

La Roche Condominium Association, Inc.

Balance Sheet

As of April 30, 2026

Accrual Basis

	<u>Apr 30, 26</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	17,012.62
Bank of Colorado Money Market	69,130.63
Total Checking/Savings	86,143.25
Accounts Receivable	
Accounts Receivable	-9,246.05
Total Accounts Receivable	-9,246.05
Total Current Assets	76,897.20
<b>TOTAL ASSETS</b>	<b><u>76,897.20</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	75.00
Total Accounts Payable	75.00
Total Current Liabilities	75.00
<b>Total Liabilities</b>	<b>75.00</b>
Equity	
Retained Earnings	90,512.25
Net Income	-13,690.05
Total Equity	76,822.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>76,897.20</u></b>

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

Accrual Basis

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Monthly Assessment	7,425.00	7,145.00	29,140.00	27,340.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	4,400.00	13,200.00
<b>Total Income</b>	<u>7,425.00</u>	<u>8,245.00</u>	<u>29,140.00</u>	<u>31,740.00</u>	<u>97,700.00</u>
<b>Gross Profit</b>	7,425.00	8,245.00	29,140.00	31,740.00	97,700.00
<b>Expense</b>					
Reimbursed Expense	0.00	0.00	47.99	72.39	457.13
Accounting	250.00	250.00	1,100.00	825.00	2,900.00
Insurance	1,289.71	1,043.20	5,158.84	4,172.80	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
<b>Repairs &amp; Maint</b>					
Contract Labor	1,200.00	0.00	2,000.00	824.50	1,451.85
Supplies & Parts	0.00	0.00	816.00	82.70	2,732.70
Repairs & Maint - Other	270.00	85.00	39,405.31	314.33	7,372.69
<b>Total Repairs &amp; Maint</b>	<u>1,470.00</u>	<u>85.00</u>	<u>42,221.31</u>	<u>1,221.53</u>	<u>11,557.24</u>
Taxes	0.00	0.00	133.00	0.00	70.71
<b>Utilities</b>					
City of Grand Junction	1,747.23	1,584.55	6,844.50	6,298.93	18,975.33
Recycling	0.00	0.00	416.41	373.21	1,607.80
Ute Water	717.21	675.00	2,803.47	2,719.84	8,166.81
Xcel Energy	27.79	25.26	118.81	101.87	219.21
<b>Total Utilities</b>	<u>2,492.23</u>	<u>2,284.81</u>	<u>10,183.19</u>	<u>9,493.85</u>	<u>28,969.15</u>
<b>Total Expense</b>	<u>5,501.94</u>	<u>3,663.01</u>	<u>59,098.51</u>	<u>16,069.82</u>	<u>58,018.63</u>
<b>Net Ordinary Income</b>	1,923.06	4,581.99	-29,958.51	15,670.18	39,681.37
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Insurance Claim Proceeds	330.00	0.00	16,205.23	0.00	39,135.31
Interest	8.46	30.42	63.23	118.10	371.03
<b>Total Other Income</b>	<u>338.46</u>	<u>30.42</u>	<u>16,268.46</u>	<u>118.10</u>	<u>39,506.34</u>
<b>Other Expense</b>					
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
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,798.00</u>
<b>Net Other Income</b>	338.46	30.42	16,268.46	118.10	4,708.34
<b>Net Income</b>	<u><u>2,261.52</u></u>	<u><u>4,612.41</u></u>	<u><u>-13,690.05</u></u>	<u><u>15,788.28</u></u>	<u><u>44,389.71</u></u>