

La Roche Condominium Association, Inc.

Balance Sheet

As of July 31, 2024

Accrual Basis

	Jul 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	11,535.27
Bank of Colorado Money Market	43,328.45
Total Checking/Savings	54,863.72
Accounts Receivable	
Accounts Receivable	-6,211.00
Total Accounts Receivable	-6,211.00
Total Current Assets	48,652.72
TOTAL ASSETS	48,652.72
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	173.06
Total Equity	48,852.72
TOTAL LIABILITIES & EQUITY	48,652.72

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

Accrual Basis

	Jul 24	Budget	Jan - Jul...	YTD Bu...	Annual Budget
Ordinary Income/Expense					
Income					
Monthly Assessment	6,325.00	5,840.00	44,105.00	40,880.00	70,080.00
Deferred Maint/Reserves	0.00	-1,100.00	0.00	-7,700.00	-13,200.00
Total Income	<u>6,325.00</u>	<u>4,740.00</u>	<u>44,105.00</u>	<u>33,180.00</u>	<u>56,880.00</u>
Gross Profit	6,325.00	4,740.00	44,105.00	33,180.00	56,880.00
Expense					
Reconciliation Discrepancies	0.00		0.00		
Business Licenses and Permits	0.00		167.88		
Reimbursed Expense	103.01		103.01		
Accounting	250.00	175.00	1,375.00	1,225.00	2,100.00
Insurance	767.70	770.00	5,373.95	5,390.00	9,240.00
Office supplies	0.00	20.00	0.00	140.00	240.00
Postage	0.00	20.00	27.20	140.00	240.00
Printing & Copies	0.00	20.00	0.00	140.00	240.00
Recording fees	0.00		5.00		
Misc.	0.00		160.00		
Repairs & Maint					
Contract Labor	1,211.00	640.00	9,579.50	4,480.00	7,680.00
Supplies & Parts	454.12	50.00	2,428.76	350.00	600.00
Repairs & Maintenance Other	0.00	300.00	7,154.13	2,100.00	3,600.00
Repairs & Maint - Other	0.00		500.00		
Total Repairs & Maint	<u>1,665.12</u>	<u>990.00</u>	<u>19,662.39</u>	<u>6,930.00</u>	<u>11,880.00</u>
Taxes	0.00		45.00		
Utilities					
City of Grand Junction	1,551.32	1,615.00	10,726.25	11,305.00	19,380.00
Recycling	0.00	150.00	678.15	1,050.00	1,800.00
Trash	0.00	150.00	0.00	1,050.00	1,800.00
Ute Water	678.05	800.00	4,600.88	5,600.00	9,600.00
Xcel Energy	24.33	30.00	190.15	210.00	360.00
Total Utilities	<u>2,253.70</u>	<u>2,745.00</u>	<u>16,195.43</u>	<u>19,215.00</u>	<u>32,940.00</u>
Total Expense	<u>5,039.53</u>	<u>4,740.00</u>	<u>43,114.86</u>	<u>33,180.00</u>	<u>56,880.00</u>
Net Ordinary Income	1,285.47	0.00	990.14	0.00	0.00
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00		41,406.30		
Interest	29.00		199.62		
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	29.00		43,815.92		
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

Accrual Basis

July 2024

	<u>Jul 24</u>	<u>Budget</u>	<u>Jan - Jul...</u>	<u>YTD Bu...</u>	<u>Annual Budget</u>
Bad Debts	10.00		10.00		
Total Other Expense	10.00		44,633.00		
Net Other Income	19.00		-817.08		
Net Income	<u>1,304.47</u>	<u>0.00</u>	<u>173.06</u>	<u>0.00</u>	<u>0.00</u>