

La Roche Condominium Association, Inc.
Balance Sheet
As of April 30, 2025

Accrual Basis

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	17,438.41
Bank of Colorado Money Market	57,479.16
Total Checking/Savings	74,917.57
Accounts Receivable	
Accounts Receivable	-6,472.30
Total Accounts Receivable	-6,472.30
Total Current Assets	68,445.27
TOTAL ASSETS	68,445.27
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	10,272.53
Total Equity	67,195.27
TOTAL LIABILITIES & EQUITY	68,445.27

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

Accrual Basis

	Apr 25	Budget	Jan - Ap...	YTD Bu...	Annual ...
Ordinary Income/Expense					
Income					
Monthly Assessment	7,145.00	7,145.00	27,340.00	27,340.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	4,400.00	13,200.00
Total Income	7,145.00	8,245.00	27,340.00	31,740.00	97,700.00
Gross Profit	7,145.00	8,245.00	27,340.00	31,740.00	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	2,075.00	1,000.00	3,000.00
Insurance	1,043.20	1,043.00	4,172.80	4,172.00	12,516.00
Office supplies	0.00	30.00	0.00	100.00	340.00
Postage	0.00	20.00	0.00	80.00	240.00
Printing & Copies	0.00	20.00	0.00	80.00	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	824.50	1,848.00	6,904.00
Supplies & Parts	0.00	150.00	82.70	400.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	0.00	1,200.00	3,600.00
Repairs & Maint - Other	85.00	0.00	261.68	0.00	0.00
Total Repairs & Maint	85.00	1,082.00	1,168.88	3,448.00	12,104.00
Taxes	0.00	0.00	0.00	0.00	0.00
Utilities					
City of Grand Junction	1,584.55	1,551.32	6,298.93	6,072.29	18,482.85
Recycling	0.00	0.00	0.00	321.41	1,402.06
Trash	0.00		373.21		
Ute Water	675.00	658.29	2,719.84	2,596.90	7,899.55
Xcel Energy	25.26	27.50	101.87	113.50	342.53
Total Utilities	2,284.81	2,237.11	9,493.85	9,104.10	28,126.99
Total Expense	3,663.01	4,682.11	17,185.57	17,984.10	56,566.99
Net Ordinary Income	3,481.99	3,562.89	10,154.43	13,755.90	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	0.00	0.00	0.00
Interest	30.42	34.06	118.10	117.63	332.23
Total Other Income	30.42	34.06	118.10	117.63	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
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	30.42	34.06	118.10	117.63	332.23
Net Income	3,512.41	3,596.95	10,272.53	13,873.53	41,465.24