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

September 24, 2024

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

Re: Financial Statements
For the Two Months Ended August 31, 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 8/31/24, the year-to-date operating net profit is $12,590.56. Comparatively, the year-to-date operating net profit as of 8/31/23 was $27,957.78. This is an unfavorable difference of $5,367.22. This year there is a significant increase to insurance, pool maintenance, trash removal and water & sewer. There was also a decrease to the operating portion of the dues. This was partially offset by a significant decrease to accounting, manager's unit, repairs & maintenance and fire alarm.

The association budgeted net income as of 8/31/24 was $2,254.14. Actual net income was $22,590.56. This is a favorable difference of $20,336.42 as of 8/31/24. Insurance, pool gas, electricity, gas/heating and repairs & maintenance are under budget. Pool maintenance, trash removal and elevator 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 August 31, 2024

		Aug 31, 24
ASSETS		
Current Assets		
Checking/Savings		
102.10 · Cash in Reserve - Citywide		28,767.42
102.8 · Cash in Op. Checking - Citywide		298,579.02
Total Checking/Savings		327,346.44
Accounts Receivable		
104.00 · Accounts Receivable		(6,215.31)
Total Accounts Receivable		(6,215.31)
Other Current Assets		
108.00 · Prepaid Expenses		
108.10 · Prepaid Insurance	3,359.84	
108.20 · Prepaid Flood Insurance	9,378.25	
108.00 · Prepaid Expenses - Other	489.58	
Total 108.00 · Prepaid Expenses		13,227.67
Total Other Current Assets		13,227.67
Total Current Assets		334,358.80
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	(94,812.74)	
114.30 · Accum. Depreciation-Equipment	(7,544.75)	
Total 114.00 · Accum. Depreciation		(102,357.49)
Total Fixed Assets		116,382.00
TOTAL ASSETS		450,740.80
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
201.00 · Accounts Payable		15,636.58
Total Accounts Payable		15,636.58
Total Current Liabilities		15,636.58
Total Liabilities		15,636.58
Equity		
215.00 · Working Capital Deposits		26,500.00
217.01 · Reserve Fund - Appropriated		
217.10 · Reserve Fund 100/200	66,312.30	
217.20 · Reserve Fund 300	54,487.53	
217.30 · Reserve Fund 400	57,645.33	
217.40 · Reserve Fund 500	111,120.74	
217.50 · Reserve Fund Garage	7,803.42	
Total 217.01 · Reserve Fund - Appropriated		297,369.32
218.01 · Owner Equity - Unappropriated		
218.00 · Operating Fund 100/200	(4,863.20)	
219.00 · Operating Fund 300	(16,318.77)	
220.00 · Operating Fund 400	(9,391.64)	
221.00 · Operating Fund 500	4,392.22	
222.00 · Operating Fund Garage	(2,201.27)	
Total 218.01 · Owner Equity - Unappropriated		(28,382.66)
223 · Investment in Mgr. Unit 504		117,027.00
Net Income		22,590.56
Total Equity		435,104.22
TOTAL LIABILITIES & EQUITY		450,740.80

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

	Aug 24	Aug 23	$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.81	42,477.10	(537.29)
303.00 · Interest Income	1.22	0.29	0.93
304.00 · Finance Charges & Late Fees	0.00	360.50	(360.50)
307.00 · Reserve Assessments	2,150.01	1,750.01	400.00
308.00 · Cable TV Assessments	5,199.93	4,933.44	266.49
Total Income	49,290.97	49,521.34	(230.37)
Expense			
401.00 · Accounting	1,083.00	1,158.00	(75.00)
402.00 · Administrative	753.70	729.61	24.09
403.00 · Manager's Fee	3,722.47	3,508.78	213.69
406.00 · Insurance	6,803.67	6,178.41	625.26
408.00 · Legal	0.00	140.00	(140.00)
409.00 · Manager's Unit	647.15	644.44	2.71
410.00 · Pool Maintenance	906.25	946.15	(39.90)
410.02 · Pool - Gas Expense	412.35	324.63	87.72
412.00 · Repairs & Maint. - Project	337.36	243.53	93.83
414.00 · Trash	2,403.54	1,807.51	596.03
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,074.14	1,012.43	61.71
424.00 · Water & Sewer	5,887.04	5,397.62	489.42
437.00 · Landscaping	1,000.00	1,180.00	(180.00)
Total Expense	25,353.17	23,593.61	1,759.56
Net Ordinary Income	23,937.80	25,927.73	(1,989.93)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	959.35	759.76	199.59
425.00 · Repairs & Maint. Bldg.	180.00	962.50	(782.50)
427.00 · Elevator	369.79	1,280.32	(910.53)
430.00 · Reserve Funds Bldg	2,150.00	1,750.01	399.99
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	10,120.33	10,923.75	(803.42)
Net Other Income	(10,120.33)	(10,923.75)	803.42
Net Income	13,817.47	15,003.98	(1,186.51)

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

	Jul - Aug 24	Jul - Aug 23	$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	83,879.61	84,954.20	(1,074.59)
303.00 · Interest Income	2.44	0.84	1.60
304.00 · Finance Charges & Late Fees	0.00	735.61	(735.61)
307.00 · Reserve Assessments	4,300.01	3,500.02	799.99
308.00 · Cable TV Assessments	10,399.86	9,866.88	532.98
Total Income	98,581.92	99,057.55	(475.63)
Expense			
401.00 · Accounting	1,919.33	2,582.00	(662.67)
402.00 · Administrative	1,511.66	1,476.20	35.46
403.00 · Manager's Fee	7,444.94	7,017.56	427.38
406.00 · Insurance	13,607.34	12,356.82	1,250.52
408.00 · Legal	235.00	140.00	95.00
409.00 · Manager's Unit	1,294.30	1,833.67	(539.37)
410.00 · Pool Maintenance	3,196.76	1,738.53	1,458.23
410.02 · Pool - Gas Expense	779.74	644.31	135.43
412.00 · Repairs & Maint. - Project	653.98	519.91	134.07
414.00 · Trash	4,807.08	2,838.49	1,968.59
421.00 · Depreciation - Mgr's Unit 504	645.00	645.00	0.00
422.00 · Electricity	2,116.30	2,033.78	82.52
424.00 · Water & Sewer	12,323.60	10,834.73	1,488.87
437.00 · Landscaping	2,000.00	2,180.00	(180.00)
Total Expense	52,535.03	46,841.00	5,694.03
Net Ordinary Income	46,046.89	52,216.55	(6,169.66)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,905.15	1,374.07	531.08
425.00 · Repairs & Maint. Bldg.	180.00	1,561.78	(1,381.78)
427.00 · Elevator	3,965.80	3,425.58	540.22
430.00 · Reserve Funds Bldg	4,300.00	3,500.02	799.98
431.00 · Fire Alarm Bldg	183.00	2,055.00	(1,872.00)
453.00 · Flood Insurance	2,679.50	2,679.50	0.00
456.00 · Cable TV Expense	10,242.88	9,662.82	580.06
Total Other Expense	23,456.33	24,258.77	(802.44)
Net Other Income	(23,456.33)	(24,258.77)	802.44
Net Income	22,590.56	27,957.78	(5,367.22)

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

	Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.81	41,939.85	(0.04)
303.00 · Interest Income	1.22	0.00	1.22
307.00 · Reserve Assessments	2,150.01	2,150.00	0.01
308.00 · Cable TV Assessments	5,199.93	5,199.87	0.06
Total Income	49,290.97	49,289.72	1.25
Expense			
401.00 · Accounting	1,083.00	1,000.00	83.00
402.00 · Administrative	753.70	833.33	(79.63)
403.00 · Manager's Fee	3,722.47	3,722.47	0.00
406.00 · Insurance	6,803.67	7,757.99	(954.32)
408.00 · Legal	0.00	250.01	(250.01)
409.00 · Manager's Unit	647.15	648.81	(1.66)
410.00 · Pool Maintenance	906.25	1,250.01	(343.76)
410.02 · Pool - Gas Expense	412.35	995.37	(583.02)
412.00 · Repairs & Maint. - Project	337.36	666.67	(329.31)
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,403.54	2,096.85	306.69
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,074.14	2,686.73	(1,612.59)
424.00 · Water & Sewer	5,887.04	6,355.20	(468.16)
437.00 · Landscaping	1,000.00	1,333.33	(333.33)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	25,353.17	30,335.94	(4,982.77)
Net Ordinary Income	23,937.80	18,953.78	4,984.02
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	959.35	4,103.90	(3,144.55)
425.00 · Repairs & Maint. Bldg.	180.00	3,927.00	(3,747.00)
427.00 · Elevator	369.79	555.55	(185.76)
430.00 · Reserve Funds Bldg	2,150.00	2,150.00	0.00
431.00 · Fire Alarm Bldg	0.00	416.66	(416.66)
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	5,121.44	5,199.87	(78.43)
Total Other Expense	10,120.33	17,826.71	(7,706.38)
Net Other Income	(10,120.33)	(17,826.71)	7,706.38
Net Income	13,817.47	1,127.07	12,690.40

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

	Jul - Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	83,879.61	83,879.70	(0.09)
303.00 · Interest Income	2.44	0.00	2.44
307.00 · Reserve Assessments	4,300.01	4,300.00	0.01
308.00 · Cable TV Assessments	10,399.86	10,399.74	0.12
Total Income	98,581.92	98,579.44	2.48
Expense			
401.00 · Accounting	1,919.33	2,000.00	(80.67)
402.00 · Administrative	1,511.66	1,666.66	(155.00)
403.00 · Manager's Fee	7,444.94	7,444.94	0.00
406.00 · Insurance	13,607.34	15,515.98	(1,908.64)
408.00 · Legal	235.00	500.02	(265.02)
409.00 · Manager's Unit	1,294.30	1,297.62	(3.32)
410.00 · Pool Maintenance	3,196.76	2,500.02	696.74
410.02 · Pool - Gas Expense	779.74	1,990.74	(1,211.00)
412.00 · Repairs & Maint. - Project	653.98	1,333.34	(679.36)
413.00 · Fire Alarm - Project	0.00	666.66	(666.66)
414.00 · Trash	4,807.08	4,193.70	613.38
421.00 · Depreciation - Mgr's Unit 504	645.00	645.00	0.00
422.00 · Electricity	2,116.30	5,373.46	(3,257.16)
424.00 · Water & Sewer	12,323.60	12,710.40	(386.80)
437.00 · Landscaping	2,000.00	2,666.66	(666.66)
438.00 · 504 Repairs & Maintenance	0.00	166.68	(166.68)
Total Expense	52,535.03	60,671.88	(8,136.85)
Net Ordinary Income	46,046.89	37,907.56	8,139.33
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,905.15	8,207.80	(6,302.65)
425.00 · Repairs & Maint. Bldg.	180.00	7,854.00	(7,674.00)
427.00 · Elevator	3,965.80	1,111.10	2,854.70
430.00 · Reserve Funds Bldg	4,300.00	4,300.00	0.00
431.00 · Fire Alarm Bldg	183.00	833.32	(650.32)
453.00 · Flood Insurance	2,679.50	2,947.46	(267.96)
456.00 · Cable TV Expense	10,242.88	10,399.74	(156.86)
Total Other Expense	23,456.33	35,653.42	(12,197.09)
Net Other Income	(23,456.33)	(35,653.42)	12,197.09
Net Income	22,590.56	2,254.14	20,336.42

Breakaway West Association, Inc.
Disbursement Report
As of August 31, 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	08/01/2024	Autopay	Xcel Energy	53-1013571-8	(1,357.80)
Bill Pmt -Check	08/01/2024	Draft	Vail Honeywagon Enterprises, LLC	8/1-8/31	(2,403.54)
Bill Pmt -Check	08/05/2024	11269	Spaeth and Company, Inc.	July	(864.73)
Bill Pmt -Check	08/05/2024	11270	Specialized Pool and Spa, LLC		(2,290.51)
Bill Pmt -Check	08/05/2024	11271	Vail Valley Ace Hardware	312	(101.36)
Check	08/12/2024	Auto-Pay	Comcast	8/1-8/31	(5,121.44)
Check	08/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	08/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	08/19/2024	Draft	Eagle River Water & Sanitation District	6/28-7/31	(6,436.56)
Bill Pmt -Check	08/21/2024	11272	Altitude Community Law P.C.	Draft Collection Policy 6/24	(235.00)
Bill Pmt -Check	08/21/2024	11273	Martin/Martin, Inc.	Re: Pool deck & common area project - Monit...	(420.00)
Bill Pmt -Check	08/21/2024	11274	Northwest Colorado Council of Governme...		(2,365.00)
Bill Pmt -Check	08/21/2024	11275	OAC Management, Inc.	Re: Pool deck & common area project - July	(3,035.00)
Bill Pmt -Check	08/21/2024	11276	Steve Burns		(5,039.31)
Bill Pmt -Check	08/21/2024	11277	Vail Valley Ace Hardware	312	(44.78)
Check	08/31/2024	Draft	Century Link	8/13-9/12 970-476-2196 518B	(112.20)
Check	08/31/2024	Draft	Century Link	8/13-9/12 970-476-3957 457B	(403.53)
Check	08/31/2024	Draft	Century Link	8/119-9/18 970-476-7309 666B	(98.11)
Check	08/31/2024	Auto-Pay	Holy Cross Energy	7/22-8/22	(1,074.14)
Total 102.8 · Cash in Op. Checking - Citywide					(38,212.26)
TOTAL					(38,212.26)

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

	Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.90	8,646.94	(0.04)
303.00 · Interest Income	0.26	0.00	0.26
307.00 · Reserve Assessments	66.66	66.67	(0.01)
308.00 · Cable TV Assessments	1,155.54	1,155.53	0.01
Total Income	9,869.36	9,869.14	0.22
Expense			
401.00 · Accounting	233.71	215.80	17.91
402.00 · Administrative	162.64	179.83	(17.19)
403.00 · Manager's Fee	803.31	803.31	0.00
406.00 · Insurance	1,468.23	1,674.17	(205.94)
408.00 · Legal	0.00	53.95	(53.95)
409.00 · Manager's Unit	139.65	140.01	(0.36)
410.00 · Pool Maintenance	195.57	269.75	(74.18)
410.02 · Pool - Gas Expense	88.98	214.80	(125.82)
412.00 · Repairs & Maint. - Project	72.80	143.87	(71.07)
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	518.68	452.50	66.18
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	231.80	579.80	(348.00)
424.00 · Water & Sewer	1,270.42	1,371.45	(101.03)
437.00 · Landscaping	215.80	287.73	(71.93)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	5,471.19	6,546.48	(1,075.29)
Net Ordinary Income	4,398.17	3,322.66	1,075.51
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	201.79	1,007.31	(805.52)
425.00 · Repairs & Maint. Bldg.	0.00	838.51	(838.51)
430.00 · Reserve Funds Bldg	66.66	66.67	(0.01)
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
456.00 · Cable TV Expense	1,138.10	1,155.53	(17.43)
Total Other Expense	1,406.55	3,151.35	(1,744.80)
Net Other Income	(1,406.55)	(3,151.35)	1,744.80
Net Income	2,991.62	171.31	2,820.31

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

	Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.17	13,007.15	0.02
303.00 · Interest Income	0.38	0.00	0.38
308.00 · Cable TV Assessments	1,540.72	1,540.70	0.02
Total Income	14,548.27	14,547.85	0.42
Expense			
401.00 · Accounting	335.51	309.80	25.71
402.00 · Administrative	233.49	258.17	(24.68)
403.00 · Manager's Fee	1,153.22	1,153.22	0.00
406.00 · Insurance	2,107.78	2,403.43	(295.65)
408.00 · Legal	0.00	77.45	(77.45)
409.00 · Manager's Unit	200.49	201.00	(0.51)
410.00 · Pool Maintenance	280.76	387.25	(106.49)
410.02 · Pool - Gas Expense	127.75	308.36	(180.61)
412.00 · Repairs & Maint. - Project	104.51	206.53	(102.02)
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	744.62	649.61	95.01
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	332.77	832.35	(499.58)
424.00 · Water & Sewer	1,823.81	1,968.84	(145.03)
437.00 · Landscaping	309.80	413.07	(103.27)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	7,854.42	9,398.08	(1,543.66)
Net Ordinary Income	6,693.85	5,149.77	1,544.08
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	289.47	1,203.64	(914.17)
425.00 · Repairs & Maint. Bldg.	180.00	1,617.88	(1,437.88)
427.00 · Elevator	219.13	333.33	(114.20)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,517.46	1,540.70	(23.24)
Total Other Expense	2,206.06	4,820.55	(2,614.49)
Net Other Income	(2,206.06)	(4,820.55)	2,614.49
Net Income	4,487.79	329.22	4,158.57

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

	Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.25	8,462.25	0.00
303.00 · Interest Income	0.24	0.00	0.24
308.00 · Cable TV Assessments	1,059.25	1,059.23	0.02
Total Income	9,521.74	9,521.48	0.26
Expense			
401.00 · Accounting	215.83	199.30	16.53
402.00 · Administrative	150.20	166.08	(15.88)
403.00 · Manager's Fee	741.89	741.89	0.00
406.00 · Insurance	1,355.97	1,546.17	(190.20)
408.00 · Legal	0.00	49.83	(49.83)
409.00 · Manager's Unit	128.98	129.31	(0.33)
410.00 · Pool Maintenance	180.61	249.13	(68.52)
410.02 · Pool - Gas Expense	82.18	198.38	(116.20)
412.00 · Repairs & Maint. - Project	67.23	132.87	(65.64)
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	479.02	417.90	61.12
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	214.08	535.46	(321.38)
424.00 · Water & Sewer	1,173.29	1,266.59	(93.30)
437.00 · Landscaping	199.30	265.73	(66.43)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	5,052.85	6,045.95	(993.10)
Net Ordinary Income	4,468.89	3,475.53	993.36
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	162.84	684.12	(521.28)
425.00 · Repairs & Maint. Bldg.	0.00	1,143.43	(1,143.43)
427.00 · Elevator	150.66	222.22	(71.56)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,043.26	1,059.23	(15.97)
Total Other Expense	1,356.76	3,234.00	(1,877.24)
Net Other Income	(1,356.76)	(3,234.00)	1,877.24
Net Income	3,112.13	241.53	2,870.60

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

	Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.10	10,425.09	0.01
303.00 · Interest Income	0.30	0.00	0.30
307.00 · Reserve Assessments	2,083.35	2,083.33	0.02
308.00 · Cable TV Assessments	1,444.42	1,444.41	0.01
Total Income	13,953.17	13,952.83	0.34
Expense			
401.00 · Accounting	264.68	244.40	20.28
402.00 · Administrative	184.20	203.67	(19.47)
403.00 · Manager's Fee	909.77	909.77	0.00
406.00 · Insurance	1,662.82	1,896.05	(233.23)
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	158.16	158.57	(0.41)
410.00 · Pool Maintenance	221.49	305.50	(84.01)
410.02 · Pool - Gas Expense	100.78	243.27	(142.49)
412.00 · Repairs & Maint. - Project	82.45	162.93	(80.48)
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	587.43	512.47	74.96
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	262.52	656.64	(394.12)
424.00 · Water & Sewer	1,438.79	1,553.21	(114.42)
437.00 · Landscaping	244.40	325.87	(81.47)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	6,196.31	7,414.11	(1,217.80)
Net Ordinary Income	7,756.86	6,538.72	1,218.14
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	190.57	890.30	(699.73)
425.00 · Repairs & Maint. Bldg.	0.00	202.97	(202.97)
430.00 · Reserve Funds Bldg	2,083.34	2,083.33	0.01
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	1,422.62	1,444.41	(21.79)
Total Other Expense	5,036.28	6,178.07	(1,141.79)
Net Other Income	(5,036.28)	(6,178.07)	1,141.79
Net Income	2,720.58	360.65	2,359.93

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

	Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	0.04	0.00	0.04
Total Income	1,398.43	1,398.42	0.01
Expense			
401.00 · Accounting	33.27	30.70	2.57
402.00 · Administrative	23.17	25.58	(2.41)
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	208.87	238.17	(29.30)
408.00 · Legal	0.00	7.68	(7.68)
409.00 · Manager's Unit	19.87	19.92	(0.05)
410.00 · Pool Maintenance	27.82	38.38	(10.56)
410.02 · Pool - Gas Expense	12.66	30.56	(17.90)
412.00 · Repairs & Maint. - Project	10.37	20.47	(10.10)
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	73.79	64.37	9.42
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	32.97	82.48	(49.51)
424.00 · Water & Sewer	180.73	195.11	(14.38)
437.00 · Landscaping	30.70	40.93	(10.23)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	778.40	931.32	(152.92)
Net Ordinary Income	620.03	467.10	152.93
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	114.68	318.53	(203.85)
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	114.68	442.74	(328.06)
Net Other Income	(114.68)	(442.74)	328.06
Net Income	505.35	24.36	480.99

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

	Jul - Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	17,293.80	17,293.88	(0.08)
303.00 · Interest Income	0.52	0.00	0.52
307.00 · Reserve Assessments	133.32	133.34	(0.02)
308.00 · Cable TV Assessments	2,311.08	2,311.06	0.02
Total Income	19,738.72	19,738.28	0.44
Expense			
401.00 · Accounting	414.19	431.60	(17.41)
402.00 · Administrative	326.20	359.66	(33.46)
403.00 · Manager's Fee	1,606.62	1,606.62	0.00
406.00 · Insurance	2,936.46	3,348.34	(411.88)
408.00 · Legal	50.71	107.90	(57.19)
409.00 · Manager's Unit	279.30	280.02	(0.72)
410.00 · Pool Maintenance	689.86	539.50	150.36
410.02 · Pool - Gas Expense	168.26	429.60	(261.34)
412.00 · Repairs & Maint. - Project	141.13	287.74	(146.61)
413.00 · Fire Alarm - Project	0.00	143.86	(143.86)
414.00 · Trash	1,037.36	905.00	132.36
421.00 · Depreciation - Mgr's Unit 504	139.20	139.20	0.00
422.00 · Electricity	456.70	1,159.60	(702.90)
424.00 · Water & Sewer	2,659.42	2,742.90	(83.48)
437.00 · Landscaping	431.60	575.46	(143.86)
438.00 · 504 Repairs & Maintenance	0.00	35.96	(35.96)
Total Expense	11,337.01	13,092.96	(1,755.95)
Net Ordinary Income	8,401.71	6,645.32	1,756.39
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	352.66	2,014.62	(1,661.96)
425.00 · Repairs & Maint. Bldg.	0.00	1,677.02	(1,677.02)
430.00 · Reserve Funds Bldg	133.32	133.34	(0.02)
431.00 · Fire Alarm Bldg	0.00	166.66	(166.66)
456.00 · Cable TV Expense	2,276.20	2,311.06	(34.86)
Total Other Expense	2,762.18	6,302.70	(3,540.52)
Net Other Income	(2,762.18)	(6,302.70)	3,540.52
Net Income	5,639.53	342.62	5,296.91

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

	Jul - Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	26,014.33	26,014.30	0.03
303.00 · Interest Income	0.76	0.00	0.76
308.00 · Cable TV Assessments	3,081.44	3,081.40	0.04
Total Income	29,096.53	29,095.70	0.83
Expense			
401.00 · Accounting	594.60	619.60	(25.00)
402.00 · Administrative	468.30	516.34	(48.04)
403.00 · Manager's Fee	2,306.44	2,306.44	0.00
406.00 · Insurance	4,215.56	4,806.86	(591.30)
408.00 · Legal	72.80	154.90	(82.10)
409.00 · Manager's Unit	400.98	402.00	(1.02)
410.00 · Pool Maintenance	990.36	774.50	215.86
410.02 · Pool - Gas Expense	241.57	616.72	(375.15)
412.00 · Repairs & Maint. - Project	202.59	413.06	(210.47)
413.00 · Fire Alarm - Project	0.00	206.54	(206.54)
414.00 · Trash	1,489.24	1,299.22	190.02
421.00 · Depreciation - Mgr's Unit 504	199.82	199.82	0.00
422.00 · Electricity	655.63	1,664.70	(1,009.07)
424.00 · Water & Sewer	3,817.86	3,937.68	(119.82)
437.00 · Landscaping	619.60	826.14	(206.54)
438.00 · 504 Repairs & Maintenance	0.00	51.64	(51.64)
Total Expense	16,275.35	18,796.16	(2,520.81)
Net Ordinary Income	12,821.18	10,299.54	2,521.64
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	576.69	2,407.28	(1,830.59)
425.00 · Repairs & Maint. Bldg.	180.00	3,235.76	(3,055.76)
427.00 · Elevator	2,350.10	666.66	1,683.44
431.00 · Fire Alarm Bldg	0.00	250.00	(250.00)
456.00 · Cable TV Expense	3,034.92	3,081.40	(46.48)
Total Other Expense	6,141.71	9,641.10	(3,499.39)
Net Other Income	(6,141.71)	(9,641.10)	3,499.39
Net Income	6,679.47	658.44	6,021.03

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

	Jul - Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	16,924.50	16,924.50	0.00
303.00 · Interest Income	0.48	0.00	0.48
308.00 · Cable TV Assessments	2,118.49	2,118.46	0.03
Total Income	19,043.47	19,042.96	0.51
Expense			
401.00 · Accounting	382.51	398.60	(16.09)
402.00 · Administrative	301.25	332.16	(30.91)
403.00 · Manager's Fee	1,483.78	1,483.78	0.00
406.00 · Insurance	2,711.94	3,092.34	(380.40)
408.00 · Legal	46.84	99.66	(52.82)
409.00 · Manager's Unit	257.96	258.62	(0.66)
410.00 · Pool Maintenance	637.11	498.26	138.85
410.02 · Pool - Gas Expense	155.40	396.76	(241.36)
412.00 · Repairs & Maint. - Project	130.34	265.74	(135.40)
413.00 · Fire Alarm - Project	0.00	132.86	(132.86)
414.00 · Trash	958.04	835.80	122.24
421.00 · Depreciation - Mgr's Unit 504	128.54	128.54	0.00
422.00 · Electricity	421.78	1,070.92	(649.14)
424.00 · Water & Sewer	2,456.10	2,533.18	(77.08)
437.00 · Landscaping	398.60	531.46	(132.86)
438.00 · 504 Repairs & Maintenance	0.00	33.22	(33.22)
Total Expense	10,470.19	12,091.90	(1,621.71)
Net Ordinary Income	8,573.28	6,951.06	1,622.22
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	322.71	1,368.24	(1,045.53)
425.00 · Repairs & Maint. Bldg.	0.00	2,286.86	(2,286.86)
427.00 · Elevator	1,615.70	444.44	1,171.26
431.00 · Fire Alarm Bldg	0.00	250.00	(250.00)
456.00 · Cable TV Expense	2,086.52	2,118.46	(31.94)
Total Other Expense	4,024.93	6,468.00	(2,443.07)
Net Other Income	(4,024.93)	(6,468.00)	2,443.07
Net Income	4,548.35	483.06	4,065.29

Breakaway West Association, Inc.
500 Comparison to Budget - YTD
July through August 2024

	Jul - Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	20,850.20	20,850.18	0.02
303.00 · Interest Income	0.60	0.00	0.60
307.00 · Reserve Assessments	4,166.69	4,166.66	0.03
308.00 · Cable TV Assessments	2,888.85	2,888.82	0.03
Total Income	27,906.34	27,905.66	0.68
Expense			
401.00 · Accounting	469.08	488.80	(19.72)
402.00 · Administrative	369.44	407.34	(37.90)
403.00 · Manager's Fee	1,819.54	1,819.54	0.00
406.00 · Insurance	3,325.64	3,792.10	(466.46)
408.00 · Legal	57.43	122.20	(64.77)
409.00 · Manager's Unit	316.32	317.14	(0.82)
410.00 · Pool Maintenance	781.29	611.00	170.29
410.02 · Pool - Gas Expense	190.57	486.54	(295.97)
412.00 · Repairs & Maint. - Project	159.84	325.86	(166.02)
413.00 · Fire Alarm - Project	0.00	162.94	(162.94)
414.00 · Trash	1,174.86	1,024.94	149.92
421.00 · Depreciation - Mgr's Unit 504	157.64	157.64	0.00
422.00 · Electricity	517.22	1,313.28	(796.06)
424.00 · Water & Sewer	3,011.89	3,106.42	(94.53)
437.00 · Landscaping	488.80	651.74	(162.94)
438.00 · 504 Repairs & Maintenance	0.00	40.74	(40.74)
Total Expense	12,839.56	14,828.22	(1,988.66)
Net Ordinary Income	15,066.78	13,077.44	1,989.34
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	426.85	1,780.60	(1,353.75)
425.00 · Repairs & Maint. Bldg.	0.00	405.94	(405.94)
430.00 · Reserve Funds Bldg	4,166.68	4,166.66	0.02
431.00 · Fire Alarm Bldg	183.00	166.66	16.34
453.00 · Flood Insurance	2,679.50	2,947.46	(267.96)
456.00 · Cable TV Expense	2,845.24	2,888.82	(43.58)
Total Other Expense	10,301.27	12,356.14	(2,054.87)
Net Other Income	(10,301.27)	(12,356.14)	2,054.87
Net Income	4,765.51	721.30	4,044.21

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

	Jul - Aug 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	2,796.78	2,796.84	(0.06)
303.00 · Interest Income	0.08	0.00	0.08
Total Income	2,796.86	2,796.84	0.02
Expense			
401.00 · Accounting	58.95	61.40	(2.45)
402.00 · Administrative	46.47	51.16	(4.69)
403.00 · Manager's Fee	228.56	228.56	0.00
406.00 · Insurance	417.74	476.34	(58.60)
408.00 · Legal	7.22	15.36	(8.14)
409.00 · Manager's Unit	39.74	39.84	(0.10)
410.00 · Pool Maintenance	98.14	76.76	21.38
410.02 · Pool - Gas Expense	23.94	61.12	(37.18)
412.00 · Repairs & Maint. - Project	20.08	40.94	(20.86)
413.00 · Fire Alarm - Project	0.00	20.46	(20.46)
414.00 · Trash	147.58	128.74	18.84
421.00 · Depreciation - Mgr's Unit 504	19.80	19.80	0.00
422.00 · Electricity	64.97	164.96	(99.99)
424.00 · Water & Sewer	378.33	390.22	(11.89)
437.00 · Landscaping	61.40	81.86	(20.46)
438.00 · 504 Repairs & Maintenance	0.00	5.12	(5.12)
Total Expense	1,612.92	1,862.64	(249.72)
Net Ordinary Income	1,183.94	934.20	249.74
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	226.24	637.06	(410.82)
425.00 · Repairs & Maint. Bldg.	0.00	248.42	(248.42)
Total Other Expense	226.24	885.48	(659.24)
Net Other Income	(226.24)	(885.48)	659.24
Net Income	957.70	48.72	908.98