



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

April 17, 2024

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

Re: Financial Statements
For the Eight Months Ended February 29, 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 2/29/24, the year-to-date operating net profit is \$24,871.15. Comparatively, the year-to-date operating net profit as of 2/28/23 was \$-10,482.37. This is a favorable difference of \$35,353.52. 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, trash removal, water & sewer, elevator, fire alarm and bad debt.

The association budgeted net income for 2/28/24 was \$-1,088.76. Actual net income was \$24,871.15. This is a favorable difference of \$25,959.91 as of 2/29/24. Insurance, pool maintenance, pool gas, electricity, landscaping, gas/heating, repairs & maintenance, and roof snow removal are under budget. Accounting, legal, 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 February 29, 2024

	Feb 29, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	53.03
102.8 · Cash in Op. Checking - Citywide	24,399.67
Total Checking/Savings	24,452.70
Accounts Receivable	
104.00 · Accounts Receivable	(22,963.39)
Total Accounts Receivable	(22,963.39)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,395.90
108.20 · Prepaid Flood Insurance	1,339.75
108.00 · Prepaid Expenses - Other	1,958.32
Total 108.00 · Prepaid Expenses	6,693.97
Total Other Current Assets	6,693.97
Total Current Assets	8,183.28
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	(92,877.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(100,422.49)
Total Fixed Assets	118,317.00
TOTAL ASSETS	126,500.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	64,588.19
Total Accounts Payable	64,588.19
Total Current Liabilities	64,588.19
Total Liabilities	64,588.19
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	(385.42)
217.20 · Reserve Fund 300	(45,864.04)
217.30 · Reserve Fund 400	(13,138.52)
217.40 · Reserve Fund 500	8,171.02
217.50 · Reserve Fund Garage	9,713.92
Total 217.01 · Reserve Fund - Appropriated	(41,503.04)
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	24,871.15
Total Equity	61,912.09
TOTAL LIABILITIES & EQUITY	126,500.28

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

	Feb 24	Feb 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	36,396.92	6,080.22
303.00 · Interest Income	0.00	1.15	(1.15)
304.00 · Finance Charges & Late Fees	3.36	336.55	(333.19)
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	49,163.95	46,734.43	2,429.52
Expense			
401.00 · Accounting	12,141.50	797.01	11,344.49
402.00 · Administrative	805.39	791.63	13.76
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	10,982.00	0.00	10,982.00
409.00 · Manager's Unit	647.15	644.44	2.71
410.00 · Pool Maintenance	920.83	1,283.27	(362.44)
410.02 · Pool - Gas Expense	986.91	1,151.38	(164.47)
411.00 · Snow Removal	2,265.00	4,658.16	(2,393.16)
412.00 · Repairs & Maint. - Project	353.06	319.00	34.06
414.00 · Trash	2,483.54	1,699.37	784.17
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	4,992.26	4,798.80	193.46
424.00 · Water & Sewer	6,105.90	5,591.33	514.57
438.00 · 504 Repairs & Maintenance	0.00	693.61	(693.61)
Total Expense	53,423.76	38,672.60	14,751.16
Net Ordinary Income	(4,259.81)	8,061.83	(12,321.64)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,285.33	5,411.54	(1,126.21)
425.00 · Repairs & Maint. Bldg.	918.56	782.20	136.36
429.00 · Roof Snow Removal	0.00	12,480.00	(12,480.00)
430.00 · Reserve Funds Bldg	1,750.01	0.00	1,750.01
431.00 · Fire Alarm Bldg	2,387.35	5,139.00	(2,751.65)
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	1,339.75	1,138.65	201.10
456.00 · Cable TV Expense	5,121.44	4,830.84	290.60
Total Other Expense	24,331.94	29,782.23	(5,450.29)
Net Other Income	(24,331.94)	(29,782.23)	5,450.29
Net Income	(28,591.75)	(21,720.40)	(6,871.35)

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

	Jul '23 - Feb 24	Jul '22 - Feb 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	339,817.04	291,175.23	48,641.81
303.00 · Interest Income	3.54	120.89	(117.35)
304.00 · Finance Charges & Late Fees	2,119.84	2,628.79	(508.95)
305.00 · Holy Cross Equity Refund	481.37	284.50	196.87
307.00 · Reserve Assessments	14,000.08	43,999.67	(29,999.59)
308.00 · Cable TV Assessments	39,467.52	35,998.56	3,468.96
Total Income	395,889.39	374,207.64	21,681.75
Expense			
401.00 · Accounting	19,474.50	7,376.50	12,098.00
402.00 · Administrative	6,161.94	5,930.15	231.79
403.00 · Manager's Fee	28,912.40	28,070.24	842.16
406.00 · Insurance	50,365.21	48,603.75	1,761.46
408.00 · Legal	11,456.00	1,291.00	10,165.00
409.00 · Manager's Unit	5,721.99	5,155.52	566.47
410.00 · Pool Maintenance	6,999.51	12,473.69	(5,474.18)
410.02 · Pool - Gas Expense	5,709.06	8,517.84	(2,808.78)
411.00 · Snow Removal	8,569.53	10,858.16	(2,288.63)
412.00 · Repairs & Maint. - Project	5,516.05	3,961.03	1,555.02
413.00 · Fire Alarm	0.00	212.16	(212.16)
414.00 · Trash	14,259.53	12,426.73	1,832.80
418.00 · Reserve Funds	0.00	43,999.97	(43,999.97)
421.00 · Depreciation - Mgr's Unit 504	2,580.00	2,580.00	0.00
422.00 · Electricity	20,638.30	21,940.03	(1,301.73)
424.00 · Water & Sewer	45,031.57	41,186.24	3,845.33
437.00 · Landscaping	4,180.00	4,093.45	86.55
438.00 · 504 Repairs & Maintenance	350.00	693.61	(343.61)
Total Expense	235,925.59	259,370.07	(23,444.48)
Net Ordinary Income	159,963.80	114,837.57	45,126.23
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	23,567.33	35,160.67	(11,593.34)
425.00 · Repairs & Maint. Bldg.	9,185.34	16,894.91	(7,709.57)
427.00 · Elevator	12,393.18	3,351.39	9,041.79
429.00 · Roof Snow Removal	0.00	12,480.00	(12,480.00)
430.00 · Reserve Funds Bldg	14,000.08	0.00	14,000.08
431.00 · Fire Alarm Bldg	17,757.91	9,653.26	8,104.65
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	10,718.00	10,722.85	(4.85)
456.00 · Cable TV Expense	38,941.31	37,056.86	1,884.45
Total Other Expense	135,092.65	125,319.94	9,772.71
Net Other Income	(135,092.65)	(125,319.94)	(9,772.71)
Net Income	24,871.15	(10,482.37)	35,353.52

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

	Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	42,477.07	0.07
304.00 · Finance Charges & Late Fees	3.36	0.00	3.36
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	4,933.44	4,933.48	(0.04)
Total Income	49,163.95	49,160.55	3.40
Expense			
401.00 · Accounting	12,141.50	1,833.33	10,308.17
402.00 · Administrative	805.39	791.66	13.73
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	10,982.00	250.01	10,731.99
409.00 · Manager's Unit	647.15	647.16	(0.01)
410.00 · Pool Maintenance	920.83	1,666.67	(745.84)
410.02 · Pool - Gas Expense	986.91	995.37	(8.46)
411.00 · Snow Removal	2,265.00	2,000.00	265.00
412.00 · Repairs & Maint. - Project	353.06	500.00	(146.94)
413.00 · Fire Alarm	0.00	333.33	(333.33)
414.00 · Trash	2,483.54	1,500.00	983.54
421.00 · Depreciation - Mgr's Unit 504	322.50	322.49	0.01
422.00 · Electricity	4,992.26	2,942.48	2,049.78
424.00 · Water & Sewer	6,105.90	5,746.32	359.58
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	53,423.76	29,846.44	23,577.32
Net Ordinary Income	(4,259.81)	19,314.11	(23,573.92)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,285.33	4,103.90	181.43
425.00 · Repairs & Maint. Bldg.	918.56	5,998.78	(5,080.22)
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	2,387.35	416.66	1,970.69
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	1,339.75	1,455.74	(115.99)
456.00 · Cable TV Expense	5,121.44	4,933.48	187.96
Total Other Expense	24,331.94	22,658.56	1,673.38
Net Other Income	(24,331.94)	(22,658.56)	(1,673.38)
Net Income	(28,591.75)	(3,344.45)	(25,247.30)

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

	Jul '23 - Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	339,817.04	339,816.58	0.46
303.00 · Interest Income	3.54	0.00	3.54
304.00 · Finance Charges & Late Fees	2,119.84	0.00	2,119.84
305.00 · Holy Cross Equity Refund	481.37	0.00	481.37
307.00 · Reserve Assessments	14,000.08	14,000.00	0.08
308.00 · Cable TV Assessments	39,467.52	39,467.79	(0.27)
Total Income	395,889.39	393,284.37	2,605.02
Expense			
401.00 · Accounting	19,474.50	14,666.67	4,807.83
402.00 · Administrative	6,161.94	6,333.34	(171.40)
403.00 · Manager's Fee	28,912.40	28,912.32	0.08
406.00 · Insurance	50,365.21	52,961.91	(2,596.70)
408.00 · Legal	11,456.00	2,000.00	9,456.00
409.00 · Manager's Unit	5,721.99	5,177.18	544.81
410.00 · Pool Maintenance	6,999.51	13,333.33	(6,333.82)
410.02 · Pool - Gas Expense	5,709.06	7,962.89	(2,253.83)
411.00 · Snow Removal	8,569.53	8,000.00	569.53
412.00 · Repairs & Maint. - Project	5,516.05	4,000.00	1,516.05
413.00 · Fire Alarm	0.00	2,666.67	(2,666.67)
414.00 · Trash	14,259.53	12,000.00	2,259.53
421.00 · Depreciation - Mgr's Unit 504	2,580.00	2,580.00	0.00
422.00 · Electricity	20,638.30	23,539.88	(2,901.58)
424.00 · Water & Sewer	45,031.57	45,970.54	(938.97)
437.00 · Landscaping	4,180.00	5,333.33	(1,153.33)
438.00 · 504 Repairs & Maintenance	350.00	666.67	(316.67)
Total Expense	235,925.59	236,104.73	(179.14)
Net Ordinary Income	159,963.80	157,179.64	2,784.16
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	23,567.33	32,831.22	(9,263.89)
425.00 · Repairs & Maint. Bldg.	9,185.34	47,990.23	(38,804.89)
427.00 · Elevator	12,393.18	5,000.00	7,393.18
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	14,000.08	14,000.00	0.08
431.00 · Fire Alarm Bldg	17,757.91	3,333.28	14,424.63
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	10,718.00	11,645.88	(927.88)
456.00 · Cable TV Expense	38,941.31	39,467.79	(526.48)
Total Other Expense	135,092.65	158,268.40	(23,175.75)
Net Other Income	(135,092.65)	(158,268.40)	23,175.75
Net Income	24,871.15	(1,088.76)	25,959.91

Breakaway West Association, Inc.
Disbursement Report
As of February 29, 2024

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Check	02/29/2024			Service Charge	(15.00)
Total 102.10 · Cash in Reserve - Citywide					(15.00)
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	02/01/2024	Draft	Vail Honeywagon Enterprises, LLC	2/1-2/29	(2,483.54)
Bill Pmt -Check	02/02/2024	Autopay	Xcel Energy	53-1013571-8	(5,896.90)
Check	02/06/2024	EFT	Colorado Division of Real Estate	Annual HOA license fee	(43.00)
Check	02/12/2024	Auto-Pay	Comcast	2/1-2/29	(5,121.44)
Bill Pmt -Check	02/13/2024	11199	Altitude Community Law P.C.	Halstead 22.25 - 1/8,1/17,1/24	(334.00)
Bill Pmt -Check	02/13/2024	11200	Golden Eagle Htg Cooling & Drain Cleaning	#345,352,312 - Replaced zone valve ball plate...	(1,515.00)
Bill Pmt -Check	02/13/2024	11201	Martin/Martin, Inc.	Re: Pool deck & common area project - Dece...	(420.00)
Bill Pmt -Check	02/13/2024	11202	Maximum Comfort Pool & Spa, Inc.	Bulk 50lb soda ash, sodium carbonate, anti fo...	(201.33)
Bill Pmt -Check	02/13/2024	11203	Mid-Century Insurance Company	Re: Halstead Settlement - Claim #3012893864...	(10,000.00)
Bill Pmt -Check	02/13/2024	11204	OAC Management, Inc.		(7,773.75)
Bill Pmt -Check	02/13/2024	11205	Schindler Elevator Corporation	5000027664	(5,696.82)
Bill Pmt -Check	02/13/2024	11206	Spaeth and Company, Inc.	January	(967.03)
Bill Pmt -Check	02/13/2024	11207	Specialized Pool and Spa, LLC	Commercial Route Service 1/5-1/24	(866.65)
Bill Pmt -Check	02/13/2024	11208	Vail Valley Ace Hardware	312	(120.04)
Check	02/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,791.72)
Check	02/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	02/19/2024	Draft	Eagle River Water & Sanitation District	12/29-1/31	(6,417.54)
Bill Pmt -Check	02/23/2024	11209	Martin/Martin, Inc.	Re: Pool deck & common area project - January	(420.00)
Bill Pmt -Check	02/23/2024	11210	Mike Monaco Electric	300/400 Bldg - Installed circuit to new fire panels	(2,265.00)
Bill Pmt -Check	02/23/2024	11211	Steve Burns		(7,129.05)
Check	02/29/2024	Draft	Century Link	2/19-3/18 970-476-7309 666B	(95.82)
Check	02/29/2024	Draft	Century Link	2/13-3/12 970-476-2196 518B	(120.46)
Check	02/29/2024	Draft	Century Link	2/13-3/12 970-476-3957 457B	(396.34)
Check	02/29/2024	Auto-Pay	Holy Cross Energy	1/22-2/22	(4,992.26)
Total 102.8 · Cash in Op. Checking - Citywide					(70,079.28)
TOTAL					(70,094.28)

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

	Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,772.81	8,772.81	0.00
304.00 · Finance Charges & Late Fees	0.73	0.00	0.73
308.00 · Cable TV Assessments	1,096.32	1,096.33	(0.01)
Total Income	9,869.86	9,869.14	0.72
Expense			
401.00 · Accounting	2,620.12	395.63	2,224.49
402.00 · Administrative	173.80	170.84	2.96
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	2,369.91	53.95	2,315.96
409.00 · Manager's Unit	139.65	139.66	(0.01)
410.00 · Pool Maintenance	198.72	359.67	(160.95)
410.02 · Pool - Gas Expense	212.98	214.80	(1.82)
411.00 · Snow Removal	488.79	431.60	57.19
412.00 · Repairs & Maint. - Project	76.19	107.90	(31.71)
413.00 · Fire Alarm	0.00	71.93	(71.93)
414.00 · Trash	535.95	323.70	212.25
421.00 · Depreciation - Mgr's Unit 504	69.60	69.59	0.01
422.00 · Electricity	1,077.33	634.99	442.34
424.00 · Water & Sewer	1,317.65	1,240.06	77.59
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	11,528.83	6,440.86	5,087.97
Net Ordinary Income	(1,658.97)	3,428.28	(5,087.25)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,073.26	1,007.31	65.95
425.00 · Repairs & Maint. Bldg.	150.00	1,291.65	(1,141.65)
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
436.00 · Bad Debt	1,840.67	0.00	1,840.67
456.00 · Cable TV Expense	1,138.10	1,096.33	41.77
Total Other Expense	4,202.03	3,478.62	723.41
Net Other Income	(4,202.03)	(3,478.62)	(723.41)
Net Income	(5,861.00)	(50.34)	(5,810.66)

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

	Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,086.10	13,086.08	0.02
304.00 · Finance Charges & Late Fees	1.04	0.00	1.04
308.00 · Cable TV Assessments	1,461.76	1,461.77	(0.01)
Total Income	14,548.90	14,547.85	1.05
Expense			
401.00 · Accounting	3,761.43	567.97	3,193.46
402.00 · Administrative	249.51	245.26	4.25
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	3,402.23	77.45	3,324.78
409.00 · Manager's Unit	200.49	200.49	0.00
410.00 · Pool Maintenance	285.27	516.33	(231.06)
410.02 · Pool - Gas Expense	305.74	308.36	(2.62)
411.00 · Snow Removal	701.70	619.60	82.10
412.00 · Repairs & Maint. - Project	109.37	154.90	(45.53)
413.00 · Fire Alarm	0.00	103.27	(103.27)
414.00 · Trash	769.40	464.70	304.70
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	1,546.60	911.58	635.02
424.00 · Water & Sewer	1,891.61	1,780.21	111.40
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	16,550.67	9,246.43	7,304.24
Net Ordinary Income	(2,001.77)	5,301.42	(7,303.19)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,234.66	1,203.64	31.02
425.00 · Repairs & Maint. Bldg.	768.56	2,166.64	(1,398.08)
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	2,387.35	125.00	2,262.35
436.00 · Bad Debt	2,642.44	0.00	2,642.44
456.00 · Cable TV Expense	1,517.46	1,461.77	55.69
Total Other Expense	8,550.47	5,957.05	2,593.42
Net Other Income	(8,550.47)	(5,957.05)	(2,593.42)
Net Income	(10,552.24)	(655.63)	(9,896.61)

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

	Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,516.49	8,516.51	(0.02)
304.00 · Finance Charges & Late Fees	0.67	0.00	0.67
308.00 · Cable TV Assessments	1,004.96	1,004.97	(0.01)
Total Income	9,522.12	9,521.48	0.64
Expense			
401.00 · Accounting	2,419.79	365.38	2,054.41
402.00 · Administrative	160.53	157.78	2.75
403.00 · Manager's Fee	720.28	720.28	0.00
406.00 · Insurance	1,355.97	1,319.41	36.56
408.00 · Legal	2,188.71	49.83	2,138.88
409.00 · Manager's Unit	128.98	128.98	0.00
410.00 · Pool Maintenance	183.52	332.17	(148.65)
410.02 · Pool - Gas Expense	196.69	198.38	(1.69)
411.00 · Snow Removal	451.40	398.60	52.80
412.00 · Repairs & Maint. - Project	70.36	99.65	(29.29)
413.00 · Fire Alarm	0.00	66.43	(66.43)
414.00 · Trash	494.97	298.95	196.02
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	994.96	586.44	408.52
424.00 · Water & Sewer	1,216.91	1,145.24	71.67
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	10,647.34	5,948.40	4,698.94
Net Ordinary Income	(1,125.22)	3,573.08	(4,698.30)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	681.90	684.12	(2.22)
425.00 · Repairs & Maint. Bldg.	0.00	1,499.95	(1,499.95)
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
436.00 · Bad Debt	1,699.93	0.00	1,699.93
456.00 · Cable TV Expense	1,043.26	1,004.97	38.29
Total Other Expense	3,425.09	4,314.04	(888.95)
Net Other Income	(3,425.09)	(4,314.04)	888.95
Net Income	(4,550.31)	(740.96)	(3,809.35)

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

	Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,832.42	10,832.42	0.00
304.00 · Finance Charges & Late Fees	0.82	0.00	0.82
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	13,953.65	13,952.83	0.82
Expense			
401.00 · Accounting	2,967.38	448.07	2,519.31
402.00 · Administrative	196.83	193.48	3.35
403.00 · Manager's Fee	883.27	883.27	0.00
406.00 · Insurance	1,662.82	1,617.99	44.83
408.00 · Legal	2,684.00	61.10	2,622.90
409.00 · Manager's Unit	158.16	158.16	0.00
410.00 · Pool Maintenance	225.05	407.33	(182.28)
410.02 · Pool - Gas Expense	241.20	243.27	(2.07)
411.00 · Snow Removal	553.57	488.80	64.77
412.00 · Repairs & Maint. - Project	86.29	122.20	(35.91)
413.00 · Fire Alarm	0.00	81.47	(81.47)
414.00 · Trash	606.98	366.60	240.38
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	1,220.11	719.14	500.97
424.00 · Water & Sewer	1,492.28	1,404.40	87.88
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	13,056.76	7,294.47	5,762.29
Net Ordinary Income	896.89	6,658.36	(5,761.47)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	965.95	890.30	75.65
425.00 · Repairs & Maint. Bldg.	0.00	998.94	(998.94)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
436.00 · Bad Debt	2,084.61	0.00	2,084.61
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	7,562.94	8,548.72	(985.78)
Net Other Income	(7,562.94)	(8,548.72)	985.78
Net Income	(6,666.05)	(1,890.36)	(4,775.69)

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

	Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,269.32	1,269.25	0.07
304.00 · Finance Charges & Late Fees	0.10	0.00	0.10
Total Income	1,269.42	1,269.25	0.17
Expense			
401.00 · Accounting	372.78	56.28	316.50
402.00 · Administrative	24.72	24.30	0.42
403.00 · Manager's Fee	110.96	110.95	0.01
406.00 · Insurance	208.87	203.24	5.63
408.00 · Legal	337.15	7.68	329.47
409.00 · Manager's Unit	19.87	19.87	0.00
410.00 · Pool Maintenance	28.27	51.17	(22.90)
410.02 · Pool - Gas Expense	30.30	30.56	(0.26)
411.00 · Snow Removal	69.54	61.40	8.14
412.00 · Repairs & Maint. - Project	10.85	15.35	(4.50)
413.00 · Fire Alarm	0.00	10.23	(10.23)
414.00 · Trash	76.24	46.05	30.19
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	153.26	90.33	62.93
424.00 · Water & Sewer	187.45	176.41	11.04
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	1,640.16	916.28	723.88
Net Ordinary Income	(370.74)	352.97	(723.71)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	329.56	318.53	11.03
425.00 · Repairs & Maint. Bldg.	0.00	41.60	(41.60)
436.00 · Bad Debt	261.85	0.00	261.85
Total Other Expense	591.41	360.13	231.28
Net Other Income	(591.41)	(360.13)	(231.28)
Net Income	(962.15)	(7.16)	(954.99)

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

	Jul '23 - Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	70,182.42	70,182.47	(0.05)
303.00 · Interest Income	0.77	0.00	0.77
304.00 · Finance Charges & Late Fees	457.46	0.00	457.46
305.00 · Holy Cross Equity Refund	103.88	0.00	103.88
308.00 · Cable TV Assessments	8,770.56	8,770.64	(0.08)
Total Income	79,515.09	78,953.11	561.98
Expense			
401.00 · Accounting	4,202.57	3,165.07	1,037.50
402.00 · Administrative	1,329.73	1,366.73	(37.00)
403.00 · Manager's Fee	6,239.27	6,239.28	(0.01)
406.00 · Insurance	10,868.80	11,429.18	(560.38)
408.00 · Legal	2,472.20	431.60	2,040.60
409.00 · Manager's Unit	1,234.78	1,117.24	117.54
410.00 · Pool Maintenance	1,510.47	2,877.33	(1,366.86)
410.02 · Pool - Gas Expense	1,232.02	1,718.39	(486.37)
411.00 · Snow Removal	1,849.30	1,726.40	122.90
412.00 · Repairs & Maint. - Project	1,190.34	863.20	327.14
413.00 · Fire Alarm	0.00	575.47	(575.47)
414.00 · Trash	3,077.22	2,589.60	487.62
421.00 · Depreciation - Mgr's Unit 504	556.80	556.76	0.04
422.00 · Electricity	4,453.74	5,079.90	(626.16)
424.00 · Water & Sewer	9,717.81	9,920.44	(202.63)
437.00 · Landscaping	902.04	1,150.93	(248.89)
438.00 · 504 Repairs & Maintenance	75.53	143.87	(68.34)
Total Expense	50,912.62	50,951.39	(38.77)
Net Ordinary Income	28,602.47	28,001.72	600.75
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,623.01	8,058.50	(2,435.49)
425.00 · Repairs & Maint. Bldg.	1,732.50	10,333.24	(8,600.74)
431.00 · Fire Alarm Bldg	3,511.25	666.64	2,844.61
436.00 · Bad Debt	1,840.67	0.00	1,840.67
456.00 · Cable TV Expense	8,653.65	8,770.64	(116.99)
Total Other Expense	21,361.08	27,829.02	(6,467.94)
Net Other Income	(21,361.08)	(27,829.02)	6,467.94
Net Income	7,241.39	172.70	7,068.69

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

	Jul '23 - Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	104,688.80	104,688.67	0.13
303.00 · Interest Income	1.09	0.00	1.09
304.00 · Finance Charges & Late Fees	656.73	0.00	656.73
305.00 · Holy Cross Equity Refund	149.13	0.00	149.13
308.00 · Cable TV Assessments	11,694.08	11,694.14	(0.06)
Total Income	117,189.83	116,382.81	807.02
Expense			
401.00 · Accounting	6,033.18	4,543.73	1,489.45
402.00 · Administrative	1,908.99	1,962.07	(53.08)
403.00 · Manager's Fee	8,957.05	8,957.04	0.01
406.00 · Insurance	15,603.12	16,407.60	(804.48)
408.00 · Legal	3,549.07	619.60	2,929.47
409.00 · Manager's Unit	1,772.69	1,603.90	168.79
410.00 · Pool Maintenance	2,168.46	4,130.67	(1,962.21)
410.02 · Pool - Gas Expense	1,768.67	2,466.91	(698.24)
411.00 · Snow Removal	2,654.84	2,478.40	176.44
412.00 · Repairs & Maint. - Project	1,708.81	1,239.20	469.61
413.00 · Fire Alarm	0.00	826.13	(826.13)
414.00 · Trash	4,417.59	3,717.60	699.99
421.00 · Depreciation - Mgr's Unit 504	799.28	799.28	0.00
422.00 · Electricity	6,393.73	7,292.65	(898.92)
424.00 · Water & Sewer	13,950.77	14,241.68	(290.91)
437.00 · Landscaping	1,294.96	1,652.27	(357.31)
438.00 · 504 Repairs & Maintenance	108.43	206.53	(98.10)
Total Expense	73,089.64	73,145.26	(55.62)
Net Ordinary Income	44,100.19	43,237.55	862.64
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,017.97	9,629.12	(2,611.15)
425.00 · Repairs & Maint. Bldg.	3,857.84	17,333.11	(13,475.27)
427.00 · Elevator	7,344.11	3,000.00	4,344.11
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	5,933.74	1,000.00	4,933.74
436.00 · Bad Debt	2,642.44	0.00	2,642.44
456.00 · Cable TV Expense	11,538.17	11,694.14	(155.97)
Total Other Expense	38,334.27	43,656.37	(5,322.10)
Net Other Income	(38,334.27)	(43,656.37)	5,322.10
Net Income	5,765.92	(418.82)	6,184.74

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

	Jul '23 - Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	68,131.90	68,132.07	(0.17)
303.00 · Interest Income	0.71	0.00	0.71
304.00 · Finance Charges & Late Fees	422.48	0.00	422.48
305.00 · Holy Cross Equity Refund	95.94	0.00	95.94
308.00 · Cable TV Assessments	8,039.68	8,039.73	(0.05)
Total Income	76,690.71	76,171.80	518.91
Expense			
401.00 · Accounting	3,881.21	2,923.07	958.14
402.00 · Administrative	1,228.07	1,262.23	(34.16)
403.00 · Manager's Fee	5,762.24	5,762.23	0.01
406.00 · Insurance	10,037.79	10,555.31	(517.52)
408.00 · Legal	2,283.18	398.60	1,884.58
409.00 · Manager's Unit	1,140.41	1,031.82	108.59
410.00 · Pool Maintenance	1,394.98	2,657.33	(1,262.35)
410.02 · Pool - Gas Expense	1,137.81	1,587.00	(449.19)
411.00 · Snow Removal	1,707.86	1,594.40	113.46
412.00 · Repairs & Maint. - Project	1,099.36	797.20	302.16
413.00 · Fire Alarm	0.00	531.47	(531.47)
414.00 · Trash	2,841.92	2,391.60	450.32
421.00 · Depreciation - Mgr's Unit 504	514.16	514.20	(0.04)
422.00 · Electricity	4,113.21	4,691.50	(578.29)
424.00 · Water & Sewer	8,974.80	9,161.93	(187.13)
437.00 · Landscaping	833.07	1,062.93	(229.86)
438.00 · 504 Repairs & Maintenance	69.75	132.87	(63.12)
Total Expense	47,019.82	47,055.69	(35.87)
Net Ordinary Income	29,670.89	29,116.11	554.78
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,948.16	5,472.94	(1,524.78)
425.00 · Repairs & Maint. Bldg.	200.00	11,999.56	(11,799.56)
427.00 · Elevator	5,049.07	2,000.00	3,049.07
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	5,642.36	1,000.00	4,642.36
436.00 · Bad Debt	1,699.93	0.00	1,699.93
456.00 · Cable TV Expense	7,932.45	8,039.73	(107.28)
Total Other Expense	24,471.97	29,512.23	(5,040.26)
Net Other Income	(24,471.97)	(29,512.23)	5,040.26
Net Income	5,198.92	(396.12)	5,595.04

Breakaway West Association, Inc.
500 Comparison to Budget - YTD
July 2023 through February 2024

	Jul '23 - Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	86,659.38	86,659.37	0.01
303.00 · Interest Income	0.86	0.00	0.86
304.00 · Finance Charges & Late Fees	518.10	0.00	518.10
305.00 · Holy Cross Equity Refund	117.65	0.00	117.65
307.00 · Reserve Assessments	14,000.08	14,000.00	0.08
308.00 · Cable TV Assessments	10,963.20	10,963.28	(0.08)
Total Income	112,259.27	111,622.65	636.62
Expense			
401.00 · Accounting	4,759.57	3,584.53	1,175.04
402.00 · Administrative	1,505.94	1,547.87	(41.93)
403.00 · Manager's Fee	7,066.20	7,066.17	0.03
406.00 · Insurance	12,309.27	12,943.89	(634.62)
408.00 · Legal	2,799.85	488.80	2,311.05
409.00 · Manager's Unit	1,398.44	1,265.28	133.16
410.00 · Pool Maintenance	1,710.68	3,258.67	(1,547.99)
410.02 · Pool - Gas Expense	1,395.29	1,946.13	(550.84)
411.00 · Snow Removal	2,094.40	1,955.20	139.20
412.00 · Repairs & Maint. - Project	1,348.12	977.60	370.52
413.00 · Fire Alarm	0.00	651.73	(651.73)
414.00 · Trash	3,485.01	2,932.80	552.21
421.00 · Depreciation - Mgr's Unit 504	630.56	630.56	0.00
422.00 · Electricity	5,044.02	5,753.15	(709.13)
424.00 · Water & Sewer	11,005.72	11,235.20	(229.48)
437.00 · Landscaping	1,021.59	1,303.47	(281.88)
438.00 · 504 Repairs & Maintenance	85.54	162.93	(77.39)
Total Expense	57,660.20	57,703.98	(43.78)
Net Ordinary Income	54,599.07	53,918.67	680.40
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,396.37	7,122.42	(1,726.05)
425.00 · Repairs & Maint. Bldg.	0.00	7,991.54	(7,991.54)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	14,000.08	14,000.00	0.08
431.00 · Fire Alarm Bldg	2,670.56	666.64	2,003.92
436.00 · Bad Debt	2,084.61	0.00	2,084.61
453.00 · Flood Insurance	10,718.00	11,645.88	(927.88)
456.00 · Cable TV Expense	10,817.04	10,963.28	(146.24)
Total Other Expense	45,686.66	54,389.76	(8,703.10)
Net Other Income	(45,686.66)	(54,389.76)	8,703.10
Net Income	8,912.41	(471.09)	9,383.50

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

	Jul '23 - Feb 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,154.54	10,154.00	0.54
303.00 · Interest Income	0.11	0.00	0.11
304.00 · Finance Charges & Late Fees	65.07	0.00	65.07
305.00 · Holy Cross Equity Refund	14.77	0.00	14.77
Total Income	10,234.49	10,154.00	80.49
Expense			
401.00 · Accounting	597.97	450.27	147.70
402.00 · Administrative	189.21	194.44	(5.23)
403.00 · Manager's Fee	887.64	887.60	0.04
406.00 · Insurance	1,546.23	1,625.93	(79.70)
408.00 · Legal	351.70	61.40	290.30
409.00 · Manager's Unit	175.67	158.94	16.73
410.00 · Pool Maintenance	214.92	409.33	(194.41)
410.02 · Pool - Gas Expense	175.27	244.46	(69.19)
411.00 · Snow Removal	263.13	245.60	17.53
412.00 · Repairs & Maint. - Project	169.42	122.80	46.62
413.00 · Fire Alarm	0.00	81.87	(81.87)
414.00 · Trash	437.79	368.40	69.39
421.00 · Depreciation - Mgr's Unit 504	79.20	79.20	0.00
422.00 · Electricity	633.60	722.68	(89.08)
424.00 · Water & Sewer	1,382.47	1,411.29	(28.82)
437.00 · Landscaping	128.34	163.73	(35.39)
438.00 · 504 Repairs & Maintenance	10.75	20.47	(9.72)
Total Expense	7,243.31	7,248.41	(5.10)
Net Ordinary Income	2,991.18	2,905.59	85.59
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,581.82	2,548.24	(966.42)
425.00 · Repairs & Maint. Bldg.	3,395.00	332.78	3,062.22
436.00 · Bad Debt	261.85	0.00	261.85
Total Other Expense	5,238.67	2,881.02	2,357.65
Net Other Income	(5,238.67)	(2,881.02)	(2,357.65)
Net Income	(2,247.49)	24.57	(2,272.06)