

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

Accrual Basis

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
OPERATING Trust (-015-644)	43,787.61
Capital Reserve (-789-380)	67,225.76
Total Checking/Savings	111,013.37
Accounts Receivable	
Accounts Receivable	-30,027.86
Total Accounts Receivable	-30,027.86
Other Current Assets	
Prepaid Expense	
Sanitation-	0.01
Total Prepaid Expense	0.01
Total Other Current Assets	0.01
Total Current Assets	80,985.52
Fixed Assets	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
Total Fixed Assets	0.00
TOTAL ASSETS	80,985.52
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	16,718.19
Total Equity	80,335.52
TOTAL LIABILITIES & EQUITY	80,985.52

**Winfield Arms Condo Assn.
Profit & Loss**

March 2026

Accrual Basis

	<u>Mar 26</u>
Ordinary Income/Expense	
Income	
INCOME	
5115 · Interest	55.21
5120 · Laundry Rooms	772.95
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Total INCOME	828.16
Total Income	828.16
Expense	
ADMINISTRATION	
6100 · Management Fee	1,200.00
6270 · Bank Charge	10.01
6280 · Bookkeeping	150.00
6560 · Legal & Audit	3,333.33
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Total ADMINISTRATION	4,693.34
MAINTENANCE	
6719 · Monthly Property Checks	275.00
6722 · Daily Maintenance & Repairs	1,560.00
6727 · Roof	80.00
6728 · Heating / Hot Water	160.00
6730 · Hot Tub	120.00
6745 · Snow Plowing / Alley	140.00
6770 · Building & Cleaning Supplies	48.16
6775 · Snow Shovel & Scraping	705.00
6787 · Fire Extinguishers	245.00
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Total MAINTENANCE	3,333.16
UTILITIES	
6930 · Gas	1,187.89
6935 · Electricity	2,029.56
6950 · Pest Control	120.00
6955 · Water	505.79
6965 · Comcast / Xfinity	390.65
6972 · Telephone	75.44
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Total UTILITIES	4,309.33
Total Expense	12,335.83
Net Ordinary Income	-11,507.67
Net Income	<hr/> <hr/> -11,507.67

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

Accrual Basis

	Jan - Mar 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	197.70		
5120 · Laundry Rooms	1,820.87		
Total INCOME	42,352.07		
Total Income	42,352.07		
Expense			
ADMINISTRATION			
6100 · Management Fee	3,600.00		
6270 · Bank Charge	41.92		
6280 · Bookkeeping	450.00		
6560 · Legal & Audit	3,333.33		
Total ADMINISTRATION	7,425.25		
MAINTENANCE			
6719 · Monthly Property Checks	825.00		
6720 · General / Repairs	200.00		
6722 · Daily Maintenance & Repairs	1,560.00		
6727 · Roof	80.00		
6728 · Heating / Hot Water	4,281.32		
6730 · Hot Tub	120.00		
6745 · Snow Plowing / Alley	770.00		
6770 · Building & Cleaning Supplies	48.16		
6775 · Snow Shovel & Scraping	2,250.00		
6777 · Plumbing	247.50		
6779 · Fire Monitoring	599.35		
6787 · Fire Extinguishers	245.00		
Total MAINTENANCE	11,226.33		
UTILITIES			
6930 · Gas	2,214.77		
6935 · Electricity	4,125.83		
6940 · Sewer	2,089.83		
6945 · Trash Removal	1,287.31		
6950 · Pest Control	240.00		
6955 · Water	1,027.30		
6962 · AT&T LTE Failover	400.00		
6963 · MSP Network Maintenance	1,500.00		
6965 · Comcast / Xfinity	1,171.80		
6972 · Telephone	225.46		
6781 · Camera Maintenance / Support	200.00		
Total UTILITIES	14,482.30		
Total Expense	33,133.88		
Net Ordinary Income	9,218.19		
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		

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

Accrual Basis

	<u>Jan - Mar 26</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
Net Income	<u>16,718.19</u>		

Winfield Arms Condo Assn.
Check Detail
March 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		03/17/26		OPERATING ...		-10.01
				6270 · Bank C...	-10.01	10.01
TOTAL					-10.01	10.01
Check	auto	03/03/26	Black Hills Energy	OPERATING ...		-1,187.89
				6930 · Gas	-1,187.89	1,187.89
TOTAL					-1,187.89	1,187.89
Check	AUTO	03/16/26	Comcast INTERN...	OPERATING ...		-390.65
				6965 · Comcas...	-390.65	390.65
TOTAL					-390.65	390.65
Check	AUTO	03/17/26	CenturyLink	OPERATING ...		-75.44
				6972 · Telepho...	-75.44	75.44
TOTAL					-75.44	75.44
Check	6412	03/10/26	Mountain Mainte...	OPERATING ...		-1,480.00
				6719 · Monthly ...	-275.00	275.00
				6728 · Heating ...	-80.00	80.00
				6728 · Heating ...	-80.00	80.00
				6745 · Snow Pl...	-140.00	140.00
				6775 · Snow S...	-425.00	425.00
				6775 · Snow S...	-70.00	70.00
				6727 · Roof	-80.00	80.00
				6775 · Snow S...	-210.00	210.00
				6730 · Hot Tub	-120.00	120.00
TOTAL					-1,480.00	1,480.00
Check	6414	03/01/26	Aspen Places	OPERATING ...		-1,200.00
				6100 · Manage...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Check	6415	03/19/26	Aspen Places LLC	OPERATING ...		-1,608.16
				6722 · Daily M...	-715.00	715.00
				6722 · Daily M...	-845.00	845.00
				6770 · Building...	-33.86	33.86
				6770 · Building...	-14.30	14.30
TOTAL					-1,608.16	1,608.16
Check	6416	03/19/26	Aspen Places LLC	OPERATING ...		-2,535.35
				6955 · Water	-505.79	505.79
				6935 · Electricity	-2,029.56	2,029.56
TOTAL					-2,535.35	2,535.35
Check	6418	03/25/26	Mountain Pest Co...	OPERATING ...		-120.00

Winfield Arms Condo Assn.
Check Detail
March 2026

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				6950 · Pest Co...	-120.00	120.00
TOTAL					-120.00	120.00
Check	6419	03/25/26	WLPP	OPERATING ...		-3,333.33
				6560 · Legal & ...	-3,333.33	3,333.33
TOTAL					-3,333.33	3,333.33
Check	6420	03/25/26	Pye Barker Fire &...	OPERATING ...		-245.00
				6787 · Fire Exti...	-245.00	245.00
TOTAL					-245.00	245.00
Bill Pmt -C...	6480	03/13/26	Siarau Company	OPERATING ...		-150.00
Bill		02/27/26		6280 · Bookke...	-150.00	150.00
TOTAL					-150.00	150.00