



Financial Report Package

March 2024

Prepared for

Valley Greens Condominiums

By

Red Mtn. Community Management



Balance Sheet

Valley Greens Condominiums

End Date: 03/31/2024

	Operating	Reserve	Total
Assets			
Operating Cash			
SSB Oper 4000	\$4,215.24	\$0.00	\$4,215.24
Total: Operating Cash	\$4,215.24	\$0.00	\$4,215.24
Accounts Receivables			
Accounts Receivable	\$6,125.00	\$0.00	\$6,125.00
Total: Accounts Receivables	\$6,125.00	\$0.00	\$6,125.00
Reserve Cash			
SSB Res 4003	\$0.00	\$21,156.04	\$21,156.04
Prepaid Insurance	\$4,358.50	\$0.00	\$4,358.50
Total: Reserve Cash	\$4,358.50	\$21,156.04	\$25,514.54
Other Assets			
Due from Operating	\$0.00	\$12,500.00	\$12,500.00
Total: Other Assets	\$0.00	\$12,500.00	\$12,500.00
Total: Assets	\$14,698.74	\$33,656.04	\$48,354.78
Liabilities & Equity			
Current Liabilities			
Accounts Payable - Legacy	\$12,044.16	\$0.00	\$12,044.16
Due to Reserve	\$12,500.00	\$0.00	\$12,500.00
Total: Current Liabilities	\$24,544.16	\$0.00	\$24,544.16
Equity			
Retained Earnings	(\$11,274.86)	\$0.00	(\$11,274.86)
Total: Equity	(\$11,274.86)	\$0.00	(\$11,274.86)
Reserve Equity			
Retained Earnings - Reserve	\$0.00	\$18,947.82	\$18,947.82
Total: Reserve Equity	\$0.00	\$18,947.82	\$18,947.82
Net Income Gain/Loss	\$0.00	\$14,708.22	\$14,708.22
Net Income Gain/Loss	\$1,429.44	\$0.00	\$1,429.44
Total: Liabilities & Equity	\$14,698.74	\$33,656.04	\$48,354.78



Income Statement

Valley Greens Condominiums

From 03/01/2024 to 03/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating							
INCOME							
Operating Income							
40-40000 Operating Dues	\$3,800.00	\$3,800.00	\$-	\$11,400.00	\$11,400.00	\$-	\$45,600.00
40-40050 Dues To Reserve	(500.00)	(500.00)	-	(1,500.00)	(1,500.00)	-	(6,000.00)
TOTAL Operating Income	\$3,300.00	\$3,300.00	\$-	\$9,900.00	\$9,900.00	\$-	\$39,600.00
TOTAL INCOME	\$3,300.00	\$3,300.00	\$-	\$9,900.00	\$9,900.00	\$-	\$39,600.00
EXPENSES AND RESERVE FUNDING							
Operating Expense							
50-50100 Management Fee- Contract	625.00	625.00	-	1,825.00	1,875.00	50.00	7,500.00
50-50210 Insurance	622.64	500.00	(122.64)	1,867.92	1,500.00	(367.92)	6,000.00
50-50220 Water & Sewer	-	433.33	433.33	-	1,299.99	1,299.99	5,200.00
50-50250 Trash Removal	110.00	238.33	128.33	330.00	714.99	384.99	2,860.00
50-50275 Roof Snow and Ice Removal	-	101.25	101.25	-	303.75	303.75	1,215.00
50-50290 Security & Fire Safety	563.15	83.33	(479.82)	750.84	249.99	(500.85)	1,000.00
50-50310 Common Area Utilities	262.64	83.33	(179.31)	829.75	249.99	(579.76)	1,000.00
50-50361 Grounds & Landscaping	900.00	583.33	(316.67)	1,055.99	1,749.99	694.00	7,000.00
50-50375 Repairs & Maintenance	-	250.00	250.00	1,672.50	750.00	(922.50)	3,000.00
50-51000 Misc Expense - Other	-	16.67	16.67	138.56	50.01	(88.55)	200.00
50-51001 Bank Service Charges	-	8.33	8.33	-	24.99	24.99	100.00
TOTAL Operating Expense	\$3,083.43	\$2,922.90	(\$160.53)	\$8,470.56	\$8,768.70	\$298.14	\$35,075.00
TOTAL DISBURSEMENTS	\$3,083.43	\$2,922.90	(\$160.53)	\$8,470.56	\$8,768.70	\$298.14	\$35,075.00
Operating NET INCREASE (DECREASE)	\$216.57	\$377.10	(\$160.53)	\$1,429.44	\$1,131.30	\$298.14	\$4,525.00



Income Statement

Valley Greens Condominiums

From 03/01/2024 to 03/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
RESERVE FUND							
Reserve Income							
48-48000 Reserve Dues	\$500.00	\$500.00	\$-	\$500.00	\$1,500.00	(\$1,000.00)	\$6,000.00
48-48020 Res. Spc. Assessment	16,000.00	16,000.00	-	16,000.00	16,000.00	-	16,000.00
48-48050 Res. Interest Income	7.58	-	7.58	1,027.22	-	1,027.22	-
TOTAL Reserve Income	\$16,507.58	\$16,500.00	\$7.58	\$17,527.22	\$17,500.00	\$27.22	\$22,000.00
RESERVE EXPENSE							
Reserve Expenses							
80-80500 Contingency	-	-	-	2,819.00	-	(2,819.00)	-
TOTAL Reserve Expenses	\$-	\$-	\$-	\$2,819.00	\$-	(\$2,819.00)	\$-
Reserve NET INCREASE (DECREASE)	\$16,507.58	\$16,500.00	\$7.58	\$14,708.22	\$17,500.00	(\$2,791.78)	\$22,000.00
NET INCREASE (DECREASE)	\$16,724.15	\$16,877.10	(\$152.95)	\$16,137.66	\$18,631.30	(\$2,493.64)	\$26,525.00



Payables Aging Report

As Of 3/31/2024

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals:



P.O. Box 9602 • Winter Haven, FL 33883
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Statement Ending 03/29/2024

VALLEY GREENS CONDOMINIUM

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Account Number: XXXXXXXXXXXXXXX4000

VALLEY GREENS CONDOMINIUM ASSOC 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	XXXXXXXXXXXXXXXX4000	\$4,468.23

ASSOCIATION CHECKING-XXXXXXXXXXXX4000

Account Summary

Date	Description	Amount
03/01/2024	Beginning Balance	\$3,994.02
	3 Credit(s) This Period	\$10,825.00
	8 Debit(s) This Period	\$10,350.79
03/29/2024	Ending Balance	\$4,468.23

An Important Update Regarding Night Depository Services

Please be aware that effective April 30, 2024, we will remove the requirement for a business customer to have a Depository Services Agreement on file for Night Depository Services. This update also includes that we will no longer require notice or monitor the addition/removal of employees for your business who use Night Depository Services at SouthState.

You may view or print the Agreement at SouthStateBank.com/BusinessAccountAgreement or visit your local branch to request a copy.

If you have any questions regarding your account, please call us at (800) 277-2175. We will be happy to assist you and look forward to continuing to serve your banking needs.

Deposits

Date	Description	Amount
03/11/2024	CORP ICL/RDC DEPOSIT	\$475.00
		1 item(s) totaling \$475.00

Other Credits

Date	Description	Amount
03/04/2024	Valley Greens Co OnlinePay 1421	\$450.00
03/18/2024	Valley Greens Co ASSN DUES 13	\$9,900.00
		2 item(s) totaling \$10,350.00

Member FDIC
NMLS# 403455



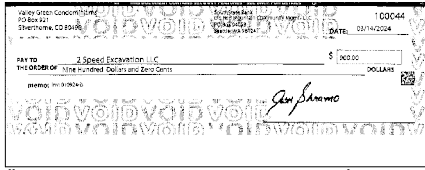
ASSOCIATION CHECKING-XXXXXXXXXXXX4000 (continued)

Electronic Debits		
Date	Description	Amount
03/04/2024	Valley Greens Co Vendor Pay 22	\$625.00
03/18/2024	ValleyGrAS PROGUARD PROTECT Annual Testing + Service March 2024 10149634	\$514.19
03/25/2024	XCEL ENERGY-PSCO XCELENERGY 00011987016	\$262.64
03/26/2024	LumenCenturyLink SPEEDPAY XXXXX0512	\$48.96
		4 item(s) totaling \$1,450.79

Other Debits		
Date	Description	Amount
03/06/2024	CincXfer to 4003	\$1,000.00
03/15/2024	CincXfer to 4003	\$500.00
03/28/2024	CincXfer to 4003	\$6,500.00
		3 item(s) totaling \$8,000.00

Checks Cleared			
Check Nbr	Date	Amount	
100044	03/28/2024	\$900.00	
* Indicates skipped check number			1 item(s) totaling \$900.00

Daily Balances					
Date	Amount	Date	Amount	Date	Amount
03/04/2024	\$3,819.02	03/15/2024	\$2,794.02	03/26/2024	\$11,868.23
03/06/2024	\$2,819.02	03/18/2024	\$12,179.83	03/28/2024	\$4,468.23
03/11/2024	\$3,294.02	03/25/2024	\$11,917.19		



Valley Green Condominium
PO Box 44
Sheridan, CO 81918
DATE: 03/14/2024
100044
PAY TO: 2 Speed Corporation LLC
\$ 900.00
The ORDER OF Nine Hundred Dollars and Zero Cents
memo: 03/14/24
Gen. S. M. M. M.

#100044

\$900.00

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Statement Ending 03/29/2024

VALLEY GREENS CONDOMINIUM

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX4003

VALLEY GREENS CONDOMINIUM ASSOC 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	XXXXXXXXXXXXXXXX4003	\$21,156.04

ASSOCIATION MMA-XXXXXXXXXXXX4003

Account Summary

Date	Description	Amount
03/01/2024	Beginning Balance	\$13,148.46
	4 Credit(s) This Period	\$8,007.58
	0 Debit(s) This Period	\$0.00
03/29/2024	Ending Balance	\$21,156.04

Interest Summary

Description	Amount
Interest Earned From 03/01/2024 Through 03/29/2024	
Annual Percentage Yield Earned	0.65%
Interest Days	29
Interest Earned	\$7.58
Interest Paid This Period	\$7.58
Interest Paid Year-to-Date	\$27.22
Minimum Balance	\$13,148.46
Average Available Balance	\$14,682.94

An Important Update Regarding Night Depository Services

Please be aware that effective April 30, 2024, we will remove the requirement for a business customer to have a Depository Services Agreement on file for Night Depository Services. This update also includes that we will no longer require notice or monitor the addition/removal of employees for your business who use Night Depository Services at SouthState.

You may view or print the Agreement at SouthStateBank.com/BusinessAccountAgreement or visit your local branch to request a copy.

If you have any questions regarding your account, please call us at (800) 277-2175. We will be happy to assist you and look forward to continuing to serve your banking needs.

Other Credits

Date	Description	Amount
03/06/2024	CincXfer from 4000	\$1,000.00
03/15/2024	CincXfer from 4000	\$500.00
03/28/2024	CincXfer from 4000	\$6,500.00
03/29/2024	INTEREST	\$7.58
		4 item(s) totaling \$8,007.58

Member FDIC
NMLS# 403455



ASSOCIATION MMA-XXXXXXXXXXXX4003 (continued)

Daily Balances

Date	Amount	Date	Amount
03/06/2024	\$14,148.46	03/28/2024	\$21,148.46
03/15/2024	\$14,648.46	03/29/2024	\$21,156.04

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Bank Account Reconciliation

Valley Greens Condominiums

SSB Operating 4000 (End: 03/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/21/2023		Orkin		300032	(\$142.99)
03/29/2024		Timberline Disposal Inc.		100045	(\$110.00)
Total Uncleared					(\$252.99)

SSB Operating 4000 Summary

Ending Account Balance:	\$ 4,215.24
Uncleared Items:	(\$252.99)
<hr/>	
Adjusted Balance:	\$ 4,468.23
Bank Ending Balance:	\$ 4,468.23
<hr/>	
Difference:	\$-



Bank Account Reconciliation

Valley Greens Condominiums

SSB Reserve 4003 (End: 03/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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SSB Reserve 4003 Summary

Ending Account Balance:	\$ 21,156.04
Uncleared Items:	\$-
Adjusted Balance:	\$ 21,156.04
Bank Ending Balance:	\$ 21,156.04
Difference:	\$-



General Ledger Trial Balance with Details

Valley Greens Condominiums

Accts: 10-10000-00 To: 80-86640-01 Dates: 3/1/2024 - 3/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10002-00	SSB Oper 4000	\$2,851.03	\$10,825.00	\$9,460.79	\$4,215.24
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	24908	\$ -	\$ 625.00	SSB Oper 4000; Red Mountain Community Management Chk # 0	
03/01/2024	24938	450.00	-	Deposit from batch 1421	
03/11/2024	25069	475.00	-	Deposit from batch 1437	
03/14/2024	25274	-	262.64	SSB Oper 4000; Xcel Chk # 300036	
03/14/2024	25276	-	900.00	SSB Oper 4000; 2 Speed Excavation LLC Chk # 100044	
03/15/2024	25313	-	500.00	Monthly Reserve Transfer	
03/15/2024	25409	9,900.00	-	Deposit from batch 1433	
03/18/2024	25582	-	514.19	SSB Oper 4000 Inv # 03182024; Allied Security (Proguard Pro.) Chk # 0	
03/25/2024	25724	-	48.96	SSB Oper 4000 Inv # 03262024; Century Link Chk # 0	
03/28/2024	25700	-	6,500.00	Special Assessment Funds	
03/29/2024	25809	-	110.00	SSB Oper 4000; Timberline Disposal Inc. Chk # 100045	
11-11000-00	Accounts Receivable	900.00	19,800.00	14,575.00	6,125.00
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	22793	3,800.00	-	Assessment - Homeowner - Batch 1254	
03/01/2024	22813	16,000.00	-	Assessment - Special - Batch 1255	
03/01/2024	24938	-	450.00	Deposit from batch 1421	
03/01/2024	24969	-	475.00	Applied Prepaid VG000F	
03/01/2024	24969	-	1,275.00	Applied Prepaid VG000F	
03/01/2024	24976	-	475.00	Applied Prepaid VG000C	
03/01/2024	24976	-	1,525.00	Applied Prepaid VG000C	
03/11/2024	25069	-	475.00	Deposit from batch 1437	
03/15/2024	25409	-	2,000.00	Deposit from batch 1433	
03/15/2024	25409	-	2,000.00	Deposit from batch 1433	
03/15/2024	25409	-	2,000.00	Deposit from batch 1433	
03/15/2024	25409	-	2,000.00	Deposit from batch 1433	
03/15/2024	25409	-	475.00	Deposit from batch 1433	
03/15/2024	25409	-	475.00	Deposit from batch 1433	
03/15/2024	25409	-	475.00	Deposit from batch 1433	
03/15/2024	25409	-	475.00	Deposit from batch 1433	
12-12003-00	SSB Res 4003	14,148.46	7,007.58	-	21,156.04
Date	GL Ref #	Debit	Credit	Description	
03/15/2024	25313	\$ 500.00	\$ -	Monthly Reserve Transfer	
03/28/2024	25700	6,500.00	-	Special Assessment Funds	
03/29/2024	25825	7.58	-	Interest	
12-13001-00	Prepaid Insurance	4,981.14	-	622.64	4,358.50
Date	GL Ref #	Debit	Credit	Description	
03/29/2024	25745	\$ -	\$ 622.64	Expense Prepaid Insurance	
18-18000-00	Due from Operating	3,000.00	16,000.00	6,500.00	12,500.00
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	25712	\$ 16,000.00	\$ -	Record Due to for Reserve Special Assessment	
03/28/2024	25714	-	6,500.00	Reduce Due to Reserve for Special Assessment	
20-20000-00	Accounts Payable	-	3,060.79	3,060.79	-
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	23999	\$ -	\$ 600.00	Accounts Payable	
03/01/2024	23999	600.00	-	Accounts Payable (Reversal)	
03/01/2024	24775	-	625.00	Accounts Payable	
03/01/2024	24908	625.00	-	Accounts Payable; Red Mountain Community Management Chk # 0	



General Ledger Trial Balance with Details

Valley Greens Condominiums

Accts: 10-10000-00 To: 80-86640-01 Dates: 3/1/2024 - 3/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/01/2024	25272	\$ -	\$ 262.64		Accounts Payable Inv # 867193222
03/14/2024	25166	-	900.00		Accounts Payable Inv # 010924-b
03/14/2024	25274	262.64	-		Accounts Payable Inv # 867193222; Xcel Chk # 300036
03/14/2024	25276	900.00	-		Accounts Payable Inv # 010924-b; 2 Speed Excavation LLC Chk # 100044
03/18/2024	25580	-	514.19		Accounts Payable Inv # 03182024
03/18/2024	25582	514.19	-		Accounts Payable Inv # 03182024; Allied Security (Proguard Pro.) Chk # 0
03/18/2024	25807	-	110.00		Accounts Payable Inv # 5467659V324
03/25/2024	25724	48.96	-		Accounts Payable Inv # 03262024; Century Link Chk # 0
03/26/2024	25722	-	48.96		Accounts Payable Inv # 03262024
03/29/2024	25809	110.00	-		Accounts Payable Inv # 5467659V324; Timberline Disposal Inc. Chk # 100045
20-20010-00	Accounts Payable - Legacy	(12,044.16)	-	-	(12,044.16)
Date	GL Ref #	Debit	Credit	Description	
20-21000-00	Prepaid Assessments	(3,750.00)	3,750.00	-	-
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	24969	\$ 1,750.00	\$ -	Adjust Prepaid	
03/01/2024	24976	2,000.00	-	Adjust Prepaid	
20-25000-00	Due to Reserve	(3,000.00)	6,500.00	16,000.00	(12,500.00)
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	25712	\$ -	\$ 16,000.00	Record Due to for Reserve Special Assessment	
03/28/2024	25714	6,500.00	-	Reduce Due to Reserve for Special Assessment	
30-32000-00	Retained Earnings	11,274.86	-	-	11,274.86
Date	GL Ref #	Debit	Credit	Description	
39-39500-00	Retained Earnings - Reserve	(18,947.82)	-	-	(18,947.82)
Date	GL Ref #	Debit	Credit	Description	
40-40000-00	Operating Dues	(7,600.00)	-	3,800.00	(11,400.00)
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	22793	\$ -	\$ 3,800.00	Assessment - Homeowner - Batch 1254	
40-40050-00	Dues To Reserve	1,000.00	500.00	-	1,500.00
Date	GL Ref #	Debit	Credit	Description	
03/15/2024	25315	\$ 500.00	\$ -	Dues To Reserve	
45-45020-01	DO NOT USE Res. Spc. Assessment	-	16,000.00	16,000.00	-
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	22813	\$ -	\$ 16,000.00	Assessment - Special - Batch 1255	
03/01/2024	25708	16,000.00	-	Reclassify Special Assessment batch #1255	
48-48000-01	Reserve Dues	-	-	500.00	(500.00)
Date	GL Ref #	Debit	Credit	Description	
03/15/2024	25315	\$ -	\$ 500.00	Reserve Dues	
48-48020-01	Res. Spc. Assessment	-	-	16,000.00	(16,000.00)
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	25708	\$ -	\$ 16,000.00	Reclassify Special Assessment batch #1255	
48-48050-01	Res. Interest Income	(1,019.64)	-	7.58	(1,027.22)
Date	GL Ref #	Debit	Credit	Description	
03/29/2024	25825	\$ -	\$ 7.58	Interest	
50-50100-00	Management Fee- Contract	1,200.00	1,225.00	600.00	1,825.00
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	23999	\$ 600.00	\$ -	Management Fee- Contract	
03/01/2024	23999	-	600.00	Management Fee- Contract (Reversal)	
03/01/2024	24775	625.00	-	Management Fee- Contract	
50-50210-00	Insurance	1,245.28	622.64	-	1,867.92
Date	GL Ref #	Debit	Credit	Description	



General Ledger Trial Balance with Details

Valley Greens Condominiums

Accts: 10-10000-00 To: 80-86640-01 Dates: 3/1/2024 - 3/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/29/2024	25745	\$ 622.64			
50-50250-00	Trash Removal				
Date	GL Ref #	Debit	Credit	Description	
03/18/2024	25807	\$ 110.00		5324-211428-Timberline Disposal Inc.	
50-50290-00	Security & Fire Safety				
Date	GL Ref #	Debit	Credit	Description	
03/18/2024	25580	\$ 514.19		Security & Fire Safety	
03/26/2024	25722	48.96		Security & Fire Safety	
50-50310-00	Common Area Utilities				
Date	GL Ref #	Debit	Credit	Description	
03/01/2024	25272	\$ 262.64		53-1198701-6-Xcel	
50-50361-00	Grounds & Landscaping				
Date	GL Ref #	Debit	Credit	Description	
03/14/2024	25166	\$ 900.00		plowing	
50-50375-00	Repairs & Maintenance				
Date	GL Ref #	Debit	Credit	Description	
50-51000-00	Misc Expense - Other				
Date	GL Ref #	Debit	Credit	Description	
80-80500-01	Contingency				
Date	GL Ref #	Debit	Credit	Description	
Totals:		\$0.00	\$87,126.80	\$87,126.80	\$0.00