

**Winfield Arms Condo Assn.**

**Balance Sheet**

As of September 30, 2022

11/16/22

Accrual Basis

	Sep 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Capital Reserve (-789-380)	33,316.48
OPERATING Trust (-015-644)	-94.71
<b>Total Checking/Savings</b>	33,221.77
<b>Accounts Receivable</b>	
Accounts Receivable	-5,739.23
<b>Total Accounts Receivable</b>	-5,739.23
<b>Other Current Assets</b>	
Prepaid Expense	
Sanitation-	1,856.91
Web services-	180.00
<b>Total Prepaid Expense</b>	2,036.91
<b>Total Other Current Assets</b>	2,036.91
<b>Total Current Assets</b>	29,519.45
<b>Fixed Assets</b>	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
<b>Total Fixed Assets</b>	0.00
<b>TOTAL ASSETS</b>	<b>29,519.45</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
PREPAID Assessments	0.04
Remodel Security	
remodel security-17 Crystal	500.00
<b>Total Remodel Security</b>	500.00
<b>Total Other Current Liabilities</b>	500.04
<b>Total Current Liabilities</b>	500.04
<b>Total Liabilities</b>	500.04
<b>Equity</b>	
Capital / Special Assessment	15,264.06
Retained Earnings	12,748.77
Net Income	1,006.58
<b>Total Equity</b>	29,019.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>29,519.45</b>

11/16/22  
 Accrual Basis

## Winfield Arms Condo Assn. Budget Comparison for the Month September 2022

	Sep 22	Budget
Ordinary Income/Expense		
Income		
<b>INCOME</b>		
5100 · Operating Assessment	0.00	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	0.33	0.00
5119 · Remodel maintenance fee	0.00	0.00
5120 · Laundry Rooms	367.75	250.00
<b>Total INCOME</b>	<u>368.08</u>	<u>9,083.37</u>
<b>Total Income</b>	<u>368.08</u>	<u>9,083.37</u>
<b>Gross Profit</b>	368.08	9,083.37
Expense		
<b>ADMINISTRATION</b>		
6100 · Management Fees	950.00	950.00
6200 · Board Expense	0.00	0.00
6280 · Bookkeeping	150.00	150.00
6285 · Website Maintenance	0.00	50.00
6300 · Postage/Office Supplies	0.00	0.00
6500 · Insurance	1,660.41	1,974.74
6560 · Legal & Audit	0.00	0.00
6570 · Misc.Admin.	0.00	0.00
ADMINISTRATION - Other	0.00	0.00
<b>Total ADMINISTRATION</b>	<u>2,760.41</u>	<u>3,124.74</u>
<b>MAINTENANCE</b>		
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	530.00	1,604.52
6722 · Daily Maintenance & Repairs	1,192.50	0.00
6723 · Misc Maintenance	0.00	122.39
6725 · Building Improvements		
6727 · Roof	165.00	0.00
6728 · Heating/hot water	0.00	278.08
6725 · Building Improvements - Other	0.00	0.00
<b>Total 6725 · Building Improvements</b>	<u>165.00</u>	<u>278.08</u>
6730 · Hot Tub	14.16	0.00
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	2,541.00	168.00
<b>Total 6735 · Landscaping</b>	<u>2,541.00</u>	<u>168.00</u>
6737 · Irrigation	0.00	0.00
6738 · Lawn and Grounds Care	0.00	240.00
6740 · Garage	0.00	150.00
6745 · Alley	250.00	0.00
6750 · Laundry Room Expense	7,064.00	0.00
6770 · Building Supplies	45.00	1,026.55
6775 · Snow Removal	0.00	0.00
6780 · WIFI Network maintenance	0.00	0.00
6786 · Security	0.00	0.00
<b>Total MAINTENANCE</b>	<u>11,801.66</u>	<u>3,589.54</u>
<b>Pest Control</b>	0.00	0.00
<b>UTILITY</b>		
6930 · Gas	479.29	0.00
6935 · Electricity	1,060.36	748.10
6940 · Sewer	0.00	593.84

11/16/22  
Accrual Basis

**Winfield Arms Condo Assn.**  
**Budget Comparison for the Month**  
**September 2022**

	<u>Sep 22</u>	<u>Budget</u>
6945 · Trash Removal	310.66	0.00
6950 · Pest Control	0.00	0.00
6955 · Water	498.87	362.48
6960 · Cable fees	381.76	0.00
6961 · WIFI Network-cable	0.00	0.00
6962 · AT&T LTE Failover	60.00	
6963 · MSP Network Maintenance	520.00	
6965 · Internet (monthly fee)	0.00	249.35
6970 · Security		
6971 · Fire alarm annual inspection	0.00	144.95
6972 · Telephone	53.95	46.44
6973 · Camera Maintenance and Support	50.00	
6970 · Security - Other	0.00	0.00
<b>Total 6970 · Security</b>	<u>103.95</u>	<u>191.39</u>
<b>Total UTILITY</b>	<u>3,414.89</u>	<u>2,145.16</u>
<b>Total Expense</b>	<u>17,976.96</u>	<u>8,859.44</u>
Net Ordinary Income	-17,608.88	223.93
Other Income/Expense		
Other Income		
8000 · CAPITAL INCOME		
8010 · Reserve assessments	0.00	1,666.68
<b>Total 8000 · CAPITAL INCOME</b>	<u>0.00</u>	<u>1,666.68</u>
<b>Total Other Income</b>	<u>0.00</u>	<u>1,666.68</u>
Net Other Income	0.00	1,666.68
Net Income	<u><u>-17,608.88</u></u>	<u><u>1,890.61</u></u>

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

	Jan - Sep 22	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>INCOME</b>		
5100 · Operating Assessment	80,308.23	79,500.33
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	2.47	0.00
5119 · Remodel maintenance fee	250.00	0.00
5120 · Laundry Rooms	2,554.00	2,250.00
INCOME - Other	250.00	
<b>Total INCOME</b>	<b>85,664.70</b>	<b>84,150.33</b>
<b>Total Income</b>	<b>85,664.70</b>	<b>84,150.33</b>
<b>Gross Profit</b>	<b>85,664.70</b>	<b>84,150.33</b>
<b>Expense</b>		
<b>ADMINISTRATION</b>		
6100 · Management Fees	8,550.00	8,550.00
6200 · Board Expense	0.00	100.00
6280 · Bookkeeping	1,200.00	1,400.00
6285 · Website Maintenance	300.00	450.00
6300 · Postage/Office Supplies	0.00	100.00
6500 · Insurance	12,430.25	10,626.32
6560 · Legal & Audit	1,178.00	0.00
6570 · Misc.Admin.	512.00	424.77
ADMINISTRATION - Other	0.00	0.00
<b>Total ADMINISTRATION</b>	<b>24,170.25</b>	<b>21,651.09</b>
<b>MAINTENANCE</b>		
6777- Plumbing	4,475.80	
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	4,312.50	5,148.35
6722 · Daily Maintenance & Repairs	5,989.50	497.50
6723 · Misc Maintenance	465.00	122.39
6724 · Unit Expense	155.00	
6725 · Building Improvements		
6726 · Painting	96.00	
6727 · Roof	487.50	603.00
6728 · Heating/hot water	1,410.88	1,343.61
6725 · Building Improvements - Other	0.00	217.56
<b>Total 6725 · Building Improvements</b>	<b>1,994.38</b>	<b>2,164.17</b>
6730 · Hot Tub	571.28	521.95
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	4,422.00	3,931.31
<b>Total 6735 · Landscaping</b>	<b>4,422.00</b>	<b>3,931.31</b>
6737 · Irrigation	0.00	375.00
6738 · Lawn and Grounds Care	192.00	1,363.00
6740 · Garage	1,935.18	1,070.94
6745 · Alley	650.00	800.00
6750 · Laundry Room Expense	7,351.60	
6770 · Building Supplies	134.08	4,457.40
6775 · Snow Removal	3,712.00	2,454.50
6780 · WIFI Network maintenance	120.00	1,080.00
6786 · Security	0.00	0.00
<b>Total MAINTENANCE</b>	<b>36,480.32</b>	<b>23,986.51</b>
<b>Pest Control</b>	<b>0.00</b>	<b>0.00</b>

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

	Jan - Sep 22	Budget
<b>SPECIAL PROJECTS</b>		
SP Swer Back-up 3/22	480.00	
<b>Total SPECIAL PROJECTS</b>	480.00	
<b>UTILITY</b>		
6930 - Gas	8,332.91	4,426.27
6935 - Electricity	11,014.73	9,033.40
6940 - Sewer	3,713.82	5,344.56
6945 - Trash Removal	2,690.97	1,186.44
6950 - Pest Control	1,139.32	1,130.46
6955 - Water	3,582.53	2,921.71
6960 - Cable fees	763.52	0.00
6961 - WIFI Network-cable	0.00	335.40
6962 - AT&T LTE Failover	300.00	
6963 - MSP Network Maintenance	2,600.00	
6965 - Internet (monthly fee)	2,758.39	1,907.08
6970 - Security		
6971 - Fire alarm annual inspection	0.00	144.95
6972 - Telephone	477.69	396.11
6973 - Camera Maintenance and Support	250.00	
6970 - Security - Other	1,056.15	360.00
<b>Total 6970 - Security</b>	1,783.84	901.06
<b>Total UTILITY</b>	38,680.03	27,186.38
<b>Total Expense</b>	99,810.60	72,823.98
<b>Net Ordinary Income</b>	-14,145.90	11,326.35
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>8000 - CAPITAL INCOME</b>		
8010 - Reserve assessments	15,152.48	15,356.00
<b>Total 8000 - CAPITAL INCOME</b>	15,152.48	15,356.00
<b>Total Other Income</b>	15,152.48	15,356.00
<b>Net Other Income</b>	15,152.48	15,356.00
<b>Net Income</b>	1,006.58	26,682.35

**Winfield Arms Condo Assn.**  
**Check Detail**  
**September 2022**

11/16/22

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	auto	09/02/22	Mountain Waste ...	OPERATING Tr...		<b>-310.66</b>
				6945 · Trash Re...	-310.66	310.66
TOTAL					-310.66	310.66
Check	auto	09/12/22	CenturyLink	OPERATING Tr...		<b>-53.95</b>
				6972 · Telephone	-53.95	53.95
TOTAL					-53.95	53.95
Check	auto	09/19/22	City of Aspen	OPERATING Tr...		<b>-1,559.23</b>
				6955 · Water	-498.87	498.87
				6935 · Electricity	-1,060.36	1,060.36
TOTAL					-1,559.23	1,559.23
Check	auto	09/19/22	American Family ...	OPERATING Tr...		<b>-16.58</b>
				6500 · Insurance	-16.58	16.58
TOTAL					-16.58	16.58
Check	auto	09/30/22	Black Hills Energy	OPERATING Tr...		<b>-479.29</b>
				6930 · Gas	-479.29	479.29
TOTAL					-479.29	479.29
Check	AUTO	09/16/22	Comcast Cable	OPERATING Tr...		<b>-381.76</b>
				6960 · Cable fees	-381.76	381.76
TOTAL					-381.76	381.76
Check	AUTO	09/16/22	American Family ...	OPERATING Tr...		<b>-1,643.83</b>
				6500 · Insurance	-1,643.83	1,643.83
TOTAL					-1,643.83	1,643.83
Check	6055	09/01/22	Aspen Places	OPERATING Tr...		<b>-950.00</b>
				6100 · Managem...	-950.00	950.00
TOTAL					-950.00	950.00
Check	6056	09/02/22	Aspen Tree Service	OPERATING Tr...		<b>-296.00</b>
				6735 · Landscap...	-296.00	296.00
TOTAL					-296.00	296.00
Check	6057	09/02/22	Aspen Places LLC	OPERATING Tr...		<b>-1,192.50</b>
				6722 · Daily Mai...	-1,192.50	1,192.50
TOTAL					-1,192.50	1,192.50

**Winfield Arms Condo Assn.**  
**Check Detail**  
**September 2022**

11/16/22

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	6058	09/01/22	Larsen Limited	OPERATING Tr...		<b>-315.00</b>
				6963 · MSP Net...	-260.00	260.00
				6962 · AT&T LT...	-30.00	30.00
				6973 · Camera ...	-25.00	25.00
TOTAL					-315.00	315.00
Check	6059	09/08/22	Clean Designs	OPERATING Tr...		<b>-7,064.00</b>
				6750 · Laundry ...	-7,064.00	7,064.00
TOTAL					-7,064.00	7,064.00
Check	6060	09/19/22	Ajax Pool & Spa, I...	OPERATING Tr...		<b>-14.16</b>
				6730 · Hot Tub	-14.16	14.16
TOTAL					-14.16	14.16
Check	6061	09/20/22	mountain mainte...	OPERATING Tr...		<b>-1,435.00</b>
				6720 · General / ...	-275.00	275.00
				6720 · General / ...	-150.00	150.00
				6720 · General / ...	-55.00	55.00
				6770 · Building ...	-45.00	45.00
				6727 · Roof	-165.00	165.00
				6735 · Landscap...	-180.00	180.00
				6735 · Landscap...	-170.00	170.00
				6735 · Landscap...	-300.00	300.00
				6735 · Landscap...	-45.00	45.00
				6720 · General / ...	-25.00	25.00
				6720 · General / ...	-25.00	25.00
TOTAL					-1,435.00	1,435.00
Check	6062	09/20/22	Aspen Municipal ...	OPERATING Tr...		<b>-250.00</b>
				6745 · Alley	-250.00	250.00
TOTAL					-250.00	250.00
Check	6064	09/29/22	Larsen Limited	OPERATING Tr...		<b>-315.00</b>
				6963 · MSP Net...	-260.00	260.00
				6962 · AT&T LT...	-30.00	30.00
				6973 · Camera ...	-25.00	25.00
TOTAL					-315.00	315.00
Check	6065	09/27/22	Aspen Tree Service	OPERATING Tr...		<b>-1,550.00</b>
				6735 · Landscap...	-1,125.00	1,125.00
				6735 · Landscap...	-425.00	425.00
TOTAL					-1,550.00	1,550.00
Bill Pmt -C...	6139	09/30/22	Siarau Company	OPERATING Tr...		<b>-300.00</b>
Bill	Monthly ...	08/31/22		6280 · Bookkeep...	-150.00	150.00
Bill	Monthly ...	09/30/22		6280 · Bookkeep...	-150.00	150.00

Winfield Arms Condo Assn.  
Check Detail  
September 2022

11/16/22

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<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
TOTAL					-300.00	300.00