

# Winfield Arms Condo Assn.

## Balance Sheet

As of October 31, 2022

11/16/22

Accrual Basis

	Oct 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Capital Reserve (-789-380)	33,316.74
OPERATING Trust (-015-644)	8,887.92
<b>Total Checking/Savings</b>	42,204.66
<b>Accounts Receivable</b>	
Accounts Receivable	5,536.17
<b>Total Accounts Receivable</b>	5,536.17
<b>Other Current Assets</b>	
Prepaid Expense	
Sanitation-	3,713.82
Web services-	180.00
<b>Total Prepaid Expense</b>	3,893.82
<b>Total Other Current Assets</b>	3,893.82
<b>Total Current Assets</b>	51,634.65
<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>51,634.65</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 - Accounts Payable	150.00
<b>Total Accounts Payable</b>	150.00
<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>	650.04
<b>Total Liabilities</b>	650.04
<b>Equity</b>	
Capital / Special Assessment	15,264.06
Retained Earnings	12,748.77
Net Income	22,971.78
<b>Total Equity</b>	50,984.61
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>51,634.65</b>

11/16/22  
 Accrual Basis

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

	Oct 22	Budget
Ordinary Income/Expense		
Income		
<b>INCOME</b>		
5100 · Operating Assessment	26,500.00	8,833.37
5105 · Garage Parking	0.00	0.00
5106 · Alley Parking	0.00	0.00
5110 · Late Fees	200.00	0.00
5115 · Interest	0.26	0.00
5119 · Remodel maintenance fee	0.00	0.00
5120 · Laundry Rooms	406.75	250.00
<b>Total INCOME</b>	<b>27,107.01</b>	<b>9,083.37</b>
<b>Total Income</b>	<b>27,107.01</b>	<b>9,083.37</b>
<b>Gross Profit</b>	<b>27,107.01</b>	<b>9,083.37</b>
Expense		
<b>ADMINISTRATION</b>		
6100 · Management Fees	950.00	950.00
6200 · Board Expense	0.00	0.00
6280 · Bookkeeping	300.00	150.00
6285 · Website Maintenance	0.00	50.00
6300 · Postage/Office Supplies	0.00	0.00
6500 · Insurance	1,660.41	1,039.74
6560 · Legal & Audit	50.00	0.00
6570 · Misc.Admin.	0.00	0.00
ADMINISTRATION - Other	0.00	0.00
<b>Total ADMINISTRATION</b>	<b>2,960.41</b>	<b>2,189.74</b>
<b>MAINTENANCE</b>		
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	764.50	467.00
6722 · Daily Maintenance & Repairs	1,175.00	0.00
6723 · Misc Maintenance	252.85	0.00
6725 · Building Improvements		
6727 · Roof	0.00	0.00
6728 · Heating/hot water	797.82	0.00
6725 · Building Improvements - Other	0.00	0.00
<b>Total 6725 · Building Improvements</b>	<b>797.82</b>	<b>0.00</b>
6730 · Hot Tub	135.44	96.00
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	1,027.00	0.00
<b>Total 6735 · Landscaping</b>	<b>1,027.00</b>	<b>0.00</b>
6737 · Irrigation	0.00	48.00
6738 · Lawn and Grounds Care	0.00	295.00
6740 · Garage	125.00	0.00
6745 · Alley	0.00	0.00
6770 · Building Supplies	183.95	1,075.25
6775 · Snow Removal	0.00	0.00
6780 · WIFI Network maintenance	0.00	120.00
6786 · Security	0.00	120.00
<b>Total MAINTENANCE</b>	<b>4,461.56</b>	<b>2,221.25</b>
<b>Pest Control</b>	<b>0.00</b>	<b>0.00</b>
<b>UTILITY</b>		
6930 · Gas	575.68	290.45
6935 · Electricity	821.95	727.93
6940 · Sewer	0.00	593.84
6945 · Trash Removal	310.66	156.00

11/16/22  
Accrual Basis

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

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	<u>Oct 22</u>	<u>Budget</u>
6950 - Pest Control	0.00	0.00
6955 - Water	455.84	344.77
6960 - Cable fees	381.76	0.00
6961 - WIFI Network-cable	0.00	0.00
6962 - AT&T LTE Failover	0.00	
6963 - MSP Network Maintenance	0.00	
6965 - Internet (monthly fee)	0.00	249.35
6970 - Security		
6971 - Fire alarm annual inspection	0.00	0.00
6972 - Telephone	53.95	46.44
6973 - Camera Maintenance and Support	0.00	
6970 - Security - Other	120.00	120.00
<b>Total 6970 - Security</b>	<u>173.95</u>	<u>166.44</u>
<b>Total UTILITY</b>	<u>2,719.84</u>	<u>2,528.78</u>
<b>Total Expense</b>	<u>10,141.81</u>	<u>6,939.77</u>
<b>Net Ordinary Income</b>	16,965.20	2,143.60
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>8000 - CAPITAL INCOME</b>		
8010 - Reserve assessments	5,000.00	1,666.66
<b>Total 8000 - CAPITAL INCOME</b>	<u>5,000.00</u>	<u>1,666.66</u>
<b>Total Other Income</b>	<u>5,000.00</u>	<u>1,666.66</u>
<b>Net Other Income</b>	<u>5,000.00</u>	<u>1,666.66</u>
<b>Net Income</b>	<u><u>21,965.20</u></u>	<u><u>3,810.26</u></u>

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

	Jan - Oct 22	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>INCOME</b>		
5100 · Operating Assessment	106,808.23	88,333.70
5105 · Garage Parking	1,100.00	1,200.00
5106 · Alley Parking	1,200.00	1,200.00
5110 · Late Fees	200.00	0.00
5115 · Interest	2.73	0.00
5119 · Remodel maintenance fee	250.00	0.00
5120 · Laundry Rooms	2,960.75	2,500.00
INCOME - Other	250.00	
<b>Total INCOME</b>	<u>112,771.71</u>	<u>93,233.70</u>
<b>Total Income</b>	<u>112,771.71</u>	<u>93,233.70</u>
<b>Gross Profit</b>	112,771.71	93,233.70
<b>Expense</b>		
<b>ADMINISTRATION</b>		
6100 · Management Fees	9,500.00	9,500.00
6200 · Board Expense	0.00	100.00
6280 · Bookkeeping	1,500.00	1,550.00
6285 · Website Maintenance	300.00	500.00
6300 · Postage/Office Supplies	0.00	100.00
6500 · Insurance	14,090.66	11,666.06
6560 · Legal & Audit	1,228.00	0.00
6570 · Misc.Admin.	512.00	424.77
ADMINISTRATION - Other	0.00	0.00
<b>Total ADMINISTRATION</b>	<u>27,130.66</u>	<u>23,840.83</u>
<b>MAINTENANCE</b>		
6777- Plumbing	4,475.80	
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	5,077.00	5,615.35
6722 · Daily Maintenance & Repairs	7,164.50	497.50
6723 · Misc Maintenance	717.85	122.39
6724 · Unit Expense	155.00	
6725 · Building Improvements		
6726 · Painting	96.00	
6727 · Roof	487.50	603.00
6728 · Heating/hot water	2,208.70	1,343.61
6725 · Building Improvements - Other	0.00	217.56
<b>Total 6725 · Building Improvements</b>	<u>2,792.20</u>	<u>2,164.17</u>
6730 · Hot Tub	706.72	617.95
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	5,449.00	3,931.31
<b>Total 6735 · Landscaping</b>	<u>5,449.00</u>	<u>3,931.31</u>
6737 · Irrigation	0.00	423.00
6738 · Lawn and Grounds Care	192.00	1,658.00
6740 · Garage	2,060.18	1,070.94
6745 · Alley	650.00	800.00
6750 · Laundry Room Expense	7,351.60	
6770 · Building Supplies	318.03	5,532.65
6775 · Snow Removal	3,712.00	2,454.50
6780 · WIFI Network maintenance	120.00	1,200.00
6786 · Security	0.00	120.00
<b>Total MAINTENANCE</b>	<u>40,941.88</u>	<u>26,207.76</u>
<b>Pest Control</b>	0.00	0.00

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

	Jan - Oct 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	8,908.59	4,716.72
6935 - Electricity	11,836.68	9,761.33
6940 - Sewer	3,713.82	5,938.40
6945 - Trash Removal	3,001.63	1,342.44
6950 - Pest Control	1,139.32	1,130.46
6955 - Water	4,038.37	3,266.48
6960 - Cable fees	1,145.28	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	2,156.43
6970 - Security		
6971 - Fire alarm annual inspection	0.00	144.95
6972 - Telephone	531.64	442.55
6973 - Camera Maintenance and Support	250.00	
6970 - Security - Other	1,176.15	480.00
<b>Total 6970 - Security</b>	1,957.79	1,067.50
<b>Total UTILITY</b>	41,399.87	29,715.16
<b>Total Expense</b>	109,952.41	79,763.75
<b>Net Ordinary Income</b>	2,819.30	13,469.95
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>8000 - CAPITAL INCOME</b>		
8010 - Reserve assessments	20,152.48	17,022.66
<b>Total 8000 - CAPITAL INCOME</b>	20,152.48	17,022.66
<b>Total Other Income</b>	20,152.48	17,022.66
<b>Net Other Income</b>	20,152.48	17,022.66
<b>Net Income</b>	<b>22,971.78</b>	<b>30,492.61</b>

11/16/22

## Winfield Arms Condo Assn. Check Detail October 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	auto	10/02/22	Mountain Waste ...	OPERATING Tr...		<b>-310.66</b>
				6945 · Trash Re...	-310.66	310.66
TOTAL					-310.66	310.66
Check	auto	10/11/22	CenturyLink	OPERATING Tr...		<b>-53.95</b>
				6972 · Telephone	-53.95	53.95
TOTAL					-53.95	53.95
Check	auto	10/18/22	American Family ...	OPERATING Tr...		<b>-16.58</b>
				6500 · Insurance	-16.58	16.58
TOTAL					-16.58	16.58
Check	auto	10/25/22	City of Aspen	OPERATING Tr...		<b>-1,277.79</b>
				6955 · Water	-455.84	455.84
				6935 · Electricity	-821.95	821.95
TOTAL					-1,277.79	1,277.79
Check	auto	10/31/22	Black Hills Energy	OPERATING Tr...		<b>-575.68</b>
				6930 · Gas	-575.68	575.68
TOTAL					-575.68	575.68
Check	AUTO	10/13/22	Comcast Cable	OPERATING Tr...		<b>-381.76</b>
				6960 · Cable fees	-381.76	381.76
TOTAL					-381.76	381.76
Check	AUTO	10/16/22	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	AUTO	10/27/22	Aspen Consolidat...	OPERATING Tr...		<b>-1,856.91</b>
				Sanitation-	-1,856.91	1,856.91
TOTAL					-1,856.91	1,856.91
Check	6063	10/01/22	Aspen Places	OPERATING Tr...		<b>-950.00</b>
				6100 · Managem...	-950.00	950.00
TOTAL					-950.00	950.00
Check	6066	10/05/22	A*Ok Plumbing & ...	OPERATING Tr...		<b>-507.82</b>
				6728 · Heating/h...	-75.00	75.00
				6728 · Heating/h...	-150.00	150.00
				6728 · Heating/h...	-282.82	282.82

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

11/16/22

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-507.82	507.82
Check	6067	10/05/22	Proguard	OPERATING Tr...		-120.00
				6970 · Security	-120.00	120.00
TOTAL					-120.00	120.00
Check	6068	10/05/22	Pye Barker Fire &...	OPERATING Tr...		-252.85
				6723 · Misc Mai...	-80.00	80.00
				6723 · Misc Mai...	-36.00	36.00
				6723 · Misc Mai...	-66.00	66.00
				6723 · Misc Mai...	-40.00	40.00
				6723 · Misc Mai...	-21.00	21.00
				6723 · Misc Mai...	-9.85	9.85
TOTAL					-252.85	252.85
Check	6069	10/05/22	Aspen Places LLC	OPERATING Tr...		-1,408.95
				6722 · Daily Mai...	-1,175.00	1,175.00
				6770 · Building ...	-183.95	183.95
				6560 · Legal & A...	-50.00	50.00
TOTAL					-1,408.95	1,408.95
Check	6070	10/27/22	mountain mainte...	OPERATING Tr...		-1,385.50
				6720 · General / ...	-275.00	275.00
				6720 · General / ...	-280.00	280.00
				6720 · General / ...	-82.50	82.50
				6728 · Heating/h...	-55.00	55.00
				6728 · Heating/h...	-55.00	55.00
				6720 · General / ...	-55.00	55.00
				6735 · Landscap...	-240.00	240.00
				6735 · Landscap...	-55.00	55.00
				6735 · Landscap...	-36.00	36.00
				6720 · General / ...	-55.00	55.00
				6728 · Heating/h...	-120.00	120.00
				6728 · Heating/h...	-60.00	60.00
				6720 · General / ...	-17.00	17.00
TOTAL					-1,385.50	1,385.50
Check	6071	10/27/22	Aspen Tree Service	OPERATING Tr...		-696.00
				6735 · Landscap...	-296.00	296.00
				6735 · Landscap...	-400.00	400.00
TOTAL					-696.00	696.00
Check	6073	10/31/22	Ajax Pool & Spa, I...	OPERATING Tr...		-135.44
				6730 · Hot Tub	-135.44	135.44
TOTAL					-135.44	135.44
Check	6074	10/31/22	Larsen Limited	OPERATING Tr...		-125.00
				6740 · Garage	-125.00	125.00

11/16/22

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

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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					-125.00	125.00
<b>Bill Pmt -C...</b>	<b>6140</b>	<b>10/10/22</b>	<b>Siarau Company</b>	<b>OPERATING Tr...</b>		<b>-150.00</b>
Bill		10/31/22		6280 · Bookkeep...	-150.00	150.00
TOTAL					-150.00	150.00