



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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June 9, 2024

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

Re: Financial Statements
For the Ten Months Ended April 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 4/30/24, the year-to-date operating net profit is \$14,075.75. Comparatively, the year-to-date operating net profit as of 4/30/23 was \$-8,949.78. This is a favorable difference of \$23,025.53. This year there is a significant decrease to pool maintenance, pool gas, loader snow removal, electricity, gas/heating, repairs & maintenance, 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 for 4/30/24 was \$-2,644.28. Actual net income was \$14,075.75. This is a favorable difference of \$16,720.03 as of 4/30/24. 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 April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	28,777.58
102.8 · Cash in Op. Checking - Citywide	85,514.42
Total Checking/Savings	114,292.00
Accounts Receivable	
104.00 · Accounts Receivable	(23,064.48)
Total Accounts Receivable	(23,064.48)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,383.88
108.20 · Prepaid Flood Insurance	14,737.25
108.00 · Prepaid Expenses - Other	1,468.74
Total 108.00 · Prepaid Expenses	19,589.87
110.00 · Bill to Owner	263.96
Total Other Current Assets	19,853.83
Total Current Assets	111,081.35
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	(93,522.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(101,067.49)
Total Fixed Assets	117,672.00
TOTAL ASSETS	228,753.35
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	23,299.47
Total Accounts Payable	23,299.47
Total Current Liabilities	23,299.47
Total Liabilities	23,299.47
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	29,990.90
217.20 · Reserve Fund 300	(5,538.27)
217.30 · Reserve Fund 400	15,664.53
217.40 · Reserve Fund 500	64,372.15
217.50 · Reserve Fund Garage	8,344.84
Total 217.01 · Reserve Fund - Appropriated	112,834.15
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	14,075.75
Total Equity	205,453.88
TOTAL LIABILITIES & EQUITY	228,753.35

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

	Apr 24	Apr 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	36,396.92	6,080.22
303.00 · Interest Income	0.55	0.23	0.32
304.00 · Finance Charges & Late Fees	158.01	239.00	(80.99)
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	49,319.15	46,635.96	2,683.19
Expense			
401.00 · Accounting	1,298.83	947.00	351.83
402.00 · Administrative	754.26	735.63	18.63
403.00 · Manager's Fee	3,614.05	3,508.78	105.27
406.00 · Insurance	6,803.67	6,913.33	(109.66)
408.00 · Legal	0.00	726.00	(726.00)
409.00 · Manager's Unit	1,828.75	644.44	1,184.31
410.00 · Pool Maintenance	725.00	700.00	25.00
410.02 · Pool - Gas Expense	542.71	572.01	(29.30)
411.00 · Snow Removal	1,500.00	1,500.00	0.00
412.00 · Repairs & Maint. - Project	971.54	350.12	621.42
414.00 · Trash	2,535.20	1,670.22	864.98
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	2,298.36	3,563.04	(1,264.68)
424.00 · Water & Sewer	5,824.42	5,537.63	286.79
437.00 · Landscaping	0.00	182.62	(182.62)
Total Expense	29,019.29	33,373.31	(4,354.02)
Net Ordinary Income	20,299.86	13,262.65	7,037.21
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,457.79	2,833.66	(375.87)
425.00 · Repairs & Maint. Bldg.	4,250.00	295.00	3,955.00
427.00 · Elevator	1,231.01	1,164.26	66.75
430.00 · Reserve Funds Bldg	1,750.01	0.00	1,750.01
431.00 · Fire Alarm Bldg	13,690.00	180.00	13,510.00
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	29,840.00	10,644.08	19,195.92
Net Other Income	(29,840.00)	(10,644.08)	(19,195.92)
Net Income	(9,540.14)	2,618.57	(12,158.71)

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

	Jul '23 - Apr 24	Jul '22 - Apr 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	424,771.32	363,969.07	60,802.25
303.00 · Interest Income	4.09	121.49	(117.40)
304.00 · Finance Charges & Late Fees	2,438.95	4,204.23	(1,765.28)
305.00 · Holy Cross Equity Refund	481.37	284.50	196.87
307.00 · Reserve Assessments	17,500.10	54,999.65	(37,499.55)
308.00 · Cable TV Assessments	49,334.40	44,998.20	4,336.20
Total Income	494,530.23	468,577.14	25,953.09
Expense			
401.00 · Accounting	22,133.83	9,114.50	13,019.33
402.00 · Administrative	7,918.31	7,646.91	271.40
403.00 · Manager's Fee	36,140.50	35,087.80	1,052.70
406.00 · Insurance	63,972.55	62,430.41	1,542.14
408.00 · Legal	11,472.81	2,087.00	9,385.81
409.00 · Manager's Unit	9,379.49	6,444.40	2,935.09
410.00 · Pool Maintenance	9,213.25	16,426.01	(7,212.76)
410.02 · Pool - Gas Expense	7,122.96	10,006.71	(2,883.75)
411.00 · Snow Removal	11,994.53	14,283.16	(2,288.63)
412.00 · Repairs & Maint. - Project	6,946.90	4,714.16	2,232.74
413.00 · Fire Alarm - Project	0.00	212.16	(212.16)
414.00 · Trash	19,622.27	15,727.17	3,895.10
416.00 · Real Estate Taxes	1,525.80	1,118.24	407.56
418.00 · Reserve Funds	0.00	54,999.95	(54,999.95)
421.00 · Depreciation - Mgr's Unit 504	3,225.00	3,225.00	0.00
422.00 · Electricity	27,081.23	29,767.77	(2,686.54)
424.00 · Water & Sewer	57,035.78	52,258.06	4,777.72
437.00 · Landscaping	4,180.00	4,276.07	(96.07)
438.00 · 504 Repairs & Maintenance	350.00	693.61	(343.61)
Total Expense	299,315.21	330,519.09	(31,203.88)
Net Ordinary Income	195,215.02	138,058.05	57,156.97
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	29,451.50	41,932.96	(12,481.46)
425.00 · Repairs & Maint. Bldg.	13,727.38	18,325.03	(4,597.65)
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	17,500.10	0.00	17,500.10
431.00 · Fire Alarm Bldg	35,724.91	9,833.26	25,891.65
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	13,397.50	13,201.25	196.25
456.00 · Cable TV Expense	49,184.19	46,719.68	2,464.51
Total Other Expense	181,139.27	147,007.83	34,131.44
Net Other Income	(181,139.27)	(147,007.83)	(34,131.44)
Net Income	14,075.75	(8,949.78)	23,025.53

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

	Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	42,477.08	0.06
303.00 · Interest Income	0.55	0.00	0.55
304.00 · Finance Charges & Late Fees	158.01	0.00	158.01
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	4,933.44	4,933.47	(0.03)
Total Income	49,319.15	49,160.55	158.60
Expense			
401.00 · Accounting	1,298.83	1,833.34	(534.51)
402.00 · Administrative	754.26	791.67	(37.41)
403.00 · Manager's Fee	3,614.05	3,614.04	0.01
406.00 · Insurance	6,803.67	6,620.24	183.43
408.00 · Legal	0.00	250.01	(250.01)
409.00 · Manager's Unit	1,828.75	647.16	1,181.59
410.00 · Pool Maintenance	725.00	1,666.66	(941.66)
410.02 · Pool - Gas Expense	542.71	995.37	(452.66)
411.00 · Snow Removal	1,500.00	2,000.00	(500.00)
412.00 · Repairs & Maint. - Project	971.54	500.00	471.54
413.00 · Fire Alarm - Project	0.00	333.34	(333.34)
414.00 · Trash	2,535.20	1,500.00	1,035.20
421.00 · Depreciation - Mgr's Unit 504	322.50	322.49	0.01
422.00 · Electricity	2,298.36	2,942.49	(644.13)
424.00 · Water & Sewer	5,824.42	5,746.32	78.10
438.00 · 504 Repairs & Maintenance	0.00	83.33	(83.33)
Total Expense	29,019.29	29,846.46	(827.17)
Net Ordinary Income	20,299.86	19,314.09	985.77
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,457.79	4,103.90	(1,646.11)
425.00 · Repairs & Maint. Bldg.	4,250.00	5,998.78	(1,748.78)
427.00 · Elevator	1,231.01	1,666.67	(435.66)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	13,690.00	416.66	13,273.34
453.00 · Flood Insurance	1,339.75	1,455.74	(115.99)
456.00 · Cable TV Expense	5,121.44	4,933.47	187.97
Total Other Expense	29,840.00	20,325.22	9,514.78
Net Other Income	(29,840.00)	(20,325.22)	(9,514.78)
Net Income	(9,540.14)	(1,011.13)	(8,529.01)

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

	Jul '23 - Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	424,771.32	424,770.72	0.60
303.00 · Interest Income	4.09	0.00	4.09
304.00 · Finance Charges & Late Fees	2,438.95	0.00	2,438.95
305.00 · Holy Cross Equity Refund	481.37	0.00	481.37
307.00 · Reserve Assessments	17,500.10	17,500.00	0.10
308.00 · Cable TV Assessments	49,334.40	49,334.73	(0.33)
Total Income	494,530.23	491,605.45	2,924.78
Expense			
401.00 · Accounting	22,133.83	18,333.34	3,800.49
402.00 · Administrative	7,918.31	7,916.68	1.63
403.00 · Manager's Fee	36,140.50	36,140.40	0.10
406.00 · Insurance	63,972.55	66,202.38	(2,229.83)
408.00 · Legal	11,472.81	2,500.00	8,972.81
409.00 · Manager's Unit	9,379.49	6,471.46	2,908.03
410.00 · Pool Maintenance	9,213.25	16,666.66	(7,453.41)
410.02 · Pool - Gas Expense	7,122.96	9,953.61	(2,830.65)
411.00 · Snow Removal	11,994.53	12,000.00	(5.47)
412.00 · Repairs & Maint. - Project	6,946.90	5,000.00	1,946.90
413.00 · Fire Alarm - Project	0.00	3,333.34	(3,333.34)
414.00 · Trash	19,622.27	15,000.00	4,622.27
416.00 · Real Estate Taxes	1,525.80	1,200.00	325.80
421.00 · Depreciation - Mgr's Unit 504	3,225.00	3,225.00	0.00
422.00 · Electricity	27,081.23	29,424.85	(2,343.62)
424.00 · Water & Sewer	57,035.78	57,463.17	(427.39)
437.00 · Landscaping	4,180.00	5,333.33	(1,153.33)
438.00 · 504 Repairs & Maintenance	350.00	833.34	(483.34)
Total Expense	299,315.21	296,997.56	2,317.65
Net Ordinary Income	195,215.02	194,607.89	607.13
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	29,451.50	41,039.03	(11,587.53)
425.00 · Repairs & Maint. Bldg.	13,727.38	59,987.79	(46,260.41)
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	17,500.10	17,500.00	0.10
431.00 · Fire Alarm Bldg	35,724.91	4,166.60	31,558.31
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	13,397.50	14,557.35	(1,159.85)
456.00 · Cable TV Expense	49,184.19	49,334.73	(150.54)
Total Other Expense	181,139.27	197,252.17	(16,112.90)
Net Other Income	(181,139.27)	(197,252.17)	16,112.90
Net Income	14,075.75	(2,644.28)	16,720.03

Breakaway West Association, Inc.
Disbursement Report
As of April 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	04/01/2024	Autopay	Xcel Energy	53-1013571-8	(5,272.24)
Bill Pmt -Check	04/01/2024	Draft	Vail Honeywagon Enterprises, LLC	4/1-4/30	(2,535.20)
Bill Pmt -Check	04/09/2024	11226	Altitude Community Law P.C.	Re: Halstead Settlement 2/7 Fedex delivery to ...	(16.81)
Bill Pmt -Check	04/09/2024	11227	Martin/Martin, Inc.		(29,140.00)
Bill Pmt -Check	04/09/2024	11228	McMahan and Associates, LLC	Audit for 6/30/23	(11,225.00)
Bill Pmt -Check	04/09/2024	11229	Pierce Architects		(4,715.00)
Bill Pmt -Check	04/09/2024	11230	Spaeth and Company, Inc.	March	(1,391.59)
Bill Pmt -Check	04/09/2024	11231	Specialized Pool and Spa, LLC	Commercial Route Service 3/1-3/29	(1,488.74)
Bill Pmt -Check	04/09/2024	11232	Vail Alarm Inc.		(20,185.00)
Bill Pmt -Check	04/09/2024	11233	Western States Fire Protection Co. (Inc)		(15,730.00)
Check	04/12/2024	Auto-Pay	Comcast	4/1-4/30	(5,121.44)
Check	04/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	04/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	04/19/2024	Draft	Eagle River Water & Sanitation District	2/29-3/29	(6,179.79)
Bill Pmt -Check	04/22/2024	11234	OAC Management, Inc.	Re: Pool deck & common area project - March	(5,911.25)
Bill Pmt -Check	04/22/2024	11235	Pierce Architects	Re: Garage and Pool Deck - March	(5,877.34)
Bill Pmt -Check	04/22/2024	11236	Steve Burns		(5,364.05)
Bill Pmt -Check	04/22/2024	11237	Vail Alarm Inc.		(1,220.00)
Bill Pmt -Check	04/22/2024	11238	Vail Lock & Key		(320.04)
Bill Pmt -Check	04/22/2024	11239	Vail Valley Ace Hardware	312	(127.92)
Check	04/30/2024	Draft	Century Link	4/13-5/12 970-476-2196 518B	(116.00)
Check	04/30/2024	Draft	Century Link	4/13-5/12 970-476-3957 457B	(397.74)
Check	04/30/2024	Draft	Century Link	4/19-5/18 970-476-7309 666B	(95.36)
Check	04/30/2024	Auto-Pay	Holy Cross Energy	3/22-4/22	(2,298.36)
Total 102.8 · Cash in Op. Checking - Citywide					(131,538.12)
TOTAL					(131,538.12)

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

	Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,772.81	8,772.81	0.00
303.00 · Interest Income	0.12	0.00	0.12
304.00 · Finance Charges & Late Fees	34.10	0.00	34.10
308.00 · Cable TV Assessments	1,096.32	1,096.33	(0.01)
Total Income	9,903.35	9,869.14	34.21
Expense			
401.00 · Accounting	280.29	395.64	(115.35)
402.00 · Administrative	162.76	170.84	(8.08)
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	156.46	359.66	(203.20)
410.02 · Pool - Gas Expense	117.12	214.80	(97.68)
411.00 · Snow Removal	323.70	431.60	(107.90)
412.00 · Repairs & Maint. - Project	209.66	107.90	101.76
413.00 · Fire Alarm - Project	0.00	71.94	(71.94)
414.00 · Trash	547.10	323.70	223.40
421.00 · Depreciation - Mgr's Unit 504	69.60	69.59	0.01
422.00 · Electricity	495.99	634.99	(139.00)
424.00 · Water & Sewer	1,256.91	1,240.06	16.85
438.00 · 504 Repairs & Maintenance	0.00	17.99	(17.99)
Total Expense	6,262.37	6,440.88	(178.51)
Net Ordinary Income	3,640.98	3,428.26	212.72
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	563.81	1,007.31	(443.50)
425.00 · Repairs & Maint. Bldg.	850.00	1,291.65	(441.65)
431.00 · Fire Alarm Bldg	610.00	83.33	526.67
456.00 · Cable TV Expense	1,138.10	1,096.33	41.77
Total Other Expense	3,161.91	3,478.62	(316.71)
Net Other Income	(3,161.91)	(3,478.62)	316.71
Net Income	479.07	(50.36)	529.43

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

	Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,086.10	13,086.09	0.01
303.00 · Interest Income	0.17	0.00	0.17
304.00 · Finance Charges & Late Fees	48.95	0.00	48.95
308.00 · Cable TV Assessments	1,461.76	1,461.77	(0.01)
Total Income	14,596.98	14,547.86	49.12
Expense			
401.00 · Accounting	402.37	567.96	(165.59)
402.00 · Administrative	233.67	245.26	(11.59)
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	224.60	516.34	(291.74)
410.02 · Pool - Gas Expense	168.13	308.37	(140.24)
411.00 · Snow Removal	464.70	619.60	(154.90)
412.00 · Repairs & Maint. - Project	300.98	154.90	146.08
413.00 · Fire Alarm - Project	0.00	103.26	(103.26)
414.00 · Trash	785.40	464.70	320.70
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	712.03	911.58	(199.55)
424.00 · Water & Sewer	1,804.40	1,780.21	24.19
438.00 · 504 Repairs & Maintenance	0.00	25.81	(25.81)
Total Expense	8,990.15	9,246.42	(256.27)
Net Ordinary Income	5,606.83	5,301.44	305.39
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	789.99	1,203.64	(413.65)
425.00 · Repairs & Maint. Bldg.	1,275.00	2,166.64	(891.64)
427.00 · Elevator	729.49	1,000.00	(270.51)
431.00 · Fire Alarm Bldg	7,389.63	125.00	7,264.63
456.00 · Cable TV Expense	1,517.46	1,461.77	55.69
Total Other Expense	11,701.57	5,957.05	5,744.52
Net Other Income	(11,701.57)	(5,957.05)	(5,744.52)
Net Income	(6,094.74)	(655.61)	(5,439.13)

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

	Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,516.49	8,516.51	(0.02)
303.00 · Interest Income	0.11	0.00	0.11
304.00 · Finance Charges & Late Fees	31.49	0.00	31.49
308.00 · Cable TV Assessments	1,004.96	1,004.96	0.00
Total Income	9,553.05	9,521.47	31.58
Expense			
401.00 · Accounting	258.85	365.39	(106.54)
402.00 · Administrative	150.32	157.78	(7.46)
403.00 · Manager's Fee	720.28	720.28	0.00
406.00 · Insurance	1,355.97	1,319.42	36.55
408.00 · Legal	0.00	49.83	(49.83)
409.00 · Manager's Unit	364.47	128.98	235.49
410.00 · Pool Maintenance	144.49	332.16	(187.67)
410.02 · Pool - Gas Expense	108.16	198.38	(90.22)
411.00 · Snow Removal	298.94	398.60	(99.66)
412.00 · Repairs & Maint. - Project	193.62	99.65	93.97
413.00 · Fire Alarm - Project	0.00	66.44	(66.44)
414.00 · Trash	505.27	298.95	206.32
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	458.06	586.44	(128.38)
424.00 · Water & Sewer	1,160.81	1,145.24	15.57
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	5,783.51	5,948.42	(164.91)
Net Ordinary Income	3,769.54	3,573.05	196.49
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	414.53	684.12	(269.59)
425.00 · Repairs & Maint. Bldg.	1,275.00	1,499.95	(224.95)
427.00 · Elevator	501.52	666.67	(165.15)
431.00 · Fire Alarm Bldg	5,080.37	125.00	4,955.37
456.00 · Cable TV Expense	1,043.26	1,004.96	38.30
Total Other Expense	8,314.68	3,980.70	4,333.98
Net Other Income	(8,314.68)	(3,980.70)	(4,333.98)
Net Income	(4,545.14)	(407.65)	(4,137.49)

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

	Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,832.42	10,832.42	0.00
303.00 · Interest Income	0.13	0.00	0.13
304.00 · Finance Charges & Late Fees	38.62	0.00	38.62
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	1,370.40	1,370.41	(0.01)
Total Income	13,991.58	13,952.83	38.75
Expense			
401.00 · Accounting	317.44	448.06	(130.62)
402.00 · Administrative	184.34	193.49	(9.15)
403.00 · Manager's Fee	883.27	883.27	0.00
406.00 · Insurance	1,662.82	1,617.98	44.84
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	446.95	158.16	288.79
410.00 · Pool Maintenance	177.19	407.34	(230.15)
410.02 · Pool - Gas Expense	132.64	243.26	(110.62)
411.00 · Snow Removal	366.60	488.80	(122.20)
412.00 · Repairs & Maint. - Project	237.44	122.20	115.24
413.00 · Fire Alarm - Project	0.00	81.46	(81.46)
414.00 · Trash	619.60	366.60	253.00
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	561.72	719.15	(157.43)
424.00 · Water & Sewer	1,423.49	1,404.40	19.09
438.00 · 504 Repairs & Maintenance	0.00	20.36	(20.36)
Total Expense	7,092.32	7,294.45	(202.13)
Net Ordinary Income	6,899.26	6,658.38	240.88
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	551.75	890.30	(338.55)
425.00 · Repairs & Maint. Bldg.	850.00	998.94	(148.94)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	610.00	83.33	526.67
453.00 · Flood Insurance	1,339.75	1,455.74	(115.99)
456.00 · Cable TV Expense	1,422.62	1,370.41	52.21
Total Other Expense	6,524.13	6,548.72	(24.59)
Net Other Income	(6,524.13)	(6,548.72)	24.59
Net Income	375.13	109.66	265.47

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

	Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,269.32	1,269.25	0.07
303.00 · Interest Income	0.02	0.00	0.02
304.00 · Finance Charges & Late Fees	4.85	0.00	4.85
Total Income	1,274.19	1,269.25	4.94
Expense			
401.00 · Accounting	39.88	56.29	(16.41)
402.00 · Administrative	23.17	24.30	(1.13)
403.00 · Manager's Fee	110.96	110.95	0.01
406.00 · Insurance	208.87	203.24	5.63
408.00 · Legal	0.00	7.68	(7.68)
409.00 · Manager's Unit	56.14	19.87	36.27
410.00 · Pool Maintenance	22.26	51.16	(28.90)
410.02 · Pool - Gas Expense	16.66	30.56	(13.90)
411.00 · Snow Removal	46.06	61.40	(15.34)
412.00 · Repairs & Maint. - Project	29.84	15.35	14.49
413.00 · Fire Alarm - Project	0.00	10.24	(10.24)
414.00 · Trash	77.83	46.05	31.78
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	70.56	90.33	(19.77)
424.00 · Water & Sewer	178.81	176.41	2.40
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	890.94	916.29	(25.35)
Net Ordinary Income	383.25	352.96	30.29
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	137.71	318.53	(180.82)
425.00 · Repairs & Maint. Bldg.	0.00	41.60	(41.60)
Total Other Expense	137.71	360.13	(222.42)
Net Other Income	(137.71)	(360.13)	222.42
Net Income	245.54	(7.17)	252.71

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

	Jul '23 - Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	87,728.04	87,728.08	(0.04)
303.00 · Interest Income	0.89	0.00	0.89
304.00 · Finance Charges & Late Fees	526.33	0.00	526.33
305.00 · Holy Cross Equity Refund	103.88	0.00	103.88
308.00 · Cable TV Assessments	10,963.20	10,963.30	(0.10)
Total Income	99,322.34	98,691.38	630.96
Expense			
401.00 · Accounting	4,776.46	3,956.34	820.12
402.00 · Administrative	1,708.75	1,708.41	0.34
403.00 · Manager's Fee	7,799.09	7,799.10	(0.01)
406.00 · Insurance	13,805.26	14,286.47	(481.21)
408.00 · Legal	2,475.83	539.50	1,936.33
409.00 · Manager's Unit	2,024.06	1,396.55	627.51
410.00 · Pool Maintenance	1,988.20	3,596.66	(1,608.46)
410.02 · Pool - Gas Expense	1,537.14	2,147.99	(610.85)
411.00 · Snow Removal	2,588.41	2,589.60	(1.19)
412.00 · Repairs & Maint. - Project	1,499.13	1,079.00	420.13
413.00 · Fire Alarm - Project	0.00	719.34	(719.34)
414.00 · Trash	4,234.50	3,237.00	997.50
416.00 · Real Estate Taxes	329.27	258.96	70.31
421.00 · Depreciation - Mgr's Unit 504	696.00	695.95	0.05
422.00 · Electricity	5,844.13	6,349.88	(505.75)
424.00 · Water & Sewer	12,308.32	12,400.55	(92.23)
437.00 · Landscaping	902.04	1,150.93	(248.89)
438.00 · 504 Repairs & Maintenance	75.53	179.84	(104.31)
Total Expense	64,592.12	64,092.07	500.05
Net Ordinary Income	34,730.22	34,599.31	130.91
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,979.40	10,073.13	(3,093.73)
425.00 · Repairs & Maint. Bldg.	2,874.54	12,916.55	(10,042.01)
431.00 · Fire Alarm Bldg	4,481.25	833.30	3,647.95
436.00 · Bad Debt	1,840.67	0.00	1,840.67
456.00 · Cable TV Expense	10,929.85	10,963.30	(33.45)
Total Other Expense	27,105.71	34,786.28	(7,680.57)
Net Other Income	(27,105.71)	(34,786.28)	7,680.57
Net Income	7,624.51	(186.97)	7,811.48

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

	Jul '23 - Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	130,861.00	130,860.84	0.16
303.00 · Interest Income	1.26	0.00	1.26
304.00 · Finance Charges & Late Fees	755.59	0.00	755.59
305.00 · Holy Cross Equity Refund	149.13	0.00	149.13
308.00 · Cable TV Assessments	14,617.60	14,617.67	(0.07)
Total Income	146,384.58	145,478.51	906.07
Expense			
401.00 · Accounting	6,857.03	5,679.66	1,177.37
402.00 · Administrative	2,453.11	2,452.59	0.52
403.00 · Manager's Fee	11,196.31	11,196.30	0.01
406.00 · Insurance	19,818.68	20,509.50	(690.82)
408.00 · Legal	3,554.28	774.50	2,779.78
409.00 · Manager's Unit	2,905.79	2,004.87	900.92
410.00 · Pool Maintenance	2,854.27	5,163.34	(2,309.07)
410.02 · Pool - Gas Expense	2,206.69	3,083.64	(876.95)
411.00 · Snow Removal	3,715.91	3,717.60	(1.69)
412.00 · Repairs & Maint. - Project	2,152.08	1,549.00	603.08
413.00 · Fire Alarm - Project	0.00	1,032.66	(1,032.66)
414.00 · Trash	6,078.96	4,647.00	1,431.96
416.00 · Real Estate Taxes	472.69	371.76	100.93
421.00 · Depreciation - Mgr's Unit 504	999.10	999.10	0.00
422.00 · Electricity	8,389.75	9,115.81	(726.06)
424.00 · Water & Sewer	17,669.67	17,802.10	(132.43)
437.00 · Landscaping	1,294.96	1,652.27	(357.31)
438.00 · 504 Repairs & Maintenance	108.43	258.16	(149.73)
Total Expense	92,727.71	92,009.86	717.85
Net Ordinary Income	53,656.87	53,468.65	188.22
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	8,850.74	12,036.40	(3,185.66)
425.00 · Repairs & Maint. Bldg.	5,132.84	21,666.39	(16,533.55)
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	15,255.22	1,250.00	14,005.22
436.00 · Bad Debt	2,642.44	0.00	2,642.44
456.00 · Cable TV Expense	14,573.09	14,617.67	(44.58)
Total Other Expense	54,527.93	54,570.46	(42.53)
Net Other Income	(54,527.93)	(54,570.46)	42.53
Net Income	(871.06)	(1,101.81)	230.75

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

	Jul '23 - Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	85,164.88	85,165.09	(0.21)
303.00 · Interest Income	0.82	0.00	0.82
304.00 · Finance Charges & Late Fees	486.08	0.00	486.08
305.00 · Holy Cross Equity Refund	95.94	0.00	95.94
308.00 · Cable TV Assessments	10,049.60	10,049.66	(0.06)
Total Income	95,797.32	95,214.75	582.57
Expense			
401.00 · Accounting	4,411.19	3,653.84	757.35
402.00 · Administrative	1,578.12	1,577.79	0.33
403.00 · Manager's Fee	7,202.80	7,202.79	0.01
406.00 · Insurance	12,749.73	13,194.14	(444.41)
408.00 · Legal	2,286.53	498.25	1,788.28
409.00 · Manager's Unit	1,869.35	1,289.77	579.58
410.00 · Pool Maintenance	1,836.18	3,321.66	(1,485.48)
410.02 · Pool - Gas Expense	1,419.60	1,983.75	(564.15)
411.00 · Snow Removal	2,390.44	2,391.60	(1.16)
412.00 · Repairs & Maint. - Project	1,384.52	996.50	388.02
413.00 · Fire Alarm - Project	0.00	664.34	(664.34)
414.00 · Trash	3,910.72	2,989.50	921.22
416.00 · Real Estate Taxes	304.09	239.16	64.93
421.00 · Depreciation - Mgr's Unit 504	642.70	642.75	(0.05)
422.00 · Electricity	5,397.28	5,864.37	(467.09)
424.00 · Water & Sewer	11,367.24	11,452.41	(85.17)
437.00 · Landscaping	833.07	1,062.93	(229.86)
438.00 · 504 Repairs & Maintenance	69.75	166.09	(96.34)
Total Expense	59,653.31	59,191.64	461.67
Net Ordinary Income	36,144.01	36,023.11	120.90
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,906.70	6,841.17	(1,934.47)
425.00 · Repairs & Maint. Bldg.	1,475.00	14,999.45	(13,524.45)
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	12,050.88	1,250.00	10,800.88
436.00 · Bad Debt	1,699.93	0.00	1,699.93
456.00 · Cable TV Expense	10,018.97	10,049.66	(30.69)
Total Other Expense	35,702.07	36,806.95	(1,104.88)
Net Other Income	(35,702.07)	(36,806.95)	1,104.88
Net Income	441.94	(783.84)	1,225.78

Breakaway West Association, Inc.

500 Comparison to Budget - YTD

July 2023 through April 2024

	Jul '23 - Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	108,324.22	108,324.21	0.01
303.00 · Interest Income	0.99	0.00	0.99
304.00 · Finance Charges & Late Fees	596.09	0.00	596.09
305.00 · Holy Cross Equity Refund	117.65	0.00	117.65
307.00 · Reserve Assessments	17,500.10	17,500.00	0.10
308.00 · Cable TV Assessments	13,704.00	13,704.10	(0.10)
Total Income	140,243.05	139,528.31	714.74
Expense			
401.00 · Accounting	5,409.51	4,480.66	928.85
402.00 · Administrative	1,935.18	1,934.84	0.34
403.00 · Manager's Fee	8,832.74	8,832.71	0.03
406.00 · Insurance	15,634.91	16,179.86	(544.95)
408.00 · Legal	2,803.96	611.00	2,192.96
409.00 · Manager's Unit	2,292.34	1,581.60	710.74
410.00 · Pool Maintenance	2,251.72	4,073.34	(1,821.62)
410.02 · Pool - Gas Expense	1,740.85	2,432.66	(691.81)
411.00 · Snow Removal	2,931.47	2,932.80	(1.33)
412.00 · Repairs & Maint. - Project	1,697.82	1,222.00	475.82
413.00 · Fire Alarm - Project	0.00	814.66	(814.66)
414.00 · Trash	4,795.66	3,666.00	1,129.66
416.00 · Real Estate Taxes	372.91	293.28	79.63
421.00 · Depreciation - Mgr's Unit 504	788.20	788.20	0.00
422.00 · Electricity	6,618.67	7,191.44	(572.77)
424.00 · Water & Sewer	13,939.55	14,044.00	(104.45)
437.00 · Landscaping	1,021.59	1,303.47	(281.88)
438.00 · 504 Repairs & Maintenance	85.54	203.66	(118.12)
Total Expense	73,152.62	72,586.18	566.44
Net Ordinary Income	67,090.43	66,942.13	148.30
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,727.15	8,903.03	(2,175.88)
425.00 · Repairs & Maint. Bldg.	850.00	9,989.43	(9,139.43)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	17,500.10	17,500.00	0.10
431.00 · Fire Alarm Bldg	3,937.56	833.30	3,104.26
436.00 · Bad Debt	2,084.61	0.00	2,084.61
453.00 · Flood Insurance	13,397.50	14,557.35	(1,159.85)
456.00 · Cable TV Expense	13,662.28	13,704.10	(41.82)
Total Other Expense	58,159.20	67,487.21	(9,328.01)
Net Other Income	(58,159.20)	(67,487.21)	9,328.01
Net Income	8,931.23	(545.08)	9,476.31

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

	Jul '23 - Apr 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	12,693.18	12,692.50	0.68
303.00 · Interest Income	0.13	0.00	0.13
304.00 · Finance Charges & Late Fees	74.86	0.00	74.86
305.00 · Holy Cross Equity Refund	14.77	0.00	14.77
Total Income	12,782.94	12,692.50	90.44
Expense			
401.00 · Accounting	679.64	562.84	116.80
402.00 · Administrative	243.15	243.05	0.10
403.00 · Manager's Fee	1,109.56	1,109.50	0.06
406.00 · Insurance	1,963.97	2,032.41	(68.44)
408.00 · Legal	352.21	76.75	275.46
409.00 · Manager's Unit	287.95	198.67	89.28
410.00 · Pool Maintenance	282.88	511.66	(228.78)
410.02 · Pool - Gas Expense	218.68	305.57	(86.89)
411.00 · Snow Removal	368.30	368.40	(0.10)
412.00 · Repairs & Maint. - Project	213.35	153.50	59.85
413.00 · Fire Alarm - Project	0.00	102.34	(102.34)
414.00 · Trash	602.43	460.50	141.93
416.00 · Real Estate Taxes	46.84	36.84	10.00
421.00 · Depreciation - Mgr's Unit 504	99.00	99.00	0.00
422.00 · Electricity	831.40	903.35	(71.95)
424.00 · Water & Sewer	1,751.00	1,764.11	(13.11)
437.00 · Landscaping	128.34	163.73	(35.39)
438.00 · 504 Repairs & Maintenance	10.75	25.59	(14.84)
Total Expense	9,189.45	9,117.81	71.64
Net Ordinary Income	3,593.49	3,574.69	18.80
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,987.51	3,185.30	(1,197.79)
425.00 · Repairs & Maint. Bldg.	3,395.00	415.97	2,979.03
436.00 · Bad Debt	261.85	0.00	261.85
Total Other Expense	5,644.36	3,601.27	2,043.09
Net Other Income	(5,644.36)	(3,601.27)	(2,043.09)
Net Income	(2,050.87)	(26.58)	(2,024.29)