



Financial Report Package

July 2025

Prepared for

Laredo Lofts Townhomes

By

Red Mtn. Community Management



Balance Sheet

Laredo Lofts Townhomes

End Date: 07/31/2025

	Operating	Reserve	Total
Assets			
Operating Cash			
SSB Oper 3982	\$8,136.90	\$0.00	\$8,136.90
Total: Operating Cash	\$8,136.90	\$0.00	\$8,136.90
Reserve Cash			
SSB Res 3985	\$0.00	\$51,954.82	\$51,954.82
Total: Reserve Cash	\$0.00	\$51,954.82	\$51,954.82
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	\$14,571.90	\$55,638.18	\$70,210.08
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$604.00	\$0.00	\$604.00
Reserve Special Assessment Receivable	\$2,100.00	\$0.00	\$2,100.00
Prepaid Assessments	\$4,180.00	\$0.00	\$4,180.00
Due to Reserve	\$1,583.36	\$0.00	\$1,583.36
Total: Current Liabilities	\$8,467.36	\$0.00	\$8,467.36
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	\$8,931.79	\$8,931.79
Net Income Gain/Loss	(\$1,390.17)	\$0.00	(\$1,390.17)
Total: Liabilities & Equity	\$14,571.90	\$55,638.18	\$70,210.08



Income Statement - Operating

Laredo Lofts Townhomes

07/01/2025 to 07/31/2025

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	\$43,470.00	\$43,458.38	\$11.62	\$74,500.08
Total Operating Income	\$6,210.00	\$6,208.34	\$1.66	\$43,470.00	\$43,458.38	\$11.62	\$74,500.08
Total OPERATING INCOME	\$6,210.00	\$6,208.34	\$1.66	\$43,470.00	\$43,458.38	\$11.62	\$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	-	3,360.00	3,360.00	-	5,760.00
50210 Insurance	1,203.75	1,167.00	(36.75)	4,802.97	8,169.00	3,366.03	14,004.00
50250 Trash Removal	646.96	225.75	(421.21)	2,078.20	1,580.25	(497.95)	2,709.00
50270 Snow Removal - Other	195.00	-	(195.00)	8,287.00	6,000.00	(2,287.00)	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	-	912.00	912.00	3,953.56	6,384.00	2,430.44	10,944.00
50310 Common Area Utilities	40.15	20.83	(19.32)	157.26	145.81	(11.45)	249.96
50320 Gen. Bldg. Maintenance	-	142.00	142.00	6,448.97	994.00	(5,454.97)	1,704.00
50361 Grounds & Parking Maintenance	260.00	209.00	(51.00)	465.23	1,463.00	997.77	2,508.00
50370 Roof Maintenance	400.00	-	(400.00)	1,848.28	8,000.00	6,151.72	8,000.00
51000 Misc Expense - Other	-	-	-	2,208.70	100.00	(2,108.70)	100.00
51004 Reserve Fund Transfer	1,250.00	1,250.00	-	8,750.00	8,750.00	-	15,000.00
Total Operating Expense	\$4,475.86	\$4,406.58	(\$69.28)	\$44,860.17	\$49,445.06	\$4,584.89	\$74,477.96
Total OPERATING EXPENSE	\$4,475.86	\$4,406.58	(\$69.28)	\$44,860.17	\$49,445.06	\$4,584.89	\$74,477.96
Net Income:	\$1,734.14	\$1,801.76	(\$67.62)	(\$1,390.17)	(\$5,986.68)	\$4,596.51	\$22.12



Income Statement - Reserve

Laredo Lofts Townhomes

07/01/2025 to 07/31/2025

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	\$-	\$8,750.00	\$8,750.00	\$-	\$15,000.00
48020 Res. Spc. Assessment	-	-	-	-	50,000.00	(50,000.00)	50,000.00
48050 Res. Interest Income	28.35	-	28.35	181.79	-	181.79	-
Total Reserve Income	\$1,278.35	\$1,250.00	\$28.35	\$8,931.79	\$58,750.00	(\$49,818.21)	\$65,000.00
Total RESERVE INCOME	\$1,278.35	\$1,250.00	\$28.35	\$8,931.79	\$58,750.00	(\$49,818.21)	\$65,000.00
Net Reserve:	\$1,278.35	\$1,250.00	\$28.35	\$8,931.79	\$58,750.00	(\$49,818.21)	\$65,000.00



Payables Aging Report

Laredo Lofts Townhomes

As Of 7/31/2025

Vendor			Current	Over 30	Over 60	Over 90	Balance
Alpine Tree Inc.							
Invoice #	Date	Check Memo					
8719	07/27/2025		\$260.00	\$0.00	\$0.00	\$0.00	
			\$260.00	\$0.00	\$0.00	\$0.00	\$260.00
Waste Management, Inc.							
Invoice #	Date	Check Memo					
0720851-1190-3	07/29/2025		\$323.90	\$0.00	\$0.00	\$0.00	
			\$323.90	\$0.00	\$0.00	\$0.00	\$323.90
Xcel Energy							
Invoice #	Date	Check Memo					
937897036	07/29/2025		\$20.10	\$0.00	\$0.00	\$0.00	
			\$20.10	\$0.00	\$0.00	\$0.00	\$20.10
Totals:			\$604.00	\$0.00	\$0.00	\$0.00	\$604.00



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Statement Ending 07/31/2025

LAREDO LOFTS TOWNHOMES

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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	\$8,136.90

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX3982

Account Summary

Date	Description	Amount
07/01/2025	Beginning Balance	\$8,576.76
	4 Credit(s) This Period	\$8,089.00
	10 Debit(s) This Period	\$8,528.86
07/31/2025	Ending Balance	\$8,136.90

Other Credits

Date	Description	Amount
07/02/2025	Laredo Lofts Tow OnlinePay 4620	\$621.00
07/16/2025	Laredo Lofts Tow ASSN DUES 9	\$4,968.00
07/21/2025	Laredo Lofts Tow OnlinePay 4661	\$1,500.00
07/28/2025	PAYABLI DEPOSIT TRANSFER 845792454	\$1,000.00
		4 item(s) totaling \$8,089.00

Electronic Debits

Date	Description	Amount
07/02/2025	Laredo Lofts Tow Vendor Pay 138	\$480.00
07/02/2025	Farmers Ins Exch EFT PYMT fXXXXX1047	\$1,203.75
07/18/2025	PAYMENT WASTE MANAGEMENT Log in to the MY WM Account Page for payment details	\$323.06
07/21/2025	XGEL ENERGY-PSCO XCELENERGY 00082659198	\$20.05
07/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100078* 250725* Turner Morris Inc\182801877\137	\$400.00
		5 item(s) totaling \$2,426.86

Other Debits

Date	Description	Amount
07/15/2025	CincXfer to 3985	\$1,250.00
		1 item(s) totaling \$1,250.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
5038	07/01/2025	\$882.00	100076*	07/03/2025	\$3,700.00
5039	07/03/2025	\$195.00	100077	07/31/2025	\$75.00

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX3982 (continued)

* Indicates skipped check number

4 item(s) totaling \$4,852.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07/01/2025	\$7,694.76	07/15/2025	\$1,487.01	07/21/2025	\$7,611.90
07/02/2025	\$6,632.01	07/16/2025	\$6,455.01	07/28/2025	\$8,211.90
07/03/2025	\$2,737.01	07/18/2025	\$6,131.95	07/31/2025	\$8,136.90

Laredo Lofts Townhomes (LL) PO Box 818 Silverton, CO 80488	Check Number: 5038
Eight Hundred Eighty-Two And 00/100 Dollars	08/16/2025 ****5622 33
High Altitude Paving Services LLC PO Box 2195 Dolan, CO 80438	0200

#5038

\$882.00

Laredo Lofts Townhomes (LL) PO Box 818 Silverton, CO 80488	Check Number: 5039
One Hundred Ninety-Five And 00/100 Dollars	07/01/2025 ****5185 00
Red Mountain Community Management PO Box 812 Silverton, CO 80488	

#5039

\$195.00

Laredo Lofts Townhomes PO Box 818 Silverton, CO 80488	Check Number: 100076
One Thousand Three Hundred Seventy-Five And 00/100 Dollars	08/22/2025
PAY TO: Equipment File Sprinkler Service The balance of Three Thousand Seven Hundred Fifty Dollars	\$ 3,750.00 DOLLARS
<i>Jan Schavito</i>	

#100076

\$3,700.00

Laredo Lofts Townhomes PO Box 818 Silverton, CO 80488	Check Number: 100077
Seventy-Five And 00/100 Dollars	08/25/2025
PAY TO: Colorado Water Distribution Solutions LLC The balance of Seventy-Five Dollars and 00/100 Dollars	\$ 75.00 DOLLARS
<i>Jan Schavito</i>	

#100077

\$75.00

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Statement Ending 07/31/2025

LAREDO LOFTS TOWNHOMES

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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	\$51,954.82

ASSOCIATION MMA - XXXXXXXXXXXXXXX3985

Account Summary

Date	Description	Amount
07/01/2025	Beginning Balance	\$50,676.47
	2 Credit(s) This Period	\$1,278.35
	0 Debit(s) This Period	\$0.00
07/31/2025	Ending Balance	\$51,954.82

Interest Summary

Description	Amount
Interest Earned From 07/01/2025 Through 07/31/2025	
Annual Percentage Yield Earned	0.65%
Interest Days	31
Interest Earned	\$28.35
Interest Paid This Period	\$28.35
Interest Paid Year-to-Date	\$181.79
Minimum Balance	\$50,676.47
Average Available Balance	\$51,361.95

Other Credits

Date	Description	Amount
07/15/2025	CincXfer from 3982	\$1,250.00
07/31/2025	INTEREST	\$28.35
		2 item(s) totaling \$1,278.35

Daily Balances

Date	Amount	Date	Amount
07/15/2025	\$51,926.47	07/31/2025	\$51,954.82

Member FDIC
 NMLS# 403455



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Bank Account Reconciliation

Laredo Lofts Townhomes

SSB Operating 3982 (End: 07/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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SSB Operating 3982 Summary

Ending Account Balance:	\$ 8,136.90
Uncleared Items:	\$-
Adjusted Balance:	\$ 8,136.90
Bank Ending Balance:	\$ 8,136.90
Difference:	\$-



Bank Account Reconciliation

Laredo Lofts Townhomes

SSB Reserve 3985 (End: 07/31/2025)

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

Ending Account Balance:	\$ 51,954.82
Uncleared Items:	\$-
Adjusted Balance:	\$ 51,954.82
Bank Ending Balance:	\$ 51,954.82
Difference:	\$-



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 80-86640-01 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10002-00	SSB Oper 3982	\$3,919.76	\$8,089.00	\$3,871.86	\$8,136.90
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	44547	\$ -	\$ 480.00	SSB Oper 3982 Inv # ; Red Mountain Community Management Chk # 0	
07/01/2025	44599	621.00	-	Deposit from batch 4620	
07/01/2025	44629	-	195.00	April shoveling; Inv.7494; Red Mountain Community Management Chk # 5039	
07/11/2025	44954	-	323.06	SSB Oper 3982; Waste Management, Inc. Chk # 300091	
07/15/2025	45092	-	1,250.00	Funds Transfer	
07/15/2025	45214	4,968.00	-	Deposit from batch 4642	
07/15/2025	45391	-	20.05	SSB Oper 3982; Xcel Energy Chk # 300092	
07/18/2025	45523	1,500.00	-	Deposit from batch 4661	
07/25/2025	45596	-	400.00	SSB Oper 3982; Turner Morris, Inc Chk # 100078	
07/28/2025	45657	1,000.00	-	Deposit from batch 4682	
07/31/2025	46203	-	1,203.75	SSB Oper 3982 Inv # ; Farmers Chk # 0	
12-12003-00	SSB Res 3985	50,676.47	1,278.35	-	51,954.82
Date	GL Ref #	Debit	Credit	Description	
07/15/2025	45092	\$ 1,250.00	\$ -	Funds Transfer	
07/31/2025	45736	28.35	-	Interest	
14-14000-00	Accounts Receivable		6,435.00	6,210.00	6,210.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	36189	6,210.00	-	Assessment - Homeowner - Batch 3187	
07/01/2025	44599	-	621.00	Deposit from batch 4620	
07/01/2025	44678	-	621.00	Applied Prepaid LL18	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
07/15/2025	45214	-	621.00	Deposit from batch 4642	
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		-	2,426.86	3,030.86
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	36697	\$ -	\$ 480.00	Accounts Payable	
07/01/2025	44547	480.00	-	Accounts Payable Inv # ; Red Mountain Community Management Chk # 0	
07/11/2025	44954	323.06	-	Accounts Payable Inv # 0718836-1190-8; Waste Management, Inc. Chk # 300091	
07/12/2025	44952	-	323.06	Accounts Payable Inv # 0718836-1190-8	
07/15/2025	45391	20.05	-	Accounts Payable Inv # 933608507; Xcel Energy Chk # 300092	
07/16/2025	45389	-	20.05	Accounts Payable Inv # 933608507	
07/24/2025	45594	-	400.00	Accounts Payable Inv # 434755	
07/25/2025	45596	400.00	-	Accounts Payable Inv # 434755; Turner Morris, Inc Chk # 100078	
07/27/2025	45978	-	260.00	Accounts Payable Inv # 8719	
07/29/2025	45980	-	20.10	Accounts Payable Inv # 937897036	
07/29/2025	45982	-	323.90	Accounts Payable Inv # 0720851-1190-3	
07/31/2025	46201	-	1,203.75	Accounts Payable	
07/31/2025	46203	1,203.75	-	Accounts Payable Inv # ; Farmers Chk # 0	



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 80-86640-01 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-20005-00	Reserve Special Assessment Receivable	(\$2,100.00)	\$-	\$-	(\$2,100.00)
Date	GL Ref #	Debit	Credit	Description	
20-21000-00	Prepaid Assessments	(2,301.00)	621.00	2,500.00	(4,180.00)
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	44678	\$ 621.00	\$ -	Adjust Prepaid	
07/18/2025	45523	-	1,500.00	Deposit from batch 4661	
07/28/2025	45657	-	1,000.00	Deposit from batch 4682	
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	(37,260.00)	-	6,210.00	(43,470.00)
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	36189	\$ -	\$ 6,210.00	Assessment - Homeowner - Batch 3187	
48-48000-01	Reserve Dues	(7,500.00)	-	1,250.00	(8,750.00)
Date	GL Ref #	Debit	Credit	Description	
07/15/2025	45094	\$ -	\$ 1,250.00	Reserve Dues	
48-48050-01	Res. Interest Income	(153.44)	-	28.35	(181.79)
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	45736	\$ -	\$ 28.35	Interest	
50-50100-00	Management Fee- Contract	2,880.00	480.00	-	3,360.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	36697	\$ 480.00	\$ -	Management Fee- Contract	
50-50210-00	Insurance	3,599.22	1,203.75	-	4,802.97
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	46201	\$ 1,203.75	\$ -	Insurance	
50-50250-00	Trash Removal	1,431.24	646.96	-	2,078.20
Date	GL Ref #	Debit	Credit	Description	
07/12/2025	44952	\$ 323.06	\$ -	21-58140-23001-Waste Management, Inc.	
07/29/2025	45982	323.90	-	21-58140-23001-Waste Management, Inc.	
50-50270-00	Snow Removal - Other	8,092.00	195.00	-	8,287.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	44629	\$ 195.00	\$ -	April shoveling; Inv.7494; Red Mountain Community Management Chk # 5039	
50-50275-00	Roof Snow and Ice Removal	2,500.00	-	-	2,500.00
Date	GL Ref #	Debit	Credit	Description	
50-50290-00	Security & Fire Safety	3,953.56	-	-	3,953.56
Date	GL Ref #	Debit	Credit	Description	
50-50310-00	Common Area Utilities	117.11	40.15	-	157.26
Date	GL Ref #	Debit	Credit	Description	
07/16/2025	45389	\$ 20.05	\$ -	53-8265919-8-Xcel Energy	
07/29/2025	45980	20.10	-	53-8265919-8-Xcel Energy	
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	260.00	-	465.23
Date	GL Ref #	Debit	Credit	Description	
07/27/2025	45978	\$ 260.00	\$ -	weed spraying	
50-50370-00	Roof Maintenance	1,448.28	400.00	-	1,848.28
Date	GL Ref #	Debit	Credit	Description	
07/24/2025	45594	\$ 400.00	\$ -	unit 10 ridge shingle inspection	



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 80-86640-01 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-51000-00	Misc Expense - Other	\$2,208.70	\$-	\$-	\$2,208.70
Date	GL Ref #	Debit	Credit	Description	
50-51004-00	Reserve Fund Transfer	7,500.00	1,250.00	-	8,750.00
Date	GL Ref #	Debit	Credit	Description	
07/15/2025	45094	\$ 1,250.00	\$ -	Reserve Fund Transfer	
		Totals:	\$0.00	\$23,101.07	\$23,101.07
					\$0.00