

La Roche Condominium Association, Inc.
Balance Sheet
As of May 31, 2024

Accrual Basis

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	9,050.11
Bank of Colorado Money Market	42,890.46
Total Checking/Savings	51,940.57
Accounts Receivable	
Accounts Receivable	-5,341.00
Total Accounts Receivable	-5,341.00
Total Current Assets	46,599.57
TOTAL ASSETS	46,599.57
LIABILITIES & EQUITY	
Equity	
Retained Earnings	48,679.66
Net Income	-2,080.09
Total Equity	46,599.57
TOTAL LIABILITIES & EQUITY	46,599.57

La Roche Condominium Association, Inc.
Income Statement Budget Performance

Accrual Basis

May 2024

	May 24	Budget	Jan - Ma...	YTD Bu...	Annual B...
Ordinary Income/Expense					
Income					
Monthly Assessment	6,525.00	5,840.00	31,255.00	29,200.00	70,080.00
Deferred Maint/Reserves	0.00	-1,100.00	0.00	-5,500.00	-13,200.00
Total Income	6,525.00	4,740.00	31,255.00	23,700.00	56,880.00
Gross Profit	6,525.00	4,740.00	31,255.00	23,700.00	56,880.00
Expense					
Accounting	350.00	175.00	875.00	875.00	2,100.00
Insurance	767.71	770.00	3,838.55	3,850.00	9,240.00
Office supplies	0.00	20.00	0.00	100.00	240.00
Postage	27.20	20.00	27.20	100.00	240.00
Printing & Copies	0.00	20.00	0.00	100.00	240.00
Recording fees	5.00		5.00		
Misc.	0.00		160.00		
Repairs & Maint					
Contract Labor	5,551.00	640.00	6,868.50	3,200.00	7,680.00
Supplies & Parts	1,495.76	50.00	1,659.06	250.00	600.00
Repairs & Maintenance Other	0.00	300.00	7,154.13	1,500.00	3,600.00
Repairs & Maint - Other	0.00		500.00		
Total Repairs & Maint	7,046.76	990.00	16,181.69	4,950.00	11,880.00
Taxes	45.00		45.00		
Utilities					
City of Grand Junction	1,551.32	1,615.00	7,623.61	8,075.00	19,380.00
Recycling	0.00	150.00	321.41	750.00	1,800.00
Trash	0.00	150.00	0.00	750.00	1,800.00
Ute Water	659.35	800.00	3,256.25	4,000.00	9,600.00
Xcel Energy	27.23	30.00	140.73	150.00	360.00
Total Utilities	2,237.90	2,745.00	11,342.00	13,725.00	32,940.00
Total Expense	10,479.57	4,740.00	32,474.44	23,700.00	56,880.00
Net Ordinary Income	-3,954.57	0.00	-1,219.44	0.00	0.00
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00		41,406.30		
Interest	28.42		146.05		
Special Assesment Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	2,210.00		2,210.00		
Total Cooler Assessment	2,210.00		2,210.00		
Total Special Assesment Income/Exp	2,210.00		2,210.00		
Total Other Income	2,238.42		43,762.35		
Other Expense					
Insurance Claim Expenses					
Insurance Claim Labor	0.00		19,073.65		
Insurance Claim Supplies	0.00		25,549.35		
Total Insurance Claim Expenses	0.00		44,623.00		
Total Other Expense	0.00		44,623.00		
Net Other Income	2,238.42		-860.65		
Net Income	-1,716.15	0.00	-2,080.09	0.00	0.00