

Winfield Arms Condo Assn.

Balance Sheet

As of April 30, 2022

Accrual Basis

| | Apr 30, 22 |
|--|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Capital Reserve (-789-380) | 30,378.99 |
| OPERATING Trust (-015-644) | 15,229.09 |
| Total Checking/Savings | 45,608.08 |
| Accounts Receivable | |
| Accounts Receivable | 2,504.17 |
| Total Accounts Receivable | 2,504.17 |
| Other Current Assets | |
| Prepaid Expense | |
| Sanitation- | 1,237.94 |
| Web services- | 280.00 |
| Total Prepaid Expense | 1,517.94 |
| Undeposited Funds | 1,411.20 |
| Total Other Current Assets | 2,929.14 |
| Total Current Assets | 51,041.39 |
| Fixed Assets | |
| Acc Depr - Washer & Dryer | -6,848.78 |
| Washers & Dryers | 6,848.78 |
| Total Fixed Assets | 0.00 |
| TOTAL ASSETS | 51,041.39 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 - Accounts Payable | 150.00 |
| Total Accounts Payable | 150.00 |
| Other Current Liabilities | |
| PREPAID Assessments | 21,000.03 |
| Remodel Security | |
| remodel security-17 Crystal | 500.00 |
| Total Remodel Security | 500.00 |
| Total Other Current Liabilities | 21,500.03 |
| Total Current Liabilities | 21,650.03 |
| Total Liabilities | 21,650.03 |
| Equity | |
| Capital / Special Assessment | 15,264.06 |
| Retained Earnings | 12,748.77 |
| Net Income | 1,378.53 |
| Total Equity | 29,391.36 |
| TOTAL LIABILITIES & EQUITY | 51,041.39 |

Winfield Arms Condo Assn.
Budget Comparison for the Month
April 2022

Accrual Basis

| | Apr 22 | Budget |
|---|-----------------|-----------------|
| Ordinary Income/Expense | | |
| Income | | |
| INCOME | | |
| 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 | 0.26 | 0.00 |
| 5119 · Remodel maintenance fee | 0.00 | 0.00 |
| 5120 · Laundry Rooms | 321.75 | 250.00 |
| Total INCOME | <u>9,155.34</u> | <u>9,083.37</u> |
| Total Income | <u>9,155.34</u> | <u>9,083.37</u> |
| Gross Profit | 9,155.34 | 9,083.37 |
| Expense | | |
| ADMINISTRATION | | |
| 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 | 0.00 |
| 6500 · Insurance | 1,241.49 | 1,095.33 |
| 6560 · Legal & Audit | 720.00 | 0.00 |
| 6570 · Misc.Admin. | 0.00 | 0.00 |
| ADMINISTRATION - Other | 0.00 | 0.00 |
| Total ADMINISTRATION | <u>3,111.49</u> | <u>2,245.33</u> |
| MAINTENANCE | | |
| Units 18/9 claim 00-225-253124 | 0.00 | 0.00 |
| 6720 · General / Repairs | 300.00 | 559.00 |
| 6722 · Daily Maintenance & Repairs | 378.00 | 225.00 |
| 6723 · Misc Maintenance | 0.00 | 0.00 |
| 6725 · Building Improvements | | |
| 6727 · Roof | 0.00 | 96.00 |
| 6728 · Heating/hot water | 0.00 | 0.00 |
| 6725 · Building Improvements - Other | 0.00 | 0.00 |
| Total 6725 · Building Improvements | <u>0.00</u> | <u>96.00</u> |
| 6730 · Hot Tub | 0.00 | 141.86 |
| 6735 · Landscaping | | |
| 6736 Tree Removal | 0.00 | 0.00 |
| 6735 · Landscaping - Other | 45.00 | 84.00 |
| Total 6735 · Landscaping | <u>45.00</u> | <u>84.00</u> |
| 6737 · Irrigation | 0.00 | 0.00 |
| 6738 · Lawn and Grounds Care | 0.00 | 0.00 |
| 6740 · Garage | 1,935.18 | 0.00 |
| 6745 · Alley | 160.00 | 0.00 |
| 6750 · Laundry Room Expense | 55.00 | 0.00 |
| 6770 · Building Supplies | 10.92 | 40.35 |
| 6775 · Snow Removal | 748.00 | 532.00 |
| 6780 · WIFI Network maintenance | 0.00 | 240.00 |
| 6786 · Security | 0.00 | 0.00 |
| Total MAINTENANCE | <u>3,632.10</u> | <u>1,918.21</u> |
| Pest Control | 0.00 | 0.00 |
| SPECIAL PROJECTS | | |
| SP Swer Back-up 3/22 | 480.00 | |
| Total SPECIAL PROJECTS | <u>480.00</u> | |

Winfield Arms Condo Assn.
Budget Comparison for the Month
April 2022

Accrual Basis

| | <u>Apr 22</u> | <u>Budget</u> |
|---------------------------------------|---------------------|------------------------|
| UTILITY | | |
| 6930 · Gas | 0.00 | 1,569.61 |
| 6935 · Electricity | 1,425.73 | 1,454.76 |
| 6940 · Sewer | 618.97 | 593.84 |
| 6945 · Trash Removal | 306.07 | 150.00 |
| 6950 · Pest Control | 0.00 | 0.00 |
| 6955 · Water | 366.47 | 327.06 |
| 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 | 53.33 | 43.66 |
| 6973 · Camera Maintenance and Support | 25.00 | |
| 6970 · Security - Other | 120.00 | 120.00 |
| Total 6970 · Security | <u>198.33</u> | <u>163.66</u> |
| Total UTILITY | <u>3,587.33</u> | <u>4,508.28</u> |
| Total Expense | <u>10,810.92</u> | <u>8,671.82</u> |
| Net Ordinary Income | -1,655.58 | 411.55 |
| Other Income/Expense | | |
| Other Income | | |
| 8000 · CAPITAL INCOME | | |
| 8010 · Reserve assessments | 1,666.66 | 1,720.66 |
| Total 8000 · CAPITAL INCOME | <u>1,666.66</u> | <u>1,720.66</u> |
| Total Other Income | <u>1,666.66</u> | <u>1,720.66</u> |
| Net Other Income | <u>1,666.66</u> | <u>1,720.66</u> |
| Net Income | <u><u>11.08</u></u> | <u><u>2,132.21</u></u> |

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

Accrual Basis

| | Jan - Apr 22 | Budget | \$ Over Bud... |
|---|------------------|------------------|-----------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| INCOME | | | |
| 5100 - Operating Assessment | 36,141.57 | 35,333.48 | 808.09 |
| 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 | 0.98 | 0.00 | 0.98 |
| 5119 - Remodel maintenance fee | 0.00 | 0.00 | 0.00 |
| 5120 - Laundry Rooms | 1,234.50 | 1,000.00 | 234.50 |
| INCOME - Other | 250.00 | | |
| Total INCOME | 39,927.05 | 38,733.48 | 1,193.57 |
| Total Income | 39,927.05 | 38,733.48 | 1,193.57 |
| Gross Profit | 39,927.05 | 38,733.48 | 1,193.57 |
| Expense | | | |
| ADMINISTRATION | | | |
| 6100 - Management Fees | 3,800.00 | 3,800.00 | 0.00 |
| 6200 - Board Expense | 0.00 | 100.00 | -100.00 |
| 6280 - Bookkeeping | 600.00 | 650.00 | -50.00 |
| 6285 - Website Maintenance | 200.00 | 200.00 | 0.00 |
| 6300 - Postage/Office Supplies | 0.00 | 50.00 | -50.00 |
| 6500 - Insurance | 4,965.96 | 4,381.32 | 584.64 |
| 6560 - Legal & Audit | 828.00 | 0.00 | 828.00 |
| 6570 - Misc.Admin. | 512.00 | 424.77 | 87.23 |
| ADMINISTRATION - Other | 0.00 | 0.00 | 0.00 |
| Total ADMINISTRATION | 10,905.96 | 9,606.09 | 1,299.87 |
| MAINTENANCE | | | |
| 6777- Plumbing | 1,044.80 | | |
| Units 18/9 claim 00-225-253124 | 0.00 | 0.00 | 0.00 |
| 6720 - General / Repairs | 1,996.50 | 2,834.33 | -837.83 |
| 6722 - Daily Maintenance & Repairs | 2,205.00 | 225.00 | 1,980.00 |
| 6723 - Misc Maintenance | 465.00 | 0.00 | 465.00 |
| 6724 - Unit Expense | 155.00 | | |
| 6725 - Building Improvements | | | |
| 6727 - Roof | 240.00 | 291.00 | -51.00 |
| 6728 - Heating/hot water | 1,410.88 | 767.53 | 643.35 |
| 6725 - Building Improvements - Other | 0.00 | 217.56 | -217.56 |
| Total 6725 - Building Improvements | 1,650.88 | 1,276.09 | 374.79 |
| 6730 - Hot Tub | 203.18 | 141.86 | 61.32 |
| 6735 - Landscaping | | | |
| 6736 Tree Removal | 0.00 | 0.00 | 0.00 |
| 6735 - Landscaping - Other | 45.00 | 84.00 | -39.00 |
| Total 6735 - Landscaping | 45.00 | 84.00 | -39.00 |
| 6737 - Irrigation | 0.00 | 0.00 | 0.00 |
| 6738 - Lawn and Grounds Care | 0.00 | 0.00 | 0.00 |
| 6740 - Garage | 1,935.18 | 62.50 | 1,872.68 |
| 6745 - Alley | 400.00 | 800.00 | -400.00 |
| 6750 - Laundry Room Expense | 55.00 | | |
| 6770 - Building Supplies | 79.70 | 648.35 | -568.65 |
| 6775 - Snow Removal | 3,592.00 | 2,312.00 | 1,280.00 |
| 6780 - WIFI Network maintenance | 120.00 | 480.00 | -360.00 |
| 6786 - Security | 0.00 | 0.00 | 0.00 |
| Total MAINTENANCE | 13,947.24 | 8,864.13 | 5,083.11 |
| Pest Control | 0.00 | 0.00 | 0.00 |
| SPECIAL PROJECTS | | | |

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

Accrual Basis

| | Jan - Apr 22 | Budget | \$ Over Bud... |
|---------------------------------------|------------------|------------------|-------------------|
| SP Swer Back-up 3/22 | 480.00 | | |
| Total SPECIAL PROJECTS | 480.00 | | |
| UTILITY | | | |
| 6930 - Gas | 4,257.66 | 3,507.71 | 749.95 |
| 6935 - Electricity | 5,509.87 | 5,161.61 | 348.26 |
| 6940 - Sewer | 2,475.88 | 2,375.36 | 100.52 |
| 6945 - Trash Removal | 1,146.85 | 436.44 | 710.41 |
| 6950 - Pest Control | 1,139.32 | 1,130.46 | 8.86 |
| 6955 - Water | 1,485.38 | 1,209.69 | 275.69 |
| 6960 - Cable fees | 0.00 | 0.00 | 0.00 |
| 6961 - WIFI Network-cable | 0.00 | 276.92 | -276.92 |
| 6962 - AT&T LTE Failover | 120.00 | | |
| 6963 - MSP Network Maintenance | 1,040.00 | | |
| 6965 - Internet (monthly fee) | 1,613.11 | 718.81 | 894.30 |
| 6970 - Security | | | |
| 6971 - Fire alarm annual inspection | 0.00 | 0.00 | 0.00 |
| 6972 - Telephone | 210.25 | 175.03 | 35.22 |
| 6973 - Camera Maintenance and Support | 100.00 | | |
| 6970 - Security - Other | 936.15 | 240.00 | 696.15 |
| Total 6970 - Security | 1,246.40 | 415.03 | 831.37 |
| Total UTILITY | 20,034.47 | 15,232.03 | 4,802.44 |
| Total Expense | 45,367.67 | 33,702.25 | 11,665.42 |
| Net Ordinary Income | -5,440.62 | 5,031.23 | -10,471.85 |
| Other Income/Expense | | | |
| Other Income | | | |
| 8000 - CAPITAL INCOME | | | |
| 8010 - Reserve assessments | 6,819.15 | 6,914.66 | -95.51 |
| Total 8000 - CAPITAL INCOME | 6,819.15 | 6,914.66 | -95.51 |
| Total Other Income | 6,819.15 | 6,914.66 | -95.51 |
| Net Other Income | 6,819.15 | 6,914.66 | -95.51 |
| Net Income | 1,378.53 | 11,945.89 | -10,567.36 |

Winfield Arms Condo Assn.
Check Detail
April 2022

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|-------|------|----------|---------------------|---------------------|-------------|------------------|
| Check | auto | 04/18/22 | American Family ... | OPERATING ... | | -1,241.49 |
| | | | | 6500 · Insurance | -1,224.91 | 1,224.91 |
| | | | | 6500 · Insurance | -16.58 | 16.58 |
| TOTAL | | | | | -1,241.49 | 1,241.49 |
| Check | auto | 04/28/22 | Aspen Consolidat... | OPERATING ... | | -1,856.91 |
| | | | | Sanitation- | -1,856.91 | 1,856.91 |
| TOTAL | | | | | -1,856.91 | 1,856.91 |
| Check | AUTO | 04/04/22 | Mountain Waste ... | OPERATING ... | | -306.07 |
| | | | | 6945 · Trash R... | -306.07 | 306.07 |
| TOTAL | | | | | -306.07 | 306.07 |
| Check | AUTO | 04/09/22 | CenturyLink | OPERATING ... | | -53.33 |
| | | | | 6972 · Telepho... | -53.33 | 53.33 |
| TOTAL | | | | | -53.33 | 53.33 |
| Check | AUTO | 04/13/22 | Comcast INTERN... | OPERATING ... | | -381.76 |
| | | | | 6965 · Internet ... | -381.76 | 381.76 |
| TOTAL | | | | | -381.76 | 381.76 |
| Check | AUTO | 04/25/22 | City of Aspen | OPERATING ... | | -1,792.20 |
| | | | | 6955 · Water | -366.47 | 366.47 |
| | | | | 6935 · Electricity | -1,425.73 | 1,425.73 |
| TOTAL | | | | | -1,792.20 | 1,792.20 |
| Check | 6027 | 04/05/22 | Proguard | OPERATING ... | | -120.00 |
| | | | | 6970 · Security | -120.00 | 120.00 |
| TOTAL | | | | | -120.00 | 120.00 |
| Check | 6028 | 04/05/22 | Aspen Places | OPERATING ... | | -378.00 |
| | | | | 6722 · Daily M... | -378.00 | 378.00 |
| TOTAL | | | | | -378.00 | 378.00 |
| Check | 6029 | 04/05/22 | Aspen Places | OPERATING ... | | -950.00 |
| | | | | 6100 · Manage... | -950.00 | 950.00 |
| TOTAL | | | | | -950.00 | 950.00 |
| Check | 6030 | 04/06/22 | Aspen Places | OPERATING ... | | -10.92 |
| | | | | 6770 · Building... | -10.92 | 10.92 |

Winfield Arms Condo Assn.
Check Detail
April 2022

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|-----------------------|-------------|-----------------|---------------------------|----------------------|-------------|------------------|
| TOTAL | | | | | -10.92 | 10.92 |
| Check | 6031 | 04/07/22 | mountain mainte... | OPERATING ... | | -1,788.00 |
| | | | | 6720 · General... | -275.00 | 275.00 |
| | | | | 6750 · Laundry... | -55.00 | 55.00 |
| | | | | 6775 · Snow R... | -24.00 | 24.00 |
| | | | | 6775 · Snow R... | -40.00 | 40.00 |
| | | | | 6775 · Snow R... | -144.00 | 144.00 |
| | | | | 6775 · Snow R... | -120.00 | 120.00 |
| | | | | 6775 · Snow R... | -420.00 | 420.00 |
| | | | | SP Swer Back-... | -315.00 | 315.00 |
| | | | | 6745 · Alley | -160.00 | 160.00 |
| | | | | SP Swer Back-... | -165.00 | 165.00 |
| | | | | 6735 · Landsc... | -45.00 | 45.00 |
| | | | | 6720 · General... | -25.00 | 25.00 |
| TOTAL | | | | | -1,788.00 | 1,788.00 |
| Check | 6032 | 04/08/22 | B-Electric, LLC | OPERATING ... | | -1,935.18 |
| | | | | 6740 · Garage | -1,935.18 | 1,935.18 |
| TOTAL | | | | | -1,935.18 | 1,935.18 |
| Check | 6033 | 04/21/22 | 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 | 6037 | 04/18/22 | Reese Henry | OPERATING ... | | -720.00 |
| | | | | 6560 · Legal & ... | -720.00 | 720.00 |
| TOTAL | | | | | -720.00 | 720.00 |
| Bill Pmt -C... | 6046 | 04/06/22 | Siarau Company | OPERATING ... | | -150.00 |
| Bill | | 03/31/22 | | 6280 · Bookke... | -150.00 | 150.00 |
| TOTAL | | | | | -150.00 | 150.00 |