

Winfield Arms Condo Assn.
Balance Sheet
As of April 30, 2026

Accrual Basis

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	37,143.00
Capital Reserve (-789-380)	67,281.01
Total Checking/Savings	104,424.01
Accounts Receivable	
Accounts Receivable	-3,525.88
Total Accounts Receivable	-3,525.88
Other Current Assets	
Prepaid Expense	
Sanitation-	0.01
Total Prepaid Expense	0.01
Total Other Current Assets	0.01
Total Current Assets	100,898.14
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	100,898.14
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	36,630.81
Total Equity	100,248.14
TOTAL LIABILITIES & EQUITY	100,898.14

Winfield Arms Condo Assn.
Profit & Loss
April 2026

Accrual Basis

	Apr 26
Ordinary Income/Expense	
Income	
INCOME	
5100 · Operating Assessment	37,500.00
5115 · Interest	55.25
5120 · Laundry Rooms	436.07
	37,991.32
Total INCOME	37,991.32
Total Income	37,991.32
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	11.53
6280 · Bookkeeping	150.00
6285 · Website Maintenance	846.00
6560 · Legal	0.00
6565 · CPA/Tax Prep	520.00
6570 · Misc.Admin.	3,542.00
	6,269.53
Total ADMINISTRATION	6,269.53
MAINTENANCE	
6719 · Monthly Property Checks	275.00
6720 · General / Repairs	160.00
6722 · Daily Maintenance & Repairs	750.00
6728 · Heating / Hot Water	5,607.00
6730 · Hot Tub	1,151.60
6735 · Landscaping / Lawn Mowing	455.00
6745 · Snow Plowing / Alley	140.00
6770 · Building & Cleaning Supplies	77.55
6775 · Snow Shovel & Scraping	275.00
6779 · Fire Monitoring	144.00
6787 · Fire Extinguishers	245.00
	9,280.15
Total MAINTENANCE	9,280.15
UTILITIES	
6930 · Gas	1,004.94
6935 · Electricity	3,283.85
6940 · Sewer	2,089.83
6945 · Trash Removal	1,154.44
6950 · Pest Control	120.00
6955 · Water	1,029.87
6962 · AT&T LTE Failover	100.00
6963 · MSP Network Maintenance	720.00
6965 · Comcast / Xfinity	390.65
6972 · Telephone	75.44
6781 · Camera Maintenance / Support	60.00
	10,029.02
Total UTILITIES	10,029.02
Total Expense	25,578.70
Net Ordinary Income	12,412.62
Other Income/Expense	
Other Income	
8000 · CAPITAL INCOME	
8010 · Reserve assessments	7,500.00
	7,500.00
Total 8000 · CAPITAL INCOME	7,500.00
Total Other Income	7,500.00
Net Other Income	7,500.00
Net Income	19,912.62

Winfield Arms Condo Assn.
Budget vs. Actual YTD
 January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
5100 · Operating Assessment	73,033.50		
5105 · Garage Parking	2,600.00		
5106 · Alley Parking	2,200.00		
5115 · Interest	252.95		
5120 · Laundry Rooms	2,256.94		
Total INCOME	80,343.39		
Total Income	80,343.39		
Expense			
ADMINISTRATION			
6100 · Management Fee	4,800.00		
6270 · Bank Charge	53.45		
6280 · Bookkeeping	600.00		
6285 · Website Maintenance	846.00		
6560 · Legal	3,333.33		
6565 · CPA/Tax Prep	520.00		
6570 · Misc.Admin.	3,542.00		
Total ADMINISTRATION	13,694.78		
MAINTENANCE			
6719 · Monthly Property Checks	1,100.00		
6720 · General / Repairs	360.00		
6722 · Daily Maintenance & Repairs	2,310.00		
6727 · Roof	80.00		
6728 · Heating / Hot Water	9,888.32		
6730 · Hot Tub	1,271.60		
6735 · Landscaping / Lawn Mowing	455.00		
6745 · Snow Plowing / Alley	910.00		
6770 · Building & Cleaning Supplies	125.71		
6775 · Snow Shovel & Scraping	2,525.00		
6777 · Plumbing	247.50		
6779 · Fire Monitoring	743.35		
6787 · Fire Extinguishers	490.00		
Total MAINTENANCE	20,506.48		
UTILITIES			
6930 · Gas	3,219.71		
6935 · Electricity	7,409.68		
6940 · Sewer	4,179.66		
6945 · Trash Removal	2,441.75		
6950 · Pest Control	360.00		
6955 · Water	2,057.17		
6962 · AT&T LTE Failover	500.00		
6963 · MSP Network Maintenance	2,220.00		
6965 · Comcast / Xfinity	1,562.45		
6972 · Telephone	300.90		
6781 · Camera Maintenance / Support	260.00		
Total UTILITIES	24,511.32		
Total Expense	58,712.58		
Net Ordinary Income	21,630.81		
Other Income/Expense			
Other Income			
8000 · CAPITAL INCOME			
8010 · Reserve assessments	15,000.00		
Total 8000 · CAPITAL INCOME	15,000.00		

Winfield Arms Condo Assn.
Budget vs. Actual YTD
January through April 2026

Accrual Basis

	<u>Jan - Apr 26</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
Total Other Income	15,000.00		
Net Other Income	15,000.00		
Net Income	<u><u>36,630.81</u></u>		

Winfield Arms Condo Assn.
Check Detail
April 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		04/17/26		OPERATING ...		-11.53
				6270 · Bank C...	-11.53	11.53
TOTAL					-11.53	11.53
Check		04/20/26	Larsen Limited	OPERATING ...		-420.00
				6963 · MSP N...	-420.00	420.00
TOTAL					-420.00	420.00
Check	auto	04/03/26	Black Hills Energy	OPERATING ...		-1,004.94
				6930 · Gas	-1,004.94	1,004.94
TOTAL					-1,004.94	1,004.94
Check	auto	04/13/26	Garrett Hansen Pl...	OPERATING ...		-1,748.00
				6728 · Heating ...	-1,748.00	1,748.00
TOTAL					-1,748.00	1,748.00
Check	auto	04/29/26	Aspen Consolidat...	OPERATING ...		-2,089.83
				6940 · Sewer	-2,089.83	2,089.83
TOTAL					-2,089.83	2,089.83
Check	AUTO	04/13/26	Comcast INTERN...	OPERATING ...		-390.65
				6965 · Comcas...	-390.65	390.65
TOTAL					-390.65	390.65
Check	AUTO	04/17/26	CenturyLink	OPERATING ...		-75.44
				6972 · Telepho...	-75.44	75.44
TOTAL					-75.44	75.44
Check	6421	04/01/26	Larsen Limited	OPERATING ...		-460.00
				6963 · MSP N...	-300.00	300.00
				6962 · AT&T L...	-100.00	100.00
				6781 · Camera...	-60.00	60.00
TOTAL					-460.00	460.00
Check	6422	04/01/26	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6423	04/13/26	Mountain Mainte...	OPERATING ...		-1,385.00
				6719 · Monthly ...	-275.00	275.00
				6745 · Snow Pl...	-140.00	140.00
				6775 · Snow S...	-170.00	170.00

Winfield Arms Condo Assn.
Check Detail
April 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				6730 · Hot Tub	-80.00	80.00
				6720 · General...	-80.00	80.00
				6735 · Landsc...	-35.00	35.00
				6720 · General...	-80.00	80.00
				6775 · Snow S...	-105.00	105.00
				6735 · Landsc...	-420.00	420.00
TOTAL					-1,385.00	1,385.00
Check	6424	04/13/26	Proguard	OPERATING ...		-144.00
				6779 · Fire Mo...	-144.00	144.00
TOTAL					-144.00	144.00
Check	6425	04/13/26	Mountain Pest Co...	OPERATING ...		-120.00
				6950 · Pest Co...	-120.00	120.00
TOTAL					-120.00	120.00
Check	6426	04/13/26	Ajax Pool & Spa, I...	OPERATING ...		-1,071.60
				6730 · Hot Tub	-1,071.60	1,071.60
TOTAL					-1,071.60	1,071.60
Check	6427	04/13/26	Pye Barker Fire &...	OPERATING ...		-245.00
				6787 · Fire Exti...	-245.00	245.00
TOTAL					-245.00	245.00
Check	6428	04/13/26	Garrett Hansen Pl...	OPERATING ...		-3,859.00
				6728 · Heating ...	-3,859.00	3,859.00
TOTAL					-3,859.00	3,859.00
Check	6429	04/13/26	Aspen Places LLC	OPERATING ...		-4,217.96
				6955 · Water	-574.19	574.19
				6935 · Electricity	-1,969.33	1,969.33
				6945 · Trash R...	-558.51	558.51
				6945 · Trash R...	-595.93	595.93
				6565 · CPA/Ta...	-520.00	520.00
TOTAL					-4,217.96	4,217.96
Check	6430	04/13/26	United States Tre...	OPERATING ...		-3,089.00
				6570 · Misc.Ad...	-3,089.00	3,089.00
TOTAL					-3,089.00	3,089.00
Check	6431	04/13/26	Colorado Depart...	OPERATING ...		-453.00
				6570 · Misc.Ad...	-453.00	453.00
TOTAL					-453.00	453.00
Check	6432	04/13/26	Aspen Places LLC	OPERATING ...		-2,616.20

Winfield Arms Condo Assn.
Check Detail
April 2026

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				6955 · Water	-455.68	455.68
				6935 · Electricity	-1,314.52	1,314.52
				6285 · Website...	-846.00	846.00
TOTAL					-2,616.20	2,616.20
Check	6433	04/20/26	WLPP	OPERATING ...		0.00
TOTAL					0.00	0.00
Check	6434	04/20/26	Aspen Places LLC	OPERATING ...		-827.55
				6722 · Daily M...	-750.00	750.00
				6770 · Building...	-44.79	44.79
				6770 · Building...	-32.76	32.76
TOTAL					-827.55	827.55
Bill Pmt -C...	6481	04/11/26	Siarau Company	OPERATING ...		-150.00
Bill		03/30/26		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00