



Financial Report Package

June 2025

Prepared for

Laredo Lofts Townhomes

By

Red Mtn. Community Management



Balance Sheet

Laredo Lofts Townhomes

End Date: 06/30/2025

	Operating	Reserve	Total
Assets			
Operating Cash			
SSB Oper 3982	\$3,919.76	\$0.00	\$3,919.76
Total: Operating Cash	\$3,919.76	\$0.00	\$3,919.76
Reserve Cash			
SSB Res 3985	\$0.00	\$50,676.47	\$50,676.47
Total: Reserve Cash	\$0.00	\$50,676.47	\$50,676.47
Accounts Receivable			
Accounts Receivable	\$6,435.00	\$0.00	\$6,435.00
Accounts Receivable - Reserve	\$0.00	\$2,100.00	\$2,100.00
Total: Accounts Receivable	\$6,435.00	\$2,100.00	\$8,535.00
Other Assets			
Due from Operating	\$0.00	\$1,583.36	\$1,583.36
Total: Other Assets	\$0.00	\$1,583.36	\$1,583.36
Total: Assets	\$10,354.76	\$54,359.83	\$64,714.59
Liabilities & Equity			
Current Liabilities			
Reserve Special Assessment Receivable	\$2,100.00	\$0.00	\$2,100.00
Prepaid Assessments	\$2,301.00	\$0.00	\$2,301.00
Due to Reserve	\$1,583.36	\$0.00	\$1,583.36
Total: Current Liabilities	\$5,984.36	\$0.00	\$5,984.36
Equity			
Retained Earnings	\$7,494.71	\$0.00	\$7,494.71
Total: Equity	\$7,494.71	\$0.00	\$7,494.71
Reserve Equity			
Retained Earnings - Reserve	\$0.00	\$46,706.39	\$46,706.39
Total: Reserve Equity	\$0.00	\$46,706.39	\$46,706.39
Net Income Gain/Loss	\$0.00	\$7,653.44	\$7,653.44
Net Income Gain/Loss	(\$3,124.31)	\$0.00	(\$3,124.31)
Total: Liabilities & Equity	\$10,354.76	\$54,359.83	\$64,714.59



Income Statement - Operating

Laredo Lofts Townhomes

06/01/2025 to 06/30/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Operating Income							
40000 Operating Dues	\$6,210.00	\$6,208.34	\$1.66	\$37,260.00	\$37,250.04	\$9.96	\$74,500.08
Total Operating Income	\$6,210.00	\$6,208.34	\$1.66	\$37,260.00	\$37,250.04	\$9.96	\$74,500.08
Total OPERATING INCOME	\$6,210.00	\$6,208.34	\$1.66	\$37,260.00	\$37,250.04	\$9.96	\$74,500.08
OPERATING EXPENSE							
Operating Expense							
50015 Tax Preparation	-	-	-	-	419.00	419.00	419.00
50035 HOA State Reg. Fee	-	-	-	-	80.00	80.00	80.00
50100 Management Fee- Contract	480.00	480.00	-	2,880.00	2,880.00	-	5,760.00
50210 Insurance	(1,209.75)	1,167.00	2,376.75	3,599.22	7,002.00	3,402.78	14,004.00
50250 Trash Removal	-	225.75	225.75	1,431.24	1,354.50	(76.74)	2,709.00
50270 Snow Removal - Other	1,505.00	-	(1,505.00)	8,092.00	6,000.00	(2,092.00)	9,000.00
50275 Roof Snow and Ice Removal	-	-	-	2,500.00	4,000.00	1,500.00	4,000.00
50290 Security & Fire Safety	(3,375.00)	912.00	4,287.00	3,953.56	5,472.00	1,518.44	10,944.00
50310 Common Area Utilities	-	20.83	20.83	117.11	124.98	7.87	249.96
50320 Gen. Bldg. Maintenance	-	142.00	142.00	6,448.97	852.00	(5,596.97)	1,704.00
50361 Grounds & Parking Maintenance	-	209.00	209.00	205.23	1,254.00	1,048.77	2,508.00
50370 Roof Maintenance	-	8,000.00	8,000.00	1,448.28	8,000.00	6,551.72	8,000.00
51000 Misc Expense - Other	1,750.00	-	(1,750.00)	2,208.70	100.00	(2,108.70)	100.00
51004 Reserve Fund Transfer	1,250.00	1,250.00	-	7,500.00	7,500.00	-	15,000.00
Total Operating Expense	\$400.25	\$12,406.58	\$12,006.33	\$40,384.31	\$45,038.48	\$4,654.17	\$74,477.96
Total OPERATING EXPENSE	\$400.25	\$12,406.58	\$12,006.33	\$40,384.31	\$45,038.48	\$4,654.17	\$74,477.96
Net Income:	\$5,809.75	(\$6,198.24)	\$12,007.99	(\$3,124.31)	(\$7,788.44)	\$4,664.13	\$22.12



Income Statement - Reserve

Laredo Lofts Townhomes

06/01/2025 to 06/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
48000 Reserve Dues	\$1,250.00	\$1,250.00	\$-	\$7,500.00	\$7,500.00	\$-	\$15,000.00
48020 Res. Spc. Assessment	-	50,000.00	(50,000.00)	-	50,000.00	(50,000.00)	50,000.00
48050 Res. Interest Income	27.63	-	27.63	153.44	-	153.44	-
Total Reserve Income	<u>\$1,277.63</u>	<u>\$51,250.00</u>	<u>(\$49,972.37)</u>	<u>\$7,653.44</u>	<u>\$57,500.00</u>	<u>(\$49,846.56)</u>	<u>\$65,000.00</u>
Total RESERVE INCOME	<u>\$1,277.63</u>	<u>\$51,250.00</u>	<u>(\$49,972.37)</u>	<u>\$7,653.44</u>	<u>\$57,500.00</u>	<u>(\$49,846.56)</u>	<u>\$65,000.00</u>
Net Reserve:	<u>\$1,277.63</u>	<u>\$51,250.00</u>	<u>(\$49,972.37)</u>	<u>\$7,653.44</u>	<u>\$57,500.00</u>	<u>(\$49,846.56)</u>	<u>\$65,000.00</u>



Payables Aging Report

As Of 6/30/2025

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals:



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Statement Ending 06/30/2025

LAREDO LOFTS TOWNHOMES

Page 1 of 4

Account Number: XXXXXXXXXXXXXXX3982

LAREDO LOFTS TOWNHOMES ASSOCIATION INC
 OPERATING
 C/O RED MOUNTAIN COMMUNITY MGM
 PO BOX 915
 SILVERTHORNE CO 80498-0915

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX3982	\$8,576.76

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX3982

Account Summary

Date	Description	Amount
05/31/2025	Beginning Balance	\$8,016.08
	3 Credit(s) This Period	\$7,089.00
	8 Debit(s) This Period	\$6,528.32
06/30/2025	Ending Balance	\$8,576.76

Other Credits

Date	Description	Amount
06/03/2025	Laredo Lofts Tow OnlinePay 4521	\$621.00
06/17/2025	Laredo Lofts Tow ASSN DUES 9	\$4,968.00
06/18/2025	Laredo Lofts Tow OnlinePay 4570	\$1,500.00
		3 item(s) totaling \$7,089.00

Electronic Debits

Date	Description	Amount
06/02/2025	Farmers Ins Exch EFT PYMT fXXXXX1047	\$1,203.75
06/03/2025	Laredo Lofts Tow Vendor Pay 131	\$480.00
06/13/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100075* 250612* High Country Waterworks LLC\178	\$1,750.00
06/20/2025	XGEL ENERGY-PSCO XCELENERGY 00082659198	\$19.00
06/20/2025	PAYMENT WASTE MANAGEMENT Log in to the MY WM Account Page for payment details	\$320.57
		5 item(s) totaling \$3,773.32

Other Debits

Date	Description	Amount
06/15/2025	CincXfer to 3985	\$1,250.00
		1 item(s) totaling \$1,250.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
5036	06/10/2025	\$1,050.00	5037	06/09/2025	\$455.00
					2 item(s) totaling \$1,505.00

* Indicates skipped check number

Member FDIC
 NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX3982 (continued)

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06/02/2025	\$6,812.33	06/10/2025	\$5,448.33	06/17/2025	\$7,416.33
06/03/2025	\$6,953.33	06/13/2025	\$3,698.33	06/18/2025	\$8,916.33
06/09/2025	\$6,498.33	06/15/2025	\$2,448.33	06/20/2025	\$8,576.76



#5036

\$1,050.00



#5037

\$455.00

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Statement Ending 06/30/2025

LAREDO LOFTS TOWNHOMES

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX3985

LAREDO LOFTS TOWNHOMES ASSOCIATION INC
 RESERVE
 C/O RED MOUNTAIN COMMUNITY MGM
 PO BOX 915
 SILVERTHORNE CO 80498-0915

Managing Your Accounts

- Association Prime (877) 417-2265, option 2
- Email Address APSupport@associationprime.com
- Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX3985	\$50,676.47

ASSOCIATION MMA - XXXXXXXXXXXXXXX3985

Account Summary

Date	Description	Amount
05/31/2025	Beginning Balance	\$49,398.84
	2 Credit(s) This Period	\$1,277.63
	0 Debit(s) This Period	\$0.00
06/30/2025	Ending Balance	\$50,676.47

Interest Summary

Description	Amount
Interest Earned From 05/31/2025 Through 06/30/2025	
Annual Percentage Yield Earned	0.65%
Interest Days	31
Interest Earned	\$27.63
Interest Paid This Period	\$27.63
Interest Paid Year-to-Date	\$153.44
Minimum Balance	\$49,398.84
Average Available Balance	\$50,044.00

Other Credits

Date	Description	Amount
06/15/2025	CincXfer from 3982	\$1,250.00
06/30/2025	INTEREST	\$27.63
		2 item(s) totaling \$1,277.63

Daily Balances

Date	Amount	Date	Amount
06/15/2025	\$50,648.84	06/30/2025	\$50,676.47

Member FDIC
 NMLS# 403455



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Bank Account Reconciliation

Laredo Lofts Townhomes

SSB Operating 3982 (End: 06/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
06/16/2025		High Altitude Plowing Services LLC		5038	(\$882.00)
06/25/2025		Element Fire Sprinkler Service		100076	(\$3,700.00)
06/25/2025		Colorado Water Distribution Solutions LLC		100077	(\$75.00)
			Total Uncleared		(\$4,657.00)

SSB Operating 3982 Summary

Ending Account Balance:	\$ 3,919.76
Uncleared Items:	(\$4,657.00)
Adjusted Balance:	\$ 8,576.76
Bank Ending Balance:	\$ 8,576.76
Difference:	\$-



Bank Account Reconciliation

Laredo Lofts Townhomes

SSB Reserve 3985 (End: 06/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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SSB Reserve 3985 Summary

Ending Account Balance:	\$ 50,676.47
Uncleared Items:	\$-
Adjusted Balance:	\$ 50,676.47
Bank Ending Balance:	\$ 50,676.47
Difference:	\$-



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 80-86640-01 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
10-10002-00	SSB Oper 3982	\$4,720.58	\$10,384.50	\$11,185.32	\$3,919.76	
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	41900	\$ -	\$ 480.00	SSB Oper 3982 Inv # ; Red Mountain Community Management Chk # 0		
06/02/2025	41950	621.00	-	Deposit from batch 4521		
06/02/2025	41994	-	1,050.00	February shoveling; Inv.7442; Red Mountain Community Management Chk # 5036		
06/02/2025	41996	-	455.00	Mar shoveling; Inv.7443; Red Mountain Community Management Chk # 5037		
06/04/2025	42213	-	19.00	SSB Oper 3982; Xcel Energy Chk # 300089		
06/04/2025	42215	-	320.57	SSB Oper 3982; Waste Management, Inc. Chk # 300090		
06/12/2025	42920	-	1,750.00	SSB Oper 3982; High Country Waterworks LLC Chk # 100075		
06/15/2025	42965	-	1,250.00	Funds Transfer		
06/16/2025	40502	882.00	-	SSB Oper 3982 (Reversal); High Altitude Plowing Services LLC Chk # 100073		
06/16/2025	43974	-	882.00	SSB Oper 3982 Inv # 001856; High Altitude Plowing Services LLC Chk # 5038		
06/16/2025	44037	4,968.00	-	Deposit from batch 4540		
06/17/2025	44197	1,500.00	-	Deposit from batch 4570		
06/25/2025	44326	-	3,700.00	SSB Oper 3982; Element Fire Sprinkler Service Chk # 100076		
06/25/2025	44328	-	75.00	SSB Oper 3982; Colorado Water Distribution Solutions LLC Chk # 100077		
06/30/2025	44581	-	1,203.75	SSB Oper 3982 Inv # ; Farmers Chk # 0		
06/30/2025	35491	2,413.50	-	SSB Oper 3982 (Reversal); Farmers Chk # 300072		
12-12003-00	SSB Res 3985		49,398.84	1,277.63	-	50,676.47
Date	GL Ref #	Debit	Credit	Description		
06/15/2025	42965	\$ 1,250.00	\$ -	Funds Transfer		
06/30/2025	44525	27.63	-	Interest		
14-14000-00	Accounts Receivable		-	13,360.00	6,925.00	6,435.00
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	36187	\$ 6,210.00	\$ -	Assessment - Homeowner - Batch 3187		
06/01/2025	41832	-	621.00	Applied Prepaid LL18		
06/02/2025	41950	-	621.00	Deposit from batch 4521		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/16/2025	44037	-	621.00	Deposit from batch 4540		
06/18/2025	44203	1,700.00	-	Fire Safety and Security - Batch 4575		
06/18/2025	44205	1,750.00	-	Fire Safety and Security - Batch 4576		
06/18/2025	44207	3,700.00	-	Fire Safety and Security - Batch 4577		
06/18/2025	44229	-	715.00	Applied Prepaid LL18		
14-14005-00	Accounts Receivable - Reserve		2,100.00	-	-	2,100.00
Date	GL Ref #	Debit	Credit	Description		
18-18000-00	Due from Operating		1,583.36	-	-	1,583.36
Date	GL Ref #	Debit	Credit	Description		
20-20000-00	Accounts Payable		(339.57)	10,843.82	10,504.25	-
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	36693	\$ -	\$ 480.00	Accounts Payable		
06/01/2025	41900	480.00	-	Accounts Payable Inv # ; Red Mountain Community Management Chk # 0		
06/04/2025	42213	19.00	-	Accounts Payable Inv # 929362040; Xcel Energy Chk # 300089		
06/04/2025	42215	320.57	-	Accounts Payable Inv # 0716609-1190-1; Waste Management, Inc. Chk # 300090		



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 80-86640-01 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
06/07/2025	42918	\$ -	\$ 1,750.00		Accounts Payable Inv # 5669	
06/12/2025	42920	1,750.00	-		Accounts Payable Inv # 5669; High Country Waterworks LLC Chk # 100075	
06/12/2025	44278	-	75.00		Accounts Payable Inv # 1013	
06/13/2025	44253	-	3,700.00		Accounts Payable Inv # 2110	
06/16/2025	40502	-	882.00		Accounts Payable Inv # 001856 (Reversal); High Altitude Plowing Services LLC Chk # 100073	
06/16/2025	43974	882.00	-		Accounts Payable Inv # 001856; High Altitude Plowing Services LLC Chk # 5038	
06/25/2025	44326	3,700.00	-		Accounts Payable Inv # 2110; Element Fire Sprinkler Service Chk # 100076	
06/25/2025	44328	75.00	-		Accounts Payable Inv # 1013; Colorado Water Distribution Solutions LLC Chk # 100077	
06/30/2025	44569	-	1,203.75		Accounts Payable	
06/30/2025	44581	1,203.75	-		Accounts Payable Inv # ; Farmers Chk # 0	
06/30/2025	35491	-	2,413.50		Accounts Payable Inv # 120524-1047 (Reversal); Farmers Chk # 300072	
06/30/2025	35485	2,413.50	-		Accounts Payable Inv # 120524-1047 (Reversal - voided check); Farmers Chk # 300072	
20-20005-00	Reserve Special Assessment Receivable		(2,100.00)	-	(2,100.00)	
Date	GL Ref #	Debit	Credit	Description		
20-21000-00	Prepaid Assessments		(2,137.00)	1,336.00	1,500.00	(2,301.00)
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	41832	\$ 621.00	\$ -	Adjust Prepaid		
06/17/2025	44197	-	1,500.00	Deposit from batch 4570		
06/18/2025	44229	715.00	-	Adjust Prepaid		
20-25000-00	Due to Reserve		(1,583.36)	-	-	(1,583.36)
Date	GL Ref #	Debit	Credit	Description		
30-32000-00	Retained Earnings		(7,494.71)	-	-	(7,494.71)
Date	GL Ref #	Debit	Credit	Description		
39-39500-00	Retained Earnings - Reserve		(46,706.39)	-	-	(46,706.39)
Date	GL Ref #	Debit	Credit	Description		
40-40000-00	Operating Dues		(31,050.00)	-	6,210.00	(37,260.00)
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	36187	\$ -	\$ 6,210.00	Assessment - Homeowner - Batch 3187		
48-48000-01	Reserve Dues		(6,250.00)	-	1,250.00	(7,500.00)
Date	GL Ref #	Debit	Credit	Description		
06/15/2025	42967	\$ -	\$ 1,250.00	Reserve Dues		
48-48050-01	Res. Interest Income		(125.81)	-	27.63	(153.44)
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	44525	\$ -	\$ 27.63	Interest		
50-50100-00	Management Fee- Contract		2,400.00	480.00	-	2,880.00
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	36693	\$ 480.00	\$ -	Management Fee- Contract		
50-50210-00	Insurance		4,808.97	1,203.75	2,413.50	3,599.22
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	44569	\$ 1,203.75	\$ -	Insurance		
06/30/2025	35485	-	2,413.50	*****1047-Farmers (Reversal - voided check); Farmers Chk # 300072		
50-50250-00	Trash Removal		1,431.24	-	-	1,431.24
Date	GL Ref #	Debit	Credit	Description		
50-50270-00	Snow Removal - Other		6,587.00	1,505.00	-	8,092.00
Date	GL Ref #	Debit	Credit	Description		
06/02/2025	41994	\$ 1,050.00	\$ -	February shoveling; Inv.7442; Red Mountain Community Management Chk # 5036		
06/02/2025	41996	455.00	-	Mar shoveling; Inv.7443; Red Mountain Community Management Chk # 5037		
50-50275-00	Roof Snow and Ice Removal		2,500.00	-	-	2,500.00
Date	GL Ref #	Debit	Credit	Description		



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 80-86640-01 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
50-50290-00	Security & Fire Safety	7,328.56	3,775.00	7,150.00	3,953.56	
Date	GL Ref #	Debit	Credit	Description		
06/12/2025	44278	\$ 75.00	\$ -	hydrant inspection		
06/13/2025	44253	3,700.00	-	fire sprinkler inspection		
06/18/2025	44203	-	1,700.00	Fire Safety and Security - Batch 4575		
06/18/2025	44205	-	1,750.00	Fire Safety and Security - Batch 4576		
06/18/2025	44207	-	3,700.00	Fire Safety and Security - Batch 4577		
50-50310-00	Common Area Utilities	117.11	-	-	117.11	
Date	GL Ref #	Debit	Credit	Description		
50-50320-00	Gen. Bldg. Maintenance	6,448.97	-	-	6,448.97	
Date	GL Ref #	Debit	Credit	Description		
50-50361-00	Grounds & Parking Maintenance	205.23	-	-	205.23	
Date	GL Ref #	Debit	Credit	Description		
50-50370-00	Roof Maintenance	1,448.28	-	-	1,448.28	
Date	GL Ref #	Debit	Credit	Description		
50-51000-00	Misc Expense - Other	458.70	1,750.00	-	2,208.70	
Date	GL Ref #	Debit	Credit	Description		
06/07/2025	42918	\$ 1,750.00	\$ -	backflow inspections; chargeback to owners		
50-51004-00	Reserve Fund Transfer	6,250.00	1,250.00	-	7,500.00	
Date	GL Ref #	Debit	Credit	Description		
06/15/2025	42967	\$ 1,250.00	\$ -	Reserve Fund Transfer		
		Totals:	\$0.00	\$47,165.70	\$47,165.70	\$0.00