

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

Accrual Basis

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	10,935.89
Bank of Colorado Money Market	43,373.51
Total Checking/Savings	54,309.40
Accounts Receivable	
Accounts Receivable	-3,171.00
Total Accounts Receivable	-3,171.00
Other Current Assets	
Undeposited Funds	990.00
Total Other Current Assets	990.00
Total Current Assets	52,128.40
TOTAL ASSETS	52,128.40
LIABILITIES & EQUITY	
Equity	
Retained Earnings	48,679.66
Net Income	3,448.74
Total Equity	52,128.40
TOTAL LIABILITIES & EQUITY	52,128.40

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

Accrual Basis

	Jan 24	Budget	Jan 24	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Monthly Assessment	5,840.00	5,840.00	5,840.00	5,840.00	70,080.00
Deferred Maint/Reserves	0.00	-1,100.00	0.00	-1,100.00	-13,200.00
Total Income	<u>5,840.00</u>	<u>4,740.00</u>	<u>5,840.00</u>	<u>4,740.00</u>	<u>56,880.00</u>
Gross Profit	5,840.00	4,740.00	5,840.00	4,740.00	56,880.00
Expense					
Accounting	175.00	175.00	175.00	175.00	2,100.00
Insurance	0.00	770.00	0.00	770.00	9,240.00
Office supplies	0.00	20.00	0.00	20.00	240.00
Postage	0.00	20.00	0.00	20.00	240.00
Printing & Copies	0.00	20.00	0.00	20.00	240.00
Misc.	160.00		160.00		
Repairs & Maint					
Contract Labor	0.00	640.00	0.00	640.00	7,680.00
Supplies & Parts	0.00	50.00	0.00	50.00	600.00
Repairs & Maintenance Other	0.00	300.00	0.00	300.00	3,600.00
Total Repairs & Maint	<u>0.00</u>	<u>990.00</u>	<u>0.00</u>	<u>990.00</u>	<u>11,880.00</u>
Utilities					
City of Grand Junction	1,428.08	1,615.00	1,428.08	1,615.00	19,380.00
Recycling	0.00	150.00	0.00	150.00	1,800.00
Trash	0.00	150.00	0.00	150.00	1,800.00
Ute Water	629.89	800.00	629.89	800.00	9,600.00
Xcel Energy	27.39	30.00	27.39	30.00	360.00
Total Utilities	<u>2,085.36</u>	<u>2,745.00</u>	<u>2,085.36</u>	<u>2,745.00</u>	<u>32,940.00</u>
Total Expense	<u>2,420.36</u>	<u>4,740.00</u>	<u>2,420.36</u>	<u>4,740.00</u>	<u>56,880.00</u>
Net Ordinary Income	3,419.64	0.00	3,419.64	0.00	0.00
Other Income/Expense					
Other Income					
Interest	29.10		29.10		
Total Other Income	<u>29.10</u>		<u>29.10</u>		
Net Other Income	<u>29.10</u>		<u>29.10</u>		
Net Income	<u><u>3,448.74</u></u>	<u><u>0.00</u></u>	<u><u>3,448.74</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>