

La Roche Condominium Association, Inc.
Balance Sheet
As of April 30, 2024

Accrual Basis

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	7,109.68
Bank of Colorado Money Market	46,762.04
Total Checking/Savings	<u>53,871.72</u>
Accounts Receivable	
Accounts Receivable	-5,556.00
Total Accounts Receivable	<u>-5,556.00</u>
Total Current Assets	<u>48,315.72</u>
TOTAL ASSETS	<u>48,315.72</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	48,679.66
Net Income	-363.94
Total Equity	<u>48,315.72</u>
TOTAL LIABILITIES & EQUITY	<u>48,315.72</u>

La Roche Condominium Association, Inc.
Profit & Loss Budget Performance
April 2024

Accrual Basis

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Monthly Assessment	6,525.00	5,840.00	24,730.00	23,360.00	70,080.00
Deferred Maint/Reserves	0.00	-1,100.00	0.00	-4,400.00	-13,200.00
Total Income	<u>6,525.00</u>	<u>4,740.00</u>	<u>24,730.00</u>	<u>18,960.00</u>	<u>56,880.00</u>
Gross Profit	6,525.00	4,740.00	24,730.00	18,960.00	56,880.00
Expense					
Accounting	350.00	175.00	525.00	700.00	2,100.00
Insurance	767.71	770.00	3,070.84	3,080.00	9,240.00
Office supplies	0.00	20.00	0.00	80.00	240.00
Postage	0.00	20.00	0.00	80.00	240.00
Printing & Copies	0.00	20.00	0.00	80.00	240.00
Misc.	0.00		160.00		
Repairs & Maint					
Contract Labor	569.50	640.00	1,317.50	2,560.00	7,680.00
Supplies & Parts	25.06	50.00	163.30	200.00	600.00
Repairs & Maintenance Other	0.00	300.00	7,154.13	1,200.00	3,600.00
Repairs & Maint - Other	500.00		500.00		
Total Repairs & Maint	<u>1,094.56</u>	<u>990.00</u>	<u>9,134.93</u>	<u>3,960.00</u>	<u>11,880.00</u>
Utilities					
City of Grand Junction	1,551.32	1,615.00	6,072.29	6,460.00	19,380.00
Recycling	0.00	150.00	321.41	600.00	1,800.00
Trash	0.00	150.00	0.00	600.00	1,800.00
Ute Water	658.29	800.00	2,596.90	3,200.00	9,600.00
Xcel Energy	27.50	30.00	113.50	120.00	360.00
Total Utilities	<u>2,237.11</u>	<u>2,745.00</u>	<u>9,104.10</u>	<u>10,980.00</u>	<u>32,940.00</u>
Total Expense	<u>4,449.38</u>	<u>4,740.00</u>	<u>21,994.87</u>	<u>18,960.00</u>	<u>56,880.00</u>
Net Ordinary Income	2,075.62	0.00	2,735.13	0.00	0.00
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00		41,406.30		
Interest	34.06		117.63		
Total Other Income	<u>34.06</u>		<u>41,523.93</u>		
Other Expense					
Insurance Claim Expenses					
Insurance Claim Labor	14,073.65		19,073.65		
Insurance Claim Supplies	2,549.35		25,549.35		
Total Insurance Claim Expenses	<u>16,623.00</u>		<u>44,623.00</u>		
Total Other Expense	<u>16,623.00</u>		<u>44,623.00</u>		
Net Other Income	<u>-16,588.94</u>		<u>-3,099.07</u>		
Net Income	<u>-14,513.32</u>	<u>0.00</u>	<u>-363.94</u>	<u>0.00</u>	<u>0.00</u>