

Winfield Arms Condo Assn. Balance Sheet

Accrual Basis

As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	12,734.63
Capital Reserve (-789-380)	59,528.06
Total Checking/Savings	72,262.69
Accounts Receivable	
Accounts Receivable	-7,942.87
Total Accounts Receivable	-7,942.87
Other Current Assets	
Prepaid Expense	
Sanitation-	0.01
Total Prepaid Expense	0.01
Total Other Current Assets	0.01
Total Current Assets	64,319.83
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	64,319.83
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	9,615.63
Net Income	38,790.14
Total Equity	63,669.83
TOTAL LIABILITIES & EQUITY	64,319.83

Winfield Arms Condo Assn.

Profit & Loss

December 2025

Accrual Basis

	Dec 25
Ordinary Income/Expense	
Income	
INCOME	
5115 · Interest	63.55
5120 · Laundry Rooms	521.17
Total INCOME	584.72
Total Income	584.72
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	18.76
6280 · Bookkeeping	150.00
Total ADMINISTRATION	1,368.76
MAINTENANCE	
6719 · Monthly Property Checks	275.00
6720 · General / Repairs	65.00
6722 · Daily Maintenance & Repairs	2,177.50
6723 · Misc Maintenance	645.00
6728 · Heating / Hot Water	150.00
6735 · Landscaping / Lawn Mowing	130.00
6770 · Building & Cleaning Supplies	19.21
6777 · Plumbing	247.50
Total MAINTENANCE	3,709.21
UTILITIES	
6930 · Gas	1,634.99
6935 · Electricity	2,444.98
6945 · Trash Removal	512.54
6950 · Pest Control	120.00
6955 · Water	863.72
6965 · Comcast / Xfinity	390.50
6972 · Telephone	74.58
Total UTILITIES	6,041.31
Total Expense	11,119.28
Net Ordinary Income	-10,534.56
Net Income	-10,534.56

Winfield Arms Condo Assn.

Budget vs. Actual YTD

January through December 2025

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	150,000.00	150,000.00	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
5110 · Late Fees	100.00		
5115 · Interest	620.86		
5119 · Remodel maintenance fee	0.00	500.00	-500.00
5120 · Laundry Rooms	8,893.61	7,000.00	1,893.61
5121 · Storage Closet rental income	1,600.00		
Total INCOME	266,014.47	162,300.00	103,714.47
Total Income	266,014.47	162,300.00	103,714.47
Expense			
ADMINISTRATION			
6100 · Management Fee	14,400.00	14,400.00	0.00
6200 · Board Expense	0.00	232.00	-232.00
6270 · Bank Charge	84.67		
6280 · Bookkeeping	1,850.00	1,800.00	50.00
6285 · Website Maintenance	1,848.00	1,200.00	648.00
6300 · Postage / Office Supplies	0.00	300.00	-300.00
6500 · Insurance	71,741.78	39,073.75	32,668.03
6560 · Legal & Audit	438.50	500.00	-61.50
6565 · CPA/Tax Prep	1,000.00		
6570 · Misc.Admin.	5,621.32	350.00	5,271.32
Total ADMINISTRATION	96,984.27	57,855.75	39,128.52
MAINTENANCE			
6719 · Monthly Property Checks	3,300.00	0.00	3,300.00
6720 · General / Repairs	4,661.44	7,000.00	-2,338.56
6722 · Daily Maintenance & Repairs	10,420.00	12,000.00	-1,580.00
6723 · Misc Maintenance	7,077.22	650.00	6,427.22
6725 · Building Improvements	325.50		
6726 · Painting	0.00	5,000.00	-5,000.00
6727 · Roof	937.50	1,200.00	-262.50
6728 · Heating / Hot Water	1,180.08	1,500.00	-319.92
6730 · Hot Tub	1,994.79	1,000.00	994.79
6735 · Landscaping / Lawn Mowing	5,525.00	3,500.00	2,025.00
6736 · Trees	853.00	500.00	353.00
6737 · Irrigation	330.00	290.00	40.00
6738 · Grounds Care	665.00	600.00	65.00
6741 · Garage	987.75		
6745 · Snow Plowing / Alley	1,170.00	1,000.00	170.00
6750 · Laundry Room	501.28	100.00	401.28
6770 · Building & Cleaning Supplies	1,050.07	350.00	700.07
6775 · Snow Shovel & Scraping	4,578.75	4,000.00	578.75
6777 · Plumbing	8,543.73	500.00	8,043.73
6778 · Fire Suppression Annual T&I	205.35		
6779 · Fire Monitoring	1,935.50	915.00	1,020.50
6787 · Fire Extinguishers	258.94	470.00	-211.06
6799 · 2024 Water Pipe Leak/Back flow	35,416.71	50,000.00	-14,583.29
MAINTENANCE - Other	0.00	7,000.00	-7,000.00
Total MAINTENANCE	91,917.61	97,575.00	-5,657.39
SPECIAL PROJECTS	2,545.00		
UTILITIES			
6930 · Gas	10,925.33	12,000.00	-1,074.67
6935 · Electricity	19,454.95	15,200.00	4,254.95
6940 · Sewer	8,155.44	7,956.00	199.44
6945 · Trash Removal	6,120.40	4,650.60	1,469.80

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

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Bud...
6950 · Pest Control	1,215.50	6,616.50	-5,401.00
6955 · Water	6,594.91	830.00	5,764.91
6961 · WIFI Network-cable	0.00	3,600.00	-3,600.00
6962 · AT&T LTE Failover	1,020.00	4,685.00	-3,665.00
6963 · MSP Network Maintenance	6,167.29	821.00	5,346.29
6965 · Comcast / Xfinity	4,714.07		
6972 · Telephone	929.56		
6781 · Camera Maintenance / Support	480.00	500.00	-20.00
Total UTILITIES	65,777.45	56,859.10	8,918.35
Total Expense	257,224.33	212,289.85	44,934.48
Net Ordinary Income	8,790.14	-49,989.85	58,779.99
Other Income/Expense			
Other Income			
8000 · CAPITAL INCOME			
8010 · Reserve assessments	30,000.00	30,000.00	0.00
8000 · CAPITAL INCOME - Other	0.00	100,000.00	-100,000.00
Total 8000 · CAPITAL INCOME	30,000.00	130,000.00	-100,000.00
Total Other Income	30,000.00	130,000.00	-100,000.00
Other Expense			
7000 · CAPITAL EXPENSES			
7080 · Other	0.00	100,000.00	-100,000.00
Total 7000 · CAPITAL EXPENSES	0.00	100,000.00	-100,000.00
Total Other Expense	0.00	100,000.00	-100,000.00
Net Other Income	30,000.00	30,000.00	0.00
Net Income	38,790.14	-19,989.85	58,779.99

Winfield Arms Condo Assn.
Check Detail
December 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		12/17/25		OPERATING ...		-18.76
				6270 · Bank C...	-18.76	18.76
TOTAL					-18.76	18.76
Check	auto	12/03/25	Black Hills Energy	OPERATING ...		-779.06
				6930 · Gas	-779.06	779.06
TOTAL					-779.06	779.06
Check	auto	12/30/25	Black Hills Energy	OPERATING ...		-855.93
				6930 · Gas	-855.93	855.93
TOTAL					-855.93	855.93
Check	AUTO	12/13/25	Comcast INTERN...	OPERATING ...		-390.50
				6965 · Comcas...	-390.50	390.50
TOTAL					-390.50	390.50
Check	AUTO	12/17/25	CenturyLink	OPERATING ...		-74.58
				6972 · Telepho...	-74.58	74.58
TOTAL					-74.58	74.58
Check	6389	12/01/25	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6390	12/09/25	Mountain Mainte...	OPERATING ...		-620.00
				6719 · Monthly ...	-275.00	275.00
				6728 · Heating ...	-75.00	75.00
				6728 · Heating ...	-75.00	75.00
				6735 · Landsc...	-130.00	130.00
				6720 · General...	-65.00	65.00
TOTAL					-620.00	620.00
Check	6391	12/09/25	Aspen Places LLC	OPERATING ...		-2,166.89
				6955 · Water	-431.86	431.86
				6935 · Electricity	-1,222.49	1,222.49
				6945 · Trash R...	-512.54	512.54
TOTAL					-2,166.89	2,166.89
Check	6392	12/09/25	All Valley Resource	OPERATING ...		-247.50
				6777 · Plumbing	-247.50	247.50
TOTAL					-247.50	247.50
Check	6393	12/09/25	Mountain Pest Co...	OPERATING ...		-120.00

Winfield Arms Condo Assn.
Check Detail
December 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				6950 · Pest Co...	-120.00	120.00
TOTAL					-120.00	120.00
Check	6394	12/31/25	Aspen Places LLC	OPERATING ...		-2,299.35
				6723 · Misc M...	-645.00	645.00
				6955 · Water	-431.86	431.86
				6935 · Electricity	-1,222.49	1,222.49
TOTAL					-2,299.35	2,299.35
Check	6399	12/31/25	Aspen Places LLC	OPERATING ...		-2,196.71
				6722 · Daily M...	-1,137.50	1,137.50
				6722 · Daily M...	-1,040.00	1,040.00
				6770 · Building...	-19.21	19.21
TOTAL					-2,196.71	2,196.71
Bill Pmt -C...	6483	12/15/25	Siarau Company	OPERATING ...		-150.00
Bill		11/30/25		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00