

Winfield Arms Condo Assn.
Balance Sheet
As of February 28, 2026

Accrual Basis

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	33,880.99
Capital Reserve (-789-380)	67,170.55
Total Checking/Savings	101,051.54
Accounts Receivable	
Accounts Receivable	-8,558.36
Total Accounts Receivable	-8,558.36
Other Current Assets	
Prepaid Expense	
Sanitation-	0.01
Total Prepaid Expense	0.01
Total Other Current Assets	0.01
Total Current Assets	92,493.19
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	92,493.19
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	48,353.27
Net Income	28,225.86
Total Equity	91,843.19
TOTAL LIABILITIES & EQUITY	92,493.19

Winfield Arms Condo Assn.
Profit & Loss
February 2026

Accrual Basis

	Feb 26
Ordinary Income/Expense	
Income	
INCOME	
5115 · Interest	70.89
5120 · Laundry Rooms	554.91
Total INCOME	625.80
Total Income	625.80
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	12.32
6280 · Bookkeeping	150.00
Total ADMINISTRATION	1,362.32
MAINTENANCE	
6719 · Monthly Property Checks	550.00
6720 · General / Repairs	200.00
6728 · Heating / Hot Water	4,121.32
6745 · Snow Plowing / Alley	630.00
6775 · Snow Shovel & Scraping	1,545.00
6777 · Plumbing	247.50
6779 · Fire Monitoring	455.35
Total MAINTENANCE	7,749.17
UTILITIES	
6930 · Gas	1,026.88
6935 · Electricity	2,096.27
6945 · Trash Removal	728.70
6950 · Pest Control	120.00
6955 · Water	521.51
6962 · AT&T LTE Failover	240.00
6963 · MSP Network Maintenance	900.00
6965 · Comcast / Xfinity	390.65
6972 · Telephone	75.44
6781 · Camera Maintenance / Support	120.00
Total UTILITIES	6,219.45
Total Expense	15,330.94
Net Ordinary Income	-14,705.14
Net Income	-14,705.14

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

Accrual Basis

	<u>Jan - Feb 26</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
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	142.49		
5120 · Laundry Rooms	1,047.92		
Total INCOME	<u>41,523.91</u>		
Total Income	41,523.91		
Expense			
ADMINISTRATION			
6100 · Management Fee	2,400.00		
6270 · Bank Charge	31.91		
6280 · Bookkeeping	300.00		
Total ADMINISTRATION	<u>2,731.91</u>		
MAINTENANCE			
6719 · Monthly Property Checks	550.00		
6720 · General / Repairs	200.00		
6728 · Heating / Hot Water	4,121.32		
6745 · Snow Plowing / Alley	630.00		
6775 · Snow Shovel & Scraping	1,545.00		
6777 · Plumbing	247.50		
6779 · Fire Monitoring	599.35		
Total MAINTENANCE	<u>7,893.17</u>		
UTILITIES			
6930 · Gas	1,026.88		
6935 · Electricity	2,096.27		
6940 · Sewer	2,089.83		
6945 · Trash Removal	1,287.31		
6950 · Pest Control	120.00		
6955 · Water	521.51		
6962 · AT&T LTE Failover	400.00		
6963 · MSP Network Maintenance	1,500.00		
6965 · Comcast / Xfinity	781.15		
6972 · Telephone	150.02		
6781 · Camera Maintenance / Support	200.00		
Total UTILITIES	<u>10,172.97</u>		
Total Expense	<u>20,798.05</u>		
Net Ordinary Income	20,725.86		
Other Income/Expense			
Other Income			
8000 · CAPITAL INCOME			
8010 · Reserve assessments	7,500.00		
Total 8000 · CAPITAL INCOME	<u>7,500.00</u>		
Total Other Income	<u>7,500.00</u>		
Net Other Income	7,500.00		
Net Income	<u><u>28,225.86</u></u>		

Winfield Arms Condo Assn.
Check Detail
February 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		02/17/26		OPERATING ...		-12.32
				6270 · Bank C...	-12.32	12.32
TOTAL					-12.32	12.32
Check	auto	02/02/26	Garrett Hansen Pl...	OPERATING ...		-459.00
				6728 · Heating ...	-459.00	459.00
TOTAL					-459.00	459.00
Check	auto	02/03/26	Black Hills Energy	OPERATING ...		-1,026.88
				6930 · Gas	-1,026.88	1,026.88
TOTAL					-1,026.88	1,026.88
Check	AUTO	02/12/26	CenturyLink	OPERATING ...		-75.44
				6972 · Telepho...	-75.44	75.44
TOTAL					-75.44	75.44
Check	AUTO	02/14/26	Comcast INTERN...	OPERATING ...		-390.65
				6965 · Comcas...	-390.65	390.65
TOTAL					-390.65	390.65
Check	6401	02/02/26	Mountain Pest Co...	OPERATING ...		-120.00
				6950 · Pest Co...	-120.00	120.00
TOTAL					-120.00	120.00
Check	6402	02/02/26	Mountain Mainte...	OPERATING ...		-1,445.00
				6719 · Monthly ...	-275.00	275.00
				6775 · Snow S...	-510.00	510.00
				6745 · Snow PL...	-350.00	350.00
				6775 · Snow S...	-140.00	140.00
				6775 · Snow S...	-70.00	70.00
				6775 · Snow S...	-70.00	70.00
				6720 · General...	-30.00	30.00
TOTAL					-1,445.00	1,445.00
Check	6403	02/01/26	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	6404	02/13/26	Proguard	OPERATING ...		-455.35
				6779 · Fire Mo...	-455.35	455.35
TOTAL					-455.35	455.35

Winfield Arms Condo Assn.
Check Detail
February 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	6405	02/13/26	Aspen Places LLC	OPERATING ...		-728.70
				6945 · Trash R...	-728.70	728.70
TOTAL					-728.70	728.70
Check	6406	02/23/26	Mountain Mainte...	OPERATING ...		-1,600.00
				6719 · Monthly ...	-275.00	275.00
				6728 · Heating ...	-120.00	120.00
				6720 · General...	-50.00	50.00
				6720 · General...	-40.00	40.00
				6775 · Snow S...	-40.00	40.00
				6775 · Snow S...	-105.00	105.00
				6720 · General...	-80.00	80.00
				6775 · Snow S...	-210.00	210.00
				6745 · Snow Pl...	-280.00	280.00
				6775 · Snow S...	-400.00	400.00
TOTAL					-1,600.00	1,600.00
Check	6407	02/23/26	All Valley Resource	OPERATING ...		-247.50
				6777 · Plumbing	-247.50	247.50
TOTAL					-247.50	247.50
Check	6408	02/23/26	Garrett Hansen Pl...	OPERATING ...		-3,542.32
				6728 · Heating ...	-3,542.32	3,542.32
TOTAL					-3,542.32	3,542.32
Check	6409	02/23/26	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	6410	02/23/26	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	6411	02/24/26	Aspen Places LLC	OPERATING ...		-2,617.78
				6955 · Water	-521.51	521.51
				6935 · Electricity	-2,096.27	2,096.27
TOTAL					-2,617.78	2,617.78
Check	6413	02/01/26	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00

Winfield Arms Condo Assn.
Check Detail
February 2026

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -C...	6479	02/18/26	Siarau Company	OPERATING ...		-150.00
Bill		01/30/26		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00