

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

Accrual Basis

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	16,170.67
Bank of Colorado Money Market	58,610.18
Total Checking/Savings	74,780.85
Accounts Receivable	
Accounts Receivable	-7,020.40
Total Accounts Receivable	-7,020.40
Total Current Assets	67,760.45
TOTAL ASSETS	67,760.45
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	9,587.71
Total Equity	66,510.45
TOTAL LIABILITIES & EQUITY	67,760.45

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

Accrual Basis

	May 25	Budget	Jan - Ma...	YTD Bu...	Annual ...
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	34,485.00	34,485.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	5,500.00	13,200.00
Total Income	<u>7,145.00</u>	<u>8,245.00</u>	<u>34,485.00</u>	<u>39,985.00</u>	<u>97,700.00</u>
Gross Profit	7,145.00	8,245.00	34,485.00	39,985.00	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	72.39	0.00	0.00
Accounting	250.00	250.00	2,325.00	1,250.00	3,000.00
Insurance	1,043.20	1,043.00	5,216.00	5,215.00	12,516.00
Office supplies	0.00	30.00	0.00	130.00	340.00
Postage	0.00	20.00	0.00	100.00	240.00
Printing & Copies	0.00	20.00	0.00	100.00	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	1,827.35	632.00	2,651.85	2,480.00	6,904.00
Supplies & Parts	0.00	150.00	82.70	550.00	1,600.00
Repairs & Maintenance Other	10.00	300.00	10.00	1,500.00	3,600.00
Repairs & Maint - Other	3,575.98	0.00	3,837.66	0.00	0.00
Total Repairs & Maint	<u>5,413.33</u>	<u>1,082.00</u>	<u>6,582.21</u>	<u>4,530.00</u>	<u>12,104.00</u>
Taxes	70.71	0.00	70.71	0.00	0.00
Utilities					
City of Grand Junction	1,584.55	1,551.32	7,883.48	7,623.61	18,482.85
Recycling	0.00	0.00	0.00	321.41	1,402.06
Trash	0.00		373.21		
Ute Water	675.00	659.35	3,394.84	3,256.25	7,899.55
Xcel Energy	24.05	27.23	125.92	140.73	342.53
Total Utilities	<u>2,283.60</u>	<u>2,237.90</u>	<u>11,777.45</u>	<u>11,342.00</u>	<u>28,126.99</u>
Total Expense	<u>9,060.84</u>	<u>4,682.90</u>	<u>26,246.41</u>	<u>22,667.00</u>	<u>56,566.99</u>
Net Ordinary Income	-1,915.84	3,562.10	8,238.59	17,318.00	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	0.00	0.00	0.00
Interest	31.02	28.42	149.12	146.05	332.23
Special Assesment Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	1,200.00		1,200.00		
Total Cooler Assessment	<u>1,200.00</u>		<u>1,200.00</u>		
Total Special Assesment Income/Exp	<u>1,200.00</u>		<u>1,200.00</u>		
Total Other Income	1,231.02	28.42	1,349.12	146.05	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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

La Roche Condominium Association, Inc.
Income Statement Budget Performance

Accrual Basis

May 2025

	May 25	Budget	Jan - Ma...	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	1,231.02	28.42	1,349.12	146.05	332.23
Net Income	<u>-684.82</u>	<u>3,590.52</u>	<u>9,587.71</u>	<u>17,464.05</u>	<u>41,465.24</u>