



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717
EAGLE, COLORADO 81631
PHONE: 970-328-2593 FAX: 970-328-1995
www.spaethandco.com

July 26, 2024

Breakaway West Condominium Association
P.O. Box 1743
Vail, CO 81658

Re: Financial Statements
For the Twelve Months Ended June 30, 2024

Dear Board of Directors:

I am enclosing your balance sheet, profit & loss, comparatives, and disbursement report for the period indicated above. The enclosed financial statements were prepared from your books and records without audit.

As of 6/30/24, the year-to-date operating net profit is \$36,126.77. Comparatively, the year-to-date operating net profit as of 6/30/23 was \$-33,580.02. This is a favorable difference of \$69,706.79. This year there is a significant decrease to pool maintenance, pool gas, loader snow removal, repairs & maintenance, electricity, gas/heating and roof snow removal. There was also an increase to the operating portion of the dues. This was partially offset by a significant increase to accounting (audit), insurance, legal, manager's unit, trash removal, water & sewer, elevator, fire alarm and bad debt.

The association budgeted net income as of 6/30/24 was \$0. Actual net income was \$36,126.77. This is a favorable difference of \$36,126.77 as of 6/30/24. Insurance, pool maintenance, pool gas, electricity, landscaping, gas/heating, repairs & maintenance, and roof snow removal are under budget. Accounting, legal, manager's unit, trash, elevator, fire alarm and bad debt are over budget.

Each year, the association budgets to have no profit or loss in operating.

Please call if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

Breakaway West Association, Inc.

Balance Sheet

As of June 30, 2024

	Jun 30, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	28,764.98
102.8 · Cash in Op. Checking - Citywide	268,462.36
Total Checking/Savings	297,227.34
Accounts Receivable	
104.00 · Accounts Receivable	4,091.66
Total Accounts Receivable	4,091.66
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,371.86
108.20 · Prepaid Flood Insurance	12,057.75
108.00 · Prepaid Expenses - Other	979.16
Total 108.00 · Prepaid Expenses	16,408.77
Total Other Current Assets	16,408.77
Total Current Assets	317,727.77
Fixed Assets	
112.00 · Manager Condo Unit	23,000.00
112.50 · Improvements - 504	188,194.74
113.50 · Equipment	7,544.75
114.00 · Accum. Depreciation	
114.10 · Accum. Depreciation-Unit 504	(94,167.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(101,712.49)
Total Fixed Assets	117,027.00
TOTAL ASSETS	434,754.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	18,498.61
Total Accounts Payable	18,498.61
Total Current Liabilities	18,498.61
Total Liabilities	18,498.61
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	67,945.26
217.20 · Reserve Fund 300	57,025.27
217.30 · Reserve Fund 400	59,275.39
217.40 · Reserve Fund 500	108,955.56
217.50 · Reserve Fund Garage	8,053.85
Total 217.01 · Reserve Fund - Appropriated	301,255.33
218.01 · Owner Equity - Unappropriated	
218.00 · Operating Fund 100/200	(18,197.84)
219.00 · Operating Fund 300	(24,115.95)
220.00 · Operating Fund 400	(15,691.27)
221.00 · Operating Fund 500	(9,982.31)
222.00 · Operating Fund Garage	(865.65)
Total 218.01 · Owner Equity - Unappropriated	(68,853.02)
223 · Investment in Mgr. Unit 504	120,897.00
Net Income	36,456.85
Total Equity	416,256.16
TOTAL LIABILITIES & EQUITY	434,754.77

Breakaway West Association, Inc.
Combined Operating - Current Month vs Prior Year
Statement of Operations - Unaudited

	Jun 24	Jun 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	36,396.92	6,080.22
303.00 · Interest Income	1.18	0.30	0.88
304.00 · Finance Charges & Late Fees	95.40	300.73	(205.33)
307.00 · Reserve Assessments	1,750.01	5,499.99	(3,749.98)
308.00 · Cable TV Assessments	4,933.44	4,499.82	433.62
Total Income	49,257.17	46,697.76	2,559.41
Expense			
401.00 · Accounting	891.83	893.00	(1.17)
402.00 · Administrative	1,316.31	808.27	508.04
403.00 · Manager's Fee	3,614.05	3,508.78	105.27
406.00 · Insurance	6,803.67	2,877.05	3,926.62
409.00 · Manager's Unit	1,828.75	1,189.23	639.52
410.00 · Pool Maintenance	2,601.72	936.31	1,665.41
410.02 · Pool - Gas Expense	361.78	460.70	(98.92)
412.00 · Repairs & Maint. - Project	350.25	25,353.87	(25,003.62)
413.00 · Fire Alarm - Project	0.00	714.50	(714.50)
414.00 · Trash	2,403.54	244.54	2,159.00
418.00 · Reserve Funds	0.00	5,499.99	(5,499.99)
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,088.91	1,098.32	(9.41)
424.00 · Water & Sewer	5,954.93	5,271.97	682.96
437.00 · Landscaping	1,095.72	1,334.07	(238.35)
Total Expense	28,633.96	50,513.10	(21,879.14)
Net Ordinary Income	20,623.21	(3,815.34)	24,438.55
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	996.02	1,237.01	(240.99)
425.00 · Repairs & Maint. Bldg.	0.00	10,808.05	(10,808.05)
430.00 · Reserve Funds Bldg	1,750.01	0.00	1,750.01
431.00 · Fire Alarm Bldg	835.41	8,739.25	(7,903.84)
453.00 · Flood Insurance	1,339.75	1,339.75	0.00
456.00 · Cable TV Expense	5,121.44	4,831.41	290.03
Total Other Expense	10,042.63	26,955.47	(16,912.84)
Net Other Income	(10,042.63)	(26,955.47)	16,912.84
Net Income	10,580.58	(30,770.81)	41,351.39

Breakaway West Association, Inc.
Combined Operating - Current Year vs Prior Year
Statement of Operations - Unaudited

	Jul '23 - Jun 24	Jul '22 - Jun 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	509,725.60	436,762.91	72,962.69
303.00 · Interest Income	6.49	121.86	(115.37)
304.00 · Finance Charges & Late Fees	2,746.33	4,793.22	(2,046.89)
305.00 · Holy Cross Equity Refund	481.37	621.94	(140.57)
307.00 · Reserve Assessments	21,000.12	65,999.63	(44,999.51)
308.00 · Cable TV Assessments	59,201.28	53,997.84	5,203.44
Total Income	593,161.19	562,297.40	30,863.79
Expense			
401.00 · Accounting	24,034.66	11,308.50	12,726.16
402.00 · Administrative	10,167.89	9,307.89	860.00
403.00 · Manager's Fee	43,368.60	42,105.36	1,263.24
406.00 · Insurance	77,579.89	72,220.79	5,359.10
408.00 · Legal	11,472.81	2,087.00	9,385.81
409.00 · Manager's Unit	13,036.99	8,822.86	4,214.13
410.00 · Pool Maintenance	13,012.30	19,989.67	(6,977.37)
410.02 · Pool - Gas Expense	7,913.96	10,858.50	(2,944.54)
411.00 · Snow Removal	11,994.53	14,283.16	(2,288.63)
412.00 · Repairs & Maint. - Project	7,909.79	30,699.40	(22,789.61)
413.00 · Fire Alarm - Project	598.78	926.66	(327.88)
414.00 · Trash	24,429.35	17,601.93	6,827.42
416.00 · Real Estate Taxes	1,525.80	1,118.24	407.56
418.00 · Reserve Funds	0.00	65,999.93	(65,999.93)
421.00 · Depreciation - Mgr's Unit 504	3,870.00	3,870.00	0.00
422.00 · Electricity	29,309.71	32,099.83	(2,790.12)
424.00 · Water & Sewer	68,704.87	62,687.12	6,017.75
437.00 · Landscaping	6,275.72	6,610.14	(334.42)
438.00 · 504 Repairs & Maintenance	350.00	693.61	(343.61)
Total Expense	355,555.65	413,290.59	(57,734.94)
Net Ordinary Income	237,605.54	149,006.81	88,598.73
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	32,380.70	44,769.84	(12,389.14)
425.00 · Repairs & Maint. Bldg.	13,727.38	29,985.58	(16,258.20)
427.00 · Elevator	13,624.19	4,515.65	9,108.54
429.00 · Roof Snow Removal	0.00	12,480.00	(12,480.00)
430.00 · Reserve Funds Bldg	21,000.12	0.00	21,000.12
431.00 · Fire Alarm Bldg	36,712.81	18,572.51	18,140.30
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	16,077.00	15,880.75	196.25
456.00 · Cable TV Expense	59,427.07	56,382.50	3,044.57
Total Other Expense	201,478.77	182,586.83	18,891.94
Net Other Income	(201,478.77)	(182,586.83)	(18,891.94)
Net Income	36,126.77	(33,580.02)	69,706.79

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual MTD
June 2024

	Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	42,477.08	0.06
303.00 · Interest Income	1.18	0.00	1.18
304.00 · Finance Charges & Late Fees	95.40	0.00	95.40
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	4,933.44	4,933.42	0.02
Total Income	49,257.17	49,160.50	96.67
Expense			
401.00 · Accounting	891.83	1,833.33	(941.50)
402.00 · Administrative	1,316.31	791.66	524.65
403.00 · Manager's Fee	3,614.05	3,614.05	0.00
406.00 · Insurance	6,803.67	6,620.25	183.42
408.00 · Legal	0.00	250.01	(250.01)
409.00 · Manager's Unit	1,828.75	647.21	1,181.54
410.00 · Pool Maintenance	2,601.72	1,666.67	935.05
410.02 · Pool - Gas Expense	361.78	995.37	(633.59)
412.00 · Repairs & Maint. - Project	350.25	500.00	(149.75)
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,403.54	1,500.00	903.54
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,088.91	2,942.48	(1,853.57)
424.00 · Water & Sewer	5,954.93	5,746.34	208.59
437.00 · Landscaping	1,095.72	1,333.33	(237.61)
438.00 · 504 Repairs & Maintenance	0.00	83.32	(83.32)
Total Expense	28,633.96	29,179.85	(545.89)
Net Ordinary Income	20,623.21	19,980.65	642.56
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	996.02	4,103.90	(3,107.88)
425.00 · Repairs & Maint. Bldg.	0.00	5,998.79	(5,998.79)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	835.41	416.74	418.67
453.00 · Flood Insurance	1,339.75	1,455.74	(115.99)
456.00 · Cable TV Expense	5,121.44	4,933.42	188.02
Total Other Expense	10,042.63	18,658.59	(8,615.96)
Net Other Income	(10,042.63)	(18,658.59)	8,615.96
Net Income	10,580.58	1,322.06	9,258.52

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual YTD
July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	509,725.60	509,724.87	0.73
303.00 · Interest Income	6.49	0.00	6.49
304.00 · Finance Charges & Late Fees	2,746.33	0.00	2,746.33
305.00 · Holy Cross Equity Refund	481.37	0.00	481.37
307.00 · Reserve Assessments	21,000.12	21,000.00	0.12
308.00 · Cable TV Assessments	59,201.28	59,201.63	(0.35)
Total Income	593,161.19	589,926.50	3,234.69
Expense			
401.00 · Accounting	24,034.66	22,000.00	2,034.66
402.00 · Administrative	10,167.89	9,500.00	667.89
403.00 · Manager's Fee	43,368.60	43,368.49	0.11
406.00 · Insurance	77,579.89	79,442.87	(1,862.98)
408.00 · Legal	11,472.81	3,000.00	8,472.81
409.00 · Manager's Unit	13,036.99	7,765.82	5,271.17
410.00 · Pool Maintenance	13,012.30	20,000.00	(6,987.70)
410.02 · Pool - Gas Expense	7,913.96	11,944.35	(4,030.39)
411.00 · Snow Removal	11,994.53	12,000.00	(5.47)
412.00 · Repairs & Maint. - Project	7,909.79	6,000.00	1,909.79
413.00 · Fire Alarm - Project	598.78	4,000.00	(3,401.22)
414.00 · Trash	24,429.35	18,000.00	6,429.35
416.00 · Real Estate Taxes	1,525.80	1,200.00	325.80
421.00 · Depreciation - Mgr's Unit 504	3,870.00	3,870.00	0.00
422.00 · Electricity	29,309.71	35,309.81	(6,000.10)
424.00 · Water & Sewer	68,704.87	68,955.83	(250.96)
437.00 · Landscaping	6,275.72	8,000.00	(1,724.28)
438.00 · 504 Repairs & Maintenance	350.00	1,000.00	(650.00)
Total Expense	355,555.65	355,357.17	198.48
Net Ordinary Income	237,605.54	234,569.33	3,036.21
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	32,380.70	49,246.83	(16,866.13)
425.00 · Repairs & Maint. Bldg.	13,727.38	71,985.37	(58,257.99)
427.00 · Elevator	13,624.19	6,666.67	6,957.52
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	21,000.12	21,000.00	0.12
431.00 · Fire Alarm Bldg	36,712.81	5,000.00	31,712.81
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	16,077.00	17,468.83	(1,391.83)
456.00 · Cable TV Expense	59,427.07	59,201.63	225.44
Total Other Expense	201,478.77	234,569.33	(33,090.56)
Net Other Income	(201,478.77)	(234,569.33)	33,090.56
Net Income	36,126.77	0.00	36,126.77

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2024

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Total 102.10 · Cash in Reserve - Citywide					
102.13 · Cash in Spec. As. - Citywide					
Total 102.13 · Cash in Spec. As. - Citywide					
102.16 · Cash in Renovation - Citywide					
Total 102.16 · Cash in Renovation - Citywide					
102.8 · Cash in Op. Checking - Citywide					
Bill Pmt -Check	06/01/2024	Draft	Vail Honeywagon Enterprises, LLC	6/1-6/30	(2,403.54)
Bill Pmt -Check	06/04/2024	Autopay	Xcel Energy	53-1013571-8	(3,000.50)
Bill Pmt -Check	06/10/2024	11250	Spaeth and Company, Inc.	May	(1,202.09)
Bill Pmt -Check	06/10/2024	11251	Specialized Pool and Spa, LLC	Commercial Route Service 5/3-5/31	(1,197.33)
Bill Pmt -Check	06/10/2024	11252	Vail Alarm Inc.	500 Bldg - Prorated monitoring - April-June	(152.49)
Bill Pmt -Check	06/10/2024	11253	Vail Valley Ace Hardware	312	(415.67)
Check	06/12/2024	Auto-Pay	Comcast	6/1-6/30	(5,121.44)
Check	06/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	06/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	06/20/2024	11254	OAC Management, Inc.	Re: Pool deck & common area project - May	(4,748.75)
Bill Pmt -Check	06/20/2024	11255	Steve Burns		(4,809.77)
Bill Pmt -Check	06/20/2024	11256	Vail Alarm Inc.	300/400 Bldg - Alarm upgrades	(835.41)
Bill Pmt -Check	06/20/2024	11257	Vail Valley Ace Hardware	312	(48.79)
Bill Pmt -Check	06/20/2024	11258	Vail Valley Maintenance, Inc.	#353 BTO - Washing machine repairs	(190.00)
Bill Pmt -Check	06/21/2024	Draft	Eagle River Water & Sanitation District	4/30-5/31	(5,714.16)
Check	06/30/2024	Draft	Century Link	6/13-7/12 970-476-2196 518B	(116.04)
Check	06/30/2024	Draft	Century Link	6/13 - 7/12 970-476-3957 457B	(400.50)
Check	06/30/2024	Draft	Century Link	6/19-7/18 970-476-7309 666B	(97.09)
Check	06/30/2024	Auto-Pay	Holy Cross Energy	5/22-6/22	(1,088.91)
Total 102.8 · Cash in Op. Checking - Citywide					(38,351.73)
TOTAL					(38,351.73)

Breakaway West Association, Inc.
100/200 Comparison to Budget - MTD
June 2024

	Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,772.81	8,772.81	0.00
303.00 · Interest Income	0.25	0.00	0.25
304.00 · Finance Charges & Late Fees	20.59	0.00	20.59
308.00 · Cable TV Assessments	1,096.32	1,096.28	0.04
Total Income	9,889.97	9,869.09	20.88
Expense			
401.00 · Accounting	192.46	395.63	(203.17)
402.00 · Administrative	284.06	170.85	113.21
403.00 · Manager's Fee	779.91	779.91	0.00
406.00 · Insurance	1,468.23	1,428.65	39.58
408.00 · Legal	0.00	53.95	(53.95)
409.00 · Manager's Unit	394.64	139.66	254.98
410.00 · Pool Maintenance	561.44	359.67	201.77
410.02 · Pool - Gas Expense	78.07	214.80	(136.73)
412.00 · Repairs & Maint. - Project	75.59	107.90	(32.31)
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	518.68	323.70	194.98
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	234.99	634.99	(400.00)
424.00 · Water & Sewer	1,285.07	1,240.06	45.01
437.00 · Landscaping	236.46	287.73	(51.27)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	6,179.20	6,297.01	(117.81)
Net Ordinary Income	3,710.77	3,572.08	138.69
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	206.66	1,007.31	(800.65)
425.00 · Repairs & Maint. Bldg.	0.00	1,291.66	(1,291.66)
431.00 · Fire Alarm Bldg	0.00	83.37	(83.37)
456.00 · Cable TV Expense	1,138.10	1,096.28	41.82
Total Other Expense	1,344.76	3,478.62	(2,133.86)
Net Other Income	(1,344.76)	(3,478.62)	2,133.86
Net Income	2,366.01	93.46	2,272.55

Breakaway West Association, Inc.
300 Comparison to Budget - MTD
June 2024

	Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,086.10	13,086.08	0.02
303.00 · Interest Income	0.37	0.00	0.37
304.00 · Finance Charges & Late Fees	29.55	0.00	29.55
308.00 · Cable TV Assessments	1,461.76	1,461.77	(0.01)
Total Income	14,577.78	14,547.85	29.93
Expense			
401.00 · Accounting	276.29	567.97	(291.68)
402.00 · Administrative	407.79	245.25	162.54
403.00 · Manager's Fee	1,119.63	1,119.63	0.00
406.00 · Insurance	2,107.78	2,050.95	56.83
408.00 · Legal	0.00	77.45	(77.45)
409.00 · Manager's Unit	566.55	200.49	366.06
410.00 · Pool Maintenance	806.02	516.33	289.69
410.02 · Pool - Gas Expense	112.08	308.36	(196.28)
412.00 · Repairs & Maint. - Project	108.50	154.90	(46.40)
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	744.62	464.70	279.92
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	337.34	911.59	(574.25)
424.00 · Water & Sewer	1,844.84	1,780.21	64.63
437.00 · Landscaping	339.45	413.06	(73.61)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	8,870.80	9,039.89	(169.09)
Net Ordinary Income	5,706.98	5,507.96	199.02
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	273.15	1,203.64	(930.49)
425.00 · Repairs & Maint. Bldg.	0.00	2,166.64	(2,166.64)
431.00 · Fire Alarm Bldg	495.06	125.00	370.06
456.00 · Cable TV Expense	1,517.46	1,461.77	55.69
Total Other Expense	2,285.67	4,957.05	(2,671.38)
Net Other Income	(2,285.67)	(4,957.05)	2,671.38
Net Income	3,421.31	550.91	2,870.40

Breakaway West Association, Inc.
400 Comparison to Budget - MTD
June 2024

	Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,516.49	8,516.51	(0.02)
303.00 · Interest Income	0.23	0.00	0.23
304.00 · Finance Charges & Late Fees	19.01	0.00	19.01
308.00 · Cable TV Assessments	1,004.96	1,004.97	(0.01)
Total Income	9,540.69	9,521.48	19.21
Expense			
401.00 · Accounting	177.74	365.38	(187.64)
402.00 · Administrative	262.34	157.78	104.56
403.00 · Manager's Fee	720.28	720.27	0.01
406.00 · Insurance	1,355.97	1,319.41	36.56
408.00 · Legal	0.00	49.83	(49.83)
409.00 · Manager's Unit	364.47	128.98	235.49
410.00 · Pool Maintenance	518.52	332.17	186.35
410.02 · Pool - Gas Expense	72.10	198.38	(126.28)
412.00 · Repairs & Maint. - Project	69.80	99.65	(29.85)
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	479.02	298.95	180.07
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	217.02	586.43	(369.41)
424.00 · Water & Sewer	1,186.82	1,145.25	41.57
437.00 · Landscaping	218.38	265.74	(47.36)
438.00 · 504 Repairs & Maintenance	0.00	16.60	(16.60)
Total Expense	5,706.73	5,815.52	(108.79)
Net Ordinary Income	3,833.96	3,705.96	128.00
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	153.74	684.12	(530.38)
425.00 · Repairs & Maint. Bldg.	0.00	1,499.95	(1,499.95)
431.00 · Fire Alarm Bldg	340.35	125.00	215.35
456.00 · Cable TV Expense	1,043.26	1,004.97	38.29
Total Other Expense	1,537.35	3,314.04	(1,776.69)
Net Other Income	(1,537.35)	(3,314.04)	1,776.69
Net Income	2,296.61	391.92	1,904.69

Breakaway West Association, Inc.
500 Comparison to Budget - MTD
June 2024

	Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,832.42	10,832.43	(0.01)
303.00 · Interest Income	0.29	0.00	0.29
304.00 · Finance Charges & Late Fees	23.32	0.00	23.32
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	1,370.40	1,370.40	0.00
Total Income	13,976.44	13,952.83	23.61
Expense			
401.00 · Accounting	217.96	448.07	(230.11)
402.00 · Administrative	321.70	193.48	128.22
403.00 · Manager's Fee	883.27	883.28	(0.01)
406.00 · Insurance	1,662.82	1,617.99	44.83
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	446.95	158.21	288.74
410.00 · Pool Maintenance	635.86	407.33	228.53
410.02 · Pool - Gas Expense	88.42	243.27	(154.85)
412.00 · Repairs & Maint. - Project	85.60	122.20	(36.60)
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	587.43	366.60	220.83
421.00 · Depreciation - Mgr's Unit 504	78.82	78.81	0.01
422.00 · Electricity	266.13	719.14	(453.01)
424.00 · Water & Sewer	1,455.38	1,404.40	50.98
437.00 · Landscaping	267.79	325.86	(58.07)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	6,998.13	7,131.58	(133.45)
Net Ordinary Income	6,978.31	6,821.25	157.06
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	248.21	890.30	(642.09)
425.00 · Repairs & Maint. Bldg.	0.00	998.94	(998.94)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	0.00	83.37	(83.37)
453.00 · Flood Insurance	1,339.75	1,455.74	(115.99)
456.00 · Cable TV Expense	1,422.62	1,370.40	52.22
Total Other Expense	4,760.59	6,548.75	(1,788.16)
Net Other Income	(4,760.59)	(6,548.75)	1,788.16
Net Income	2,217.72	272.50	1,945.22

Breakaway West Association, Inc.
Garage Comparison To Budget - MTD
June 2024

	Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,269.32	1,269.25	0.07
303.00 · Interest Income	0.04	0.00	0.04
304.00 · Finance Charges & Late Fees	2.93	0.00	2.93
Total Income	1,272.29	1,269.25	3.04
Expense			
401.00 · Accounting	27.38	56.28	(28.90)
402.00 · Administrative	40.42	24.30	16.12
403.00 · Manager's Fee	110.96	110.96	0.00
406.00 · Insurance	208.87	203.25	5.62
408.00 · Legal	0.00	7.68	(7.68)
409.00 · Manager's Unit	56.14	19.87	36.27
410.00 · Pool Maintenance	79.88	51.17	28.71
410.02 · Pool - Gas Expense	11.11	30.56	(19.45)
412.00 · Repairs & Maint. - Project	10.76	15.35	(4.59)
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	73.79	46.05	27.74
421.00 · Depreciation - Mgr's Unit 504	9.90	9.91	(0.01)
422.00 · Electricity	33.43	90.33	(56.90)
424.00 · Water & Sewer	182.82	176.42	6.40
437.00 · Landscaping	33.64	40.94	(7.30)
438.00 · 504 Repairs & Maintenance	0.00	2.55	(2.55)
Total Expense	879.10	895.85	(16.75)
Net Ordinary Income	393.19	373.40	19.79
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	114.26	318.53	(204.27)
425.00 · Repairs & Maint. Bldg.	0.00	41.60	(41.60)
Total Other Expense	114.26	360.13	(245.87)
Net Other Income	(114.26)	(360.13)	245.87
Net Income	278.93	13.27	265.66

Breakaway West Association, Inc.
Building 100/200 Comparison to Budget - YTD
July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	105,273.66	105,273.70	(0.04)
303.00 · Interest Income	1.40	0.00	1.40
304.00 · Finance Charges & Late Fees	592.66	0.00	592.66
305.00 · Holy Cross Equity Refund	103.88	0.00	103.88
308.00 · Cable TV Assessments	13,155.84	13,155.91	(0.07)
Total Income	119,127.44	118,429.61	697.83
Expense			
401.00 · Accounting	5,186.65	4,747.60	439.05
402.00 · Administrative	2,194.21	2,050.10	144.11
403.00 · Manager's Fee	9,358.91	9,358.92	(0.01)
406.00 · Insurance	16,741.72	17,143.77	(402.05)
408.00 · Legal	2,475.83	647.40	1,828.43
409.00 · Manager's Unit	2,813.34	1,675.86	1,137.48
410.00 · Pool Maintenance	2,808.02	4,316.00	(1,507.98)
410.02 · Pool - Gas Expense	1,707.84	2,577.59	(869.75)
411.00 · Snow Removal	2,588.41	2,589.60	(1.19)
412.00 · Repairs & Maint. - Project	1,706.94	1,294.80	412.14
413.00 · Fire Alarm - Project	129.22	863.20	(733.98)
414.00 · Trash	5,271.86	3,884.40	1,387.46
416.00 · Real Estate Taxes	329.27	258.96	70.31
421.00 · Depreciation - Mgr's Unit 504	835.20	835.15	0.05
422.00 · Electricity	6,325.04	7,619.86	(1,294.82)
424.00 · Water & Sewer	14,826.51	14,880.67	(54.16)
437.00 · Landscaping	1,354.30	1,726.40	(372.10)
438.00 · 504 Repairs & Maintenance	75.53	215.80	(140.27)
Total Expense	76,728.80	76,686.08	42.72
Net Ordinary Income	42,398.64	41,743.53	655.11
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,598.57	12,087.75	(4,489.18)
425.00 · Repairs & Maint. Bldg.	2,874.54	15,499.87	(12,625.33)
431.00 · Fire Alarm Bldg	4,481.25	1,000.00	3,481.25
436.00 · Bad Debt	1,840.67	0.00	1,840.67
456.00 · Cable TV Expense	13,206.05	13,155.91	50.14
Total Other Expense	30,001.08	41,743.53	(11,742.45)
Net Other Income	(30,001.08)	(41,743.53)	11,742.45
Net Income	12,397.56	0.00	12,397.56

Breakaway West Association, Inc.
300 Comparison to Budget - YTD
July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	157,033.20	157,033.00	0.20
303.00 · Interest Income	2.01	0.00	2.01
304.00 · Finance Charges & Late Fees	850.81	0.00	850.81
305.00 · Holy Cross Equity Refund	149.13	0.00	149.13
308.00 · Cable TV Assessments	17,541.12	17,541.21	(0.09)
Total Income	175,576.27	174,574.21	1,002.06
Expense			
401.00 · Accounting	7,445.90	6,815.60	630.30
402.00 · Administrative	3,150.03	2,943.10	206.93
403.00 · Manager's Fee	13,435.57	13,435.56	0.01
406.00 · Insurance	24,034.24	24,611.40	(577.16)
408.00 · Legal	3,554.28	929.40	2,624.88
409.00 · Manager's Unit	4,038.89	2,405.85	1,633.04
410.00 · Pool Maintenance	4,031.22	6,196.00	(2,164.78)
410.02 · Pool - Gas Expense	2,451.74	3,700.36	(1,248.62)
411.00 · Snow Removal	3,715.91	3,717.60	(1.69)
412.00 · Repairs & Maint. - Project	2,450.37	1,858.80	591.57
413.00 · Fire Alarm - Project	185.50	1,239.20	(1,053.70)
414.00 · Trash	7,568.20	5,576.40	1,991.80
416.00 · Real Estate Taxes	472.69	371.76	100.93
421.00 · Depreciation - Mgr's Unit 504	1,198.92	1,198.92	0.00
422.00 · Electricity	9,080.13	10,938.98	(1,858.85)
424.00 · Water & Sewer	21,284.76	21,362.52	(77.76)
437.00 · Landscaping	1,944.21	2,478.40	(534.19)
438.00 · 504 Repairs & Maintenance	108.43	309.80	(201.37)
Total Expense	110,150.99	110,089.65	61.34
Net Ordinary Income	65,425.28	64,484.56	940.72
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	9,768.29	14,443.68	(4,675.39)
425.00 · Repairs & Maint. Bldg.	5,132.84	25,999.67	(20,866.83)
427.00 · Elevator	8,073.60	4,000.00	4,073.60
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	15,750.28	1,500.00	14,250.28
436.00 · Bad Debt	2,642.44	0.00	2,642.44
456.00 · Cable TV Expense	17,608.01	17,541.21	66.80
Total Other Expense	58,975.46	64,484.56	(5,509.10)
Net Other Income	(58,975.46)	(64,484.56)	5,509.10
Net Income	6,449.82	0.00	6,449.82

Breakaway West Association, Inc.
400 Comparison to Budget - YTD
July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	102,197.86	102,198.11	(0.25)
303.00 · Interest Income	1.29	0.00	1.29
304.00 · Finance Charges & Late Fees	547.34	0.00	547.34
305.00 · Holy Cross Equity Refund	95.94	0.00	95.94
308.00 · Cable TV Assessments	12,059.52	12,059.60	(0.08)
Total Income	114,901.95	114,257.71	644.24
Expense			
401.00 · Accounting	4,790.02	4,384.60	405.42
402.00 · Administrative	2,026.46	1,893.35	133.11
403.00 · Manager's Fee	8,643.36	8,643.34	0.02
406.00 · Insurance	15,461.67	15,832.96	(371.29)
408.00 · Legal	2,286.53	597.90	1,688.63
409.00 · Manager's Unit	2,598.29	1,547.73	1,050.56
410.00 · Pool Maintenance	2,593.33	3,986.00	(1,392.67)
410.02 · Pool - Gas Expense	1,577.24	2,380.51	(803.27)
411.00 · Snow Removal	2,390.44	2,391.60	(1.16)
412.00 · Repairs & Maint. - Project	1,576.43	1,195.80	380.63
413.00 · Fire Alarm - Project	119.34	797.20	(677.86)
414.00 · Trash	4,868.76	3,587.40	1,281.36
416.00 · Real Estate Taxes	304.09	239.16	64.93
421.00 · Depreciation - Mgr's Unit 504	771.24	771.29	(0.05)
422.00 · Electricity	5,841.42	7,037.24	(1,195.82)
424.00 · Water & Sewer	13,692.89	13,742.90	(50.01)
437.00 · Landscaping	1,250.75	1,594.40	(343.65)
438.00 · 504 Repairs & Maintenance	69.75	199.30	(129.55)
Total Expense	70,862.01	70,822.68	39.33
Net Ordinary Income	44,039.94	43,435.03	604.91
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,382.32	8,209.41	(2,827.09)
425.00 · Repairs & Maint. Bldg.	1,475.00	17,999.35	(16,524.35)
427.00 · Elevator	5,550.59	2,666.67	2,883.92
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	12,391.23	1,500.00	10,891.23
436.00 · Bad Debt	1,699.93	0.00	1,699.93
456.00 · Cable TV Expense	12,105.49	12,059.60	45.89
Total Other Expense	38,604.56	43,435.03	(4,830.47)
Net Other Income	(38,604.56)	(43,435.03)	4,830.47
Net Income	5,435.38	0.00	5,435.38

Breakaway West Association, Inc.

500 Comparison to Budget - YTD

July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	129,989.06	129,989.06	0.00
303.00 · Interest Income	1.58	0.00	1.58
304.00 · Finance Charges & Late Fees	671.22	0.00	671.22
305.00 · Holy Cross Equity Refund	117.65	0.00	117.65
307.00 · Reserve Assessments	21,000.12	21,000.00	0.12
308.00 · Cable TV Assessments	16,444.80	16,444.91	(0.11)
Total Income	168,224.43	167,433.97	790.46
Expense			
401.00 · Accounting	5,874.07	5,376.80	497.27
402.00 · Administrative	2,484.96	2,321.80	163.16
403.00 · Manager's Fee	10,599.28	10,599.26	0.02
406.00 · Insurance	18,960.55	19,415.84	(455.29)
408.00 · Legal	2,803.96	733.20	2,070.76
409.00 · Manager's Unit	3,186.24	1,897.97	1,288.27
410.00 · Pool Maintenance	3,180.21	4,888.00	(1,707.79)
410.02 · Pool - Gas Expense	1,934.17	2,919.20	(985.03)
411.00 · Snow Removal	2,931.47	2,932.80	(1.33)
412.00 · Repairs & Maint. - Project	1,933.15	1,466.40	466.75
413.00 · Fire Alarm - Project	146.34	977.60	(831.26)
414.00 · Trash	5,970.52	4,399.20	1,571.32
416.00 · Real Estate Taxes	372.91	293.28	79.63
421.00 · Depreciation - Mgr's Unit 504	945.84	945.83	0.01
422.00 · Electricity	7,163.31	8,629.72	(1,466.41)
424.00 · Water & Sewer	16,791.47	16,852.80	(61.33)
437.00 · Landscaping	1,533.78	1,955.20	(421.42)
438.00 · 504 Repairs & Maintenance	85.54	244.40	(158.86)
Total Expense	86,897.77	86,849.30	48.47
Net Ordinary Income	81,326.66	80,584.67	741.99
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,405.24	10,683.63	(3,278.39)
425.00 · Repairs & Maint. Bldg.	850.00	11,987.31	(11,137.31)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	21,000.12	21,000.00	0.12
431.00 · Fire Alarm Bldg	4,090.05	1,000.00	3,090.05
436.00 · Bad Debt	2,084.61	0.00	2,084.61
453.00 · Flood Insurance	16,077.00	17,468.83	(1,391.83)
456.00 · Cable TV Expense	16,507.52	16,444.91	62.61
Total Other Expense	68,014.54	80,584.68	(12,570.14)
Net Other Income	(68,014.54)	(80,584.68)	12,570.14
Net Income	13,312.12	(0.01)	13,312.13

Breakaway West Association, Inc.
Garage Comparison To Budget - YTD
July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	15,231.82	15,231.00	0.82
303.00 · Interest Income	0.21	0.00	0.21
304.00 · Finance Charges & Late Fees	84.30	0.00	84.30
305.00 · Holy Cross Equity Refund	14.77	0.00	14.77
Total Income	15,331.10	15,231.00	100.10
Expense			
401.00 · Accounting	738.02	675.40	62.62
402.00 · Administrative	312.23	291.65	20.58
403.00 · Manager's Fee	1,331.48	1,331.41	0.07
406.00 · Insurance	2,381.71	2,438.90	(57.19)
408.00 · Legal	352.21	92.10	260.11
409.00 · Manager's Unit	400.23	238.41	161.82
410.00 · Pool Maintenance	399.52	614.00	(214.48)
410.02 · Pool - Gas Expense	242.97	366.69	(123.72)
411.00 · Snow Removal	368.30	368.40	(0.10)
412.00 · Repairs & Maint. - Project	242.90	184.20	58.70
413.00 · Fire Alarm - Project	18.38	122.80	(104.42)
414.00 · Trash	750.01	552.60	197.41
416.00 · Real Estate Taxes	46.84	36.84	10.00
421.00 · Depreciation - Mgr's Unit 504	118.80	118.81	(0.01)
422.00 · Electricity	899.81	1,084.01	(184.20)
424.00 · Water & Sewer	2,109.24	2,116.94	(7.70)
437.00 · Landscaping	192.68	245.60	(52.92)
438.00 · 504 Repairs & Maintenance	10.75	30.70	(19.95)
Total Expense	10,916.08	10,909.46	6.62
Net Ordinary Income	4,415.02	4,321.54	93.48
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,226.28	3,822.36	(1,596.08)
425.00 · Repairs & Maint. Bldg.	3,395.00	499.17	2,895.83
436.00 · Bad Debt	261.85	0.00	261.85
Total Other Expense	5,883.13	4,321.53	1,561.60
Net Other Income	(5,883.13)	(4,321.53)	(1,561.60)
Net Income	(1,468.11)	0.01	(1,468.12)