

Cooper Street Lofts Condo Assoc Balance Sheet

As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank - CR 3199	14,104.59
Alpine Bank - OP 6506	76,914.55
1020 - US Bank Operating Acct.2314	<u>321.24</u>
Total Checking/Savings	<u>91,340.38</u>
Total Current Assets	<u>91,340.38</u>
TOTAL ASSETS	<u><u>91,340.38</u></u>
LIABILITIES & EQUITY	
Equity	
32000 - Retained Earnings	50,574.37
2910 - Old Fund Balance	-3,919.79
Net Income	<u>44,685.80</u>
Total Equity	<u>91,340.38</u>
TOTAL LIABILITIES & EQUITY	<u><u>91,340.38</u></u>

Cooper Street Lofts Condo Assoc
Profit & Loss
 December 2025

	Dec 25
Ordinary Income/Expense	
Income	
INCOME	
5101 · Operating Assessment	2,750.00
5115 · Interest	17.23
	2,767.23
Total INCOME	2,767.23
Total Income	2,767.23
Expense	
ADMINISTRATION	
6280 · Bookkeeping	150.00
6100 · Management Fee	850.00
	1,000.00
Total ADMINISTRATION	1,000.00
UTILITIES	
6955 · Water	352.63
6945 · Trash Removal	771.75
6935 · Electric	150.53
	1,274.91
Total UTILITIES	1,274.91
MAINTENANCE	
6790 · Window Cleaning	440.00
6720 · General / Repairs	75.00
6735 · Landscaping / Lawn Mowi...	1,110.00
6719 · Monthly Property Checks	300.00
	1,925.00
Total MAINTENANCE	1,925.00
Total Expense	4,199.91
Net Ordinary Income	-1,432.68
Other Income/Expense	
Other Income	
5102 · Capital Reserve Assessment	1,000.00
	1,000.00
Total Other Income	1,000.00
Net Other Income	1,000.00
Net Income	-432.68

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

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
INCOME			
5101 · Operating Assessment	76,963.33		
5115 · Interest	96.55		
Total INCOME	77,059.88		
Total Income	77,059.88		
Expense			
ADMINISTRATION			
6560 · Legal & Audit	2,538.00		
6500 · Insurance	22,004.26		
6280 · Bookkeeping	1,700.00		
6100 · Management Fee	10,200.00		
Total ADMINISTRATION	36,442.26		
UTILITIES			
6955 · Water	1,725.44		
6950 · Pest Control	165.50		
6949 · Sewer	1,359.26		
6945 · Trash Removal	3,344.25		
6935 · Electric	816.99		
Total UTILITIES	7,411.44		
MAINTENANCE			
6736 · Trees	812.50		
6790 · Window Cleaning	880.00		
6789 · Backflow	241.90		
6786 · Security	150.00		
6720 · General / Repairs	215.00		
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...	4,330.00		
6727 · Roof	318.75		
6723 · Misc. Maintenance	1,251.00		
6719 · Monthly Property Checks	1,800.00		
Total MAINTENANCE	16,507.05		
Total Expense	60,360.75		
Net Ordinary Income	16,699.13		
Other Income/Expense			
Other Income			
5102 · Capital Reserve Assessment	27,986.67		
Total Other Income	27,986.67		
Net Other Income	27,986.67		
Net Income	44,685.80		

Cooper Street Lofts Condo Assoc
Check Detail
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	5094	12/01/25	Aspen Places		Alpine Bank - OP 65...		-850.00
					6100 · Management ...	-850.00	850.00
TOTAL						-850.00	850.00
Check	5095	12/09/25	Mountain Maintena...		Alpine Bank - OP 65...		-150.00
					6719 · Monthly Prope...	-150.00	150.00
TOTAL						-150.00	150.00
Check	5096	12/09/25	Mountain Maintena...		Alpine Bank - OP 65...		-1,335.00
					6719 · Monthly Prope...	-150.00	150.00
					6720 · General / Rep...	-75.00	75.00
					6735 · Landscaping /...	-65.00	65.00
					6735 · Landscaping /...	-357.50	357.50
					6735 · Landscaping /...	-15.00	15.00
					6735 · Landscaping /...	-422.50	422.50
					6735 · Landscaping /...	-10.00	10.00
					6735 · Landscaping /...	-240.00	240.00
TOTAL						-1,335.00	1,335.00
Check	5097	12/09/25	Aspen Places LLC		Alpine Bank - OP 65...		-1,120.31
					6955 · Water	-140.04	140.04
					6935 · Electric	-50.18	50.18
					6955 · Water	-108.28	108.28
					6935 · Electric	-50.06	50.06
					6945 · Trash Removal	-257.25	257.25
					6945 · Trash Removal	-257.25	257.25
					6945 · Trash Removal	-257.25	257.25
TOTAL						-1,120.31	1,120.31
Check	5098	12/31/25	Aspen Places LLC		Alpine Bank - OP 65...		-594.60
					6955 · Water	-104.31	104.31
					6935 · Electric	-50.29	50.29
					6790 · Window Clean...	-440.00	440.00
TOTAL						-594.60	594.60
Bill Pmt -Check	5145	12/15/25	Siarau Company		Alpine Bank - OP 65...		-150.00
Bill		11/30/25			6280 · Bookkeeping	-150.00	150.00
TOTAL						-150.00	150.00