

# Cooper Street Lofts Condo Assoc Balance Sheet

As of November 30, 2025

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	<u>Nov 30, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alpine Bank - CR 3199	14,087.36
Alpine Bank - OP 6506	81,114.46
1020 - US Bank Operating Acct.2314	<u>321.24</u>
<b>Total Checking/Savings</b>	<u>95,523.06</u>
<b>Total Current Assets</b>	<u>95,523.06</u>
<b>TOTAL ASSETS</b>	<b><u>95,523.06</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
32000 - Retained Earnings	50,574.37
2910 - Old Fund Balance	-3,919.79
Net Income	<u>48,868.48</u>
<b>Total Equity</b>	<u>95,523.06</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>95,523.06</u></b>

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

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	<u>Nov 25</u>
Ordinary Income/Expense	
Income	
<b>INCOME</b>	
5115 · Interest	15.63
<b>Total INCOME</b>	<u>15.63</u>
<b>Total Income</b>	15.63
Expense	
<b>ADMINISTRATION</b>	
6280 · Bookkeeping	150.00
6100 · Management Fee	850.00
<b>Total ADMINISTRATION</b>	1,000.00
<b>UTILITIES</b>	
6949 · Sewer	456.80
<b>Total UTILITIES</b>	<u>456.80</u>
<b>Total Expense</b>	<u>1,456.80</u>
<b>Net Ordinary Income</b>	<u>-1,441.17</u>
<b>Net Income</b>	<u><u>-1,441.17</u></u>

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

	Jan - Nov 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
<b>INCOME</b>			
5101 · Operating Assessment	76,963.33		
5115 · Interest	79.32		
<b>Total INCOME</b>	<u>77,042.65</u>		
<b>Total Income</b>	77,042.65		
Expense			
<b>ADMINISTRATION</b>			
6560 · Legal & Audit	2,538.00		
6500 · Insurance	22,004.26		
6280 · Bookkeeping	1,550.00		
6100 · Management Fee	9,350.00		
<b>Total ADMINISTRATION</b>	<u>35,442.26</u>		
<b>UTILITIES</b>			
6955 · Water	1,372.81		
6950 · Pest Control	165.50		
6949 · Sewer	1,359.26		
6945 · Trash Removal	2,572.50		
6935 · Electric	666.46		
<b>Total UTILITIES</b>	<u>6,136.53</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>56,160.84</u>		
<b>Net Ordinary Income</b>	20,881.81		
Other Income/Expense			
Other Income			
5102 · Capital Reserve Assessment	27,986.67		
<b>Total Other Income</b>	<u>27,986.67</u>		
<b>Net Other Income</b>	<u>27,986.67</u>		
<b>Net Income</b>	<u><u>48,868.48</u></u>		

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

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	auto	11/07/25	Aspen Consolidate...		Alpine Bank - OP 65...		<b>-456.80</b>
				6949 · Sewer		-456.80	456.80
TOTAL						-456.80	456.80
Check	5093	11/01/25	Aspen Places		Alpine Bank - OP 65...		<b>-850.00</b>
				6100 · Management ...		-850.00	850.00
TOTAL						-850.00	850.00
Bill Pmt -Check	5144	11/09/25	Siarau Company		Alpine Bank - OP 65...		<b>-150.00</b>
Bill		10/31/25		6280 · Bookkeeping		-150.00	150.00
TOTAL						-150.00	150.00