

La Roche Condominium Association, Inc.
Balance Sheet

Accrual Basis

As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	12,837.47
Bank of Colorado Money Market	45,582.87
Total Checking/Savings	58,420.34
Accounts Receivable	
Accounts Receivable	-5,186.00
Total Accounts Receivable	-5,186.00
Total Current Assets	53,234.34
TOTAL ASSETS	53,234.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Advance Payments	
Monroe #6	-200.00
Total Advance Payments	-200.00
Total Other Current Liabilities	-200.00
Total Current Liabilities	-200.00
Total Liabilities	-200.00
Equity	
Retained Earnings	48,679.66
Net Income	4,754.68
Total Equity	53,434.34
TOTAL LIABILITIES & EQUITY	53,234.34

La Roche Condominium Association, Inc.
Income Statement Budget Performance
September 2024

Accrual Basis

	Sep 24	Budget	Jan - Se...	YTD Bu...	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	6,525.00	5,840.00	57,155.00	52,560.00	70,080.00
Deferred Maint/Reserves	0.00	-1,100.00	0.00	-9,900.00	-13,200.00
Total Income	<u>6,525.00</u>	<u>4,740.00</u>	<u>57,155.00</u>	<u>42,660.00</u>	<u>56,880.00</u>
Gross Profit	6,525.00	4,740.00	57,155.00	42,660.00	56,880.00
Expense					
Reconciliation Discrepancies	0.00		-200.00		
Business Licenses and Permits	0.00		167.88		
Reimbursed Expense	0.00		146.01		
Accounting	250.00	175.00	1,875.00	1,575.00	2,100.00
Insurance	1,043.20	770.00	7,460.35	6,930.00	9,240.00
Office supplies	0.00	20.00	0.00	180.00	240.00
Postage	0.00	20.00	27.20	180.00	240.00
Printing & Copies	0.00	20.00	0.00	180.00	240.00
Recording fees	0.00		5.00		
Misc.	0.00		160.00		
Repairs & Maint					
Contract Labor	391.00	640.00	10,514.50	5,760.00	7,680.00
Supplies & Parts	0.00	50.00	2,428.76	450.00	600.00
Repairs & Maintenance Other	0.00	300.00	7,154.13	2,700.00	3,600.00
Repairs & Maint - Other	340.00		840.00		
Total Repairs & Maint	<u>731.00</u>	<u>990.00</u>	<u>20,937.39</u>	<u>8,910.00</u>	<u>11,880.00</u>
Taxes	0.00		45.00		
Utilities					
City of Grand Junction	1,551.32	1,615.00	13,828.89	14,535.00	19,380.00
Recycling	354.82	150.00	1,032.97	1,350.00	1,800.00
Trash	0.00	150.00	0.00	1,350.00	1,800.00
Ute Water	650.85	800.00	5,907.47	7,200.00	9,600.00
Xcel Energy	27.83	30.00	244.50	270.00	360.00
Total Utilities	<u>2,584.82</u>	<u>2,745.00</u>	<u>21,013.83</u>	<u>24,705.00</u>	<u>32,940.00</u>
Total Expense	<u>4,609.02</u>	<u>4,740.00</u>	<u>51,637.66</u>	<u>42,660.00</u>	<u>56,880.00</u>
Net Ordinary Income	1,915.98	0.00	5,517.34	0.00	0.00
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00		41,406.30		
Interest	27.35		254.04		
Special Assesement Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	0.00		2,210.00		
Total Cooler Assessment	<u>0.00</u>		<u>2,210.00</u>		
Total Special Assesement Income/Exp	<u>0.00</u>		<u>2,210.00</u>		
Total Other Income	27.35		43,870.34		
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	<u>0.00</u>		<u>44,623.00</u>		

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Income Statement Budget Performance
September 2024

Accrual Basis

	Sep 24	Budget	Jan - Se...	YTD Bu...	Annual Budget
Bad Debts	0.00		10.00		
Total Other Expense	0.00		44,633.00		
Net Other Income	27.35		-762.66		
Net Income	<u>1,943.33</u>	<u>0.00</u>	<u>4,754.68</u>	<u>0.00</u>	<u>0.00</u>