

Winfield Arms Condo Assn.

Balance Sheet

As of October 31, 2025

Accrual Basis

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	28,110.24
Capital Reserve (-789-380)	51,906.85
Total Checking/Savings	80,017.09
Accounts Receivable	
Accounts Receivable	6,998.18
Total Accounts Receivable	6,998.18
Other Current Assets	
Prepaid Expense	
Sanitation-	10,094.85
Total Prepaid Expense	10,094.85
Undeposited Funds	513.00
Total Other Current Assets	10,607.85
Total Current Assets	97,623.12
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	97,623.12
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	68,115.17
Total Equity	96,973.12
TOTAL LIABILITIES & EQUITY	97,623.12

Winfield Arms Condo Assn.

Profit & Loss

October 2025

Accrual Basis

	Oct 25
Ordinary Income/Expense	
Income	
INCOME	
5100 · Operating Assessment	37,500.00
5115 · Interest	68.42
5120 · Laundry Rooms	562.08
Total INCOME	38,130.50
Total Income	38,130.50
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	30.35
6280 · Bookkeeping	150.00
6560 · Legal & Audit	50.00
Total ADMINISTRATION	1,430.35
MAINTENANCE	
6719 · Monthly Property Checks	275.00
6720 · General / Repairs	370.00
6725 · Building Improvements	139.50
6735 · Landscaping / Lawn Mowing	510.00
6750 · Laundry Room	37.50
6779 · Fire Monitoring	294.00
Total MAINTENANCE	1,626.00
UTILITIES	
6930 · Gas	616.63
6935 · Electricity	1,553.80
6945 · Trash Removal	512.54
6950 · Pest Control	310.00
6955 · Water	574.78
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	4,449.35
Total Expense	7,505.70
Net Ordinary Income	30,624.80
Other Income/Expense	
Other Income	
8000 · CAPITAL INCOME	
8010 · Reserve assessments	7,500.00
Total 8000 · CAPITAL INCOME	7,500.00
Total Other Income	7,500.00
Net Other Income	7,500.00
Net Income	38,124.80

Winfield Arms Condo Assn.

Budget vs. Actual YTD

January through October 2025

Accrual Basis

	Jan - Oct 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
5115 · Interest	499.65		
5119 · Remodel maintenance fee	0.00	500.00	-500.00
5120 · Laundry Rooms	7,865.69	5,840.00	2,025.69
5121 · Storage Closet rental income	1,600.00		
Total INCOME	264,765.34	161,140.00	103,625.34
Total Income	264,765.34	161,140.00	103,625.34
Expense			
ADMINISTRATION			
6100 · Management Fee	12,000.00	12,000.00	0.00
6200 · Board Expense	0.00	232.00	-232.00
6270 · Bank Charge	44.26		
6280 · Bookkeeping	1,550.00	1,500.00	50.00
6285 · Website Maintenance	1,848.00	1,000.00	848.00
6300 · Postage / Office Supplies	0.00	300.00	-300.00
6500 · Insurance	71,741.78	39,073.75	32,668.03
6560 · Legal & Audit	4,846.50	500.00	4,346.50
6565 · CPA/Tax Prep	1,513.32		
6570 · Misc.Admin.	350.00	350.00	0.00
Total ADMINISTRATION	93,893.86	54,955.75	38,938.11
MAINTENANCE			
6719 · Monthly Property Checks	2,750.00	0.00	2,750.00
6720 · General / Repairs	4,493.94	5,840.00	-1,346.06
6722 · Daily Maintenance & Repairs	5,062.50	10,000.00	-4,937.50
6723 · Misc Maintenance	6,432.22	650.00	5,782.22
6725 · Building Improvements	139.50		
6726 · Painting	0.00	5,000.00	-5,000.00
6727 · Roof	937.50	1,200.00	-262.50
6728 · Heating / Hot Water	1,030.08	1,500.00	-469.92
6730 · Hot Tub	1,994.79	850.00	1,144.79
6735 · Landscaping / Lawn Mowing	3,402.50	3,250.00	152.50
6736 · Trees	853.00	500.00	353.00
6737 · Irrigation	330.00	290.00	40.00
6738 · Grounds Care	665.00	500.00	165.00
6741 · Garage	987.75		
6745 · Snow Plowing / Alley	1,170.00	850.00	320.00
6750 · Laundry Room	37.50	100.00	-62.50
6770 · Building & Cleaning Supplies	787.49	300.00	487.49
6775 · Snow Shovel & Scraping	4,578.75	3,000.00	1,578.75
6777 · Plumbing	8,048.73	500.00	7,548.73
6778 · Fire Suppression Annual T&I	205.35		
6779 · Fire Monitoring	2,085.50	762.50	1,323.00
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	5,840.00	-5,840.00
Total MAINTENANCE	81,667.75	91,402.50	-9,734.75
SPECIAL PROJECTS	2,545.00		
UTILITIES			
6930 · Gas	9,290.34	10,000.00	-709.66
6935 · Electricity	15,695.45	12,800.00	2,895.45
6940 · Sewer	247.50	7,956.00	-7,708.50
6945 · Trash Removal	5,095.22	3,875.50	1,219.72
6950 · Pest Control	975.50	6,111.50	-5,136.00

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

Accrual Basis

	Jan - Oct 25	Budget	\$ Over Bud...
6955 · Water	5,275.51	692.00	4,583.51
6961 · WIFI Network-cable	0.00	3,000.00	-3,000.00
6962 · AT&T LTE Failover	940.00	3,905.00	-2,965.00
6963 · MSP Network Maintenance	5,867.29	685.00	5,182.29
6965 · Comcast / Xfinity	3,936.35		
6972 · Telephone	780.40		
6781 · Camera Maintenance / Support	440.00	500.00	-60.00
Total UTILITIES	48,543.56	49,525.00	-981.44
Total Expense	226,650.17	195,883.25	30,766.92
Net Ordinary Income	38,115.17	-34,743.25	72,858.42
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	68,115.17	-4,743.25	72,858.42

Winfield Arms Condo Assn.
Check Detail
October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		10/14/25		OPERATING ...		-30.35
				6270 · Bank C...	-30.35	30.35
TOTAL					-30.35	30.35
Check	auto	10/30/25	Black Hills Energy	OPERATING ...		-616.63
				6930 · Gas	-616.63	616.63
TOTAL					-616.63	616.63
Check	AUTO	10/15/25	CenturyLink	OPERATING ...		-74.38
				6972 · Telepho...	-74.38	74.38
TOTAL					-74.38	74.38
Check	AUTO	10/16/25	Comcast INTERN...	OPERATING ...		-387.22
				6965 · Comcas...	-387.22	387.22
TOTAL					-387.22	387.22
Check	6372	10/01/25	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6373	10/17/25	Mountain Mainte...	OPERATING ...		-1,192.50
				6719 · Monthly ...	-275.00	275.00
				6735 · Landsc...	-375.00	375.00
				6735 · Landsc...	-70.00	70.00
				6750 · Laundry...	-37.50	37.50
				6720 · General...	-110.00	110.00
				6735 · Landsc...	-65.00	65.00
				6720 · General...	-260.00	260.00
TOTAL					-1,192.50	1,192.50
Check	6374	10/01/25	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	6375	10/14/25	Aspen Places LLC	OPERATING ...		-2,691.12
				6955 · Water	-574.78	574.78
				6935 · Electricity	-1,553.80	1,553.80
				6945 · Trash R...	-512.54	512.54
				6560 · Legal & ...	-50.00	50.00
TOTAL					-2,691.12	2,691.12
Check	6376	10/14/25	Mtricity	OPERATING ...		-139.50

Winfield Arms Condo Assn.
Check Detail
October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				6725 · Building...	-139.50	139.50
TOTAL					-139.50	139.50
Check	6377	10/14/25	Mountain Pest Co...	OPERATING ...		-310.00
				6950 · Pest Co...	-310.00	310.00
TOTAL					-310.00	310.00
Check	6378	10/14/25	Proguard	OPERATING ...		-144.00
				6779 · Fire Mo...	-144.00	144.00
TOTAL					-144.00	144.00
Check	6379	10/17/25	City of Aspen	OPERATING ...		-150.00
				6779 · Fire Mo...	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -C...	6487	10/15/25	Siarau Company	OPERATING ...		-150.00
Bill		09/30/25		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00