

**Cooper Street Lofts Condo Assoc**  
**Balance Sheet**  
As of October 31, 2025

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	<u>Oct 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alpine Bank - CR 3199	14,071.73
Alpine Bank - OP 6506	93,821.26
1020 - US Bank Operating Acct.2314	321.24
<b>Total Checking/Savings</b>	<u>108,214.23</u>
<b>Total Current Assets</b>	<u>108,214.23</u>
<b>TOTAL ASSETS</b>	<b><u>108,214.23</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
32000 - Retained Earnings	50,574.37
2910 - Old Fund Balance	-3,919.79
Net Income	61,559.65
<b>Total Equity</b>	<u>108,214.23</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>108,214.23</u></b>

**Cooper Street Lofts Condo Assoc**  
**Profit & Loss**  
 October 2025

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	Oct 25
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>INCOME</b>	
5101 · Operating Assessment	13,750.00
5115 · Interest	18.55
	13,768.55
<b>Total INCOME</b>	13,768.55
<b>Total Income</b>	13,768.55
<b>Expense</b>	
<b>ADMINISTRATION</b>	
6280 · Bookkeeping	150.00
6100 · Management Fee	850.00
	1,000.00
<b>Total ADMINISTRATION</b>	1,000.00
<b>UTILITIES</b>	
6955 · Water	261.68
6945 · Trash Removal	514.50
6935 · Electric	265.65
	1,041.83
<b>Total UTILITIES</b>	1,041.83
<b>MAINTENANCE</b>	
6736 · Trees	812.50
6789 · Backflow	241.90
6779 · Fire Sprinkler Monitoring	478.32
6735 · Landscaping / Lawn Mowi...	510.00
6719 · Monthly Property Checks	150.00
	2,192.72
<b>Total MAINTENANCE</b>	2,192.72
<b>Total Expense</b>	4,234.55
<b>Net Ordinary Income</b>	9,534.00
<b>Other Income/Expense</b>	
<b>Other Income</b>	
5102 · Capital Reserve Assessment	5,000.00
	5,000.00
<b>Total Other Income</b>	5,000.00
<b>Net Other Income</b>	5,000.00
<b>Net Income</b>	14,534.00

**Cooper Street Lofts Condo Assoc**  
**Profit & Loss Budget vs. Actual**  
 January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>INCOME</b>			
5125 · Alpine Settlements to Cor...	3,700.00		
5101 · Operating Assessment	82,500.00		
5115 · Interest	63.69		
<b>Total INCOME</b>	<u>86,263.69</u>		
<b>Total Income</b>	86,263.69		
<b>Expense</b>			
<b>ADMINISTRATION</b>			
6560 · Legal & Audit	2,538.00		
6500 · Insurance	22,004.26		
6280 · Bookkeeping	1,400.00		
6100 · Management Fee	8,500.00		
<b>Total ADMINISTRATION</b>	<u>34,442.26</u>		
<b>UTILITIES</b>			
6955 · Water	1,372.81		
6950 · Pest Control	165.50		
6949 · Sewer	902.46		
6945 · Trash Removal	2,572.50		
6935 · Electric	666.46		
<b>Total UTILITIES</b>	<u>5,679.73</u>		
<b>MAINTENANCE</b>			
6736 · Trees	812.50		
6790 · Window Cleaning	440.00		
6789 · Backflow	241.90		
6786 · Security	150.00		
6720 · General / Repairs	140.00		
6779 · Fire Sprinkler Monitoring	709.15		
6775 · Snow Shovel & Scraping	4,636.25		
6745 · Snow Removal / Alley	1,050.00		
6737 · Irrigation	112.50		
6735 · Landscaping / Lawn Mowi...	3,220.00		
6727 · Roof	318.75		
6723 · Misc. Maintenance	1,251.00		
6719 · Monthly Property Checks	1,500.00		
<b>Total MAINTENANCE</b>	<u>14,582.05</u>		
<b>Total Expense</b>	<u>54,704.04</u>		
<b>Net Ordinary Income</b>	31,559.65		

**Cooper Street Lofts Condo Assoc**  
**Profit & Loss Budget vs. Actual**  
January through October 2025

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	<u>Jan - Oct 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Other Income/Expense			
Other Income			
5102 - Capital Reserve Assessment	<u>30,000.00</u>		
Total Other Income	<u>30,000.00</u>		
Net Other Income	<u>30,000.00</u>		
Net Income	<u><u>61,559.65</u></u>		

**Cooper Street Lofts Condo Assoc**  
**Check Detail**  
 October 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	auto	10/01/25	Proguard Protectio...		Alpine Bank - OP 65...		-328.32
				6779 · Fire Sprinkler ...		-328.32	328.32
TOTAL						-328.32	328.32
Check	5087	10/01/25	Aspen Places		Alpine Bank - OP 65...		-850.00
				6100 · Management ...		-850.00	850.00
TOTAL						-850.00	850.00
Check	5088	10/16/25	Mountain Maintena...		Alpine Bank - OP 65...		-1,072.50
				6719 · Monthly Prope...		-150.00	150.00
				6735 · Landscaping /...		-425.00	425.00
				6735 · Landscaping /...		-85.00	85.00
				6736 · Trees		-112.50	112.50
				6736 · Trees		-260.00	260.00
				6736 · Trees		-40.00	40.00
TOTAL						-1,072.50	1,072.50
Check	5089	10/16/25	City of Aspen		Alpine Bank - OP 65...		-150.00
				6779 · Fire Sprinkler ...		-150.00	150.00
TOTAL						-150.00	150.00
Check	5090	10/16/25	Atlas Backflow		Alpine Bank - OP 65...		-241.90
				6789 · Backflow		-241.90	241.90
TOTAL						-241.90	241.90
Check	5091	10/16/25	Aspen Places LLC		Alpine Bank - OP 65...		-1,041.83
				6955 · Water		-211.50	211.50
				6935 · Electric		-50.18	50.18
				6955 · Water		-50.18	50.18
				6935 · Electric		-215.47	215.47
				6945 · Trash Removal		-257.25	257.25
				6945 · Trash Removal		-257.25	257.25
TOTAL						-1,041.83	1,041.83
Check	5092	10/16/25	Design Roofing		Alpine Bank - OP 65...		-400.00
				6736 · Trees		-400.00	400.00
TOTAL						-400.00	400.00
Bill Pmt -Check	5150	10/15/25	Siarau Company		Alpine Bank - OP 65...		-150.00
Bill		09/30/25		6280 · Bookkeeping		-150.00	150.00
TOTAL						-150.00	150.00