

Winfield Arms Condo Assn. Balance Sheet

Accrual Basis

As of November 30, 2025

	Nov 30, 25
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	20,489.70
Capital Reserve (-789-380)	51,964.51
Total Checking/Savings	72,454.21
Accounts Receivable	
Accounts Receivable	2,400.17
Total Accounts Receivable	2,400.17
Other Current Assets	
Prepaid Expense	
Sanitation-	12,133.71
Total Prepaid Expense	12,133.71
Total Other Current Assets	12,133.71
Total Current Assets	86,988.09
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	86,988.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	150.00
Total Accounts Payable	150.00
Other Current Liabilities	
Remodel Security	500.00
Total Other Current Liabilities	500.00
Total Current Liabilities	650.00
Total Liabilities	650.00
Equity	
Capital / Special Assessment	15,264.06
Retained Earnings	13,593.89
Net Income	57,480.14
Total Equity	86,338.09
TOTAL LIABILITIES & EQUITY	86,988.09

Winfield Arms Condo Assn.

Profit & Loss

November 2025

Accrual Basis

	Nov 25
Ordinary Income/Expense	
Income	
INCOME	
5110 · Late Fees	100.00
5115 · Interest	57.66
5120 · Laundry Rooms	506.75
Total INCOME	664.41
Total Income	664.41
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	21.65
6280 · Bookkeeping	150.00
6560 · Legal & Audit	350.00
Total ADMINISTRATION	1,721.65
MAINTENANCE	
6719 · Monthly Property Checks	275.00
6720 · General / Repairs	102.50
6722 · Daily Maintenance & Repairs	3,180.00
6725 · Building Improvements	186.00
6735 · Landscaping / Lawn Mowing	1,992.50
6750 · Laundry Room	463.78
6770 · Building & Cleaning Supplies	243.37
Total MAINTENANCE	6,443.15
UTILITIES	
6935 · Electricity	1,314.52
6945 · Trash Removal	512.64
6950 · Pest Control	120.00
6955 · Water	455.68
6962 · AT&T LTE Failover	80.00
6963 · MSP Network Maintenance	300.00
6965 · Comcast / Xfinity	387.22
6972 · Telephone	74.58
6781 · Camera Maintenance / Support	40.00
Total UTILITIES	3,284.64
Total Expense	11,449.44
Net Ordinary Income	-10,785.03
Net Income	-10,785.03

Winfield Arms Condo Assn. Budget vs. Actual YTD January through November 2025

Accrual Basis

	Jan - Nov 25	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	150,000.00	150,000.00	0.00
5101 · Special Assessment	100,000.00		
5105 · Garage Parking	2,600.00	2,600.00	0.00
5106 · Alley Parking	2,200.00	2,200.00	0.00
5110 · Late Fees	100.00		
5115 · Interest	557.31		
5119 · Remodel maintenance fee	0.00	500.00	-500.00
5120 · Laundry Rooms	8,372.44	6,420.00	1,952.44
5121 · Storage Closet rental income	1,600.00		
Total INCOME	265,429.75	161,720.00	103,709.75
Total Income	265,429.75	161,720.00	103,709.75
Expense			
ADMINISTRATION			
6100 · Management Fee	13,200.00	13,200.00	0.00
6200 · Board Expense	0.00	232.00	-232.00
6270 · Bank Charge	65.91		
6280 · Bookkeeping	1,700.00	1,650.00	50.00
6285 · Website Maintenance	1,848.00	1,100.00	748.00
6300 · Postage / Office Supplies	0.00	300.00	-300.00
6500 · Insurance	71,741.78	39,073.75	32,668.03
6560 · Legal & Audit	438.50	500.00	-61.50
6565 · CPA/Tax Prep	1,000.00		
6570 · Misc.Admin.	5,621.32	350.00	5,271.32
Total ADMINISTRATION	95,615.51	56,405.75	39,209.76
MAINTENANCE			
6719 · Monthly Property Checks	3,025.00	0.00	3,025.00
6720 · General / Repairs	4,596.44	6,420.00	-1,823.56
6722 · Daily Maintenance & Repairs	8,242.50	11,000.00	-2,757.50
6723 · Misc Maintenance	6,432.22	650.00	5,782.22
6725 · Building Improvements	325.50		
6726 · Painting	0.00	5,000.00	-5,000.00
6727 · Roof	937.50	1,200.00	-262.50
6728 · Heating / Hot Water	1,030.08	1,500.00	-469.92
6730 · Hot Tub	1,994.79	925.00	1,069.79
6735 · Landscaping / Lawn Mowing	5,395.00	3,500.00	1,895.00
6736 · Trees	853.00	500.00	353.00
6737 · Irrigation	330.00	290.00	40.00
6738 · Grounds Care	665.00	550.00	115.00
6741 · Garage	987.75		
6745 · Snow Plowing / Alley	1,170.00	925.00	245.00
6750 · Laundry Room	501.28	100.00	401.28
6770 · Building & Cleaning Supplies	1,030.86	325.00	705.86
6775 · Snow Shovel & Scraping	4,578.75	3,500.00	1,078.75
6777 · Plumbing	8,296.23	500.00	7,796.23
6778 · Fire Suppression Annual T&I	205.35		
6779 · Fire Monitoring	1,935.50	838.75	1,096.75
6787 · Fire Extinguishers	258.94	470.00	-211.06
6799 · 2024 Water Pipe Leak/Back flow	35,416.71	50,000.00	-14,583.29
MAINTENANCE - Other	0.00	6,420.00	-6,420.00
Total MAINTENANCE	88,208.40	94,613.75	-6,405.35
SPECIAL PROJECTS	2,545.00		
UTILITIES			
6930 · Gas	9,290.34	11,000.00	-1,709.66
6935 · Electricity	17,009.97	14,000.00	3,009.97
6940 · Sewer	0.00	7,956.00	-7,956.00
6945 · Trash Removal	5,607.86	4,263.05	1,344.81

Winfield Arms Condo Assn.
Budget vs. Actual YTD
January through November 2025

Accrual Basis

	Jan - Nov 25	Budget	\$ Over Bud...
6950 · Pest Control	1,095.50	6,366.50	-5,271.00
6955 · Water	5,731.19	761.00	4,970.19
6961 · WIFI Network-cable	0.00	3,300.00	-3,300.00
6962 · AT&T LTE Failover	1,020.00	4,295.00	-3,275.00
6963 · MSP Network Maintenance	6,167.29	753.00	5,414.29
6965 · Comcast / Xfinity	4,323.57		
6972 · Telephone	854.98		
6781 · Camera Maintenance / Support	480.00	500.00	-20.00
Total UTILITIES	51,580.70	53,194.55	-1,613.85
Total Expense	237,949.61	204,214.05	33,735.56
Net Ordinary Income	27,480.14	-42,494.05	69,974.19
Other Income/Expense			
Other Income			
8000 · CAPITAL INCOME			
8010 · Reserve assessments	30,000.00	30,000.00	0.00
8000 · CAPITAL INCOME - Other	0.00	100,000.00	-100,000.00
Total 8000 · CAPITAL INCOME	30,000.00	130,000.00	-100,000.00
Total Other Income	30,000.00	130,000.00	-100,000.00
Other Expense			
7000 · CAPITAL EXPENSES			
7080 · Other	0.00	100,000.00	-100,000.00
Total 7000 · CAPITAL EXPENSES	0.00	100,000.00	-100,000.00
Total Other Expense	0.00	100,000.00	-100,000.00
Net Other Income	30,000.00	30,000.00	0.00
Net Income	57,480.14	-12,494.05	69,974.19

Winfield Arms Condo Assn.
Check Detail
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		11/17/25		OPERATING ...		-21.65
				6270 · Bank C...	-21.65	21.65
TOTAL					-21.65	21.65
Check	auto	11/07/25	Aspen Consolidat...	OPERATING ...		-2,038.86
				Sanitation-	-2,038.86	2,038.86
TOTAL					-2,038.86	2,038.86
Check	AUTO	11/17/25	CenturyLink	OPERATING ...		-74.58
				6972 · Telepho...	-74.58	74.58
TOTAL					-74.58	74.58
Check	AUTO	11/17/25	Comcast INTERN...	OPERATING ...		-387.22
				6965 · Comcas...	-387.22	387.22
TOTAL					-387.22	387.22
Check	6380	11/01/25	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6381	11/05/25	Aspen Places LL...	OPERATING ...		-3,423.37
				6722 · Daily M...	-562.50	562.50
				6722 · Daily M...	-525.00	525.00
				6722 · Daily M...	-697.50	697.50
				6722 · Daily M...	-607.50	607.50
				6722 · Daily M...	-787.50	787.50
				6770 · Building...	-61.16	61.16
				6770 · Building...	-70.58	70.58
				6770 · Building...	-59.20	59.20
				6770 · Building...	-52.43	52.43
TOTAL					-3,423.37	3,423.37
Check	6382	11/26/25	Aspen Places LLC	OPERATING ...		-2,282.84
				6955 · Water	-455.68	455.68
				6935 · Electricity	-1,314.52	1,314.52
				6945 · Trash R...	-512.64	512.64
TOTAL					-2,282.84	2,282.84
Check	6383	11/01/25	Larsen Limited	OPERATING ...		-420.00
				6963 · MSP N...	-300.00	300.00
				6962 · AT&T L...	-80.00	80.00
				6781 · Camera...	-40.00	40.00
TOTAL					-420.00	420.00
Check	6384	11/18/25	Mountain Pest Co...	OPERATING ...		-120.00

Winfield Arms Condo Assn.
Check Detail
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				6950 · Pest Co...	-120.00	120.00
TOTAL					-120.00	120.00
Check	6385	11/18/25	Clean Designs	OPERATING ...		-463.78
				6750 · Laundry...	-463.78	463.78
TOTAL					-463.78	463.78
Check	6386	11/18/25	Mountain Mainte...	OPERATING ...		-2,370.00
				6719 · Monthly ...	-275.00	275.00
				6720 · General...	-75.00	75.00
				6720 · General...	-27.50	27.50
				6735 · Landsc...	-422.50	422.50
				6735 · Landsc...	-10.00	10.00
				6735 · Landsc...	-422.50	422.50
				6735 · Landsc...	-10.00	10.00
				6735 · Landsc...	-292.50	292.50
				6735 · Landsc...	-10.00	10.00
				6735 · Landsc...	-520.00	520.00
				6735 · Landsc...	-15.00	15.00
				6735 · Landsc...	-290.00	290.00
TOTAL					-2,370.00	2,370.00
Check	6387	11/18/25	Mtricity	OPERATING ...		-186.00
				6725 · Building...	-186.00	186.00
TOTAL					-186.00	186.00
Check	6388	11/18/25	WLPP	OPERATING ...		-350.00
				6560 · Legal & ...	-350.00	350.00
TOTAL					-350.00	350.00
Bill Pmt -C...	6482	11/09/25	Siarau Company	OPERATING ...		-150.00
Bill		10/31/25		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00