

La Roche Condominium Association, Inc.

Balance Sheet

As of August 31, 2024

Accrual Basis

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	13,246.49
Bank of Colorado Money Market	44,455.52
Total Checking/Savings	57,702.01
Accounts Receivable	
Accounts Receivable	-6,411.00
Total Accounts Receivable	-6,411.00
Total Current Assets	51,291.01
TOTAL ASSETS	51,291.01
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	2,811.35
Total Equity	51,491.01
TOTAL LIABILITIES & EQUITY	51,291.01

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

Accrual Basis

	Aug 24	Budget	Jan - Au...	YTD Bu...	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	6,525.00	5,840.00	50,630.00	46,720.00	70,080.00
Deferred Maint/Reserves	0.00	-1,100.00	0.00	-8,800.00	-13,200.00
Total Income	<u>6,525.00</u>	<u>4,740.00</u>	<u>50,630.00</u>	<u>37,920.00</u>	<u>56,880.00</u>
Gross Profit	6,525.00	4,740.00	50,630.00	37,920.00	56,880.00
Expense					
Reconciliation Discrepancies	-200.00		-200.00		
Business Licenses and Permits	0.00		167.88		
Reimbursed Expense	43.00		146.01		
Accounting	250.00	175.00	1,625.00	1,400.00	2,100.00
Insurance	1,043.20	770.00	6,417.15	6,160.00	9,240.00
Office supplies	0.00	20.00	0.00	160.00	240.00
Postage	0.00	20.00	27.20	160.00	240.00
Printing & Copies	0.00	20.00	0.00	160.00	240.00
Recording fees	0.00		5.00		
Misc.	0.00		160.00		
Repairs & Maint					
Contract Labor	544.00	640.00	10,123.50	5,120.00	7,680.00
Supplies & Parts	0.00	50.00	2,428.76	400.00	600.00
Repairs & Maintenance Other	0.00	300.00	7,154.13	2,400.00	3,600.00
Repairs & Maint - Other	0.00		500.00		
Total Repairs & Maint	<u>544.00</u>	<u>990.00</u>	<u>20,206.39</u>	<u>7,920.00</u>	<u>11,880.00</u>
Taxes	0.00		45.00		
Utilities					
City of Grand Junction	1,551.32	1,615.00	12,277.57	12,920.00	19,380.00
Recycling	0.00	150.00	678.15	1,200.00	1,800.00
Trash	0.00	150.00	0.00	1,200.00	1,800.00
Ute Water	655.74	800.00	5,256.62	6,400.00	9,600.00
Xcel Energy	26.52	30.00	216.67	240.00	360.00
Total Utilities	<u>2,233.58</u>	<u>2,745.00</u>	<u>18,429.01</u>	<u>21,960.00</u>	<u>32,940.00</u>
Total Expense	<u>3,913.78</u>	<u>4,740.00</u>	<u>47,028.64</u>	<u>37,920.00</u>	<u>56,880.00</u>
Net Ordinary Income	2,611.22	0.00	3,601.36	0.00	0.00
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00		41,406.30		
Interest	27.07		226.69		
Special Assesment 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 Assesment Income/Exp	<u>0.00</u>		<u>2,210.00</u>		
Total Other Income	27.07		43,842.99		
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>		

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

Accrual Basis

	Aug 24	Budget	Jan - Au...	YTD Bu...	Annual Budget
Bad Debts	0.00		10.00		
Total Other Expense	0.00		44,633.00		
Net Other Income	27.07		-790.01		
Net Income	<u>2,638.29</u>	<u>0.00</u>	<u>2,811.35</u>	<u>0.00</u>	<u>0.00</u>