

Winfield Arms Condo Assn.
Balance Sheet
As of January 31, 2026

Accrual Basis

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	40,796.03
Capital Reserve (-789-380)	67,099.66
Total Checking/Savings	107,895.69
Accounts Receivable	
Accounts Receivable	-697.37
Total Accounts Receivable	-697.37
Other Current Assets	
Prepaid Expense	
Sanitation-	0.01
Total Prepaid Expense	0.01
Total Other Current Assets	0.01
Total Current Assets	107,198.33
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	107,198.33
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	48,353.27
Net Income	42,931.00
Total Equity	106,548.33
TOTAL LIABILITIES & EQUITY	107,198.33

Winfield Arms Condo Assn.
Profit & Loss
January 2026

Accrual Basis

	Jan 26
Ordinary Income/Expense	
Income	
INCOME	
5100 - Operating Assessment	35,533.50
5105 - Garage Parking	2,600.00
5106 - Alley Parking	2,200.00
5115 - Interest	71.60
5120 - Laundry Rooms	493.01
Total INCOME	40,898.11
Total Income	40,898.11
Expense	
ADMINISTRATION	
6100 - Management Fee	1,200.00
6270 - Bank Charge	19.59
6280 - Bookkeeping	150.00
Total ADMINISTRATION	1,369.59
MAINTENANCE	
6779 - Fire Monitoring	144.00
Total MAINTENANCE	144.00
UTILITIES	
6940 - Sewer	2,089.83
6945 - Trash Removal	558.61
6962 - AT&T LTE Failover	160.00
6963 - MSP Network Maintenance	600.00
6965 - Comcast / Xfinity	390.50
6972 - Telephone	74.58
6781 - Camera Maintenance / Support	80.00
Total UTILITIES	3,953.52
Total Expense	5,467.11
Net Ordinary Income	35,431.00
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	42,931.00

**Winfield Arms Condo Assn.
Budget vs. Actual YTD
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	35,533.50		
5105 · Garage Parking	2,600.00		
5106 · Alley Parking	2,200.00		
5115 · Interest	71.60		
5120 · Laundry Rooms	493.01		
Total INCOME	40,898.11		
Total Income	40,898.11		
Expense			
ADMINISTRATION			
6100 · Management Fee	1,200.00		
6270 · Bank Charge	19.59		
6280 · Bookkeeping	150.00		
Total ADMINISTRATION	1,369.59		
MAINTENANCE			
6779 · Fire Monitoring	144.00		
Total MAINTENANCE	144.00		
UTILITIES			
6940 · Sewer	2,089.83		
6945 · Trash Removal	558.61		
6962 · AT&T LTE Failover	160.00		
6963 · MSP Network Maintenance	600.00		
6965 · Comcast / Xfinity	390.50		
6972 · Telephone	74.58		
6781 · Camera Maintenance / Support	80.00		
Total UTILITIES	3,953.52		
Total Expense	5,467.11		
Net Ordinary Income	35,431.00		
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	42,931.00		

Winfield Arms Condo Assn.
Check Detail
 January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		01/07/26	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		01/17/26		OPERATING ...		-19.59
				6270 · Bank C...	-19.59	19.59
TOTAL					-19.59	19.59
Check	auto	01/28/26	Aspen Consolidat...	OPERATING ...		-2,089.83
				6940 · Sewer	-2,089.83	2,089.83
TOTAL					-2,089.83	2,089.83
Check	AUTO	01/13/26	Comcast INTERN...	OPERATING ...		-390.50
				6965 · Comcas...	-390.50	390.50
TOTAL					-390.50	390.50
Check	AUTO	01/13/26	CenturyLink	OPERATING ...		-74.58
				6972 · Telepho...	-74.58	74.58
TOTAL					-74.58	74.58
Check	DR	01/09/26		OPERATING ...		-1,966.50
				5100 · Operati...	-1,966.50	1,966.50
TOTAL					-1,966.50	1,966.50
Check	6395	01/01/26	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6396	01/13/26	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	6397	01/07/26	Aspen Places LLC	OPERATING ...		-558.61
				6945 · Trash R...	-558.61	558.61
TOTAL					-558.61	558.61
Check	6398	01/15/26	Proguard	OPERATING ...		-144.00

Winfield Arms Condo Assn.
Check Detail
January 2026

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				6779 · Fire Mo...	-144.00	144.00
TOTAL					-144.00	144.00
Bill Pmt -C...	6478	01/12/26	Siarau Company	OPERATING ...		-150.00
Bill		12/29/25		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00