

La Roche Condominium Association, Inc.

Balance Sheet

Accrual Basis

As of October 31, 2024

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	12,350.85
Bank of Colorado Money Market	46,708.37
Total Checking/Savings	59,059.22
Accounts Receivable	
Accounts Receivable	-3,830.00
Total Accounts Receivable	-3,830.00
Total Current Assets	55,229.22
TOTAL ASSETS	55,229.22
LIABILITIES & EQUITY	
Equity	
Retained Earnings	48,679.66
Net Income	6,549.56
Total Equity	55,229.22
TOTAL LIABILITIES & EQUITY	55,229.22

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

Accrual Basis

	Oct 24	Budget	Jan - Oct 24	YTD Budg...	Annual B...
Ordinary Income/Expense					
Income					
Monthly Assessment	6,525.00	5,840.00	63,680.00	58,400.00	70,080.00
Deferred Maint/Reserves	0.00	-1,100.00	0.00	-11,000.00	-13,200.00
Total Income	6,525.00	4,740.00	63,680.00	47,400.00	56,880.00
Gross Profit	6,525.00	4,740.00	63,680.00	47,400.00	56,880.00
Expense					
Reconciliation Discrepancies	0.00		-200.00		
Business Licenses and Permits	0.00		167.88		
Reimbursed Expense	274.99		621.00		
Accounting	0.00	175.00	1,875.00	1,750.00	2,100.00
Insurance	1,043.20	770.00	8,503.55	7,700.00	9,240.00
Office supplies	0.00	20.00	0.00	200.00	240.00
Postage	0.00	20.00	27.20	200.00	240.00
Printing & Copies	0.00	20.00	0.00	200.00	240.00
Recording fees	0.00		5.00		
Misc.	0.00		160.00		
Repairs & Maint					
Contract Labor	887.00	640.00	11,401.50	6,400.00	7,680.00
Supplies & Parts	90.00	50.00	2,518.76	500.00	600.00
Repairs & Maintenance Other	0.00	300.00	7,154.13	3,000.00	3,600.00
Repairs & Maint - Other	0.00		840.00		
Total Repairs & Maint	977.00	990.00	21,914.39	9,900.00	11,880.00
Taxes	0.00		45.00		
Utilities					
City of Grand Junction	1,551.32	1,615.00	15,380.21	16,150.00	19,380.00
Recycling	0.00	150.00	1,032.97	1,500.00	1,800.00
Trash	0.00	150.00	0.00	1,500.00	1,800.00
Ute Water	681.03	800.00	6,588.50	8,000.00	9,600.00
Xcel Energy	28.08	30.00	272.58	300.00	360.00
Total Utilities	2,260.43	2,745.00	23,274.26	27,450.00	32,940.00
Total Expense	4,555.62	4,740.00	56,393.28	47,400.00	56,880.00
Net Ordinary Income	1,969.38	0.00	7,286.72	0.00	0.00
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00		41,406.30		
Interest	25.50		279.54		
Special Assesment Income/Exp					
Cooler Assessment					
Cooler Maintenance Billed	0.00		2,210.00		
Total Cooler Assessment	0.00		2,210.00		
Total Special Assesment Income/Exp	0.00		2,210.00		
Total Other Income	25.50		43,895.84		
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	0.00		44,623.00		

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

Accrual Basis

	Oct 24	Budget	Jan - Oct 24	YTD Budg...	Annual B...
Bad Debts	0.00		10.00		
Total Other Expense	0.00		44,633.00		
Net Other Income	25.50		-737.16		
Net Income	<u>1,994.88</u>	<u>0.00</u>	<u>6,549.56</u>	<u>0.00</u>	<u>0.00</u>