

La Roche Condominium Association, Inc.

Balance Sheet

As of February 28, 2025

Accrual Basis

	Feb 28, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	13,641.56
Bank of Colorado Money Market	55,217.90
Total Checking/Savings	68,859.46
Accounts Receivable	
Accounts Receivable	-6,072.20
Total Accounts Receivable	-6,072.20
Total Current Assets	62,787.26
TOTAL ASSETS	62,787.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,250.00
Accounts Payable	1,250.00
Total Accounts Payable	1,250.00
Total Current Liabilities	1,250.00
Total Liabilities	1,250.00
Equity	
Retained Earnings	56,922.74
Net Income	4,614.52
Total Equity	61,537.26
TOTAL LIABILITIES & EQUITY	62,787.26

La Roche Condominium Association, Inc.

Income Statement Budget Performance

February 2025

Accrual Basis

	Feb 25	Budget	Jan - Fe...	YTD Bu...	Annual ...
Ordinary Income/Expense					
Income					
Monthly Assessment	6,525.00	6,525.00	13,050.00	13,050.00	84,500.00
Deferred Maint/Reserves	0.00	1,100.00	0.00	2,200.00	13,200.00
Total Income	6,525.00	7,625.00	13,050.00	15,250.00	97,700.00
Gross Profit	6,525.00	7,625.00	13,050.00	15,250.00	97,700.00
Expense					
Bank Service Charges	0.00	0.00	0.00	0.00	0.00
Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
Business Licenses and Permits	0.00	0.00	0.00	0.00	0.00
Reimbursed Expense	47.39	0.00	72.39	0.00	0.00
Accounting	350.00	250.00	1,500.00	500.00	3,000.00
Insurance	1,043.20	1,043.00	2,086.40	2,086.00	12,516.00
Office supplies	0.00	20.00	0.00	40.00	340.00
Postage	0.00	20.00	0.00	40.00	240.00
Printing & Copies	0.00	20.00	0.00	40.00	240.00
Recording fees	0.00	0.00	0.00	0.00	0.00
Misc.	0.00	0.00	150.00	0.00	0.00
Repairs & Maint					
Contract Labor	0.00	292.00	0.00	584.00	6,904.00
Supplies & Parts	0.00	50.00	0.00	100.00	1,600.00
Repairs & Maintenance Other	0.00	300.00	0.00	600.00	3,600.00
Repairs & Maint - Other	176.68	0.00	176.68	0.00	0.00
Total Repairs & Maint	176.68	642.00	176.68	1,284.00	12,104.00
Taxes	0.00	0.00	0.00	0.00	0.00
Utilities					
City of Grand Junction	1,578.51	1,541.57	3,129.83	2,969.65	18,482.85
Recycling	0.00	0.00	0.00	0.00	1,402.06
Ute Water	675.43	653.19	1,325.43	1,283.08	7,899.55
Xcel Energy	25.94	31.02	51.59	58.41	342.53
Total Utilities	2,279.88	2,225.78	4,506.85	4,311.14	28,126.99
Total Expense	3,897.15	4,220.78	8,492.32	8,301.14	56,566.99
Net Ordinary Income	2,627.85	3,404.22	4,557.68	6,948.86	41,133.01
Other Income/Expense					
Other Income					
Insurance Claim Proceeds	0.00	0.00	0.00	0.00	0.00
Interest	27.27	26.18	56.84	55.28	332.23
Total Other Income	27.27	26.18	56.84	55.28	332.23
Other Expense					
Insurance Claim Expenses					
Insurance Claim Labor	0.00	0.00	0.00	0.00	0.00
Insurance Claim Supplies	0.00	0.00	0.00	0.00	0.00
Total Insurance Claim Expenses	0.00	0.00	0.00	0.00	0.00
Bad Debts	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00
Net Other Income	27.27	26.18	56.84	55.28	332.23
Net Income	<u>2,655.12</u>	<u>3,430.40</u>	<u>4,614.52</u>	<u>7,004.14</u>	<u>41,465.24</u>