



Financial Report Package

April 2025

Prepared for

Laredo Lofts Townhomes

By

Red Mtn. Community Management



Balance Sheet

Laredo Lofts Townhomes

End Date: 04/30/2025

	Operating	Reserve	Total
Assets			
Operating Cash			
SSB Oper 3982	\$3,400.53	\$0.00	\$3,400.53
Total: Operating Cash	\$3,400.53	\$0.00	\$3,400.53
Reserve Cash			
SSB Res 3985	\$0.00	\$48,206.09	\$48,206.09
Total: Reserve Cash	\$0.00	\$48,206.09	\$48,206.09
Accounts Receivable			
Accounts Receivable - Reserve	\$0.00	\$2,100.00	\$2,100.00
Total: Accounts Receivable	\$0.00	\$2,100.00	\$2,100.00
Total: Assets	\$3,400.53	\$50,306.09	\$53,706.62
Liabilities & Equity			
Current Liabilities			
Reserve Special Assessment Receivable	\$2,100.00	\$0.00	\$2,100.00
Prepaid Assessments	\$1,758.00	\$0.00	\$1,758.00
Total: Current Liabilities	\$3,858.00	\$0.00	\$3,858.00
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	\$3,599.70	\$3,599.70
Net Income Gain/Loss	(\$7,952.18)	\$0.00	(\$7,952.18)
Total: Liabilities & Equity	\$3,400.53	\$50,306.09	\$53,706.62



Laredo Lofts Townhomes
 Operating
 End Date: 04/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating INCOME							
Operating Income							
40-40000 Operating Dues	\$6,210.00	\$6,208.34	\$1.66	\$24,840.00	\$24,833.36	\$6.64	\$74,500.08
40-40050 Dues To Reserve	-	-	-	(3,499.98)	-	(3,499.98)	-
TOTAL Operating Income	\$6,210.00	\$6,208.34	\$1.66	\$21,340.02	\$24,833.36	(\$3,493.34)	\$74,500.08
TOTAL INCOME	\$6,210.00	\$6,208.34	\$1.66	\$21,340.02	\$24,833.36	(\$3,493.34)	\$74,500.08
EXPENSES							
Operating Expense							
50-50015 Tax Preparation	-	-	-	-	419.00	419.00	419.00
50-50035 HOA State Reg. Fee	-	-	-	-	80.00	80.00	80.00
50-50100 Management Fee- Contract	480.00	480.00	-	1,920.00	1,920.00	-	5,760.00
50-50210 Insurance	1,203.75	1,167.00	(36.75)	3,605.22	4,668.00	1,062.78	14,004.00
50-50250 Trash Removal	322.30	225.75	(96.55)	789.54	903.00	113.46	2,709.00
50-50270 Snow Removal - Other	-	1,500.00	1,500.00	6,587.00	6,000.00	(587.00)	9,000.00
50-50275 Roof Snow and Ice Removal	-	-	-	2,500.00	4,000.00	1,500.00	4,000.00
50-50290 Security & Fire Safety	(430.96)	912.00	1,342.96	5,453.26	3,648.00	(1,805.26)	10,944.00
50-50310 Common Area Utilities	19.21	20.83	1.62	81.23	83.32	2.09	249.96
50-50320 Gen. Bldg. Maintenance	-	142.00	142.00	6,448.97	568.00	(5,880.97)	1,704.00
50-50361 Grounds & Parking Maintenance	-	209.00	209.00	-	836.00	836.00	2,508.00
50-50370 Roof Maintenance	-	-	-	1,448.28	-	(1,448.28)	8,000.00
50-51000 Misc Expense - Other	-	-	-	458.70	100.00	(358.70)	100.00
50-51004 Reserve Fund Transfer	-	1,250.00	1,250.00	-	5,000.00	5,000.00	15,000.00
TOTAL Operating Expense	\$1,594.30	\$5,906.58	\$4,312.28	\$29,292.20	\$28,225.32	(\$1,066.88)	\$74,477.96
TOTAL EXPENSES	\$1,594.30	\$5,906.58	\$4,312.28	\$29,292.20	\$28,225.32	(\$1,066.88)	\$74,477.96
Operating NET INCREASE (DECREASE)	\$4,615.70	\$301.76	\$4,313.94	(\$7,952.18)	(\$3,391.96)	(\$4,560.22)	\$22.12



Laredo Lofts Townhomes
Reserve
End Date: 04/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
RESERVE FUND							
Reserve Income							
48-48000 Reserve Dues	\$-	\$1,250.00	(\$1,250.00)	\$3,499.98	\$5,000.00	(\$1,500.02)	\$15,000.00
48-48020 Res. Spc. Assessment	-	-	-	-	-	-	50,000.00
48-48050 Res. Interest Income	25.74	-	25.74	99.72	-	99.72	-
TOTAL Reserve Income	<u>\$25.74</u>	<u>\$1,250.00</u>	<u>(\$1,224.26)</u>	<u>\$3,599.70</u>	<u>\$5,000.00</u>	<u>(\$1,400.30)</u>	<u>\$65,000.00</u>
Reserve NET INCREASE (DECREASE)	<u>\$25.74</u>	<u>\$1,250.00</u>	<u>(\$1,224.26)</u>	<u>\$3,599.70</u>	<u>\$5,000.00</u>	<u>(\$1,400.30)</u>	<u>\$65,000.00</u>
NET INCREASE (DECREASE)	<u>\$4,641.44</u>	<u>\$1,551.76</u>	<u>\$3,089.68</u>	<u>(\$4,352.48)</u>	<u>\$1,608.04</u>	<u>(\$5,960.52)</u>	<u>\$65,022.12</u>



Payables Aging Report

As Of 4/30/2025

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals:



Bank Account Reconciliation

Laredo Lofts Townhomes

SSB Operating 3982 (End: 04/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/11/2024		Farmers		300072	(\$2,413.50)
04/18/2025		High Altitude Plowing Services LLC		100073	(\$882.00)
Total Uncleared					(\$3,295.50)
Cleared Items					
Credits					
04/01/2025	04/02/2025	Deposit from batch 3383	3383 - Online Payment	1095	\$1,121.00
04/15/2025	04/16/2025	Deposit from batch 4398	4398 - ACH Payment	1096	\$4,968.00
Total Cleared Credits					\$6,089.00
Debits					
03/18/2025	04/01/2025	On Site Restoration		100070	(\$2,673.97)
04/01/2025	04/02/2025	Red Mountain Community Management		0	(\$480.00)
04/07/2025	04/18/2025	Waste Management, Inc.		300082	(\$322.30)
04/17/2025	04/02/2025	Farmers		0	(\$1,203.75)
04/18/2025	04/24/2025	Xcel Energy		300083	(\$19.21)
Total Cleared Debits					(\$4,699.23)

SSB Operating 3982 Summary

Ending Account Balance:	\$ 3,400.53
Uncleared Items:	(\$3,295.50)
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Adjusted Balance:	\$ 6,696.03
Bank Ending Balance:	\$ 6,696.03
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Difference:	\$-



Bank Account Reconciliation

Laredo Lofts Townhomes

SSB Reserve 3985 (End: 04/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
04/30/2025	04/30/2025	Interest			\$25.74
Total Cleared Credits					\$25.74

SSB Reserve 3985 Summary

Ending Account Balance:	\$ 48,206.09
Uncleared Items:	\$-
Adjusted Balance:	\$ 48,206.09
Bank Ending Balance:	\$ 48,206.09
Difference:	\$-



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 90-45060-01 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10002-00	SSB Oper 3982	(\$212.17)	\$6,519.96	\$2,907.26	\$3,400.53
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	39731	\$ -	\$ 480.00	SSB Oper 3982 Inv # ; Red Mountain Community Management Chk # 0	
04/01/2025	39778	1,121.00	-	Deposit from batch 3383	
04/07/2025	39989	-	322.30	SSB Oper 3982; Waste Management, Inc. Chk # 300082	
04/15/2025	40207	4,968.00	-	Deposit from batch 4398	
04/17/2025	40406	-	1,203.75	SSB Oper 3982 Inv # ; Farmers Chk # 0	
04/18/2025	40500	-	19.21	SSB Oper 3982; Xcel Energy Chk # 300083	
04/18/2025	40502	-	882.00	SSB Oper 3982; High Altitude Plowing Services LLC Chk # 100073	
04/30/2025	34134	430.96	-	SSB Oper 3982 (Reversal); Element Fire Sprinkler Service Chk # 100062	
12-12003-00	SSB Res 3985	48,180.35	25.74	-	48,206.09
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	40838	\$ 25.74	\$ -	Interest	
14-14000-00	Accounts Receivable	-	6,210.00	6,210.00	-
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	36183	6,210.00	-	Assessment - Homeowner - Batch 3187	
04/01/2025	39778	-	621.00	Deposit from batch 3383	
04/01/2025	39810	-	621.00	Applied Prepaid LL18	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
04/15/2025	40207	-	621.00	Deposit from batch 4398	
14-14005-00	Accounts Receivable - Reserve	2,100.00	-	-	2,100.00
Date	GL Ref #	Debit	Credit	Description	
20-20000-00	Accounts Payable	(882.00)	3,338.22	2,456.22	-
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	36685	\$ -	\$ 480.00	Accounts Payable	
04/01/2025	39731	480.00	-	Accounts Payable Inv # ; Red Mountain Community Management Chk # 0	
04/02/2025	40498	-	19.21	Accounts Payable Inv # 921389746	
04/07/2025	39989	322.30	-	Accounts Payable Inv # 0712559-1190-2; Waste Management, Inc. Chk # 300082	
04/08/2025	39987	-	322.30	Accounts Payable Inv # 0712559-1190-2	
04/17/2025	40402	-	1,203.75	Accounts Payable	
04/17/2025	40406	1,203.75	-	Accounts Payable Inv # ; Farmers Chk # 0	
04/18/2025	40500	19.21	-	Accounts Payable Inv # 921389746; Xcel Energy Chk # 300083	
04/18/2025	40502	882.00	-	Accounts Payable Inv # 001856; High Altitude Plowing Services LLC Chk # 100073	
04/30/2025	34134	-	430.96	Accounts Payable Inv # 1524 (Reversal); Element Fire Sprinkler Service Chk # 100062	
04/30/2025	33916	430.96	-	Accounts Payable Inv # 1524 (Reversal - voided check); Element Fire Sprinkler Service Chk #	
20-20005-00	Reserve Special Assessment Receivable	(2,100.00)	-	-	(2,100.00)
Date	GL Ref #	Debit	Credit	Description	
20-21000-00	Prepaid Assessments	(1,879.00)	621.00	500.00	(1,758.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	39778	-	500.00	Deposit from batch 3383	
04/01/2025	39810	621.00	-	Adjust Prepaid	
30-32000-00	Retained Earnings	(7,494.71)	-	-	(7,494.71)
Date	GL Ref #	Debit	Credit	Description	



General Ledger Trial Balance with Details

Laredo Lofts Townhomes

Accts: 10-10000-00 To: 90-45060-01 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
39-39500-00	Retained Earnings - Reserve	(46,706.39)	-	-	(46,706.39)
Date	GL Ref #	Debit	Credit	Description	
40-40000-00	Operating Dues	(18,630.00)	-	6,210.00	(24,840.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	36183	\$ -	\$ 6,210.00	Assessment - Homeowner - Batch 3187	
40-40050-00	Dues To Reserve	3,499.98	-	-	3,499.98
Date	GL Ref #	Debit	Credit	Description	
48-48000-01	Reserve Dues	(3,499.98)	-	-	(3,499.98)
Date	GL Ref #	Debit	Credit	Description	
48-48050-01	Res. Interest Income	(73.98)	-	25.74	(99.72)
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	40838	\$ -	\$ 25.74	Interest	
50-50100-00	Management Fee- Contract	1,440.00	480.00	-	1,920.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	36685	\$ 480.00	\$ -	Management Fee- Contract	
50-50210-00	Insurance	2,401.47	1,203.75	-	3,605.22
Date	GL Ref #	Debit	Credit	Description	
04/17/2025	40402	\$ 1,203.75	\$ -	Insurance	
50-50250-00	Trash Removal	467.24	322.30	-	789.54
Date	GL Ref #	Debit	Credit	Description	
04/08/2025	39987	\$ 322.30	\$ -	21-58140-23001-Waste Management, Inc.	
50-50270-00	Snow Removal - Other	6,587.00	-	-	6,587.00
Date	GL Ref #	Debit	Credit	Description	
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	5,884.22	-	430.96	5,453.26
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	33916	\$ -	\$ 430.96	repairs to unit 19; chargeback to onwer (Reversal - voided check); Element Fire Sprinkler Serv	
50-50310-00	Common Area Utilities	62.02	19.21	-	81.23
Date	GL Ref #	Debit	Credit	Description	
04/02/2025	40498	\$ 19.21	\$ -	53-8265919-8-Xcel Energy	
50-50320-00	Gen. Bldg. Maintenance	6,448.97	-	-	6,448.97
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	-	-	458.70
Date	GL Ref #	Debit	Credit	Description	
			Totals:		
			\$0.00	\$18,740.18	\$18,740.18
					\$0.00