

Winfield Arms Condo Assn.

Balance Sheet

As of May 31, 2022

07/17/22

Accrual Basis

	<u>May 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Capital Reserve (-789-380)	30,379.24
OPERATING Trust (-015-644)	9,642.68
Total Checking/Savings	<u>40,021.92</u>
Accounts Receivable	
Accounts Receivable	-318.23
Total Accounts Receivable	<u>-318.23</u>
Other Current Assets	
Prepaid Expense	
Sanitation-	618.97
Web services-	230.00
Total Prepaid Expense	<u>848.97</u>
Total Other Current Assets	<u>848.97</u>
Total Current Assets	<u>40,552.66</u>
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>40,552.66</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	150.00
Total Accounts Payable	<u>150.00</u>
Other Current Liabilities	
PREPAID Assessments	10,500.04
Remodel Security	
remodel security-17 Crystal	500.00
Total Remodel Security	<u>500.00</u>
Total Other Current Liabilities	<u>11,000.04</u>
Total Current Liabilities	<u>11,150.04</u>
Total Liabilities	11,150.04
Equity	
Capital / Special Assessment	15,264.06
Retained Earnings	12,748.77
Net Income	1,389.79
Total Equity	<u>29,402.62</u>
TOTAL LIABILITIES & EQUITY	<u><u>40,552.66</u></u>

07/17/22

Accrual Basis

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

	May 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	0.25	0.00
5119 · Remodel maintenance fee	0.00	0.00
5120 · Laundry Rooms	0.00	250.00
Total INCOME	<u>8,833.58</u>	<u>9,083.37</u>
Total Income	<u>8,833.58</u>	<u>9,083.37</u>
Gross Profit	8,833.58	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	1,241.53	1,095.37
6560 · Legal & Audit	0.00	0.00
6570 · Misc.Admin.	0.00	0.00
ADMINISTRATION - Other	0.00	0.00
Total ADMINISTRATION	<u>2,391.53</u>	<u>2,245.37</u>
MAINTENANCE		
6777 · Plumbing	1,904.72	
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	275.00	275.00
6722 · Daily Maintenance & Repairs	0.00	150.00
6723 · Misc Maintenance	0.00	0.00
6725 · Building Improvements		
6727 · Roof	0.00	48.00
6728 · Heating/hot water	0.00	250.00
6725 · Building Improvements - Other	0.00	0.00
Total 6725 · Building Improvements	<u>0.00</u>	<u>298.00</u>
6730 · Hot Tub	0.00	48.00
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	0.00	0.00
Total 6735 · Landscaping	<u>0.00</u>	<u>0.00</u>
6737 · Irrigation	0.00	0.00
6738 · Lawn and Grounds Care	192.00	0.00
6740 · Garage	0.00	0.00
6745 · Alley	0.00	0.00
6770 · Building Supplies	0.00	0.00
6775 · Snow Removal	120.00	142.50
6780 · WIFI Network maintenance	0.00	0.00
6786 · Security	0.00	0.00
Total MAINTENANCE	<u>2,491.72</u>	<u>913.50</u>
Pest Control	0.00	0.00
UTILITY		
6930 · Gas	2,042.57	0.00
6935 · Electricity	1,501.85	1,061.00
6940 · Sewer	618.97	593.84

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

07/17/22

Accrual Basis

	<u>May 22</u>	<u>Budget</u>
6945 · Trash Removal	306.07	150.00
6950 · Pest Control	0.00	0.00
6955 · Water	386.33	294.61
6960 · Cable fees	381.76	0.00
6961 · WIFI Network-cable	0.00	29.24
6965 · Internet (monthly fee)	0.00	220.11
6970 · Security		
6971 · Fire alarm annual inspection	0.00	0.00
6972 · Telephone	0.00	43.50
6970 · Security - Other	0.00	0.00
Total 6970 · Security	<u>0.00</u>	<u>43.50</u>
Total UTILITY	<u>5,237.55</u>	<u>2,392.30</u>
Total Expense	<u>10,120.80</u>	<u>5,551.17</u>
Net Ordinary Income	-1,287.22	3,532.20
Other Income/Expense		
Other Income		
8000 · CAPITAL INCOME		
8010 · Reserve assessments	1,666.66	1,720.66
Total 8000 · CAPITAL INCOME	<u>1,666.66</u>	<u>1,720.66</u>
Total Other Income	<u>1,666.66</u>	<u>1,720.66</u>
Net Other Income	<u>1,666.66</u>	<u>1,720.66</u>
Net Income	<u><u>379.44</u></u>	<u><u>5,252.86</u></u>

**Winfield Arms Condo Assn.
 Budget Comparison YTD
 January through May 2022**

	Jan - May 22	Budget
Ordinary Income/Expense		
Income		
INCOME		
5100 · Operating Assessment	44,974.90	44,166.85
5105 · Garage Parking	1,100.00	1,200.00
5106 · Alley Parking	1,200.00	1,200.00
5110 · Late Fees	0.00	0.00
5115 · Interest	1.23	0.00
5119 · Remodel maintenance fee	0.00	0.00
5120 · Laundry Rooms	1,234.50	1,250.00
INCOME - Other	250.00	
Total INCOME	48,760.63	47,816.85
Total Income	48,760.63	47,816.85
Gross Profit	48,760.63	47,816.85
Expense		
ADMINISTRATION		
6100 · Management Fees	4,750.00	4,750.00
6200 · Board Expense	0.00	100.00
6280 · Bookkeeping	750.00	800.00
6285 · Website Maintenance	250.00	250.00
6300 · Postage/Office Supplies	0.00	50.00
6500 · Insurance	6,207.49	5,476.69
6560 · Legal & Audit	828.00	0.00
6570 · Misc.Admin.	512.00	424.77
ADMINISTRATION - Other	0.00	0.00
Total ADMINISTRATION	13,297.49	11,851.46
MAINTENANCE		
6777- Plumbing	2,949.52	
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	2,271.50	3,109.33
6722 · Daily Maintenance & Repairs	2,205.00	375.00
6723 · Misc Maintenance	465.00	0.00
6724 · Unit Expense	155.00	
6725 · Building Improvements		
6727 · Roof	240.00	339.00
6728 · Heating/hot water	1,410.88	1,017.53
6725 · Building Improvements - Other	0.00	217.56
Total 6725 · Building Improvements	1,650.88	1,574.09
6730 · Hot Tub	203.18	189.86
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	45.00	84.00
Total 6735 · Landscaping	45.00	84.00
6737 · Irrigation	0.00	0.00
6738 · Lawn and Grounds Care	192.00	0.00
6740 · Garage	1,935.18	62.50
6745 · Alley	400.00	800.00
6750 · Laundry Room Expense	55.00	
6770 · Building Supplies	79.70	648.35
6775 · Snow Removal	3,712.00	2,454.50
6780 · WIFI Network maintenance	120.00	480.00
6786 · Security	0.00	0.00
Total MAINTENANCE	16,438.96	9,777.63
Pest Control	0.00	0.00
SPECIAL PROJECTS		

Winfield Arms Condo Assn.
Budget Comparison YTD
 January through May 2022

	Jan - May 22	Budget
SP Swer Back-up 3/22	480.00	
Total SPECIAL PROJECTS	480.00	
UTILITY		
6930 - Gas	6,300.23	3,507.71
6935 - Electricity	7,011.72	6,222.61
6940 - Sewer	3,094.85	2,969.20
6945 - Trash Removal	1,452.92	586.44
6950 - Pest Control	1,139.32	1,130.46
6955 - Water	1,871.71	1,504.30
6960 - Cable fees	381.76	0.00
6961 - WIFI Network-cable	0.00	306.16
6962 - AT&T LTE Failover	150.00	
6963 - MSP Network Maintenance	1,300.00	
6965 - Internet (monthly fee)	1,613.11	938.92
6970 - Security		
6971 - Fire alarm annual inspection	0.00	0.00
6972 - Telephone	263.43	218.53
6973 - Camera Maintenance and Support	125.00	
6970 - Security - Other	936.15	240.00
Total 6970 - Security	1,324.58	458.53
Total UTILITY	25,640.20	17,624.33
Total Expense	55,856.65	39,253.42
Net Ordinary Income	-7,096.02	8,563.43
Other Income/Expense		
Other Income		
8000 - CAPITAL INCOME		
8010 - Reserve assessments	8,485.81	8,635.32
Total 8000 - CAPITAL INCOME	8,485.81	8,635.32
Total Other Income	8,485.81	8,635.32
Net Other Income	8,485.81	8,635.32
Net Income	1,389.79	17,198.75

Winfield Arms Condo Assn.
Check Detail
May 2022

07/17/22

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	auto	05/02/22	Black Hills Energy	OPERATING Tr...		-1,242.85
				6930 · Gas	-1,242.85	1,242.85
TOTAL					-1,242.85	1,242.85
Check	auto	05/03/22	Mountain Waste ...	OPERATING Tr...		-306.07
				6945 · Trash Re...	-306.07	306.07
TOTAL					-306.07	306.07
Check	AUTO	05/13/22	Comcast Cable	OPERATING Tr...		-381.76
				6960 · Cable fees	-381.76	381.76
TOTAL					-381.76	381.76
Check	AUTO	05/16/22	American Family ...	OPERATING Tr...		-16.62
				6500 · Insurance	-16.62	16.62
TOTAL					-16.62	16.62
Check	AUTO	05/17/22	American Family ...	OPERATING Tr...		-1,224.91
				6500 · Insurance	-1,224.91	1,224.91
TOTAL					-1,224.91	1,224.91
Check	AUTO	05/25/22	City of Aspen	OPERATING Tr...		-1,888.18
				6955 · Water	-386.33	386.33
				6935 · Electricity	-1,501.85	1,501.85
TOTAL					-1,888.18	1,888.18
Check	AUTO	05/31/22	Black Hills Energy	OPERATING Tr...		-799.72
				6930 · Gas	-799.72	799.72
TOTAL					-799.72	799.72
Check	Trans	05/20/22	Aspen Places	OPERATING Tr...		-950.00
				6100 · Managem...	-950.00	950.00
TOTAL					-950.00	950.00
Bill Pmt -C...	6035	05/10/22	Siarau Company	OPERATING Tr...		-150.00
Bill		04/29/22		6280 · Bookkeep...	-150.00	150.00
TOTAL					-150.00	150.00
Check	6036	05/25/22	mountain mainte...	OPERATING Tr...		-587.00
				6720 · General / ...	-275.00	275.00
				6775 · Snow Re...	-120.00	120.00
				6738 · Lawn and...	-96.00	96.00

Winfield Arms Condo Assn.
Check Detail
May 2022

07/17/22

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				6738 - Lawn and...	-96.00	96.00
TOTAL					-587.00	587.00
Check	6038	05/25/22	All Valley Resource	OPERATING Tr...		-1,904.72
				6777- Plumbing	-217.50	217.50
				6777- Plumbing	-202.50	202.50
				6777- Plumbing	-250.00	250.00
				6777- Plumbing	-72.50	72.50
				6777- Plumbing	-217.50	217.50
				6777- Plumbing	-102.35	102.35
				6777- Plumbing	-290.00	290.00
				6777- Plumbing	-540.00	540.00
				6777- Plumbing	-12.37	12.37
TOTAL					-1,904.72	1,904.72