Winfield Arms Condo Assn.
Balance Sheet
As of June 30, 2025

Accrual Basis

		Jun 30, 25
ASSETS		
Current Assets		
Checking/Savings		
Capital Reserve (-789-380)		29,153.17
OPERATING Trust (-015-644)		103,175.58
Total Checking/Savings		132,328.75
Accounts Receivable		
Accounts Receivable		-11,904.33
Total Accounts Receivable		-11,904.33
Other Current Assets		
Prepaid Expense		
Sanitation-	8,055.99	
Total Prepaid Expense		8,055.99
Undeposited Funds		-2,016.00
Total Other Current Assets		6,039.99
Total Current Assets		126,464.41
Fixed Assets		
Acc Depr - Washer & Dryer		-6,848.78
Washers & Dryers		6,848.78
Total Fixed Assets		0.00
TOTAL ASSETS		**126,464.41**
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		96,956.46
Total Equity		125,814.41
TOTAL LIABILITIES & EQUITY		**126,464.41**

Winfield Arms Condo Assn.
Profit & Loss
Accrual Basis — **June 2025**

	Jun 25	
Ordinary Income/Expense		
Income		
INCOME		
5115 · Interest	39.09	
5120 · Laundry Rooms	404.93	
Total INCOME		444.02
Total Income		444.02
Expense		
ADMINISTRATION		
6280 · Bookkeeping	150.00	
6500 · Insurance	2,604.99	
6560 · Legal & Audit	5,758.00	
Total ADMINISTRATION		8,512.99
MAINTENANCE		
6719 · Monthly Property Checks	275.00	
6720 · General / Repairs	675.00	
6722 · Daily Maintenance & Repairs	1,332.50	
6723 · Misc Maintenance	1,965.22	
6727 · Roof	712.50	
6728 · Heating / Hot Water	290.00	
6735 · Landscaping / Lawn Mowing	1,190.00	
6741 · Garage	162.50	
6799 · 2024 Water Pipe Leak/Back flow	11,230.92	
Total MAINTENANCE		17,833.64
UTILITIES		
6930 · Gas	1,342.92	
6935 · Electricity	1,148.86	
6950 · Pest Control	305.50	
6955 · Water	447.74	
6962 · AT&T LTE Failover	80.00	
6963 · MSP Network Maintenance	300.00	
6965 · Comcast / Xfinity	387.22	
6972 · Telephone	72.55	
6781 · Camera Maintenance / Support	40.00	
Total UTILITIES		4,124.79
Total Expense		30,471.42
Net Ordinary Income		-30,027.40
Net Income		**-30,027.40**

Winfield Arms Condo Assn.
Budget vs. Actual YTD

Accrual Basis | **January through June 2025**

	Jan - Jun 25	Budget	$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	75,000.00	75,000.00	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	245.97		
5119 · Remodel maintenance fee	0.00	500.00	-500.00
5120 · Laundry Rooms	4,127.62	3,520.00	607.62
5121 · Storage Closet rental income	1,600.00		
Total INCOME	185,773.59	83,820.00	101,953.59
Total Income	185,773.59	83,820.00	101,953.59
Expense			
ADMINISTRATION			
6100 · Management Fee	6,000.00	7,200.00	-1,200.00
6200 · Board Expense	0.00	232.00	-232.00
6270 · Bank Charge	11.86		
6280 · Bookkeeping	950.00	900.00	50.00
6285 · Website Maintenance	648.00	600.00	48.00
6300 · Postage / Office Supplies	0.00	300.00	-300.00
6500 · Insurance	15,629.94	39,073.75	-23,443.81
6560 · Legal & Audit	5,796.50	500.00	5,296.50
6570 · Misc.Admin.	0.00	350.00	-350.00
Total ADMINISTRATION	29,036.30	49,155.75	-20,119.45
MAINTENANCE			
6719 · Monthly Property Checks	1,650.00	0.00	1,650.00
6720 · General / Repairs	3,517.94	3,520.00	-2.06
6722 · Daily Maintenance & Repairs	5,062.50	6,000.00	-937.50
6723 · Misc Maintenance	1,965.22	0.00	1,965.22
6726 · Painting	0.00	0.00	0.00
6727 · Roof	937.50	1,200.00	-262.50
6728 · Heating / Hot Water	1,030.08	1,500.00	-469.92
6730 · Hot Tub	418.12	550.00	-131.88
6735 · Landscaping / Lawn Mowing	1,847.50	1,250.00	597.50
6736 · Trees	0.00	0.00	0.00
6737 · Irrigation	0.00	0.00	0.00
6738 · Grounds Care	0.00	300.00	-300.00
6741 · Garage	617.75		
6745 · Snow Plowing / Alley	1,170.00	550.00	620.00
6750 · Laundry Room	0.00	100.00	-100.00
6770 · Building & Cleaning Supplies	787.49	200.00	587.49
6775 · Snow Shovel & Scraping	4,578.75	2,000.00	2,578.75
6777 · Plumbing	1,571.58	500.00	1,071.58
6778 · Fire Suppression Annual T&I	205.35		
6779 · Fire Monitoring	907.90	457.50	450.40
6787 · Fire Extinguishers	258.94	0.00	258.94
6799 · 2024 Water Pipe Leak/Back flow	16,406.71	50,000.00	-33,593.29
MAINTENANCE - Other	0.00	3,520.00	-3,520.00
Total MAINTENANCE	42,933.33	71,647.50	-28,714.17
UTILITIES			
6930 · Gas	7,240.43	6,000.00	1,240.43
6935 · Electricity	10,265.58	8,000.00	2,265.58
6940 · Sewer	0.00	3,978.00	-3,978.00
6945 · Trash Removal	2,532.82	2,325.30	207.52
6950 · Pest Control	305.50	3,750.00	-3,444.50
6955 · Water	3,063.73	416.00	2,647.73
6961 · WIFI Network-cable	0.00	1,800.00	-1,800.00
6962 · AT&T LTE Failover	540.00	2,345.00	-1,805.00

	Jan - Jun 25	Budget	$ Over Bud...
6963 · MSP Network Maintenance	4,787.29	413.00	4,374.29
6965 · Comcast / Xfinity	2,387.47		
6972 · Telephone	484.68		
6781 · Camera Maintenance / Support	240.00	500.00	-260.00
Total UTILITIES	31,847.50	29,527.30	2,320.20
Total Expense	103,817.13	150,330.55	-46,513.42
Net Ordinary Income	81,956.46	-66,510.55	148,467.01
Other Income/Expense			
Other Income			
8000 · CAPITAL INCOME			
8010 · Reserve assessments	15,000.00	15,000.00	0.00
8000 · CAPITAL INCOME - Other	0.00	0.00	0.00
Total 8000 · CAPITAL INCOME	15,000.00	15,000.00	0.00
Total Other Income	15,000.00	15,000.00	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	15,000.00	15,000.00	0.00
Net Income	**96,956.46**	**-51,510.55**	**148,467.01**

Winfield Arms Condo Assn.
Check Detail
June 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	**auto**	**06/02/25**	**Black Hills Energy**	**OPERATING ...**		**-748.54**
				6930 · Gas	-748.54	748.54
TOTAL					-748.54	748.54
Check	**auto**	**06/17/25**	**American Family ...**	**OPERATING ...**		**-2,604.99**
				6500 · Insurance	-2,604.99	2,604.99
TOTAL					-2,604.99	2,604.99
Check	**auto**	**06/18/25**	**Garrett Hansen Pl...**	**OPERATING ...**		**-290.00**
				6728 · Heating ...	-290.00	290.00
TOTAL					-290.00	290.00
Check	**auto**	**06/30/25**	**Black Hills Energy**	**OPERATING ...**		**-594.38**
				6930 · Gas	-594.38	594.38
TOTAL					-594.38	594.38
Check	**AUTO**	**06/12/25**	**CenturyLink**	**OPERATING ...**		**-72.55**
				6972 · Telepho...	-72.55	72.55
TOTAL					-72.55	72.55
Check	**AUTO**	**06/16/25**	**Comcast INTERN...**	**OPERATING ...**		**-387.22**
				6965 · Comcas...	-387.22	387.22
TOTAL					-387.22	387.22
Check	**CC**	**06/02/25**	**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	**CC**	**06/24/25**	**Brian Smith CPA**	**OPERATING ...**		**-1,000.00**
				6560 · Legal & ...	-1,000.00	1,000.00
TOTAL					-1,000.00	1,000.00
Check	**6321**	**06/17/25**	**Kubed Fire Suppr...**	**OPERATING ...**		**-11,005.92**
				6799 · 2024 W...	-11,005.92	11,005.92
TOTAL					-11,005.92	11,005.92
Check	**6322**	**06/17/25**	**Aspen Places LLC**	**OPERATING ...**		**-2,929.10**
				6955 · Water	-447.74	447.74
				6935 · Electricity	-1,148.86	1,148.86
				6722 · Daily M...	-780.00	780.00

Winfield Arms Condo Assn.
Check Detail
June 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				6722 · Daily M...	-552.50	552.50
TOTAL					-2,929.10	2,929.10
Check	**6324**	**06/18/25**	**Aspen Places LLC**	**OPERATING ...**		**-1,965.22**
				6723 · Misc M...	-1,965.22	1,965.22
TOTAL					-1,965.22	1,965.22
Check	**6325**	**06/20/25**	**Mountain Pest Co...**	**OPERATING ...**		**-185.50**
				6950 · Pest Co...	-185.50	185.50
TOTAL					-185.50	185.50
Check	**6326**	**06/23/25**	**Mountain Mainte...**	**OPERATING ...**		**-3,240.00**
				6719 · Monthly ...	-275.00	275.00
				6741 · Garage	-162.50	162.50
				6720 · General...	-450.00	450.00
				6727 · Roof	-412.50	412.50
				6735 · Landsc...	-50.00	50.00
				6727 · Roof	-300.00	300.00
				6735 · Landsc...	-260.00	260.00
				6735 · Landsc...	-375.00	375.00
				6735 · Landsc...	-325.00	325.00
				6735 · Landsc...	-180.00	180.00
				6720 · General...	-112.50	112.50
				6720 · General...	-112.50	112.50
				6799 · 2024 W...	-75.00	75.00
				6799 · 2024 W...	-150.00	150.00
TOTAL					-3,240.00	3,240.00
Check	**6327**	**06/24/25**	**Mountain Pest Co...**	**OPERATING ...**		**-120.00**
				6950 · Pest Co...	-120.00	120.00
TOTAL					-120.00	120.00
Check	**6328**	**06/24/25**	**Department of th...**	**OPERATING ...**		**-2,308.00**
				6560 · Legal & ...	-2,308.00	2,308.00
TOTAL					-2,308.00	2,308.00
Check	**6329**	**06/24/25**	**Colorado Depart...**	**OPERATING ...**		**-340.00**
				6560 · Legal & ...	-340.00	340.00
TOTAL					-340.00	340.00
Check	**6330**	**06/24/25**	**Department of th...**	**OPERATING ...**		**-1,828.00**
				6560 · Legal & ...	-1,828.00	1,828.00
TOTAL					-1,828.00	1,828.00
Check	**6331**	**06/24/25**	**Colorado Depart...**	**OPERATING ...**		**-282.00**
				6560 · Legal & ...	-282.00	282.00

Winfield Arms Condo Assn.
Check Detail
June 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-282.00	282.00
Bill Pmt -C...	**6491**	**06/05/25**	**Siarau Company**	**OPERATING ...**		**-150.00**
Bill		05/30/25		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00