

**Winfield Arms Condo Assn.**  
**Balance Sheet**  
As of July 31, 2022

Accrual Basis

	Jul 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Capital Reserve (-789-380)	35,379.83
OPERATING Trust (-015-644)	13,102.71
<b>Total Checking/Savings</b>	48,482.54
<b>Accounts Receivable</b>	
Accounts Receivable	4,343.87
<b>Total Accounts Receivable</b>	4,343.87
<b>Other Current Assets</b>	
Prepaid Expense	
Sanitation-	1,237.94
Web services-	130.00
<b>Total Prepaid Expense</b>	1,367.94
<b>Total Other Current Assets</b>	1,367.94
<b>Total Current Assets</b>	54,194.35
<b>Fixed Assets</b>	
Acc Depr - Washer & Dryer	-6,848.78
Washers & Dryers	6,848.78
<b>Total Fixed Assets</b>	0.00
<b>TOTAL ASSETS</b>	<b>54,194.35</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 - Accounts Payable	150.00
<b>Total Accounts Payable</b>	150.00
<b>Other Current Liabilities</b>	
PREPAID Assessments	21,000.05
Remodel Security	
remodel security-17 Crystal	500.00
<b>Total Remodel Security</b>	500.00
<b>Total Other Current Liabilities</b>	21,500.05
<b>Total Current Liabilities</b>	21,650.05
<b>Total Liabilities</b>	21,650.05
<b>Equity</b>	
Capital / Special Assessment	15,264.06
Retained Earnings	12,748.77
Net Income	4,531.47
<b>Total Equity</b>	32,544.30
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>54,194.35</b>

**Winfield Arms Condo Assn.**  
**Budget Comparison for the Month**  
**July 2022**

Accrual Basis

	Jul 22	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>INCOME</b>		
5100 · Operating Assessment	8,833.33	8,833.37
5105 · Garage Parking	0.00	0.00
5106 · Alley Parking	0.00	0.00
5110 · Late Fees	0.00	0.00
5115 · Interest	0.30	0.00
5119 · Remodel maintenance fee	250.00	0.00
5120 · Laundry Rooms	575.00	250.00
<b>Total INCOME</b>	<b>9,658.63</b>	<b>9,083.37</b>
<b>Total Income</b>	<b>9,658.63</b>	<b>9,083.37</b>
<b>Gross Profit</b>	<b>9,658.63</b>	<b>9,083.37</b>
<b>Expense</b>		
<b>ADMINISTRATION</b>		
6100 · Management Fees	950.00	950.00
6200 · Board Expense	0.00	0.00
6280 · Bookkeeping	150.00	150.00
6285 · Website Maintenance	50.00	50.00
6300 · Postage/Office Supplies	0.00	50.00
6500 · Insurance	1,660.45	1,039.82
6560 · Legal & Audit	0.00	0.00
6570 · Misc.Admin.	0.00	0.00
ADMINISTRATION - Other	0.00	0.00
<b>Total ADMINISTRATION</b>	<b>2,810.45</b>	<b>2,239.82</b>
<b>MAINTENANCE</b>		
6777- Plumbing	1,526.28	
Units 18/9 claim 00-225-253124	0.00	0.00
6720 · General / Repairs	1,089.00	467.00
6722 · Daily Maintenance & Repairs	1,197.00	0.00
6723 · Misc Maintenance	0.00	0.00
6725 · Building Improvements		
6727 · Roof	82.50	264.00
6728 · Heating/hot water	0.00	0.00
6725 · Building Improvements - Other	0.00	0.00
<b>Total 6725 · Building Improvements</b>	<b>82.50</b>	<b>264.00</b>
6730 · Hot Tub	218.50	188.09
6735 · Landscaping		
6736 Tree Removal	0.00	0.00
6735 · Landscaping - Other	1,516.00	3,514.31
<b>Total 6735 · Landscaping</b>	<b>1,516.00</b>	<b>3,514.31</b>
6737 · Irrigation	0.00	375.00
6738 · Lawn and Grounds Care	0.00	300.00
6740 · Garage	0.00	100.00
6745 · Alley	0.00	0.00
6770 · Building Supplies	9.38	1,512.00
6775 · Snow Removal	0.00	0.00
6780 · WIFI Network maintenance	0.00	240.00
6786 · Security	0.00	0.00
<b>Total MAINTENANCE</b>	<b>5,638.66</b>	<b>6,960.40</b>
<b>Pest Control</b>	<b>0.00</b>	<b>0.00</b>
<b>UTILITY</b>		
6930 · Gas	0.00	0.00
6935 · Electricity	943.66	627.02
6940 · Sewer	618.97	593.84

**Winfield Arms Condo Assn.  
Budget Comparison for the Month**

**July 2022**

Accrual Basis

	<u>Jul 22</u>	<u>Budget</u>
6945 · Trash Removal	310.66	150.00
6950 · Pest Control	0.00	0.00
6955 · Water	429.36	356.56
6960 · Cable fees	0.00	0.00
6961 · WIFI Network-cable	0.00	0.00
6962 · AT&T LTE Failover	30.00	
6963 · MSP Network Maintenance	260.00	
6965 · Internet (monthly fee)	381.76	249.35
6970 · Security		
6971 · Fire alarm annual inspection	0.00	0.00
6972 · Telephone	53.18	43.50
6973 · Camera Maintenance and Support	25.00	
6970 · Security - Other	0.00	120.00
<b>Total 6970 · Security</b>	<u>78.18</u>	<u>163.50</u>
<b>Total UTILITY</b>	<u>3,052.59</u>	<u>2,140.27</u>
<b>Total Expense</b>	<u>11,501.70</u>	<u>11,340.49</u>
<b>Net Ordinary Income</b>	-1,843.07	-2,257.12
<b>Other Income/Expense</b>		
<b>Other Income</b>		
8000 · CAPITAL INCOME		
8010 · Reserve assessments	1,666.66	1,666.66
<b>Total 8000 · CAPITAL INCOME</b>	<u>1,666.66</u>	<u>1,666.66</u>
<b>Total Other Income</b>	<u>1,666.66</u>	<u>1,666.66</u>
<b>Net Other Income</b>	<u>1,666.66</u>	<u>1,666.66</u>
<b>Net Income</b>	<u><u>-176.41</u></u>	<u><u>-590.46</u></u>

**Winfield Arms Condo Assn.  
Budget vs. Actual YTD  
January through July 2022**

Accrual Basis

	Jan - Jul 22	Budget	\$ Over Bud...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>INCOME</b>			
5100 · Operating Assessment	62,641.56	61,833.59	807.97
5105 · Garage Parking	1,100.00	1,200.00	-100.00
5106 · Alley Parking	1,200.00	1,200.00	0.00
5110 · Late Fees	0.00	0.00	0.00
5115 · Interest	1.82	0.00	1.82
5119 · Remodel maintenance fee	250.00	0.00	250.00
5120 · Laundry Rooms	1,809.50	1,750.00	59.50
<b>INCOME - Other</b>	250.00		
<b>Total INCOME</b>	<u>67,252.88</u>	<u>65,983.59</u>	<u>1,269.29</u>
<b>Total Income</b>	<u>67,252.88</u>	<u>65,983.59</u>	<u>1,269.29</u>
<b>Gross Profit</b>	67,252.88	65,983.59	1,269.29
<b>Expense</b>			
<b>ADMINISTRATION</b>			
6100 · Management Fees	6,650.00	6,650.00	0.00
6200 · Board Expense	0.00	100.00	-100.00
6280 · Bookkeeping	1,050.00	1,100.00	-50.00
6285 · Website Maintenance	350.00	350.00	0.00
6300 · Postage/Office Supplies	0.00	100.00	-100.00
6500 · Insurance	9,109.43	7,611.84	1,497.59
6560 · Legal & Audit	828.00	0.00	828.00
6570 · Misc.Admin.	512.00	424.77	87.23
<b>ADMINISTRATION - Other</b>	0.00	0.00	0.00
<b>Total ADMINISTRATION</b>	<u>18,499.43</u>	<u>16,336.61</u>	<u>2,162.82</u>
<b>MAINTENANCE</b>			
6777- Plumbing	4,475.80		
Units 18/9 claim 00-225-253124	0.00	0.00	0.00
6720 · General / Repairs	3,360.50	4,023.33	-662.83
6722 · Daily Maintenance & Repairs	4,347.00	497.50	3,849.50
6723 · Misc Maintenance	465.00	0.00	465.00
6724 · Unit Expense	155.00		
6725 · Building Improvements			
6727 · Roof	322.50	603.00	-280.50
6728 · Heating/hot water	1,410.88	1,065.53	345.35
6725 · Building Improvements - Other	0.00	217.56	-217.56
<b>Total 6725 · Building Improvements</b>	<u>1,733.38</u>	<u>1,886.09</u>	<u>-152.71</u>
6730 · Hot Tub	557.12	377.95	179.17
6735 · Landscaping			
6736 Tree Removal	0.00	0.00	0.00
6735 · Landscaping - Other	1,561.00	3,708.31	-2,147.31
<b>Total 6735 · Landscaping</b>	<u>1,561.00</u>	<u>3,708.31</u>	<u>-2,147.31</u>
6737 · Irrigation	0.00	375.00	-375.00
6738 · Lawn and Grounds Care	192.00	883.00	-691.00
6740 · Garage	1,935.18	920.94	1,014.24
6745 · Alley	400.00	800.00	-400.00
6750 · Laundry Room Expense	55.00		
6770 · Building Supplies	89.08	2,376.35	-2,287.27
6775 · Snow Removal	3,712.00	2,454.50	1,257.50
6780 · WIFI Network maintenance	120.00	720.00	-600.00
6786 · Security	0.00	0.00	0.00
<b>Total MAINTENANCE</b>	<u>23,158.06</u>	<u>19,022.97</u>	<u>4,135.09</u>
<b>Pest Control</b>	0.00	0.00	0.00
<b>SPECIAL PROJECTS</b>			

**Winfield Arms Condo Assn.**  
**Budget vs. Actual YTD**  
**January through July 2022**

Accrual Basis

	Jan - Jul 22	Budget	\$ Over Bud...
SP Swer Back-up 3/22	480.00		
<b>Total SPECIAL PROJECTS</b>	<b>480.00</b>		
<b>UTILITY</b>			
6930 - Gas	6,892.80	4,426.27	2,466.53
6935 - Electricity	9,061.42	7,628.01	1,433.41
6940 - Sewer	4,332.79	4,156.88	175.91
6945 - Trash Removal	2,069.65	886.44	1,183.21
6950 - Pest Control	1,139.32	1,130.46	8.86
6955 - Water	2,637.75	2,164.32	473.43
6960 - Cable fees	0.00	0.00	0.00
6961 - WIFI Network-cable	0.00	335.40	-335.40
6962 - AT&T LTE Failover	210.00		
6963 - MSP Network Maintenance	1,820.00		
6965 - Internet (monthly fee)	2,758.39	1,408.38	1,350.01
6970 - Security			
6971 - Fire alarm annual inspection	0.00	0.00	0.00
6972 - Telephone	369.79	305.53	64.26
6973 - Camera Maintenance and Support	175.00		
6970 - Security - Other	936.15	360.00	576.15
<b>Total 6970 - Security</b>	<b>1,480.94</b>	<b>665.53</b>	<b>815.41</b>
<b>Total UTILITY</b>	<b>32,403.06</b>	<b>22,801.69</b>	<b>9,601.37</b>
<b>Total Expense</b>	<b>74,540.55</b>	<b>58,161.27</b>	<b>16,379.28</b>
<b>Net Ordinary Income</b>	<b>-7,287.67</b>	<b>7,822.32</b>	<b>-15,109.99</b>
<b>Other Income/Expense</b>			
Other Income			
8000 - CAPITAL INCOME			
8010 - Reserve assessments	11,819.14	12,022.66	-203.52
<b>Total 8000 - CAPITAL INCOME</b>	<b>11,819.14</b>	<b>12,022.66</b>	<b>-203.52</b>
<b>Total Other Income</b>	<b>11,819.14</b>	<b>12,022.66</b>	<b>-203.52</b>
<b>Net Other Income</b>	<b>11,819.14</b>	<b>12,022.66</b>	<b>-203.52</b>
<b>Net Income</b>	<b>4,531.47</b>	<b>19,844.98</b>	<b>-15,313.51</b>

**Winfield Arms Condo Assn.**  
**Check Detail**  
**July 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	auto	07/09/22	CenturyLink	OPERATING ...		-53.18
				6972 · Telepho...	-53.18	53.18
TOTAL					-53.18	53.18
Check	auto	07/11/22	Aspen Consolidat...	OPERATING ...		-1,856.91
				Sanitation-	-1,856.91	1,856.91
TOTAL					-1,856.91	1,856.91
Check	auto	07/18/22	American Family ...	OPERATING ...		-16.58
				6500 · Insurance	-16.58	16.58
TOTAL					-16.58	16.58
Check	auto	07/25/22	Mountain Waste ...	OPERATING ...		-310.66
				6945 · Trash R...	-310.66	310.66
TOTAL					-310.66	310.66
Check	auto	07/25/22	City of Aspen	OPERATING ...		-1,373.02
				6955 · Water	-429.36	429.36
				6935 · Electricity	-943.66	943.66
TOTAL					-1,373.02	1,373.02
Check	AUTO	07/18/22	Comcast Cable	OPERATING ...		-381.76
				6965 · Internet ...	-381.76	381.76
TOTAL					-381.76	381.76
Check	AUTO	07/18/22	American Family ...	OPERATING ...		-1,643.87
				6500 · Insurance	-1,643.87	1,643.87
TOTAL					-1,643.87	1,643.87
Check	trans	07/01/22	Aspen Places	OPERATING ...		-9.38
				6770 · Building...	-9.38	9.38
TOTAL					-9.38	9.38
Check	trans	07/20/22	Aspen Places	OPERATING ...		-882.00
				6722 · Daily M...	-882.00	882.00
TOTAL					-882.00	882.00
Check	Trans	07/01/22	Aspen Places	OPERATING ...		-950.00
				6100 · Manage...	-950.00	950.00
TOTAL					-950.00	950.00

**Winfield Arms Condo Assn.**  
**Check Detail**  
**July 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	Trans	07/25/22	Aspen Places	OPERATING ...		-315.00
				6722 · Daily M...	-315.00	315.00
TOTAL					-315.00	315.00
Check	6042	07/01/22	mountain mainte...	OPERATING ...		-2,016.50
				6720 · General...	-275.00	275.00
				6735 · Landsc...	-264.00	264.00
				6727 · Roof	-82.50	82.50
				6735 · Landsc...	-96.00	96.00
				6735 · Landsc...	-55.00	55.00
				6735 · Landsc...	-60.00	60.00
				6735 · Landsc...	-24.00	24.00
				6735 · Landsc...	-15.00	15.00
				6730 · Hot Tub	-96.00	96.00
				6735 · Landsc...	-264.00	264.00
				6735 · Landsc...	-270.00	270.00
				6720 · General...	-190.00	190.00
				6720 · General...	-55.00	55.00
				6720 · General...	-215.00	215.00
				6720 · General...	-55.00	55.00
TOTAL					-2,016.50	2,016.50
Check	6044	07/01/22	Larsen Limited	OPERATING ...		-315.00
				6963 · MSP N...	-260.00	260.00
				6962 · AT&T L...	-30.00	30.00
				6973 · Camera...	-25.00	25.00
TOTAL					-315.00	315.00
Check	6047	07/25/22	mountain mainte...	OPERATING ...		-889.50
				6720 · General...	-275.00	275.00
				6730 · Hot Tub	-82.50	82.50
				6730 · Hot Tub	-40.00	40.00
				6735 · Landsc...	-300.00	300.00
				6735 · Landsc...	-72.00	72.00
				6735 · Landsc...	-48.00	48.00
				6735 · Landsc...	-48.00	48.00
				6720 · General...	-24.00	24.00
TOTAL					-889.50	889.50
Check	6048	07/25/22	All Valley Resource	OPERATING ...		-217.50
				6777- Plumbing	-217.50	217.50
TOTAL					-217.50	217.50
Check	6049	07/26/22	Mr. Vac Cleaning ...	OPERATING ...		-1,308.78
				6777- Plumbing	-1,308.78	1,308.78
TOTAL					-1,308.78	1,308.78
Bill Pmt -C...	6137	07/17/22	Siarau Company	OPERATING ...		-150.00
Bill		06/30/22		6280 · Bookke...	-150.00	150.00

**Winfield Arms Condo Assn.**  
**Check Detail**  
**July 2022**

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<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
TOTAL					-150.00	150.00