

Winfield Arms Condo Assn.

Balance Sheet

As of February 28, 2022

Accrual Basis

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
Capital Reserve (-789-380)	30,378.47
OPERATING Trust (-015-644)	12,961.55
Total Checking/Savings	43,340.02
Accounts Receivable	
Accounts Receivable	-236.48
Total Accounts Receivable	-236.48
Other Current Assets	
Prepaid Expense	
Sanitation-	618.97
Web services-	380.00
Total Prepaid Expense	998.97
Total Other Current Assets	998.97
Total Current Assets	44,102.51
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	44,102.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	150.00
Total Accounts Payable	150.00
Other Current Liabilities	
PREPAID Assessments	10,500.02
Remodel Security	
remodel security-17 Crystal	500.00
Total Remodel Security	500.00
Total Other Current Liabilities	11,000.02
Total Current Liabilities	11,150.02
Total Liabilities	11,150.02
Equity	
Capital / Special Assessment	15,264.06
Retained Earnings	13,498.77
Net Income	4,189.66
Total Equity	32,952.49
TOTAL LIABILITIES & EQUITY	44,102.51

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

Accrual Basis

	Feb 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	0.23	0.00
5119 · Remodel maintenance fee	0.00	0.00
5120 · Laundry Rooms	249.75	250.00
Total INCOME	9,083.31	9,083.37
Total Income	9,083.31	9,083.37
Gross Profit	9,083.31	9,083.37
Expense		
ADMINISTRATION		
6100 · Management Fees	950.00	950.00
6200 · Board Expense	0.00	100.00
6280 · Bookkeeping	150.00	150.00
6285 · Website Maintenance	50.00	50.00
6300 · Postage/Office Supplies	0.00	50.00
6500 · Insurance	1,241.49	1,095.33
6560 · Legal & Audit	108.00	0.00
6570 · Misc.Admin.	250.00	200.00
ADMINISTRATION - Other	0.00	0.00
Total ADMINISTRATION	2,749.49	2,595.33
MAINTENANCE		
6777- Plumbing	520.00	
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	495.00	1,004.45
6722 · Daily Maintenance & Repairs	546.00	0.00
6723 · Misc Maintenance	0.00	0.00
6725 · Building Improvements		
6727 · Roof	0.00	195.00
6728 · Heating/hot water	170.17	418.00
6725 · Building Improvements - Other	0.00	0.00
Total 6725 · Building Improvements	170.17	613.00
6730 · Hot Tub	55.00	0.00
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	0.00	0.00
Total 6735 · Landscaping	0.00	0.00
6737 · Irrigation	0.00	0.00
6738 · Lawn and Grounds Care	0.00	0.00
6740 · Garage	0.00	62.50
6745 · Alley	0.00	520.00
6770 · Building Supplies	0.00	0.00
6775 · Snow Removal	1,348.00	1,216.00
6780 · WIFI Network maintenance	0.00	0.00
6786 · Security	0.00	0.00
Total MAINTENANCE	3,134.17	3,415.95
Pest Control	0.00	0.00
UTILITY		
6930 · Gas	0.00	0.00
6935 · Electricity	1,420.91	1,169.29
6940 · Sewer	618.97	593.84

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

February 2022

Accrual Basis

	<u>Feb 22</u>	<u>Budget</u>
6945 · Trash Removal	261.17	95.48
6950 · Pest Control	1,048.32	0.00
6955 · Water	385.51	298.04
6960 · Cable fees	0.00	0.00
6961 · WIFI Network-cable	0.00	0.00
6962 · AT&T LTE Failover	30.00	
6963 · MSP Network Maintenance	260.00	
6965 · Internet (monthly fee)	381.76	249.35
6970 · Security		
6971 · Fire alarm annual inspection	0.00	0.00
6972 · Telephone	53.33	43.66
6973 · Camera Maintenance and Support	25.00	
6970 · Security - Other	0.00	0.00
Total 6970 · Security	<u>78.33</u>	<u>43.66</u>
Total UTILITY	<u>4,484.97</u>	<u>2,449.66</u>
Total Expense	<u>10,368.63</u>	<u>8,460.94</u>
Net Ordinary Income	-1,285.32	622.43
Other Income/Expense		
Other Income		
8000 · CAPITAL INCOME		
8010 · Reserve assessments	1,666.66	1,731.33
Total 8000 · CAPITAL INCOME	<u>1,666.66</u>	<u>1,731.33</u>
Total Other Income	<u>1,666.66</u>	<u>1,731.33</u>
Net Other Income	1,666.66	1,731.33
Net Income	<u><u>381.34</u></u>	<u><u>2,353.76</u></u>

Winfield Arms Condo Assn.
Budget vs. Actual YTD
January through February 2022

Accrual Basis

	Jan - Feb 22	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	18,474.91	17,666.74	808.17
5105 · Garage Parking	1,100.00	1,200.00	-100.00
5106 · Alley Parking	1,200.00	1,200.00	0.00
5110 · Late Fees	50.00	0.00	50.00
5115 · Interest	0.46	0.00	0.46
5119 · Remodel maintenance fee	0.00	0.00	0.00
5120 · Laundry Rooms	536.50	500.00	36.50
INCOME - Other	400.00		
Total INCOME	21,761.87	20,566.74	1,195.13
Total Income	21,761.87	20,566.74	1,195.13
Gross Profit	21,761.87	20,566.74	1,195.13
Expense			
ADMINISTRATION			
6100 · Management Fees	1,900.00	1,900.00	0.00
6200 · Board Expense	0.00	100.00	-100.00
6280 · Bookkeeping	300.00	350.00	-50.00
6285 · Website Maintenance	100.00	100.00	0.00
6300 · Postage/Office Supplies	0.00	50.00	-50.00
6500 · Insurance	2,482.98	2,190.66	292.32
6560 · Legal & Audit	108.00	0.00	108.00
6570 · Misc.Admin.	300.00	244.00	56.00
ADMINISTRATION - Other	0.00	0.00	0.00
Total ADMINISTRATION	5,190.98	4,934.66	256.32
MAINTENANCE			
6777- Plumbing	520.00		
Units 18/9 claim 00-225-253124	0.00	0.00	0.00
6720 · General / Repairs	975.00	1,672.33	-697.33
6722 · Daily Maintenance & Repairs	1,554.00	0.00	1,554.00
6723 · Misc Maintenance	0.00	0.00	0.00
6724 · Unit Expense	155.00		
6725 · Building Improvements			
6727 · Roof	0.00	195.00	-195.00
6728 · Heating/hot water	442.51	767.53	-325.02
6725 · Building Improvements - Other	0.00	0.00	0.00
Total 6725 · Building Improvements	442.51	962.53	-520.02
6730 · Hot Tub	55.00	0.00	55.00
6735 · Landscaping			
6736 Tree Removal	0.00	0.00	0.00
6735 · Landscaping - Other	0.00	0.00	0.00
Total 6735 · Landscaping	0.00	0.00	0.00
6737 · Irrigation	0.00	0.00	0.00
6738 · Lawn and Grounds Care	0.00	0.00	0.00
6740 · Garage	0.00	62.50	-62.50
6745 · Alley	240.00	520.00	-280.00
6770 · Building Supplies	40.38	480.00	-439.62
6775 · Snow Removal	2,152.00	1,216.00	936.00
6780 · WIFI Network maintenance	120.00	240.00	-120.00
6786 · Security	0.00	0.00	0.00
Total MAINTENANCE	6,253.89	5,153.36	1,100.53
Pest Control	0.00	0.00	0.00
UTILITY			
6930 · Gas	1,451.52	947.98	503.54

**Winfield Arms Condo Assn.
Budget vs. Actual YTD
January through February 2022**

Accrual Basis

	<u>Jan - Feb 22</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
6935 - Electricity	2,612.74	2,448.97	163.77
6940 - Sewer	1,237.94	1,187.68	50.26
6945 - Trash Removal	440.74	190.96	249.78
6950 - Pest Control	1,139.32	1,130.46	8.86
6955 - Water	712.72	576.22	136.50
6960 - Cable fees	0.00	0.00	0.00
6961 - WIFI Network-cable	0.00	247.68	-247.68
6962 - AT&T LTE Failover	90.00		
6963 - MSP Network Maintenance	780.00		
6965 - Internet (monthly fee)	849.59	249.35	600.24
6970 - Security			
6971 - Fire alarm annual inspection	0.00	0.00	0.00
6972 - Telephone	103.59	87.71	15.88
6973 - Camera Maintenance and Support	75.00		
6970 - Security - Other	120.00	120.00	0.00
Total 6970 - Security	<u>298.59</u>	<u>207.71</u>	<u>90.88</u>
Total UTILITY	<u>9,613.16</u>	<u>7,187.01</u>	<u>2,426.15</u>
Total Expense	<u>21,058.03</u>	<u>17,275.03</u>	<u>3,783.00</u>
Net Ordinary Income	703.84	3,291.71	-2,587.87
Other Income/Expense			
Other Income			
8000 - CAPITAL INCOME			
8010 - Reserve assessments	3,485.82	3,462.66	23.16
Total 8000 - CAPITAL INCOME	<u>3,485.82</u>	<u>3,462.66</u>	<u>23.16</u>
Total Other Income	<u>3,485.82</u>	<u>3,462.66</u>	<u>23.16</u>
Net Other Income	3,485.82	3,462.66	23.16
Net Income	<u>4,189.66</u>	<u>6,754.37</u>	<u>-2,564.71</u>

Winfield Arms Condo Assn.
Check Detail
February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	auto	02/16/22	American Family ...	OPERATING ...		-1,241.49
				6500 · Insurance	-1,224.91	1,224.91
				6500 · Insurance	-16.58	16.58
TOTAL					-1,241.49	1,241.49
Check	AUTO	02/04/22	Mountain Waste ...	OPERATING ...		-261.17
				6945 · Trash R...	-261.17	261.17
TOTAL					-261.17	261.17
Check	AUTO	02/09/22	CenturyLink	OPERATING ...		-53.33
				6972 · Telepho...	-53.33	53.33
TOTAL					-53.33	53.33
Check	AUTO	02/13/22	Comcast INTERN...	OPERATING ...		-381.76
				6965 · Internet ...	-381.76	381.76
TOTAL					-381.76	381.76
Check	AUTO	02/25/22	City of Aspen	OPERATING ...		-1,806.42
				6955 · Water	-385.51	385.51
				6935 · Electricity	-1,420.91	1,420.91
TOTAL					-1,806.42	1,806.42
Check	6002	02/01/22	Aspen Resort Ac...	OPERATING ...		-950.00
				6100 · Manage...	-950.00	950.00
TOTAL					-950.00	950.00
Check	6004	02/03/22	Aspen Resort Ac...	OPERATING ...		-250.00
				6570 · Misc.Ad...	-250.00	250.00
TOTAL					-250.00	250.00
Check	6005	02/03/22	Orkin	OPERATING ...		-1,048.32
				6950 · Pest Co...	-1,048.32	1,048.32
TOTAL					-1,048.32	1,048.32
Check	6006	02/03/22	All Valley Resource	OPERATING ...		-520.00
				6777- Plumbing	-520.00	520.00
TOTAL					-520.00	520.00
Check	6007	02/11/22	mountain mainte...	OPERATING ...		-1,898.00
				6720 · General...	-275.00	275.00
				6720 · General...	-55.00	55.00
				6720 · General...	-55.00	55.00

Winfield Arms Condo Assn.
Check Detail
February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				6730 · Hot Tub	-55.00	55.00
				6720 · General...	-55.00	55.00
				6720 · General...	-55.00	55.00
				6775 · Snow R...	-300.00	300.00
				6775 · Snow R...	-160.00	160.00
				6775 · Snow R...	-144.00	144.00
				6775 · Snow R...	-72.00	72.00
				6775 · Snow R...	-96.00	96.00
				6775 · Snow R...	-216.00	216.00
				6775 · Snow R...	-144.00	144.00
				6775 · Snow R...	-72.00	72.00
				6775 · Snow R...	-144.00	144.00
TOTAL					-1,898.00	1,898.00
Check	6009	02/15/22	A*Ok Plumbing & ...	OPERATING ...		-170.17
				6728 · Heating/...	-170.17	170.17
TOTAL					-170.17	170.17
Check	6010	02/16/22	Winzenburg, Leff,...	OPERATING ...		-108.00
				6560 · Legal & ...	-108.00	108.00
TOTAL					-108.00	108.00
Check	6011	02/16/22	Aspen Resort Ac...	OPERATING ...		-294.00
				6722 · Daily M...	-294.00	294.00
TOTAL					-294.00	294.00
Check	6012	02/24/22	Larsen Limited	OPERATING ...		-315.00
				6963 · MSP N...	-260.00	260.00
				6962 · AT&T L...	-30.00	30.00
				6973 · Camera...	-25.00	25.00
TOTAL					-315.00	315.00
Check	6014	02/28/22	Aspen Places	OPERATING ...		-252.00
				6722 · Daily M...	-252.00	252.00
TOTAL					-252.00	252.00
Bill Pmt -C...	6044	02/14/22	Siarau Company	OPERATING ...		-150.00
Bill		01/30/22		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00