

Winfield Arms Condo Assn.
Balance Sheet
As of July 31, 2025

Accrual Basis

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	72,047.60
Capital Reserve (-789-380)	51,696.06
Total Checking/Savings	123,743.66
Accounts Receivable	
Accounts Receivable	-1,018.32
Total Accounts Receivable	-1,018.32
Other Current Assets	
Prepaid Expense	
Sanitation-	10,094.85
Total Prepaid Expense	10,094.85
Total Other Current Assets	10,094.85
Total Current Assets	132,820.19
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	132,820.19
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	103,312.24
Total Equity	132,170.19
TOTAL LIABILITIES & EQUITY	132,820.19

Winfield Arms Condo Assn.

Profit & Loss

July 2025

Accrual Basis

	Jul 25
Ordinary Income/Expense	
Income	
INCOME	
5100 · Operating Assessment	37,500.00
5115 · Interest	42.89
5120 · Laundry Rooms	1,396.78
Total INCOME	38,939.67
Total Income	38,939.67
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	-0.02
6280 · Bookkeeping	150.00
6565 · CPA/Tax Prep	1,000.00
Total ADMINISTRATION	2,349.98
MAINTENANCE	
6719 · Monthly Property Checks	275.00
6720 · General / Repairs	411.00
6723 · Misc Maintenance	4,467.00
6730 · Hot Tub	60.00
6735 · Landscaping / Lawn Mowing	300.00
6777 · Plumbing	6,477.15
6779 · Fire Monitoring	883.60
6799 · 2024 Water Pipe Leak/Back flow	19,010.00
Total MAINTENANCE	31,883.75
SPECIAL PROJECTS	1,570.00
UTILITIES	
6930 · Gas	460.41
6935 · Electricity	1,099.79
6945 · Trash Removal	1,024.78
6950 · Pest Control	120.00
6955 · Water	495.38
6962 · AT&T LTE Failover	80.00
6963 · MSP Network Maintenance	300.00
6965 · Comcast / Xfinity	387.22
6972 · Telephone	72.58
6781 · Camera Maintenance / Support	40.00
Total UTILITIES	4,080.16
Total Expense	39,883.89
Net Ordinary Income	-944.22
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	6,555.78

Winfield Arms Condo Assn.

Budget vs. Actual YTD

January through July 2025

Accrual Basis

	Jan - Jul 25	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	112,500.00	112,500.00	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	288.86		
5119 · Remodel maintenance fee	0.00	500.00	-500.00
5120 · Laundry Rooms	5,524.40	4,100.00	1,424.40
5121 · Storage Closet rental income	1,600.00		
Total INCOME	224,713.26	121,900.00	102,813.26
Total Income	224,713.26	121,900.00	102,813.26
Expense			
ADMINISTRATION			
6100 · Management Fee	8,400.00	8,400.00	0.00
6200 · Board Expense	0.00	232.00	-232.00
6270 · Bank Charge	11.84		
6280 · Bookkeeping	1,100.00	1,050.00	50.00
6285 · Website Maintenance	648.00	700.00	-52.00
6300 · Postage / Office Supplies	0.00	300.00	-300.00
6500 · Insurance	15,629.94	39,073.75	-23,443.81
6560 · Legal & Audit	4,796.50	500.00	4,296.50
6565 · CPA/Tax Prep	1,000.00		
6570 · Misc.Admin.	0.00	350.00	-350.00
Total ADMINISTRATION	31,586.28	50,605.75	-19,019.47
MAINTENANCE			
6719 · Monthly Property Checks	1,925.00	0.00	1,925.00
6720 · General / Repairs	3,928.94	4,100.00	-171.06
6722 · Daily Maintenance & Repairs	5,062.50	7,000.00	-1,937.50
6723 · Misc Maintenance	6,432.22	0.00	6,432.22
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	478.12	625.00	-146.88
6735 · Landscaping / Lawn Mowing	2,147.50	1,750.00	397.50
6736 · Trees	0.00	0.00	0.00
6737 · Irrigation	0.00	0.00	0.00
6738 · Grounds Care	0.00	350.00	-350.00
6741 · Garage	617.75		
6745 · Snow Plowing / Alley	1,170.00	625.00	545.00
6750 · Laundry Room	0.00	100.00	-100.00
6770 · Building & Cleaning Supplies	787.49	225.00	562.49
6775 · Snow Shovel & Scraping	4,578.75	2,000.00	2,578.75
6777 · Plumbing	8,048.73	500.00	7,548.73
6778 · Fire Suppression Annual T&I	205.35		
6779 · Fire Monitoring	1,791.50	533.75	1,257.75
6787 · Fire Extinguishers	258.94	0.00	258.94
6799 · 2024 Water Pipe Leak/Back flow	35,416.71	50,000.00	-14,583.29
MAINTENANCE - Other	0.00	4,100.00	-4,100.00
Total MAINTENANCE	74,817.08	74,608.75	208.33
SPECIAL PROJECTS	1,570.00		
UTILITIES			
6930 · Gas	7,700.84	7,000.00	700.84
6935 · Electricity	11,365.37	9,200.00	2,165.37
6940 · Sewer	0.00	5,967.00	-5,967.00
6945 · Trash Removal	3,557.60	2,712.85	844.75
6950 · Pest Control	425.50	4,750.00	-4,324.50
6955 · Water	3,559.11	485.00	3,074.11

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

Accrual Basis

	Jan - Jul 25	Budget	\$ Over Bud...
6961 · WIFI Network-cable	0.00	2,100.00	-2,100.00
6962 · AT&T LTE Failover	620.00	2,735.00	-2,115.00
6963 · MSP Network Maintenance	5,087.29	481.00	4,606.29
6965 · Comcast / Xfinity	2,774.69		
6972 · Telephone	557.26		
6781 · Camera Maintenance / Support	280.00	500.00	-220.00
Total UTILITIES	35,927.66	35,930.85	-3.19
Total Expense	143,901.02	161,145.35	-17,244.33
Net Ordinary Income	80,812.24	-39,245.35	120,057.59
Other Income/Expense			
Other Income			
8000 · CAPITAL INCOME			
8010 · Reserve assessments	22,500.00	22,500.00	0.00
8000 · CAPITAL INCOME - Other	0.00	0.00	0.00
Total 8000 · CAPITAL INCOME	22,500.00	22,500.00	0.00
Total Other Income	22,500.00	22,500.00	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	22,500.00	22,500.00	0.00
Net Income	103,312.24	-16,745.35	120,057.59

Winfield Arms Condo Assn.
Check Detail
July 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	auto	07/29/25	Aspen Consolidat...	OPERATING ...		-2,038.86
				Sanitation-	-2,038.86	2,038.86
TOTAL					-2,038.86	2,038.86
Check	auto	07/30/25	Black Hills Energy	OPERATING ...		-460.41
				6930 · Gas	-460.41	460.41
TOTAL					-460.41	460.41
Check	AUTO	07/15/25	CenturyLink	OPERATING ...		-72.58
				6972 · Telepho...	-72.58	72.58
TOTAL					-72.58	72.58
Check	AUTO	07/16/25	Comcast INTERN...	OPERATING ...		-387.22
				6965 · Comcas...	-387.22	387.22
TOTAL					-387.22	387.22
Check	6332	07/01/25	Al's Window Clea...	OPERATING ...		-645.00
				6723 · Misc M...	-645.00	645.00
TOTAL					-645.00	645.00
Check	6333	07/01/25	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	6334	07/02/25	All Valley Resource	OPERATING ...		-247.50
				6777 · Plumbing	-247.50	247.50
TOTAL					-247.50	247.50
Check	6335	07/07/25	A OK Plumbing &...	OPERATING ...		-4,536.90
				6777 · Plumbing	-4,536.90	4,536.90
TOTAL					-4,536.90	4,536.90
Check	6336	07/07/25	A OK Plumbing &...	OPERATING ...		-449.46
				6777 · Plumbing	-449.46	449.46
TOTAL					-449.46	449.46
Check	6337	07/07/25	Atlas Backflow	OPERATING ...		-230.00
				6777 · Plumbing	-230.00	230.00

Winfield Arms Condo Assn.
Check Detail
July 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-230.00	230.00
Check	6338	07/09/25	Mountain Pest Co...	OPERATING ...		-120.00
				6950 · Pest Co...	-120.00	120.00
TOTAL					-120.00	120.00
Check	6339	07/09/25	Excavation Servi...	OPERATING ...		-19,010.00
				6799 · 2024 W...	-19,010.00	19,010.00
TOTAL					-19,010.00	19,010.00
Check	6340	07/09/25	Proguard	OPERATING ...		-144.00
				6779 · Fire Mo...	-144.00	144.00
TOTAL					-144.00	144.00
Check	6341	07/11/25	Aspen Places	OPERATING ...		-1,000.00
				6565 · CPA/Ta...	-1,000.00	1,000.00
TOTAL					-1,000.00	1,000.00
Check	6342	07/14/25	Proguard	OPERATING ...		-739.60
				6779 · Fire Mo...	-739.60	739.60
TOTAL					-739.60	739.60
Check	6343	07/15/25	Mountain Mainte...	OPERATING ...		-2,616.00
				6719 · Monthly ...	-275.00	275.00
				6735 · Landsc...	-300.00	300.00
				6720 · General...	-195.00	195.00
				SPECIAL PRO...	-910.00	910.00
				SPECIAL PRO...	-360.00	360.00
				6720 · General...	-75.00	75.00
				6720 · General...	-75.00	75.00
				SPECIAL PRO...	-300.00	300.00
				6730 · Hot Tub	-60.00	60.00
				6720 · General...	-66.00	66.00
TOTAL					-2,616.00	2,616.00
Check	6344	07/18/25	Mindy Handler	OPERATING ...		-160.00
				6777 · Plumbing	-160.00	160.00
TOTAL					-160.00	160.00
Check	6345	07/30/25	A OK Plumbing &...	OPERATING ...		-785.24
				6777 · Plumbing	-175.00	175.00
				6777 · Plumbing	-212.92	212.92
				6777 · Plumbing	-271.25	271.25
				6777 · Plumbing	-126.07	126.07
TOTAL					-785.24	785.24

Winfield Arms Condo Assn.
Check Detail
July 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	6346	07/30/25	A OK Plumbing &...	OPERATING ...		-68.05
				6777 · Plumbing	-68.05	68.05
TOTAL					-68.05	68.05
Check	6349	07/01/25	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6350	07/31/25	Aspen Places LLC	OPERATING ...		-2,619.95
				6955 · Water	-495.38	495.38
				6935 · Electricity	-1,099.79	1,099.79
				6945 · Trash R...	-512.54	512.54
				6945 · Trash R...	-512.24	512.24
TOTAL					-2,619.95	2,619.95
Check	6351	07/31/25	Maui Drywall	OPERATING ...		-3,822.00
				6723 · Misc M...	-3,822.00	3,822.00
TOTAL					-3,822.00	3,822.00
Bill Pmt -C...	6492	07/13/25	Siarau Company	OPERATING ...		-150.00
Bill		06/30/25		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00