

Winfield Arms Condo Assn. Balance Sheet

Accrual Basis

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	1,179.44
Capital Reserve (-789-380)	51,838.43
Total Checking/Savings	53,017.87
Accounts Receivable	
Accounts Receivable	-4,638.82
Total Accounts Receivable	-4,638.82
Other Current Assets	
Prepaid Expense	
Sanitation-	10,094.85
Total Prepaid Expense	10,094.85
Total Other Current Assets	10,094.85
Total Current Assets	58,473.90
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	58,473.90
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	28,965.95
Total Equity	57,823.90
TOTAL LIABILITIES & EQUITY	58,473.90

Winfield Arms Condo Assn.

Profit & Loss

September 2025

Accrual Basis

	Sep 25
Ordinary Income/Expense	
Income	
INCOME	
5115 · Interest	66.30
5120 · Laundry Rooms	1,031.83
Total INCOME	1,098.13
Total Income	1,098.13
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	2.07
6280 · Bookkeeping	150.00
6565 · CPA/Tax Prep	518.32
Total ADMINISTRATION	1,870.39
MAINTENANCE	
6719 · Monthly Property Checks	275.00
6720 · General / Repairs	65.00
6735 · Landscaping / Lawn Mowing	300.00
6736 · Trees	853.00
6738 · Grounds Care	65.00
Total MAINTENANCE	1,558.00
SPECIAL PROJECTS	75.00
UTILITIES	
6930 · Gas	1,484.75
6935 · Electricity	2,776.28
6940 · Sewer	247.50
6945 · Trash Removal	512.54
6950 · Pest Control	120.00
6955 · Water	1,141.62
6962 · AT&T LTE Failover	80.00
6963 · MSP Network Maintenance	300.00
6965 · Comcast / Xfinity	387.22
6972 · Telephone	74.38
6781 · Camera Maintenance / Support	40.00
Total UTILITIES	7,164.29
Total Expense	10,667.68
Net Ordinary Income	-9,569.55
Net Income	-9,569.55

Winfield Arms Condo Assn.

Budget vs. Actual YTD

January through September 2025

Accrual Basis

	Jan - Sep 25	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	112,500.00	112,500.00	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
5115 · Interest	431.23		
5119 · Remodel maintenance fee	0.00	500.00	-500.00
5120 · Laundry Rooms	7,303.61	5,260.00	2,043.61
5121 · Storage Closet rental income	1,600.00		
Total INCOME	226,634.84	123,060.00	103,574.84
Total Income	226,634.84	123,060.00	103,574.84
Expense			
ADMINISTRATION			
6100 · Management Fee	10,800.00	10,800.00	0.00
6200 · Board Expense	0.00	232.00	-232.00
6270 · Bank Charge	13.91		
6280 · Bookkeeping	1,400.00	1,350.00	50.00
6285 · Website Maintenance	1,848.00	900.00	948.00
6300 · Postage / Office Supplies	0.00	300.00	-300.00
6500 · Insurance	71,741.78	39,073.75	32,668.03
6560 · Legal & Audit	4,796.50	500.00	4,296.50
6565 · CPA/Tax Prep	1,513.32		
6570 · Misc.Admin.	350.00	350.00	0.00
Total ADMINISTRATION	92,463.51	53,505.75	38,957.76
MAINTENANCE			
6719 · Monthly Property Checks	2,475.00	0.00	2,475.00
6720 · General / Repairs	4,123.94	5,260.00	-1,136.06
6722 · Daily Maintenance & Repairs	5,062.50	9,000.00	-3,937.50
6723 · Misc Maintenance	6,432.22	0.00	6,432.22
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	775.00	1,219.79
6735 · Landscaping / Lawn Mowing	2,892.50	2,750.00	142.50
6736 · Trees	853.00	0.00	853.00
6737 · Irrigation	330.00	0.00	330.00
6738 · Grounds Care	665.00	450.00	215.00
6741 · Garage	987.75		
6745 · Snow Plowing / Alley	1,170.00	775.00	395.00
6750 · Laundry Room	0.00	100.00	-100.00
6770 · Building & Cleaning Supplies	787.49	275.00	512.49
6775 · Snow Shovel & Scraping	4,578.75	2,500.00	2,078.75
6777 · Plumbing	8,048.73	500.00	7,548.73
6778 · Fire Suppression Annual T&I	205.35		
6779 · Fire Monitoring	1,791.50	686.25	1,105.25
6787 · Fire Extinguishers	258.94	0.00	258.94
6799 · 2024 Water Pipe Leak/Back flow	35,416.71	50,000.00	-14,583.29
MAINTENANCE - Other	0.00	5,260.00	-5,260.00
Total MAINTENANCE	80,041.75	86,031.25	-5,989.50
SPECIAL PROJECTS	2,545.00		
UTILITIES			
6930 · Gas	9,185.59	9,000.00	185.59
6935 · Electricity	14,141.65	11,600.00	2,541.65
6940 · Sewer	247.50	5,967.00	-5,719.50
6945 · Trash Removal	5,095.22	3,487.95	1,607.27
6950 · Pest Control	665.50	5,911.50	-5,246.00
6955 · Water	4,700.73	623.00	4,077.73

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

Accrual Basis

	Jan - Sep 25	Budget	\$ Over Bud...
6961 · WIFI Network-cable	0.00	2,700.00	-2,700.00
6962 · AT&T LTE Failover	780.00	3,515.00	-2,735.00
6963 · MSP Network Maintenance	5,687.29	617.00	5,070.29
6965 · Comcast / Xfinity	3,549.13		
6972 · Telephone	706.02		
6781 · Camera Maintenance / Support	360.00	500.00	-140.00
Total UTILITIES	45,118.63	43,921.45	1,197.18
Total Expense	220,168.89	183,458.45	36,710.44
Net Ordinary Income	6,465.95	-60,398.45	66,864.40
Other Income/Expense			
Other Income			
8000 · CAPITAL INCOME			
8010 · Reserve assessments	22,500.00	22,500.00	0.00
8000 · CAPITAL INCOME - Other	0.00	0.00	0.00
Total 8000 · CAPITAL INCOME	22,500.00	22,500.00	0.00
Total Other Income	22,500.00	22,500.00	0.00
Other Expense			
7000 · CAPITAL EXPENSES			
7080 · Other	0.00	0.00	0.00
Total 7000 · CAPITAL EXPENSES	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	22,500.00	22,500.00	0.00
Net Income	28,965.95	-37,898.45	66,864.40

Winfield Arms Condo Assn.
Check Detail
September 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		09/14/25		OPERATING ...		-2.07
				6270 · Bank C...	-2.07	2.07
TOTAL					-2.07	2.07
Check	ACH	09/02/25	Black Hills Energy	OPERATING ...		-460.99
				6930 · Gas	-460.99	460.99
TOTAL					-460.99	460.99
Check	auto	09/30/25	Black Hills Energy	OPERATING ...		-511.88
				6930 · Gas	-511.88	511.88
TOTAL					-511.88	511.88
Check	AUTO	09/13/25	Comcast INTERN...	OPERATING ...		-387.22
				6965 · Comcas...	-387.22	387.22
TOTAL					-387.22	387.22
Check	AUTO	09/16/25	CenturyLink	OPERATING ...		-74.38
				6972 · Telepho...	-74.38	74.38
TOTAL					-74.38	74.38
Check	AUTO	09/30/25	Black Hills Energy	OPERATING ...		-511.88
				6930 · Gas	-511.88	511.88
TOTAL					-511.88	511.88
Check	6361	09/01/25	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	6362	09/03/25	United States Tre...	OPERATING ...		-518.32
				6565 · CPA/Ta...	-518.32	518.32
TOTAL					-518.32	518.32
Check	6363	09/03/25	Jann Stoeckl	OPERATING ...		-778.00
				6736 · Trees	-753.00	753.00
				6736 · Trees	-25.00	25.00
TOTAL					-778.00	778.00
Check	6364	09/08/25	Mountain Pest Co...	OPERATING ...		-120.00
				6950 · Pest Co...	-120.00	120.00

Winfield Arms Condo Assn.
Check Detail
September 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-120.00	120.00
Check	6365	09/10/25	Aspen Places LLC	OPERATING ...		-2,026.08
				6955 · Water	-582.72	582.72
				6935 · Electricity	-1,443.36	1,443.36
TOTAL					-2,026.08	2,026.08
Check	6366	09/10/25	Aspen Places LLC	OPERATING ...		-512.54
				6945 · Trash R...	-512.54	512.54
TOTAL					-512.54	512.54
Check	6367	09/11/25	All Valley Resource	OPERATING ...		-247.50
				6940 · Sewer	-247.50	247.50
TOTAL					-247.50	247.50
Check	6368	09/11/25	Mountain Mainte...	OPERATING ...		-855.00
				6719 · Monthly ...	-275.00	275.00
				6735 · Landsc...	-300.00	300.00
				SPECIAL PRO...	-75.00	75.00
				6736 · Trees	-75.00	75.00
				6738 · Ground...	-65.00	65.00
				6720 · General...	-65.00	65.00
TOTAL					-855.00	855.00
Check	6369	09/01/25	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6371	09/19/25	Aspen Places LLC	OPERATING ...		-1,891.82
				6955 · Water	-558.90	558.90
				6935 · Electricity	-1,332.92	1,332.92
TOTAL					-1,891.82	1,891.82
Bill Pmt -C...	6486	09/14/25	Siarau Company	OPERATING ...		-150.00
Bill		08/31/25		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00