD Bu...	Annual ...
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	54.64	27.07	40,605.09	226.69	332.23
Net Income	<u>-9,195.15</u>	<u>3,593.49</u>	<u>45,725.76</u>	<u>27,857.68</u>	<u>41,465.24</u>