



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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December 14, 2025

Sunridge at Avon
LiftView Condominiums
PO Box 3035
Avon, CO 81620

Re: Financial Statements
For the Twelve Months Ending September 30, 2025

Dear Board of Directors:

I am enclosing your balance sheet, profit & loss, comparatives, accounts receivable aging summary and general ledger detail of expenses for the period indicated above. The enclosed financial statements were prepared from your books and records without audit.

Please contact me if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

LiftView Condominiums
Balance Sheet
As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
101.1 · Cash In Checking - Alpine 1452	15,914.21
101.3 · Cash In Bill Pay - Alpine 2041	3,284.36
103.1 · Cash In Savings - Alpine 1454	738.74
104.5 · Cash in Reserve - Alpine 1456	538,128.78
106.1 · Cash In Garage - Alpine 2279	106.10
Total Checking/Savings	558,172.19
Accounts Receivable	
110 · Accounts Receivable	(11,440.60)
Total Accounts Receivable	(11,440.60)
Other Current Assets	
120 · Pre-paid Insurance	109,590.29
123 · Prepaid Expenses	1,102.08
125 · A/R - Owner Reimbursables	8,955.19
129 · Due From Insurance - D Fire	0.00
Total Other Current Assets	119,647.56
Total Current Assets	666,379.15
Fixed Assets	
153 · Furniture, Fixtures & Equipment	11,417.86
159 · Accumulated Depreciation	(3,992.39)
Total Fixed Assets	7,425.47
TOTAL ASSETS	673,804.62
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	24,908.05
Total Accounts Payable	24,908.05
Total Current Liabilities	24,908.05
Total Liabilities	24,908.05
Equity	
300 · Working Capital	24,750.00
305 · Capital Improvement Fund	180,089.60
306 · Capital Improvement Decreases	(126,957.78)
310 · Garage Fund	(3,394.85)
311 · Loss Assessment Fund	603,641.87
Net Income	(29,232.27)
Total Equity	648,896.57
TOTAL LIABILITIES & EQUITY	673,804.62

LiftView Condominiums

Profit & Loss September 2025

	Sep 25	Oct '24 - Sep 25	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.2 · Garage Assessments	0.00	12,309.00	0.0%
401 · Operating Assessments - Other	49,661.52	595,938.23	84.5%
Total 401 · Operating Assessments	49,661.52	608,247.23	84.5%
401.1 · Domestic Water Fees	0.00	157,726.67	0.0%
402 · Reserve Assessments	8,333.33	99,999.97	14.2%
403 · Discount Not Taken	0.00	2,644.74	0.0%
405 · Interest Income	51.71	656.56	0.1%
406 · Finance Charges	31.08	705.97	0.1%
407 · Holy Cross Equity Refund	0.00	268.88	0.0%
408 · Other Owner Fees	0.00	125.00	0.0%
410 · Special Assessment Income	695.65	121,705.39	1.2%
Total Income	58,773.29	992,080.41	100.0%
Gross Profit	58,773.29	992,080.41	100.0%
Expense			
601 · Management Fees	7,933.34	95,200.08	13.5%
603 · Accounting	1,850.33	18,809.31	3.1%
604 · Legal	0.00	3,200.00	0.0%
605 · Administrative Costs			
605.2 · Telephone Service	0.00	35.16	0.0%
605.3 · Board Meeting Expenses	0.00	152.20	0.0%
605 · Administrative Costs - Other	338.41	4,728.19	0.6%
Total 605 · Administrative Costs	338.41	4,915.55	0.6%
606 · Insurance Expense			
606.1 · Insurance - Garages	529.69	7,397.24	0.9%
606 · Insurance Expense - Other	13,169.09	183,911.08	22.4%
Total 606 · Insurance Expense	13,698.78	191,308.32	23.3%
607 · Taxes & Licenses	0.00	69.00	0.0%
615 · Snow Removal - Parking Lots	0.00	9,999.96	0.0%
616 · Snow Removal - Roof	0.00	16,236.00	0.0%
617 · Snow Removal - Shoveling	0.00	9,990.00	0.0%
618 · Snow Removal - Loader Service	0.00	537.50	0.0%
620 · Landscaping			
620.3 · Landscaping-Maintenance	3,710.00	20,691.19	6.3%
Total 620 · Landscaping	3,710.00	20,691.19	6.3%
625 · Sprinkler System			
625.1 · Backflow Prevention	0.00	2,000.00	0.0%
625 · Sprinkler System - Other	0.00	3,210.00	0.0%
Total 625 · Sprinkler System	0.00	5,210.00	0.0%
627 · Alarm Monitoring	240.00	4,320.00	0.4%
630 · Electricity			
630.1 · Electricity - Garages	0.00	1,056.85	0.0%
630 · Electricity - Other	575.31	6,226.78	1.0%
Total 630 · Electricity	575.31	7,283.63	1.0%
632 · Water & Sewer			
632.1 · Domestic Water	15,483.25	169,975.84	26.3%

LiftView Condominiums

Profit & Loss September 2025

	Sep 25	Oct '24 - Sep 25	% of Income
632.2 · Irrigation Water	1,517.86	18,214.32	2.6%
Total 632 · Water & Sewer	17,001.11	188,190.16	28.9%
634 · Trash Removal	2,577.80	32,826.20	4.4%
635 · Towing & Booting	0.00	350.00	0.0%
639 · Board Approved Projects			
633 · New Water Meter	3,300.00	4,050.00	5.6%
639.9 · Fire Restoration - D Bldg.	38.00	2,262.34	0.1%
Total 639 · Board Approved Projects	3,338.00	6,312.34	5.7%
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	0.00	2,433.80	0.0%
640.2 · Building Repair	0.00	70,393.43	0.0%
640.3 · Electrical Maintenance	558.54	6,292.94	1.0%
640.4 · Painting	5,312.02	5,312.02	9.0%
640.5 · Parking Lot Maintenance	5,108.08	8,886.08	8.7%
640.6 · Plumbing Repair	3,250.00	20,136.75	5.5%
640.9 · Trash Garage Repair & Maint.	0.00	9,494.63	0.0%
640 · Repair & Maintenance - Other	561.06	14,117.03	1.0%
Total 640 · Repair & Maintenance	14,789.70	137,066.68	25.2%
641 · Grounds Cleaning	2,770.00	28,832.00	4.7%
645 · Pest Control			
645.1 · Regular Monthly Service	400.00	2,491.47	0.7%
645.3 · Ground Squirrel & Vole Control	0.00	378.99	0.0%
645 · Pest Control - Other	0.00	1,200.00	0.0%
Total 645 · Pest Control	400.00	4,070.46	0.7%
646 · Chimney/Fire Inspec/Dryer Vent	3,500.00	4,175.00	6.0%
647 · Security			
647.1 · Security Camera Operation	206.52	2,446.21	0.4%
Total 647 · Security	206.52	2,446.21	0.4%
648 · Safety Inspection	5,332.97	5,435.96	9.1%
651 · Equity Transfers to Fund	9,028.98	221,705.36	15.4%
Total Expense	87,291.25	1,019,180.91	148.5%
Net Ordinary Income	(28,517.96)	(27,100.50)	(48.5)%
Other Income/Expense			
Other Income			
705 · Community Garden Income	0.00	825.00	0.0%
706 · EV Charger Commissions	0.00	962.83	0.0%
Total Other Income	0.00	1,787.83	0.0%
Other Expense			
805 · Community Garden Expense	0.00	1,341.68	0.0%
806 · EV Charger Expense			
806.1 · Depreciation on EV Chargers	209.22	1,857.00	0.4%
806 · EV Charger Expense - Other	0.00	720.92	0.0%
Total 806 · EV Charger Expense	209.22	2,577.92	0.4%
Total Other Expense	209.22	3,919.60	0.4%
Net Other Income	(209.22)	(2,131.77)	(0.4)%
Net Income	(28,727.18)	(29,232.27)	(48.9)%

LiftView Condominiums
Profit & Loss by Class
October 2024 through September 2025

	Garages	Unclassified	TOTAL
Ordinary Income/Expense			
Income			
401 · Operating Assessments	12,309.00	595,938.23	608,247.23
401.1 · Domestic Water Fees	0.00	157,726.67	157,726.67
402 · Reserve Assessments	0.00	99,999.97	99,999.97
403 · Discount Not Taken	0.00	2,644.74	2,644.74
405 · Interest Income	0.16	656.40	656.56
406 · Finance Charges	0.00	705.97	705.97
407 · Holy Cross Equity Refund	0.00	268.88	268.88
408 · Other Owner Fees	0.00	125.00	125.00
410 · Special Assessment Income	0.00	121,705.39	121,705.39
Total Income	12,309.16	979,771.25	992,080.41
Gross Profit	12,309.16	979,771.25	992,080.41
Expense			
601 · Management Fees	0.00	95,200.08	95,200.08
603 · Accounting	287.83	18,521.48	18,809.31
604 · Legal	240.00	2,960.00	3,200.00
605 · Administrative Costs	0.00	4,915.55	4,915.55
606 · Insurance Expense	7,397.24	183,911.08	191,308.32
607 · Taxes & Licenses	0.00	69.00	69.00
615 · Snow Removal - Parking Lots	0.00	9,999.96	9,999.96
616 · Snow Removal - Roof	0.00	16,236.00	16,236.00
617 · Snow Removal - Shoveling	0.00	9,990.00	9,990.00
618 · Snow Removal - Loader Service	0.00	537.50	537.50
620 · Landscaping	0.00	20,691.19	20,691.19
625 · Sprinkler System	0.00	5,210.00	5,210.00
627 · Alarm Monitoring	0.00	4,320.00	4,320.00
630 · Electricity	1,056.85	6,226.78	7,283.63
632 · Water & Sewer	0.00	188,190.16	188,190.16
634 · Trash Removal	0.00	32,826.20	32,826.20
635 · Towing & Booting	0.00	350.00	350.00
639 · Board Approved Projects	0.00	6,312.34	6,312.34
640 · Repair & Maintenance	2,814.86	134,251.82	137,066.68
641 · Grounds Cleaning	0.00	28,832.00	28,832.00
645 · Pest Control	0.00	4,070.46	4,070.46
646 · Chimney/Fire Inspec/Dryer Vent	0.00	4,175.00	4,175.00
647 · Security	0.00	2,446.21	2,446.21
648 · Safety Inspection	0.00	5,435.96	5,435.96
651 · Equity Transfers to Fund	0.00	221,705.36	221,705.36
Total Expense	11,796.78	1,007,384.13	1,019,180.91
Net Ordinary Income	512.38	(27,612.88)	(27,100.50)
Other Income/Expense			
Other Income			
705 · Community Garden Income	0.00	825.00	825.00
706 · EV Charger Commissions	0.00	962.83	962.83
Total Other Income	0.00	1,787.83	1,787.83
Other Expense			
805 · Community Garden Expense	0.00	1,341.68	1,341.68
806 · EV Charger Expense	0.00	2,577.92	2,577.92
Total Other Expense	0.00	3,919.60	3,919.60
Net Other Income	0.00	(2,131.77)	(2,131.77)
Net Income	512.38	(29,744.65)	(29,232.27)

LiftView Condominiums
Comparison To Budget - Month To Date
September 2025

	Sep 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	49,661.52	49,665.36	(3.84)
402 · Reserve Assessments	8,333.33	8,333.34	(0.01)
405 · Interest Income	51.71	0.00	51.71
406 · Finance Charges	31.08	0.00	31.08
410 · Special Assessment Income	695.65	0.00	695.65
Total Income	58,773.29	57,998.70	774.59
Gross Profit	58,773.29	57,998.70	774.59
Expense			
601 · Management Fees	7,933.34	7,933.34	0.00
603 · Accounting	1,850.33	1,833.37	16.96
604 · Legal	0.00	283.37	(283.37)
605 · Administrative Costs			
605.2 · Telephone Service	0.00	46.75	(46.75)
605.3 · Board Meeting Expenses	0.00	41.63	(41.63)
605 · Administrative Costs - Other	338.41	391.63	(53.22)
Total 605 · Administrative Costs	338.41	480.01	(141.60)
606 · Insurance Expense			
606.1 · Insurance - Garages	529.69	708.95	(179.26)
606 · Insurance Expense - Other	13,169.09	17,624.42	(4,455.33)
Total 606 · Insurance Expense	13,698.78	18,333.37	(4,634.59)
620 · Landscaping			
620.2 · Landscape Improvements	0.00	833.35	(833.35)
620.3 · Landscaping-Maintenance	3,710.00	5,500.00	(1,790.00)
Total 620 · Landscaping	3,710.00	6,333.35	(2,623.35)
625 · Sprinkler System	0.00	500.00	(500.00)
627 · Alarm Monitoring	240.00	240.00	0.00
630 · Electricity	575.31	608.37	(33.06)
632 · Water & Sewer			
632.1 · Domestic Water	15,483.25	16,666.63	(1,183.38)
632.2 · Irrigation Water	1,517.86	1,517.86	0.00
Total 632 · Water & Sewer	17,001.11	18,184.49	(1,183.38)
634 · Trash Removal	2,577.80	2,416.63	161.17
635 · Towing & Booting	0.00	81.63	(81.63)
639 · Board Approved Projects			
633 · New Water Meter	3,300.00	0.00	3,300.00
639.9 · Fire Restoration - D Bldg.	38.00	0.00	38.00
Total 639 · Board Approved Projects	3,338.00	0.00	3,338.00
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	0.00	8.37	(8.37)
640.2 · Building Repair	0.00	458.37	(458.37)

LiftView Condominiums
Comparison To Budget - Month To Date
September 2025

	Sep 25	Budget	\$ Over Budget
640.3 · Electrical Maintenance	558.54	166.63	391.91
640.4 · Painting	5,312.02	83.37	5,228.65
640.5 · Parking Lot Maintenance	5,108.08	2,833.37	2,274.71
640.6 · Plumbing Repair	3,250.00	833.37	2,416.63
640.9 · Trash Garage Repair & Maint.	0.00	83.37	(83.37)
640 · Repair & Maintenance - Other	561.06	0.00	561.06
Total 640 · Repair & Maintenance	14,789.70	4,466.85	10,322.85
641 · Grounds Cleaning	2,770.00	3,040.63	(270.63)
645 · Pest Control			
645.1 · Regular Monthly Service	400.00	291.63	108.37
645.3 · Ground Squirrel & Vole Control	0.00	333.35	(333.35)
Total 645 · Pest Control	400.00	624.98	(224.98)
646 · Chimney/Fire Inspec/Dryer Vent	3,500.00	583.37	2,916.63
647 · Security			
647.1 · Security Camera Operation	206.52	250.00	(43.48)
Total 647 · Security	206.52	250.00	(43.48)
648 · Safety Inspection	5,332.97	4,600.00	732.97
651 · Equity Transfers to Fund	9,028.98	8,333.37	695.61
Total Expense	87,291.25	79,127.13	8,164.12
Net Ordinary Income	(28,517.96)	(21,128.43)	(7,389.53)
Other Income/Expense			
Other Expense			
806 · EV Charger Expense			
806.1 · Depreciation on EV Chargers	209.22	0.00	209.22
Total 806 · EV Charger Expense	209.22	0.00	209.22
Total Other Expense	209.22	0.00	209.22
Net Other Income	(209.22)	0.00	(209.22)
Net Income	(28,727.18)	(21,128.43)	(7,598.75)

LiftView Condominiums
Comparison To Budget - Year To Date
October 2024 through September 2025

	Oct '24 - Sep 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.2 · Garage Assessments	12,309.00	12,309.00	0.00
401 · Operating Assessments - Other	595,938.23	595,984.32	(46.09)
Total 401 · Operating Assessments	608,247.23	608,293.32	(46.09)
401.1 · Domestic Water Fees	157,726.67	200,000.00	(42,273.33)
402 · Reserve Assessments	99,999.97	100,000.00	(0.03)
403 · Discount Not Taken	2,644.74	0.00	2,644.74
405 · Interest Income	656.56	0.00	656.56
406 · Finance Charges	705.97	0.00	705.97
407 · Holy Cross Equity Refund	268.88	0.00	268.88
408 · Other Owner Fees	125.00	0.00	125.00
410 · Special Assessment Income	121,705.39	0.00	121,705.39
Total Income	992,080.41	908,293.32	83,787.09
Gross Profit	992,080.41	908,293.32	83,787.09
Expense			
601 · Management Fees	95,200.08	95,200.00	0.08
603 · Accounting	18,809.31	22,000.00	(3,190.69)
604 · Legal	3,200.00	3,400.00	(200.00)
605 · Administrative Costs			
605.2 · Telephone Service	35.16	561.00	(525.84)
605.3 · Board Meeting Expenses	152.20	500.00	(347.80)
605 · Administrative Costs - Other	4,728.19	4,700.00	28.19
Total 605 · Administrative Costs	4,915.55	5,761.00	(845.45)
606 · Insurance Expense			
606.1 · Insurance - Garages	7,397.24	8,507.40	(1,110.16)
606 · Insurance Expense - Other	183,911.08	211,492.60	(27,581.52)
Total 606 · Insurance Expense	191,308.32	220,000.00	(28,691.68)
607 · Taxes & Licenses	69.00	50.00	19.00
614 · Snow Removal - Ice Melt	0.00	500.00	(500.00)
615 · Snow Removal - Parking Lots	9,999.96	11,000.00	(1,000.04)
616 · Snow Removal - Roof	16,236.00	29,000.00	(12,764.00)
617 · Snow Removal - Shoveling	9,990.00	9,000.00	990.00
618 · Snow Removal - Loader Service	537.50	1,500.00	(962.50)
620 · Landscaping			
620.2 · Landscape Improvements	0.00	5,000.00	(5,000.00)
620.3 · Landscaping-Maintenance	20,691.19	33,000.00	(12,308.81)
Total 620 · Landscaping	20,691.19	38,000.00	(17,308.81)
625 · Sprinkler System			
625.1 · Backflow Prevention	2,000.00	0.00	2,000.00
625 · Sprinkler System - Other	3,210.00	3,000.00	210.00
Total 625 · Sprinkler System	5,210.00	3,000.00	2,210.00
627 · Alarm Monitoring	4,320.00	3,700.00	620.00
630 · Electricity			
630.1 · Electricity - Garages	1,056.85	500.00	556.85
630 · Electricity - Other	6,226.78	7,300.00	(1,073.22)
Total 630 · Electricity	7,283.63	7,800.00	(516.37)

LiftView Condominiums
Comparison To Budget - Year To Date
October 2024 through September 2025

	Oct '24 - Sep 25	Budget	\$ Over Budget
632 · Water & Sewer			
632.1 · Domestic Water	169,975.84	200,000.00	(30,024.16)
632.2 · Irrigation Water	18,214.32	18,214.32	0.00
Total 632 · Water & Sewer	188,190.16	218,214.32	(30,024.16)
634 · Trash Removal	32,826.20	29,000.00	3,826.20
635 · Towing & Booting	350.00	980.00	(630.00)
639 · Board Approved Projects			
633 · New Water Meter	4,050.00	0.00	4,050.00
639.9 · Fire Restoration - D Bldg.	2,262.34	0.00	2,262.34
Total 639 · Board Approved Projects	6,312.34	0.00	6,312.34
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	2,433.80	100.00	2,333.80
640.2 · Building Repair	70,393.43	5,500.00	64,893.43
640.3 · Electrical Maintenance	6,292.94	2,000.00	4,292.94
640.4 · Painting	5,312.02	1,000.00	4,312.02
640.5 · Parking Lot Maintenance	8,886.08	34,000.00	(25,113.92)
640.6 · Plumbing Repair	20,136.75	10,000.00	10,136.75
640.9 · Trash Garage Repair & Maint.	9,494.63	1,000.00	8,494.63
640 · Repair & Maintenance - Other	14,117.03	0.00	14,117.03
Total 640 · Repair & Maintenance	137,066.68	53,600.00	83,466.68
641 · Grounds Cleaning	28,832.00	36,488.00	(7,656.00)
645 · Pest Control			
645.1 · Regular Monthly Service	2,491.47	3,500.00	(1,008.53)
645.3 · Ground Squirrel & Vole Control	378.99	2,000.00	(1,621.01)
645 · Pest Control - Other	1,200.00	0.00	1,200.00
Total 645 · Pest Control	4,070.46	5,500.00	(1,429.54)
646 · Chimney/Fire Inspec/Dryer Vent	4,175.00	7,000.00	(2,825.00)
647 · Security			
647.1 · Security Camera Operation	2,446.21	3,000.00	(553.79)
Total 647 · Security	2,446.21	3,000.00	(553.79)
648 · Safety Inspection	5,435.96	4,600.00	835.96
651 · Equity Transfers to Fund	221,705.36	100,000.00	121,705.36
Total Expense	1,019,180.91	908,293.32	110,887.59
Net Ordinary Income	(27,100.50)	0.00	(27,100.50)
Other Income/Expense			
Other Income			
705 · Community Garden Income	825.00	0.00	825.00
706 · EV Charger Commissions	962.83	0.00	962.83
Total Other Income	1,787.83	0.00	1,787.83
Other Expense			
805 · Community Garden Expense	1,341.68	0.00	1,341.68
806 · EV Charger Expense			
806.1 · Depreciation on EV Chargers	1,857.00	0.00	1,857.00
806 · EV Charger Expense - Other	720.92	0.00	720.92
Total 806 · EV Charger Expense	2,577.92	0.00	2,577.92
Total Other Expense	3,919.60	0.00	3,919.60
Net Other Income	(2,131.77)	0.00	(2,131.77)
Net Income	(29,232.27)	0.00	(29,232.27)

LiftView Condominiums
Comparison To Last Year - Month To Date
September 2025

	Sep 25	Sep 24	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	49,661.52	49,661.52	0.00
402 · Reserve Assessments	8,333.33	8,333.33	0.00
405 · Interest Income	51.71	33.84	17.87
406 · Finance Charges	31.08	119.26	(88.18)
410 · Special Assessment Income	695.65	14,460.39	(13,764.74)
Total Income	58,773.29	72,608.34	(13,835.05)
Gross Profit	58,773.29	72,608.34	(13,835.05)
Expense			
601 · Management Fees	7,933.34	7,083.34	850.00
603 · Accounting	1,850.33	1,510.00	340.33
604 · Legal	0.00	1,000.00	(1,000.00)
605 · Administrative Costs			
605.2 · Telephone Service	0.00	35.16	(35.16)
605 · Administrative Costs - Other	338.41	306.79	31.62
Total 605 · Administrative Costs	338.41	341.95	(3.54)
606 · Insurance Expense			
606.1 · Insurance - Garages	529.69	659.81	(130.12)
606 · Insurance Expense - Other	13,169.09	16,404.34	(3,235.25)
Total 606 · Insurance Expense	13,698.78	17,064.15	(3,365.37)
620 · Landscaping			
620.3 · Landscaping-Maintenance	3,710.00	2,385.17	1,324.83
Total 620 · Landscaping	3,710.00	2,385.17	1,324.83
627 · Alarm Monitoring	240.00	240.00	0.00
630 · Electricity	575.31	462.67	112.64
632 · Water & Sewer			
632.1 · Domestic Water	15,483.25	21,004.20	(5,520.95)
632.2 · Irrigation Water	1,517.86	1,510.67	7.19
Total 632 · Water & Sewer	17,001.11	22,514.87	(5,513.76)
634 · Trash Removal	2,577.80	2,070.00	507.80
639 · Board Approved Projects			
633 · New Water Meter	3,300.00	0.00	3,300.00
639.9 · Fire Restoration - D Bldg.	38.00	1,433.83	(1,395.83)
Total 639 · Board Approved Projects	3,338.00	1,433.83	1,904.17
640 · Repair & Maintenance			
640.2 · Building Repair	0.00	7.63	(7.63)
640.3 · Electrical Maintenance	558.54	0.00	558.54
640.4 · Painting	5,312.02	100,910.00	(95,597.98)
640.5 · Parking Lot Maintenance	5,108.08	343.18	4,764.90
640.6 · Plumbing Repair	3,250.00	3,100.00	150.00
640.9 · Trash Garage Repair & Maint.	0.00	3,592.76	(3,592.76)
640 · Repair & Maintenance - Other	561.06	2,574.11	(2,013.05)
Total 640 · Repair & Maintenance	14,789.70	110,527.68	(95,737.98)
641 · Grounds Cleaning	2,770.00	2,835.00	(65.00)

LiftView Condominiums
Comparison To Last Year - Month To Date
September 2025

	Sep 25	Sep 24	\$ Change
645 · Pest Control			
645.1 · Regular Monthly Service	400.00	270.43	129.57
645.3 · Ground Squirrel & Vole Control	0.00	550.35	(550.35)
645 · Pest Control - Other	0.00	270.43	(270.43)
Total 645 · Pest Control	400.00	1,091.21	(691.21)
646 · Chimney/Fire Inspec/Dryer Vent	3,500.00	3,425.00	75.00
647 · Security			
647.1 · Security Camera Operation	206.52	193.88	12.64
Total 647 · Security	206.52	193.88	12.64
648 · Safety Inspection	5,332.97	6,946.64	(1,613.67)
651 · Equity Transfers to Fund	9,028.98	22,793.72	(13,764.74)
Total Expense	87,291.25	203,919.11	(116,627.86)
Net Ordinary Income	(28,517.96)	(131,310.77)	102,792.81
Other Income/Expense			
Other Income			
705 · Community Garden Income	0.00	600.00	(600.00)
Total Other Income	0.00	600.00	(600.00)
Other Expense			
806 · EV Charger Expense			
806.1 · Depreciation on EV Chargers	209.22	0.00	209.22
Total 806 · EV Charger Expense	209.22	0.00	209.22
Total Other Expense	209.22	0.00	209.22
Net Other Income	(209.22)	600.00	(809.22)
Net Income	(28,727.18)	(130,710.77)	101,983.59

LiftView Condominiums
Comparison To Last Year - Year To Date
October 2024 through September 2025

	Oct '24 - Sep 25	Oct '23 - Sep 24	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.2 · Garage Assessments	12,309.00	7,821.00	4,488.00
401 · Operating Assessments - Other	595,938.23	595,938.24	(0.01)
Total 401 · Operating Assessments	608,247.23	603,759.24	4,487.99
401.1 · Domestic Water Fees	157,726.67	185,291.35	(27,564.68)
402 · Reserve Assessments	99,999.97	99,999.96	0.01
403 · Discount Not Taken	2,644.74	2,658.96	(14.22)
405 · Interest Income	656.56	170.70	485.86
406 · Finance Charges	705.97	1,316.39	(610.42)
407 · Holy Cross Equity Refund	268.88	273.10	(4.22)
408 · Other Owner Fees	125.00	175.00	(50.00)
410 · Special Assessment Income	121,705.39	493,337.45	(371,632.06)
Total Income	992,080.41	1,386,982.15	(394,901.74)
Gross Profit	992,080.41	1,386,982.15	(394,901.74)
Expense			
601 · Management Fees	95,200.08	85,000.08	10,200.00
603 · Accounting	18,809.31	19,205.83	(396.52)
604 · Legal	3,200.00	5,280.00	(2,080.00)
605 · Administrative Costs			
605.2 · Telephone Service	35.16	468.91	(433.75)
605.3 · Board Meeting Expenses	152.20	169.34	(17.14)
605 · Administrative Costs - Other	4,728.19	4,922.06	(193.87)
Total 605 · Administrative Costs	4,915.55	5,560.31	(644.76)
606 · Insurance Expense			
606.1 · Insurance - Garages	7,397.24	7,404.92	(7.68)
606 · Insurance Expense - Other	183,911.08	184,102.02	(190.94)
Total 606 · Insurance Expense	191,308.32	191,506.94	(198.62)
607 · Taxes & Licenses	69.00	53.00	16.00
614 · Snow Removal - Ice Melt	0.00	781.76	(781.76)
615 · Snow Removal - Parking Lots	9,999.96	8,799.96	1,200.00
616 · Snow Removal - Roof	16,236.00	28,813.00	(12,577.00)
617 · Snow Removal - Shoveling	9,990.00	5,990.53	3,999.47
618 · Snow Removal - Loader Service	537.50	0.00	537.50
620 · Landscaping			
620.3 · Landscaping-Maintenance	20,691.19	27,323.12	(6,631.93)
Total 620 · Landscaping	20,691.19	27,323.12	(6,631.93)
625 · Sprinkler System			
625.1 · Backflow Prevention	2,000.00	0.00	2,000.00
625 · Sprinkler System - Other	3,210.00	4,156.90	(946.90)
Total 625 · Sprinkler System	5,210.00	4,156.90	1,053.10
627 · Alarm Monitoring	4,320.00	5,775.00	(1,455.00)
630 · Electricity			
630.1 · Electricity - Garages	1,056.85	384.01	672.84
630 · Electricity - Other	6,226.78	5,797.71	429.07
Total 630 · Electricity	7,283.63	6,181.72	1,101.91
632 · Water & Sewer			
632.1 · Domestic Water	169,975.84	224,565.54	(54,589.70)
632.2 · Irrigation Water	18,214.32	18,128.04	86.28

LiftView Condominiums
Comparison To Last Year - Year To Date
October 2024 through September 2025

	Oct '24 - Sep 25	Oct '23 - Sep 24	\$ Change
Total 632 · Water & Sewer	188,190.16	242,693.58	(54,503.42)
634 · Trash Removal	32,826.20	28,850.20	3,976.00
635 · Towing & Booting	350.00	760.00	(410.00)
639 · Board Approved Projects			
633 · New Water Meter	4,050.00	670.38	3,379.62
639.9 · Fire Restoration - D Bldg.	2,262.34	10,677.85	(8,415.51)
Total 639 · Board Approved Projects	6,312.34	11,348.23	(5,035.89)
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	2,433.80	0.00	2,433.80
640.2 · Building Repair	70,393.43	13,405.69	56,987.74
640.3 · Electrical Maintenance	6,292.94	2,075.00	4,217.94
640.4 · Painting	5,312.02	113,642.25	(108,330.23)
640.5 · Parking Lot Maintenance	8,886.08	5,141.63	3,744.45
640.6 · Plumbing Repair	20,136.75	35,545.16	(15,408.41)
640.9 · Trash Garage Repair & Maint.	9,494.63	17,346.44	(7,851.81)
640 · Repair & Maintenance - Other	14,117.03	7,687.34	6,429.69
Total 640 · Repair & Maintenance	137,066.68	194,843.51	(57,776.83)
641 · Grounds Cleaning	28,832.00	29,345.53	(513.53)
645 · Pest Control			
645.1 · Regular Monthly Service	2,491.47	3,245.18	(753.71)
645.3 · Ground Squirrel & Vole Control	378.99	1,682.31	(1,303.32)
645 · Pest Control - Other	1,200.00	270.43	929.57
Total 645 · Pest Control	4,070.46	5,197.92	(1,127.46)
646 · Chimney/Fire Inspec/Dryer Vent	4,175.00	4,898.12	(723.12)
647 · Security			
647.1 · Security Camera Operation	2,446.21	3,232.65	(786.44)
Total 647 · Security	2,446.21	3,232.65	(786.44)
648 · Safety Inspection	5,435.96	12,203.93	(6,767.97)
651 · Equity Transfers to Fund	221,705.36	593,337.41	(371,632.05)
653 · Bank fees	0.00	40.00	(40.00)
Total Expense	1,019,180.91	1,521,179.23	(501,998.32)
Net Ordinary Income	(27,100.50)	(134,197.08)	107,096.58
Other Income/Expense			
Other Income			
705 · Community Garden Income	825.00	450.00	375.00
706 · EV Charger Commissions	962.83	0.00	962.83
Total Other Income	1,787.83	450.00	1,337.83
Other Expense			
805 · Community Garden Expense	1,341.68	0.00	1,341.68
806 · EV Charger Expense			
806.1 · Depreciation on EV Chargers	1,857.00	0.00	1,857.00
806 · EV Charger Expense - Other	720.92	0.00	720.92
Total 806 · EV Charger Expense	2,577.92	0.00	2,577.92
Total Other Expense	3,919.60	0.00	3,919.60
Net Other Income	(2,131.77)	450.00	(2,581.77)
Net Income	(29,232.27)	(133,747.08)	104,514.81

LiftView Condominiums
A/R Aging Summary
As of September 30, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
A101 - Joseph Hepler/Calvo - EMAIL	0.00	(1,285.17)	0.00	0.00	0.00	(1,285.17)
A106 - Joe Hepler - EMAIL	0.00	(1,298.67)	0.00	0.00	0.00	(1,298.67)
A107 - Walley -EMAIL	(375.00)	(856.17)	0.00	0.00	0.00	(1,231.17)
A110 - Paul Hoffman	0.00	0.00	0.00	(10.56)	0.00	(10.56)
A207 - Walley - EMAIL	(375.00)	(823.77)	0.00	0.00	0.00	(1,198.77)
A211 - Bass - EMAIL/ACH	0.00	280.00	0.00	0.00	0.00	280.00
A301 - Robert Sibbald	0.00	(1,349.97)	0.00	0.00	0.00	(1,349.97)
A303 - Robers - ACH/EMAIL	0.00	820.00	0.00	0.00	0.00	820.00
B209 - Jerry Tom	6.34	0.00	0.00	0.00	0.00	6.34
B211 - Reynolds - EMAIL	0.00	(1,301.37)	0.00	0.00	0.00	(1,301.37)
B307 - Janssen - EMAIL	7.92	169.50	0.00	1,025.97	0.00	1,203.39
B308 - Habenicht	0.00	(1,028.00)	0.00	0.00	0.00	(1,028.00)
C101 - Seki/Woodworth	0.00	(440.00)	(440.00)	0.00	0.00	(880.00)
C103 - Osbaldo Alfonso/Gabriela Aragon	0.00	0.00	(0.83)	0.00	0.00	(0.83)
C106 (Collections/Atty) Burbage-ACH/EMAIL	120.00	0.00	0.00	0.00	0.00	120.00
C111 - Granger	0.00	0.00	(0.39)	0.00	0.00	(0.39)
C303 - Fox / Torres	0.00	(1,125.87)	0.00	0.00	0.00	(1,125.87)
C307 - Buck/Martinez-EMAIL	75.00	0.00	0.00	0.00	0.00	75.00
D102 - Cohen - ACH	150.00	0.00	0.00	0.00	0.00	150.00
D104 - Andrade	0.00	0.00	0.00	80.51	0.00	80.51
D106 - Magdalena Nopper-EMAIL	0.00	(1,000.00)	0.00	0.00	(71.85)	(1,071.85)
D109 - Silver EMAIL/ACH	0.00	0.00	0.00	(1,012.47)	0.00	(1,012.47)
D201 - Ferenczyova - ACH/EMAIL	75.00	0.00	0.00	0.00	0.00	75.00
D208 - Giguere - ACH/EMAIL	0.00	0.00	0.00	0.00	(1,364.03)	(1,364.03)
E102 - Ashby/Bowles - ACH/EMAIL	75.00	0.00	0.00	0.00	0.00	75.00
E110 - John Phelps EMAIL	0.00	(1,325.67)	0.00	0.00	0.00	(1,325.67)
E201 - Dorr/Edwards (New 2/5/25)ACH/EMAIL	75.00	0.00	0.00	0.00	0.00	75.00
E204 - Sherpa - ACH/EMAIL	19.64	264.71	0.00	1,760.47	0.00	2,044.82
E206 - Guercio - ACH, EMAIL	150.00	0.00	0.00	0.00	0.00	150.00
E211 - Townsend - EMAIL	0.00	(1,260.87)	0.00	0.00	0.00	(1,260.87)
E212 - Kopp (New 7/30/24) - ACH/EMAIL	75.00	0.00	0.00	0.00	0.00	75.00
E308 - Rochelle Grove - ACH/EMAIL	75.00	0.00	0.00	0.00	0.00	75.00
TOTAL	153.90	(11,561.32)	(441.22)	1,843.92	(1,435.88)	(11,440.60)

Type	Date	Núm	Name	Memo	Split	Amount	Balance
399 · Retained Earnings							15,126,510.02
Total 399 · Retained Earnings							15,126,510.02
601 · Management Fees							87,266.74
Bill	09/01/2025		Avon Property Management, LLC	Monthly Management fee - September	200 · Accounts ...	7,933.34	95,200.08
Total 601 · Management Fees						7,933.34	95,200.08
603 · Accounting							16,958.98
Bill	09/22/2025	12668	Spaeth and Company, Inc.	Prepare 2023 Corp Income Tax return	200 · Accounts ...	385.00	17,343.98
Bill	09/30/2025	12681	Spaeth and Company, Inc.	September	200 · Accounts ...	1,288.00	18,631.98
Bill	09/30/2025	12681	Spaeth and Company, Inc.	Regarding water charges	200 · Accounts ...	133.00	18,764.98
Bill	09/30/2025	12681	Spaeth and Company, Inc.	Regarding garage units	200 · Accounts ...	19.00	18,783.98
Bill	09/30/2025	12681	Spaeth and Company, Inc.	ACH Processing	200 · Accounts ...	25.33	18,809.31
Total 603 · Accounting						1,850.33	18,809.31
604 · Legal							3,200.00
605 · Administrative Costs							4,577.14
605.2 · Telephone Service							35.16
Total 605.2 · Telephone Service							35.16
605.3 · Board Meeting Expenses							152.20
Total 605.3 · Board Meeting Expenses							152.20
605 · Administrative Costs - Other							4,389.78
Gen...	09/30/2025	AJE 752		Expense 1 month of email/website	123 · Prepaid E...	299.51	4,689.29
Bill	09/30/2025	12681	Spaeth and Company, Inc.	Postage, envelopes, copies, statement paper	200 · Accounts ...	38.90	4,728.19
Total 605 · Administrative Costs - Other						338.41	4,728.19
Total 605 · Administrative Costs							4,915.55
606 · Insurance Expense							177,609.54
606.1 · Insurance - Garages							6,867.55
Gen...	09/30/2025	AJE 755		Expense monthly insurance .0386666666	606 · Insurance...	529.69	7,397.24
Total 606.1 · Insurance - Garages						529.69	7,397.24
606 · Insurance Expense - Other							170,741.99
Gen...	09/30/2025	AJE 755		Expense monthly insurance	-SPLIT-	13,169.09	183,911.08
Total 606 · Insurance Expense - Other						13,169.09	183,911.08
Total 606 · Insurance Expense						13,698.78	191,308.32
607 · Taxes & Licenses							69.00
Total 607 · Taxes & Licenses							69.00
615 · Snow Removal - Parking Lots							9,999.96
Total 615 · Snow Removal - Parking Lots							9,999.96
616 · Snow Removal - Roof							16,236.00
Total 616 · Snow Removal - Roof							16,236.00
617 · Snow Removal - Shoveling							9,990.00
Total 617 · Snow Removal - Shoveling							9,990.00
618 · Snow Removal - Loader Service							537.50
Total 618 · Snow Removal - Loader Service							537.50
620 · Landscaping							16,981.19
620.3 · Landscaping-Maintenance							16,981.19
Bill	09/15/2025	241	Gutierrez Snow Removal	Trim back bushes/trees near bldg 9/6, cutting down ...	200 · Accounts ...	650.00	17,631.19
Bill	09/30/2025	243	Gutierrez Snow Removal	Mowing, weeding 9/4,9/11,9/18,9/25	200 · Accounts ...	3,060.00	20,691.19
Total 620.3 · Landscaping-Maintenance						3,710.00	20,691.19
Total 620 · Landscaping						3,710.00	20,691.19
625 · Sprinkler System							5,210.00
625.1 · Backflow Prevention							2,000.00
Total 625.1 · Backflow Prevention							2,000.00

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
			625 · Sprinkler System - Other				3,210.00
			Total 625 · Sprinkler System - Other				3,210.00
			Total 625 · Sprinkler System				5,210.00
			627 · Alarm Monitoring				4,080.00
Gen...	09/30/2025	AJE 753	GateKeepers Fire and Safety Inc	Expense monthly alarm monitoring	123 · Prepaid E...	240.00	4,320.00
			Total 627 · Alarm Monitoring			240.00	4,320.00
			630 · Electricity				6,708.32
			630.1 · Electricity - Garages				1,056.85
			Total 630.1 · Electricity - Garages				1,056.85
			630 · Electricity - Other				5,651.47
Check	09/26/2025	Auto-...	Holy Cross Energy	8/8-9/8	101.1 · Cash In...	575.31	6,226.78
			Total 630 · Electricity - Other			575.31	6,226.78
			Total 630 · Electricity			575.31	7,283.63
			632 · Water & Sewer				171,189.05
			632.1 · Domestic Water				154,492.59
Check	09/20/2025	Auto-...	Eagle River Water & Sanitation District	7/31-8/29	101.1 · Cash In...	15,483.25	169,975.84
			Total 632.1 · Domestic Water			15,483.25	169,975.84
			632.2 · Irrigation Water				16,696.46
Check	09/20/2025	Auto-...	Eagle River Water & Sanitation District	7/31-8/29	101.1 · Cash In...	1,517.86	18,214.32
			Total 632.2 · Irrigation Water			1,517.86	18,214.32
			Total 632 · Water & Sewer			17,001.11	188,190.16
			634 · Trash Removal				30,248.40
Bill	09/08/2025	17385	Vail Valley Waste, LLCC	9/3 Microwave	200 · Accounts ...	10.00	30,258.40
Bill	09/08/2025	17385	Vail Valley Waste, LLCC	9/3 Pallet	200 · Accounts ...	10.00	30,268.40
Bill	09/08/2025	17385	Vail Valley Waste, LLCC	9/5 Couch/sofa	200 · Accounts ...	35.00	30,303.40
Bill	09/09/2025	CRO2...	Thompson Welding (LLCS)	Exchange of 20 yd #29741, disposal fee	200 · Accounts ...	721.20	31,024.60
Bill	09/15/2025	22761	Thompson Welding (LLCS)	Exchange of 20 yd #29948, disposal fee	200 · Accounts ...	621.60	31,646.20
Bill	09/15/2025	17408	Vail Valley Waste, LLCC	9/8 Qn/king mattress	200 · Accounts ...	30.00	31,676.20
Bill	09/15/2025	17408	Vail Valley Waste, LLCC	9/10 Chair	200 · Accounts ...	10.00	31,686.20
Bill	09/15/2025	17408	Vail Valley Waste, LLCC	9/10 Microwave	200 · Accounts ...	10.00	31,696.20
Bill	09/15/2025	17408	Vail Valley Waste, LLCC	9/10 Toilet	200 · Accounts ...	30.00	31,726.20
Bill	09/22/2025	17446	Vail Valley Waste, LLCC	9/13 Twin/full mattress	200 · Accounts ...	25.00	31,751.20
Bill	09/22/2025	17446	Vail Valley Waste, LLCC	9/20 Twin/full mattress	200 · Accounts ...	25.00	31,776.20
Bill	09/22/2025	17446	Vail Valley Waste, LLCC	9/20 ?	200 · Accounts ...	20.00	31,796.20
Bill	09/29/2025	17469	Vail Valley Waste, LLCC	9/24 Qn/king mattress	200 · Accounts ...	30.00	31,826.20
Bill	09/29/2025	17469	Vail Valley Waste, LLCC	9/26 Chair	200 · Accounts ...	10.00	31,836.20
Bill	09/29/2025	17502	Vail Valley Waste, LLCC	9/29 Bicycle	200 · Accounts ...	15.00	31,851.20
Bill	09/29/2025	17502	Vail Valley Waste, LLCC	9/29 Chair	200 · Accounts ...	10.00	31,861.20
Bill	09/29/2025	17502	Vail Valley Waste, LLCC	9/29 Toilet	200 · Accounts ...	30.00	31,891.20
Bill	09/30/2025	17502a	Vail Valley Waste, LLCC	Recycle Service 9/1-9/30	200 · Accounts ...	935.00	32,826.20
			Total 634 · Trash Removal			2,577.80	32,826.20
			635 · Towing & Booting				350.00
			Total 635 · Towing & Booting				350.00
			639 · Board Approved Projects				2,974.34
			633 · New Water Meter				750.00
Bill	09/25/2025		Avon Property Management, LLC	Implementation of new water meters in every unit	200 · Accounts ...	1,500.00	2,250.00
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Water meter installation 9/22	200 · Accounts ...	1,800.00	4,050.00
			Total 633 · New Water Meter			3,300.00	4,050.00
			639.9 · Fire Restoration - D Bldg.				2,224.34
Bill	09/30/2025	12681	Spaeth and Company, Inc.	Regarding Loss Assessment	200 · Accounts ...	38.00	2,262.34
			Total 639.9 · Fire Restoration - D Bldg.			38.00	2,262.34
			Total 639 · Board Approved Projects			3,338.00	6,312.34

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
640 · Repair & Maintenance							122,276.98
640.11 · Repair & Maintenance - Garages							2,433.80
Total 640.11 · Repair & Maintenance - Garages							2,433.80
640.2 · Building Repair							70,393.43
640.3 · Electrical Maintenance							5,734.40
Bill	09/30/2025		Avon Property Management, LLC	Reimbursement for hallway lights - Electricalgopher....	200 · Accounts ...	558.54	6,292.94
Total 640.3 · Electrical Maintenance							6,292.94
640.4 · Painting							0.00
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Hallway painting 9/8-9/15	200 · Accounts ...	4,320.00	4,320.00
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Hallway painting materials	200 · Accounts ...	992.02	5,312.02
Total 640.4 · Painting							5,312.02
640.5 · Parking Lot Maintenance							3,778.00
Bill	09/02/2025	736	Simply Permits, LLC	Parking permits	200 · Accounts ...	330.00	4,108.00
Bill	09/15/2025	010604	Copy Copy	Parking lot re-striping notices 9/15	200 · Accounts ...	69.04	4,177.04
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Cleaned oil spill parking A bldg 7/23	200 · Accounts ...	90.00	4,267.04
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Line painting 9/18	200 · Accounts ...	2,675.00	6,942.04
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Material for line painting	200 · Accounts ...	1,444.04	8,386.08
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Equipment Bonus for parking lot restriping	200 · Accounts ...	500.00	8,886.08
Total 640.5 · Parking Lot Maintenance							5,108.08
640.6 · Plumbing Repair							16,886.75
Bill	09/01/2025		Bold Eagle Painting LLC	9/1-9/30 - Drain Cleaning per contract	200 · Accounts ...	250.00	17,136.75
Bill	09/03/2025	22675...	Golden Eagle Htg Cooling & Drain Cl...	Jetting from cleanout to main line	200 · Accounts ...	590.00	17,726.75
Bill	09/23/2025	22903...	Golden Eagle Htg Cooling & Drain Cl...	A110 - Jetting	200 · Accounts ...	810.00	18,536.75
Bill	09/25/2025	1183	Bold Eagle Painting LLC	P-trap cleaning all units 9/22	200 · Accounts ...	1,600.00	20,136.75
Total 640.6 · Plumbing Repair							3,250.00
640.9 · Trash Garage Repair & Maint.							9,494.63
Total 640.9 · Trash Garage Repair & Maint.							9,494.63
640 · Repair & Maintenance - Other							13,555.97
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Garage #73: fix concrete 8/27	200 · Accounts ...	270.00	13,825.97
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Garage #73 materials	200 · Accounts ...	111.06	13,937.03
Bill	09/25/2025	1183	Bold Eagle Painting LLC	D Bldg Installed outdoor grills 9/2	200 · Accounts ...	135.00	14,072.03
Bill	09/25/2025	1183	Bold Eagle Painting LLC	Went to Copy Copy to pick up fire warning papers 8/18	200 · Accounts ...	45.00	14,117.03
Total 640 · Repair & Maintenance - Other							561.06
Total 640 · Repair & Maintenance							14,789.70
641 · Grounds Cleaning							26,062.00
Bill	09/01/2025		Bold Eagle Painting LLC	9/1-9/30 - Cleaning/Maintenance per contract	200 · Accounts ...	2,770.00	28,832.00
Total 641 · Grounds Cleaning							2,770.00
645 · Pest Control							3,670.46
645.1 · Regular Monthly Service							2,091.47
Bill	09/10/2025	22132	Repel Pest Solutions LLC(S)	Monthly Service-Applied bait to exterior bait stations	200 · Accounts ...	400.00	2,491.47
Total 645.1 · Regular Monthly Service							400.00
645.3 · Ground Squirrel & Vole Control							378.99
Total 645.3 · Ground Squirrel & Vole Control							378.99
645 · Pest Control - Other							1,200.00
Total 645 · Pest Control - Other							1,200.00
Total 645 · Pest Control							400.00
646 · Chimney/Fire Inspec/Dryer Vent							675.00
Bill	09/26/2025	0283	Soot Yourself Chimney Sweeps	Fireplace inspections 137@\$25/ea	200 · Accounts ...	3,425.00	4,100.00
Bill	09/26/2025	0283	Soot Yourself Chimney Sweeps	B206 not bill to owner per Jeff	200 · Accounts ...	75.00	4,175.00
Total 646 · Chimney/Fire Inspec/Dryer Vent							3,500.00

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
647 · Security							2,239.69
647.1 · Security Camera Operation							2,239.69
Bill	09/19/2025		Comcast Cable East - 6763	Internet 9/19-10/18 East	200 · Accounts ...	103.26	2,342.95
Bill	09/25/2025		Comcast Cable West - 6789	Internet 9/25-10/24 West	200 · Accounts ...	103.26	2,446.21
Total 647.1 · Security Camera Operation						206.52	2,446.21
Total 647 · Security						206.52	2,446.21
648 · Safety Inspection							102.99
Bill	09/03/2025		Avon Property Management, LLC	Fire Extinguisher 4pk - Amazon.com	200 · Accounts ...	169.60	272.59
Bill	09/03/2025		Avon Property Management, LLC	Smoke detector - Amazon.com	200 · Accounts ...	173.08	445.67
Bill	09/16/2025	010612	Copy Copy	Safety inspection notices 9/16	200 · Accounts ...	40.29	485.96
Bill	09/25/2025		Avon Property Management, LLC	Annual Inspection - 165 units@\$30/ea	200 · Accounts ...	4,950.00	5,435.96
Total 648 · Safety Inspection						5,332.97	5,435.96
651 · Equity Transfers to Fund							212,676.38
Gen...	09/30/2025	AJE 756		Transfer reserves to equity	-SPLIT-	8,333.33	221,009.71
Gen...	09/30/2025	AJE 756		Transfer loss assessment to equity	651 · Equity Tr...	695.65	221,705.36
Total 651 · Equity Transfers to Fund						9,028.98	221,705.36
805 · Community Garden Expense							1,341.68
Total 805 · Community Garden Expense							1,341.68
806 · EV Charger Expense							2,368.70
806.1 · Depreciation on EV Chargers							1,647.78
Gen...	09/30/2025	AJE 751		Expense Depreciation on EV Chargers	159 · Accumula...	209.22	1,857.00
Total 806.1 · Depreciation on EV Chargers						209.22	1,857.00
806 · EV Charger Expense - Other							720.92
Total 806 · EV Charger Expense - Other							720.92
Total 806 · EV Charger Expense						209.22	2,577.92
TOTAL						87,500.47	16,149,610.53