

Winfield Arms Condo Assn.
Balance Sheet
As of August 31, 2022

Accrual Basis

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Capital Reserve (-789-380)	40,380.15
OPERATING Trust (-015-644)	6,842.90
Total Checking/Savings	47,223.05
Accounts Receivable	
Accounts Receivable	-1,861.63
Total Accounts Receivable	-1,861.63
Other Current Assets	
Prepaid Expense	
Sanitation-	618.97
Web services-	80.00
Total Prepaid Expense	698.97
Total Other Current Assets	698.97
Total Current Assets	46,060.39
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	46,060.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	300.00
Total Accounts Payable	300.00
Other Current Liabilities	
PREPAID Assessments	10,500.06
Remodel Security	
remodel security-17 Crystal	500.00
Total Remodel Security	500.00
Total Other Current Liabilities	11,000.06
Total Current Liabilities	11,300.06
Total Liabilities	11,300.06
Equity	
Capital / Special Assessment	15,264.06
Retained Earnings	12,748.77
Net Income	6,747.50
Total Equity	34,760.33
TOTAL LIABILITIES & EQUITY	46,060.39

Winfield Arms Condo Assn.
Budget Comparison for the Month
August 2022

Accrual Basis

	Aug 22	Budget
Ordinary Income/Expense		
Income		
INCOME		
5100 · Operating Assessment	8,833.33	8,833.37
5105 · Garage Parking	0.00	0.00
5106 · Alley Parking	0.00	0.00
5110 · Late Fees	0.00	0.00
5115 · Interest	0.32	0.00
5119 · Remodel maintenance fee	0.00	0.00
5120 · Laundry Rooms	376.75	250.00
Total INCOME	9,210.40	9,083.37
Total Income	9,210.40	9,083.37
Gross Profit	9,210.40	9,083.37
Expense		
ADMINISTRATION		
6100 · Management Fees	950.00	950.00
6200 · Board Expense	0.00	0.00
6280 · Bookkeeping	150.00	150.00
6285 · Website Maintenance	50.00	50.00
6300 · Postage/Office Supplies	0.00	0.00
6500 · Insurance	1,660.41	1,039.74
6560 · Legal & Audit	350.00	0.00
6570 · Misc.Admin.	0.00	0.00
ADMINISTRATION - Other	0.00	0.00
Total ADMINISTRATION	3,160.41	2,189.74
MAINTENANCE		
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	422.00	-479.50
6722 · Daily Maintenance & Repairs	450.00	0.00
6723 · Misc Maintenance	0.00	0.00
6725 · Building Improvements		
6726 · Painting	96.00	
6727 · Roof	0.00	0.00
6728 · Heating/hot water	0.00	0.00
6725 · Building Improvements - Other	0.00	0.00
Total 6725 · Building Improvements	96.00	0.00
6730 · Hot Tub	0.00	144.00
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	320.00	55.00
Total 6735 · Landscaping	320.00	55.00
6737 · Irrigation	0.00	0.00
6738 · Lawn and Grounds Care	0.00	240.00
6740 · Garage	0.00	0.00
6745 · Alley	0.00	0.00
6750 · Laundry Room Expense	232.60	
6770 · Building Supplies	0.00	1,054.50
6775 · Snow Removal	0.00	0.00
6780 · WIFI Network maintenance	0.00	360.00
6786 · Security	0.00	0.00
Total MAINTENANCE	1,520.60	1,374.00
Pest Control	0.00	0.00
UTILITY		
6930 · Gas	960.82	0.00
6935 · Electricity	892.95	657.29

Winfield Arms Condo Assn.
Budget Comparison for the Month
August 2022

Accrual Basis

	<u>Aug 22</u>	<u>Budget</u>
6940 · Sewer	618.97	593.84
6945 · Trash Removal	310.66	300.00
6950 · Pest Control	0.00	0.00
6955 · Water	445.91	394.91
6960 · Cable fees	381.76	0.00
6961 · WIFI Network-cable	0.00	0.00
6962 · AT&T LTE Failover	30.00	
6963 · MSP Network Maintenance	260.00	
6965 · Internet (monthly fee)	0.00	249.35
6970 · Security		
6971 · Fire alarm annual inspection	0.00	0.00
6972 · Telephone	53.95	44.14
6973 · Camera Maintenance and Support	25.00	
6970 · Security - Other	0.00	0.00
Total 6970 · Security	<u>78.95</u>	<u>44.14</u>
Total UTILITY	<u>3,980.02</u>	<u>2,239.53</u>
Total Expense	<u>8,661.03</u>	<u>5,803.27</u>
Net Ordinary Income	549.37	3,280.10
Other Income/Expense		
Other Income		
8000 · CAPITAL INCOME		
8010 · Reserve assessments	1,666.66	1,666.66
Total 8000 · CAPITAL INCOME	<u>1,666.66</u>	<u>1,666.66</u>
Total Other Income	<u>1,666.66</u>	<u>1,666.66</u>
Net Other Income	<u>1,666.66</u>	<u>1,666.66</u>
Net Income	<u><u>2,216.03</u></u>	<u><u>4,946.76</u></u>

Winfield Arms Condo Assn.
Budget vs. Actual YTD
January through August 2022

Accrual Basis

	<u>Jan - Aug 22</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	71,474.89	70,666.96	807.93
5105 · Garage Parking	1,100.00	1,200.00	-100.00
5106 · Alley Parking	1,200.00	1,200.00	0.00
5110 · Late Fees	0.00	0.00	0.00
5115 · Interest	2.14	0.00	2.14
5119 · Remodel maintenance fee	250.00	0.00	250.00
5120 · Laundry Rooms	2,186.25	2,000.00	186.25
INCOME - Other	250.00		
Total INCOME	<u>76,463.28</u>	<u>75,066.96</u>	<u>1,396.32</u>
Total Income	<u>76,463.28</u>	<u>75,066.96</u>	<u>1,396.32</u>
Gross Profit	76,463.28	75,066.96	1,396.32
Expense			
ADMINISTRATION			
6100 · Management Fees	7,600.00	7,600.00	0.00
6200 · Board Expense	0.00	100.00	-100.00
6280 · Bookkeeping	1,200.00	1,250.00	-50.00
6285 · Website Maintenance	400.00	400.00	0.00
6300 · Postage/Office Supplies	0.00	100.00	-100.00
6500 · Insurance	10,769.84	8,651.58	2,118.26
6560 · Legal & Audit	1,178.00	0.00	1,178.00
6570 · Misc.Admin.	512.00	424.77	87.23
ADMINISTRATION - Other	0.00	0.00	0.00
Total ADMINISTRATION	<u>21,659.84</u>	<u>18,526.35</u>	<u>3,133.49</u>
MAINTENANCE			
6777- Plumbing	4,475.80		
Units 18/9 claim 00-225-253124	0.00	0.00	0.00
6720 · General / Repairs	3,782.50	3,543.83	238.67
6722 · Daily Maintenance & Repairs	4,797.00	497.50	4,299.50
6723 · Misc Maintenance	465.00	0.00	465.00
6724 · Unit Expense	155.00		
6725 · Building Improvements			
6726 · Painting	96.00		
6727 · Roof	322.50	603.00	-280.50
6728 · Heating/hot water	1,410.88	1,065.53	345.35
6725 · Building Improvements - Other	0.00	217.56	-217.56
Total 6725 · Building Improvements	<u>1,829.38</u>	<u>1,886.09</u>	<u>-56.71</u>
6730 · Hot Tub	557.12	521.95	35.17
6735 · Landscaping			
6736 Tree Removal	0.00	0.00	0.00
6735 · Landscaping - Other	1,881.00	3,763.31	-1,882.31
Total 6735 · Landscaping	<u>1,881.00</u>	<u>3,763.31</u>	<u>-1,882.31</u>
6737 · Irrigation	0.00	375.00	-375.00
6738 · Lawn and Grounds Care	192.00	1,123.00	-931.00
6740 · Garage	1,935.18	920.94	1,014.24
6745 · Alley	400.00	800.00	-400.00
6750 · Laundry Room Expense	287.60		
6770 · Building Supplies	89.08	3,430.85	-3,341.77
6775 · Snow Removal	3,712.00	2,454.50	1,257.50
6780 · WIFI Network maintenance	120.00	1,080.00	-960.00
6786 · Security	0.00	0.00	0.00
Total MAINTENANCE	<u>24,678.66</u>	<u>20,396.97</u>	<u>4,281.69</u>
Pest Control	0.00	0.00	0.00

Winfield Arms Condo Assn.
Budget vs. Actual YTD
January through August 2022

Accrual Basis

	<u>Jan - Aug 22</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
SPECIAL PROJECTS			
SP Swer Back-up 3/22	480.00		
Total SPECIAL PROJECTS	<u>480.00</u>		
UTILITY			
6930 - Gas	7,853.62	4,426.27	3,427.35
6935 - Electricity	9,954.37	8,285.30	1,669.07
6940 - Sewer	4,951.76	4,750.72	201.04
6945 - Trash Removal	2,380.31	1,186.44	1,193.87
6950 - Pest Control	1,139.32	1,130.46	8.86
6955 - Water	3,083.66	2,559.23	524.43
6960 - Cable fees	381.76	0.00	381.76
6961 - WIFI Network-cable	0.00	335.40	-335.40
6962 - AT&T LTE Failover	240.00		
6963 - MSP Network Maintenance	2,080.00		
6965 - Internet (monthly fee)	2,758.39	1,657.73	1,100.66
6970 - Security			
6971 - Fire alarm annual inspection	0.00	0.00	0.00
6972 - Telephone	423.74	349.67	74.07
6973 - Camera Maintenance and Support	200.00		
6970 - Security - Other	936.15	360.00	576.15
Total 6970 - Security	<u>1,559.89</u>	<u>709.67</u>	<u>850.22</u>
Total UTILITY	<u>36,383.08</u>	<u>25,041.22</u>	<u>11,341.86</u>
Total Expense	<u>83,201.58</u>	<u>63,964.54</u>	<u>19,237.04</u>
Net Ordinary Income	-6,738.30	11,102.42	-17,840.72
Other Income/Expense			
Other Income			
8000 - CAPITAL INCOME			
8010 - Reserve assessments	13,485.80	13,689.32	-203.52
Total 8000 - CAPITAL INCOME	<u>13,485.80</u>	<u>13,689.32</u>	<u>-203.52</u>
Total Other Income	<u>13,485.80</u>	<u>13,689.32</u>	<u>-203.52</u>
Net Other Income	<u>13,485.80</u>	<u>13,689.32</u>	<u>-203.52</u>
Net Income	<u><u>6,747.50</u></u>	<u><u>24,791.74</u></u>	<u><u>-18,044.24</u></u>

Winfield Arms Condo Assn.
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	auto	08/02/22	Black Hills Energy	OPERATING ...		-508.42
				6930 · Gas	-508.42	508.42
TOTAL					-508.42	508.42
Check	auto	08/02/22	Mountain Waste ...	OPERATING ...		-310.66
				6945 · Trash R...	-310.66	310.66
TOTAL					-310.66	310.66
Check	auto	08/11/22	CenturyLink	OPERATING ...		-53.95
				6972 · Telepho...	-53.95	53.95
TOTAL					-53.95	53.95
Check	auto	08/25/22	City of Aspen	OPERATING ...		-1,338.86
				6955 · Water	-445.91	445.91
				6935 · Electricity	-892.95	892.95
TOTAL					-1,338.86	1,338.86
Check	auto	08/31/22	Black Hills Energy	OPERATING ...		-452.40
				6930 · Gas	-452.40	452.40
TOTAL					-452.40	452.40
Check	AUTO	08/13/22	Comcast Cable	OPERATING ...		-381.76
				6960 · Cable fe...	-381.76	381.76
TOTAL					-381.76	381.76
Check	AUTO	08/16/22	American Family ...	OPERATING ...		-1,643.83
				6500 · Insurance	-1,643.83	1,643.83
TOTAL					-1,643.83	1,643.83
Check	trans	08/16/22	American Family ...	OPERATING ...		-16.58
				6500 · Insurance	-16.58	16.58
TOTAL					-16.58	16.58
Check	Trans	08/01/22	Aspen Places	OPERATING ...		-950.00
				6100 · Manage...	-950.00	950.00
TOTAL					-950.00	950.00
Check	Trans	08/05/22	Aspen Places LLC	OPERATING ...		-450.00
				6722 · Daily M...	-450.00	450.00
TOTAL					-450.00	450.00

Winfield Arms Condo Assn.
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	6050	08/05/22	Larsen Limited	OPERATING ...		-315.00
				6963 · MSP N...	-260.00	260.00
				6962 · AT&T L...	-30.00	30.00
				6973 · Camera...	-25.00	25.00
TOTAL					-315.00	315.00
Check	6051	08/11/22	Winzenburg, Leff,...	OPERATING ...		-350.00
				6560 · Legal & ...	-350.00	350.00
TOTAL					-350.00	350.00
Check	6053	08/29/22	Aspen Appliance ...	OPERATING ...		-232.60
				6750 · Laundry...	-232.60	232.60
TOTAL					-232.60	232.60
Check	6054	08/29/22	mountain mainte...	OPERATING ...		-838.00
				6720 · General...	-275.00	275.00
				6720 · General...	-55.00	55.00
				6720 · General...	-37.00	37.00
				6720 · General...	-55.00	55.00
				6735 · Landsc...	-240.00	240.00
				6735 · Landsc...	-55.00	55.00
				6726 · Painting	-96.00	96.00
				6735 · Landsc...	-25.00	25.00
TOTAL					-838.00	838.00