



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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July 8, 2024

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

Re: Financial Statements
For the Eleven Months Ended May 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 5/31/24, the year-to-date operating net profit is \$25,546.19. Comparatively, the year-to-date operating net profit as of 5/31/23 was \$-2,809.21. This is a favorable difference of \$28,355.40. 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 as of 5/31/24 was \$-1,322.06. Actual net income was \$25,546.19. This is a favorable difference of \$26,868.25 as of 5/31/24. 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 May 31, 2024

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	28,763.80
102.8 · Cash in Op. Checking - Citywide	185,529.47
Total Checking/Savings	214,293.27
Accounts Receivable	
104.00 · Accounts Receivable	(19,440.91)
Total Accounts Receivable	(19,440.91)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,377.87
108.20 · Prepaid Flood Insurance	13,397.50
108.00 · Prepaid Expenses - Other	1,223.95
Total 108.00 · Prepaid Expenses	17,999.32
Total Other Current Assets	17,999.32
Total Current Assets	212,851.68
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	(93,845.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(101,389.99)
Total Fixed Assets	117,349.50
TOTAL ASSETS	330,201.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	18,745.57
Total Accounts Payable	18,745.57
Total Current Liabilities	18,745.57
Total Liabilities	18,745.57
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	48,966.06
217.20 · Reserve Fund 300	25,740.60
217.30 · Reserve Fund 400	37,468.10
217.40 · Reserve Fund 500	86,661.55
217.50 · Reserve Fund Garage	8,199.05
Total 217.01 · Reserve Fund - Appropriated	207,035.36
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	25,876.27
Total Equity	311,455.61
TOTAL LIABILITIES & EQUITY	330,201.18

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

	May 24	May 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	36,396.92	6,080.22
303.00 · Interest Income	1.22	0.07	1.15
304.00 · Finance Charges & Late Fees	211.98	288.26	(76.28)
305.00 · Holy Cross Equity Refund	0.00	337.44	(337.44)
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	49,373.79	47,022.50	2,351.29
Expense			
401.00 · Accounting	1,009.00	1,301.00	(292.00)
402.00 · Administrative	933.27	852.71	80.56
403.00 · Manager's Fee	3,614.05	3,508.78	105.27
406.00 · Insurance	6,803.67	6,913.33	(109.66)
409.00 · Manager's Unit	1,828.75	1,189.23	639.52
410.00 · Pool Maintenance	1,197.33	2,627.35	(1,430.02)
410.02 · Pool - Gas Expense	429.22	391.09	38.13
412.00 · Repairs & Maint. - Project	612.64	631.37	(18.73)
413.00 · Fire Alarm - Project	598.78	0.00	598.78
414.00 · Trash	2,403.54	1,630.22	773.32
418.00 · Reserve Funds	0.00	5,499.99	(5,499.99)
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,139.57	1,233.74	(94.17)
424.00 · Water & Sewer	5,714.16	5,157.09	557.07
437.00 · Landscaping	1,000.00	1,000.00	0.00
Total Expense	27,606.48	32,258.40	(4,651.92)
Net Ordinary Income	21,767.31	14,764.10	7,003.21
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,933.18	1,599.87	333.31
425.00 · Repairs & Maint. Bldg.	0.00	852.50	(852.50)
430.00 · Reserve Funds Bldg	1,750.01	0.00	1,750.01
431.00 · Fire Alarm Bldg	152.49	0.00	152.49
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	10,296.87	8,623.53	1,673.34
Net Other Income	(10,296.87)	(8,623.53)	(1,673.34)
Net Income	11,470.44	6,140.57	5,329.87

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

	Jul '23 - May 24	Jul '22 - May 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	467,248.46	400,365.99	66,882.47
303.00 · Interest Income	5.31	121.56	(116.25)
304.00 · Finance Charges & Late Fees	2,650.93	4,492.49	(1,841.56)
305.00 · Holy Cross Equity Refund	481.37	621.94	(140.57)
307.00 · Reserve Assessments	19,250.11	60,499.64	(41,249.53)
308.00 · Cable TV Assessments	54,267.84	49,498.02	4,769.82
Total Income	543,904.02	515,599.64	28,304.38
Expense			
401.00 · Accounting	23,142.83	10,415.50	12,727.33
402.00 · Administrative	8,851.58	8,499.62	351.96
403.00 · Manager's Fee	39,754.55	38,596.58	1,157.97
406.00 · Insurance	70,776.22	69,343.74	1,432.48
408.00 · Legal	11,472.81	2,087.00	9,385.81
409.00 · Manager's Unit	11,208.24	7,633.63	3,574.61
410.00 · Pool Maintenance	10,410.58	19,053.36	(8,642.78)
410.02 · Pool - Gas Expense	7,552.18	10,397.80	(2,845.62)
411.00 · Snow Removal	11,994.53	14,283.16	(2,288.63)
412.00 · Repairs & Maint. - Project	7,559.54	5,345.53	2,214.01
413.00 · Fire Alarm - Project	598.78	212.16	386.62
414.00 · Trash	22,025.81	17,357.39	4,668.42
416.00 · Real Estate Taxes	1,525.80	1,118.24	407.56
418.00 · Reserve Funds	0.00	60,499.94	(60,499.94)
421.00 · Depreciation - Mgr's Unit 504	3,547.50	3,547.50	0.00
422.00 · Electricity	28,220.80	31,001.51	(2,780.71)
424.00 · Water & Sewer	62,749.94	57,415.15	5,334.79
437.00 · Landscaping	5,180.00	5,276.07	(96.07)
438.00 · 504 Repairs & Maintenance	350.00	693.61	(343.61)
Total Expense	326,921.69	362,777.49	(35,855.80)
Net Ordinary Income	216,982.33	152,822.15	64,160.18
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	31,384.68	43,532.83	(12,148.15)
425.00 · Repairs & Maint. Bldg.	13,727.38	19,177.53	(5,450.15)
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	19,250.11	0.00	19,250.11
431.00 · Fire Alarm Bldg	35,877.40	9,833.26	26,044.14
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	14,737.25	14,541.00	196.25
456.00 · Cable TV Expense	54,305.63	51,551.09	2,754.54
Total Other Expense	191,436.14	155,631.36	35,804.78
Net Other Income	(191,436.14)	(155,631.36)	(35,804.78)
Net Income	25,546.19	(2,809.21)	28,355.40

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

	May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	42,477.07	0.07
303.00 · Interest Income	1.22	0.00	1.22
304.00 · Finance Charges & Late Fees	211.98	0.00	211.98
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	49,373.79	49,160.55	213.24
Expense			
401.00 · Accounting	1,009.00	1,833.33	(824.33)
402.00 · Administrative	933.27	791.66	141.61
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	249.99	(249.99)
409.00 · Manager's Unit	1,828.75	647.15	1,181.60
410.00 · Pool Maintenance	1,197.33	1,666.67	(469.34)
410.02 · Pool - Gas Expense	429.22	995.37	(566.15)
412.00 · Repairs & Maint. - Project	612.64	500.00	112.64
413.00 · Fire Alarm - Project	598.78	333.33	265.45
414.00 · Trash	2,403.54	1,500.00	903.54
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,139.57	2,942.48	(1,802.91)
424.00 · Water & Sewer	5,714.16	5,746.32	(32.16)
437.00 · Landscaping	1,000.00	1,333.34	(333.34)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	27,606.48	29,179.76	(1,573.28)
Net Ordinary Income	21,767.31	19,980.79	1,786.52
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,933.18	4,103.90	(2,170.72)
425.00 · Repairs & Maint. Bldg.	0.00	5,998.79	(5,998.79)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	152.49	416.66	(264.17)
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	10,296.87	18,658.57	(8,361.70)
Net Other Income	(10,296.87)	(18,658.57)	8,361.70
Net Income	11,470.44	1,322.22	10,148.22

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

	Jul '23 - May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	467,248.46	467,247.79	0.67
303.00 · Interest Income	5.31	0.00	5.31
304.00 · Finance Charges & Late Fees	2,650.93	0.00	2,650.93
305.00 · Holy Cross Equity Refund	481.37	0.00	481.37
307.00 · Reserve Assessments	19,250.11	19,250.00	0.11
308.00 · Cable TV Assessments	54,267.84	54,268.21	(0.37)
Total Income	543,904.02	540,766.00	3,138.02
Expense			
401.00 · Accounting	23,142.83	20,166.67	2,976.16
402.00 · Administrative	8,851.58	8,708.34	143.24
403.00 · Manager's Fee	39,754.55	39,754.44	0.11
406.00 · Insurance	70,776.22	72,822.62	(2,046.40)
408.00 · Legal	11,472.81	2,749.99	8,722.82
409.00 · Manager's Unit	11,208.24	7,118.61	4,089.63
410.00 · Pool Maintenance	10,410.58	18,333.33	(7,922.75)
410.02 · Pool - Gas Expense	7,552.18	10,948.98	(3,396.80)
411.00 · Snow Removal	11,994.53	12,000.00	(5.47)
412.00 · Repairs & Maint. - Project	7,559.54	5,500.00	2,059.54
413.00 · Fire Alarm - Project	598.78	3,666.67	(3,067.89)
414.00 · Trash	22,025.81	16,500.00	5,525.81
416.00 · Real Estate Taxes	1,525.80	1,200.00	325.80
421.00 · Depreciation - Mgr's Unit 504	3,547.50	3,547.50	0.00
422.00 · Electricity	28,220.80	32,367.33	(4,146.53)
424.00 · Water & Sewer	62,749.94	63,209.49	(459.55)
437.00 · Landscaping	5,180.00	6,666.67	(1,486.67)
438.00 · 504 Repairs & Maintenance	350.00	916.68	(566.68)
Total Expense	326,921.69	326,177.32	744.37
Net Ordinary Income	216,982.33	214,588.68	2,393.65
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	31,384.68	45,142.93	(13,758.25)
425.00 · Repairs & Maint. Bldg.	13,727.38	65,986.58	(52,259.20)
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	19,250.11	19,250.00	0.11
431.00 · Fire Alarm Bldg	35,877.40	4,583.26	31,294.14
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	14,737.25	16,013.09	(1,275.84)
456.00 · Cable TV Expense	54,305.63	54,268.21	37.42
Total Other Expense	191,436.14	215,910.74	(24,474.60)
Net Other Income	(191,436.14)	(215,910.74)	24,474.60
Net Income	25,546.19	(1,322.06)	26,868.25

Breakaway West Association, Inc.
Disbursement Report
As of May 31, 2024

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Check	05/31/2024			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	05/01/2024	Draft	Vail Honeywagon Enterprises, LLC	5/1-5/31	(2,403.54)
Bill Pmt -Check	05/02/2024	Autopay	Xcel Energy	53-1013571-8	(4,297.57)
Bill Pmt -Check	05/08/2024	11240	Spaeth and Company, Inc.	April	(1,332.40)
Bill Pmt -Check	05/08/2024	11241	Specialized Pool and Spa, LLC	Commercial Route Service 4/4-4/25	(725.00)
Bill Pmt -Check	05/08/2024	11242	Vail Valley Ace Hardware	312	(209.37)
Bill Pmt -Check	05/08/2024	11243	Vail Valley Maintenance, Inc.	#353 BTO - Washing machine repairs	(263.96)
Check	05/12/2024	Auto-Pay	Comcast	5/1-5/31	(5,121.44)
Check	05/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	05/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	05/20/2024	Draft	Eagle River Water & Sanitation District	3/29-4/30	(5,824.42)
Bill Pmt -Check	05/21/2024	11244	Colorado Department of Labor & Employm...	Biennial Boiler inspection & certificate fees 3/19	(480.00)
Bill Pmt -Check	05/21/2024	11245	Golden Eagle Htg Cooling & Drain Cleaning	100/200,300/400,500 Bldg - Boiler repairs	(4,250.00)
Bill Pmt -Check	05/21/2024	11246	Martin/Martin, Inc.	Re: Pool deck & common area project - April	(685.00)
Bill Pmt -Check	05/21/2024	11247	OAC Management, Inc.	Re: Pool deck & common area project - April	(2,231.25)
Bill Pmt -Check	05/21/2024	11248	Pye-Barker Fire & Safety, LLC	Fire Extinguishers - annual inspection, maint, ...	(598.78)
Bill Pmt -Check	05/21/2024	11249	Steve Burns		(4,714.05)
Check	05/31/2024	Draft	Century Link	5/13-6/12 970-476-2196 518B	(116.00)
Check	05/31/2024	Draft	Century Link	5/13-6/12 970-476-3957 457B	(400.50)
Check	05/31/2024	Draft	Century Link	5/19-6/18 970-476-7309 666B	(97.09)
Check	05/31/2024	Auto-Pay	Holy Cross Energy	4/22-5/22	(1,139.57)
Total 102.8 · Cash in Op. Checking - Citywide					(41,699.19)
TOTAL					(41,714.19)

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

	May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,772.81	8,772.81	0.00
303.00 · Interest Income	0.26	0.00	0.26
304.00 · Finance Charges & Late Fees	45.74	0.00	45.74
308.00 · Cable TV Assessments	1,096.32	1,096.33	(0.01)
Total Income	9,915.13	9,869.14	45.99
Expense			
401.00 · Accounting	217.73	395.63	(177.90)
402.00 · Administrative	201.40	170.84	30.56
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	139.65	254.99
410.00 · Pool Maintenance	258.38	359.67	(101.29)
410.02 · Pool - Gas Expense	92.63	214.80	(122.17)
412.00 · Repairs & Maint. - Project	132.22	107.90	24.32
413.00 · Fire Alarm - Project	129.22	71.93	57.29
414.00 · Trash	518.68	323.70	194.98
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	245.92	634.99	(389.07)
424.00 · Water & Sewer	1,233.12	1,240.06	(6.94)
437.00 · Landscaping	215.80	287.74	(71.94)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	5,957.48	6,297.00	(339.52)
Net Ordinary Income	3,957.65	3,572.14	385.51
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	412.51	1,007.31	(594.80)
425.00 · Repairs & Maint. Bldg.	0.00	1,291.66	(1,291.66)
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
456.00 · Cable TV Expense	1,138.10	1,096.33	41.77
Total Other Expense	1,550.61	3,478.63	(1,928.02)
Net Other Income	(1,550.61)	(3,478.63)	1,928.02
Net Income	2,407.04	93.51	2,313.53

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

	May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,086.10	13,086.08	0.02
303.00 · Interest Income	0.38	0.00	0.38
304.00 · Finance Charges & Late Fees	65.67	0.00	65.67
308.00 · Cable TV Assessments	1,461.76	1,461.77	(0.01)
Total Income	14,613.91	14,547.85	66.06
Expense			
401.00 · Accounting	312.58	567.97	(255.39)
402.00 · Administrative	289.13	245.26	43.87
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	370.93	516.33	(145.40)
410.02 · Pool - Gas Expense	132.97	308.36	(175.39)
412.00 · Repairs & Maint. - Project	189.79	154.90	34.89
413.00 · Fire Alarm - Project	185.50	103.27	82.23
414.00 · Trash	744.62	464.70	279.92
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	353.04	911.58	(558.54)
424.00 · Water & Sewer	1,770.25	1,780.21	(9.96)
437.00 · Landscaping	309.80	413.07	(103.27)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	8,552.48	9,039.90	(487.42)
Net Ordinary Income	6,061.43	5,507.95	553.48
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	644.40	1,203.64	(559.24)
425.00 · Repairs & Maint. Bldg.	0.00	2,166.64	(2,166.64)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,517.46	1,461.77	55.69
Total Other Expense	2,161.86	4,957.05	(2,795.19)
Net Other Income	(2,161.86)	(4,957.05)	2,795.19
Net Income	3,899.57	550.90	3,348.67

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

	May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,516.49	8,516.51	(0.02)
303.00 · Interest Income	0.24	0.00	0.24
304.00 · Finance Charges & Late Fees	42.25	0.00	42.25
308.00 · Cable TV Assessments	1,004.96	1,004.97	(0.01)
Total Income	9,563.94	9,521.48	42.46
Expense			
401.00 · Accounting	201.09	365.38	(164.29)
402.00 · Administrative	186.00	157.78	28.22
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	0.00	49.82	(49.82)
409.00 · Manager's Unit	364.47	128.98	235.49
410.00 · Pool Maintenance	238.63	332.17	(93.54)
410.02 · Pool - Gas Expense	85.54	198.38	(112.84)
412.00 · Repairs & Maint. - Project	122.11	99.65	22.46
413.00 · Fire Alarm - Project	119.34	66.43	52.91
414.00 · Trash	479.02	298.95	180.07
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	227.12	586.44	(359.32)
424.00 · Water & Sewer	1,138.83	1,145.24	(6.41)
437.00 · Landscaping	199.30	265.73	(66.43)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	5,501.97	5,815.52	(313.55)
Net Ordinary Income	4,061.97	3,705.96	356.01
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	321.88	684.12	(362.24)
425.00 · Repairs & Maint. Bldg.	0.00	1,499.95	(1,499.95)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,043.26	1,004.97	38.29
Total Other Expense	1,365.14	3,314.04	(1,948.90)
Net Other Income	(1,365.14)	(3,314.04)	1,948.90
Net Income	2,696.83	391.92	2,304.91

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

	May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,832.42	10,832.42	0.00
303.00 · Interest Income	0.30	0.00	0.30
304.00 · Finance Charges & Late Fees	51.81	0.00	51.81
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	14,004.94	13,952.83	52.11
Expense			
401.00 · Accounting	246.60	448.07	(201.47)
402.00 · Administrative	228.08	193.48	34.60
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	0.00	61.10	(61.10)
409.00 · Manager's Unit	446.95	158.16	288.79
410.00 · Pool Maintenance	292.63	407.33	(114.70)
410.02 · Pool - Gas Expense	104.90	243.27	(138.37)
412.00 · Repairs & Maint. - Project	149.73	122.20	27.53
413.00 · Fire Alarm - Project	146.34	81.47	64.87
414.00 · Trash	587.43	366.60	220.83
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	278.51	719.14	(440.63)
424.00 · Water & Sewer	1,396.54	1,404.40	(7.86)
437.00 · Landscaping	244.40	325.87	(81.47)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	6,747.02	7,131.54	(384.52)
Net Ordinary Income	7,257.92	6,821.29	436.63
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	429.88	890.30	(460.42)
425.00 · Repairs & Maint. Bldg.	0.00	998.94	(998.94)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	152.49	83.33	69.16
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	5,094.75	6,548.72	(1,453.97)
Net Other Income	(5,094.75)	(6,548.72)	1,453.97
Net Income	2,163.17	272.57	1,890.60

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

	May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,269.32	1,269.25	0.07
303.00 · Interest Income	0.04	0.00	0.04
304.00 · Finance Charges & Late Fees	6.51	0.00	6.51
Total Income	1,275.87	1,269.25	6.62
Expense			
401.00 · Accounting	31.00	56.28	(25.28)
402.00 · Administrative	28.66	24.30	4.36
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	7.67	(7.67)
409.00 · Manager's Unit	56.14	19.87	36.27
410.00 · Pool Maintenance	36.76	51.17	(14.41)
410.02 · Pool - Gas Expense	13.18	30.56	(17.38)
412.00 · Repairs & Maint. - Project	18.79	15.35	3.44
413.00 · Fire Alarm - Project	18.38	10.23	8.15
414.00 · Trash	73.79	46.05	27.74
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	34.98	90.33	(55.35)
424.00 · Water & Sewer	175.42	176.41	(0.99)
437.00 · Landscaping	30.70	40.93	(10.23)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	847.53	895.80	(48.27)
Net Ordinary Income	428.34	373.45	54.89
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	124.51	318.53	(194.02)
425.00 · Repairs & Maint. Bldg.	0.00	41.60	(41.60)
Total Other Expense	124.51	360.13	(235.62)
Net Other Income	(124.51)	(360.13)	235.62
Net Income	303.83	13.32	290.51

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

	Jul '23 - May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	96,500.85	96,500.89	(0.04)
303.00 · Interest Income	1.15	0.00	1.15
304.00 · Finance Charges & Late Fees	572.07	0.00	572.07
305.00 · Holy Cross Equity Refund	103.88	0.00	103.88
308.00 · Cable TV Assessments	12,059.52	12,059.63	(0.11)
Total Income	109,237.47	108,560.52	676.95
Expense			
401.00 · Accounting	4,994.19	4,351.97	642.22
402.00 · Administrative	1,910.15	1,879.25	30.90
403.00 · Manager's Fee	8,579.00	8,579.01	(0.01)
406.00 · Insurance	15,273.49	15,715.12	(441.63)
408.00 · Legal	2,475.83	593.45	1,882.38
409.00 · Manager's Unit	2,418.70	1,536.20	882.50
410.00 · Pool Maintenance	2,246.58	3,956.33	(1,709.75)
410.02 · Pool - Gas Expense	1,629.77	2,362.79	(733.02)
411.00 · Snow Removal	2,588.41	2,589.60	(1.19)
412.00 · Repairs & Maint. - Project	1,631.35	1,186.90	444.45
413.00 · Fire Alarm - Project	129.22	791.27	(662.05)
414.00 · Trash	4,753.18	3,560.70	1,192.48
416.00 · Real Estate Taxes	329.27	258.96	70.31
421.00 · Depreciation - Mgr's Unit 504	765.60	765.55	0.05
422.00 · Electricity	6,090.05	6,984.87	(894.82)
424.00 · Water & Sewer	13,541.44	13,640.61	(99.17)
437.00 · Landscaping	1,117.84	1,438.67	(320.83)
438.00 · 504 Repairs & Maintenance	75.53	197.82	(122.29)
Total Expense	70,549.60	70,389.07	160.53
Net Ordinary Income	38,687.87	38,171.45	516.42
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,391.91	11,080.44	(3,688.53)
425.00 · Repairs & Maint. Bldg.	2,874.54	14,208.21	(11,333.67)
431.00 · Fire Alarm Bldg	4,481.25	916.63	3,564.62
436.00 · Bad Debt	1,840.67	0.00	1,840.67
456.00 · Cable TV Expense	12,067.95	12,059.63	8.32
Total Other Expense	28,656.32	38,264.91	(9,608.59)
Net Other Income	(28,656.32)	(38,264.91)	9,608.59
Net Income	10,031.55	(93.46)	10,125.01

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

	Jul '23 - May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	143,947.10	143,946.92	0.18
303.00 · Interest Income	1.64	0.00	1.64
304.00 · Finance Charges & Late Fees	821.26	0.00	821.26
305.00 · Holy Cross Equity Refund	149.13	0.00	149.13
308.00 · Cable TV Assessments	16,079.36	16,079.44	(0.08)
Total Income	160,998.49	160,026.36	972.13
Expense			
401.00 · Accounting	7,169.61	6,247.63	921.98
402.00 · Administrative	2,742.24	2,697.85	44.39
403.00 · Manager's Fee	12,315.94	12,315.93	0.01
406.00 · Insurance	21,926.46	22,560.45	(633.99)
408.00 · Legal	3,554.28	851.95	2,702.33
409.00 · Manager's Unit	3,472.34	2,205.36	1,266.98
410.00 · Pool Maintenance	3,225.20	5,679.67	(2,454.47)
410.02 · Pool - Gas Expense	2,339.66	3,392.00	(1,052.34)
411.00 · Snow Removal	3,715.91	3,717.60	(1.69)
412.00 · Repairs & Maint. - Project	2,341.87	1,703.90	637.97
413.00 · Fire Alarm - Project	185.50	1,135.93	(950.43)
414.00 · Trash	6,823.58	5,111.70	1,711.88
416.00 · Real Estate Taxes	472.69	371.76	100.93
421.00 · Depreciation - Mgr's Unit 504	1,099.01	1,099.01	0.00
422.00 · Electricity	8,742.79	10,027.39	(1,284.60)
424.00 · Water & Sewer	19,439.92	19,582.31	(142.39)
437.00 · Landscaping	1,604.76	2,065.34	(460.58)
438.00 · 504 Repairs & Maintenance	108.43	283.98	(175.55)
Total Expense	101,280.19	101,049.76	230.43
Net Ordinary Income	59,718.30	58,976.60	741.70
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	9,495.14	13,240.04	(3,744.90)
425.00 · Repairs & Maint. Bldg.	5,132.84	23,833.03	(18,700.19)
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	1,375.00	13,880.22
436.00 · Bad Debt	2,642.44	0.00	2,642.44
456.00 · Cable TV Expense	16,090.55	16,079.44	11.11
Total Other Expense	56,689.79	59,527.51	(2,837.72)
Net Other Income	(56,689.79)	(59,527.51)	2,837.72
Net Income	3,028.51	(550.91)	3,579.42

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

	Jul '23 - May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	93,681.37	93,681.60	(0.23)
303.00 · Interest Income	1.06	0.00	1.06
304.00 · Finance Charges & Late Fees	528.33	0.00	528.33
305.00 · Holy Cross Equity Refund	95.94	0.00	95.94
308.00 · Cable TV Assessments	11,054.56	11,054.63	(0.07)
Total Income	105,361.26	104,736.23	625.03
Expense			
401.00 · Accounting	4,612.28	4,019.22	593.06
402.00 · Administrative	1,764.12	1,735.57	28.55
403.00 · Manager's Fee	7,923.08	7,923.07	0.01
406.00 · Insurance	14,105.70	14,513.55	(407.85)
408.00 · Legal	2,286.53	548.07	1,738.46
409.00 · Manager's Unit	2,233.82	1,418.75	815.07
410.00 · Pool Maintenance	2,074.81	3,653.83	(1,579.02)
410.02 · Pool - Gas Expense	1,505.14	2,182.13	(676.99)
411.00 · Snow Removal	2,390.44	2,391.60	(1.16)
412.00 · Repairs & Maint. - Project	1,506.63	1,096.15	410.48
413.00 · Fire Alarm - Project	119.34	730.77	(611.43)
414.00 · Trash	4,389.74	3,288.45	1,101.29
416.00 · Real Estate Taxes	304.09	239.16	64.93
421.00 · Depreciation - Mgr's Unit 504	706.97	707.02	(0.05)
422.00 · Electricity	5,624.40	6,450.81	(826.41)
424.00 · Water & Sewer	12,506.07	12,597.65	(91.58)
437.00 · Landscaping	1,032.37	1,328.66	(296.29)
438.00 · 504 Repairs & Maintenance	69.75	182.70	(112.95)
Total Expense	65,155.28	65,007.16	148.12
Net Ordinary Income	40,205.98	39,729.07	476.91
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,228.58	7,525.29	(2,296.71)
425.00 · Repairs & Maint. Bldg.	1,475.00	16,499.40	(15,024.40)
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	1,375.00	10,675.88
436.00 · Bad Debt	1,699.93	0.00	1,699.93
456.00 · Cable TV Expense	11,062.23	11,054.63	7.60
Total Other Expense	37,067.21	40,120.99	(3,053.78)
Net Other Income	(37,067.21)	(40,120.99)	3,053.78
Net Income	3,138.77	(391.92)	3,530.69

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

	Jul '23 - May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	119,156.64	119,156.63	0.01
303.00 · Interest Income	1.29	0.00	1.29
304.00 · Finance Charges & Late Fees	647.90	0.00	647.90
305.00 · Holy Cross Equity Refund	117.65	0.00	117.65
307.00 · Reserve Assessments	19,250.11	19,250.00	0.11
308.00 · Cable TV Assessments	15,074.40	15,074.51	(0.11)
Total Income	154,247.99	153,481.14	766.85
Expense			
401.00 · Accounting	5,656.11	4,928.73	727.38
402.00 · Administrative	2,163.26	2,128.32	34.94
403.00 · Manager's Fee	9,716.01	9,715.98	0.03
406.00 · Insurance	17,297.73	17,797.85	(500.12)
408.00 · Legal	2,803.96	672.10	2,131.86
409.00 · Manager's Unit	2,739.29	1,739.76	999.53
410.00 · Pool Maintenance	2,544.35	4,480.67	(1,936.32)
410.02 · Pool - Gas Expense	1,845.75	2,675.93	(830.18)
411.00 · Snow Removal	2,931.47	2,932.80	(1.33)
412.00 · Repairs & Maint. - Project	1,847.55	1,344.20	503.35
413.00 · Fire Alarm - Project	146.34	896.13	(749.79)
414.00 · Trash	5,383.09	4,032.60	1,350.49
416.00 · Real Estate Taxes	372.91	293.28	79.63
421.00 · Depreciation - Mgr's Unit 504	867.02	867.02	0.00
422.00 · Electricity	6,897.18	7,910.58	(1,013.40)
424.00 · Water & Sewer	15,336.09	15,448.40	(112.31)
437.00 · Landscaping	1,265.99	1,629.34	(363.35)
438.00 · 504 Repairs & Maintenance	85.54	224.03	(138.49)
Total Expense	79,899.64	79,717.72	181.92
Net Ordinary Income	74,348.35	73,763.42	584.93
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,157.03	9,793.33	(2,636.30)
425.00 · Repairs & Maint. Bldg.	850.00	10,988.37	(10,138.37)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	19,250.11	19,250.00	0.11
431.00 · Fire Alarm Bldg	4,090.05	916.63	3,173.42
436.00 · Bad Debt	2,084.61	0.00	2,084.61
453.00 · Flood Insurance	14,737.25	16,013.09	(1,275.84)
456.00 · Cable TV Expense	15,084.90	15,074.51	10.39
Total Other Expense	63,253.95	74,035.93	(10,781.98)
Net Other Income	(63,253.95)	(74,035.93)	10,781.98
Net Income	11,094.40	(272.51)	11,366.91

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

	Jul '23 - May 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,962.50	13,961.75	0.75
303.00 · Interest Income	0.17	0.00	0.17
304.00 · Finance Charges & Late Fees	81.37	0.00	81.37
305.00 · Holy Cross Equity Refund	14.77	0.00	14.77
Total Income	14,058.81	13,961.75	97.06
Expense			
401.00 · Accounting	710.64	619.12	91.52
402.00 · Administrative	271.81	267.35	4.46
403.00 · Manager's Fee	1,220.52	1,220.45	0.07
406.00 · Insurance	2,172.84	2,235.65	(62.81)
408.00 · Legal	352.21	84.42	267.79
409.00 · Manager's Unit	344.09	218.54	125.55
410.00 · Pool Maintenance	319.64	562.83	(243.19)
410.02 · Pool - Gas Expense	231.86	336.13	(104.27)
411.00 · Snow Removal	368.30	368.40	(0.10)
412.00 · Repairs & Maint. - Project	232.14	168.85	63.29
413.00 · Fire Alarm - Project	18.38	112.57	(94.19)
414.00 · Trash	676.22	506.55	169.67
416.00 · Real Estate Taxes	46.84	36.84	10.00
421.00 · Depreciation - Mgr's Unit 504	108.90	108.90	0.00
422.00 · Electricity	866.38	993.68	(127.30)
424.00 · Water & Sewer	1,926.42	1,940.52	(14.10)
437.00 · Landscaping	159.04	204.66	(45.62)
438.00 · 504 Repairs & Maintenance	10.75	28.15	(17.40)
Total Expense	10,036.98	10,013.61	23.37
Net Ordinary Income	4,021.83	3,948.14	73.69
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,112.02	3,503.83	(1,391.81)
425.00 · Repairs & Maint. Bldg.	3,395.00	457.57	2,937.43
436.00 · Bad Debt	261.85	0.00	261.85
Total Other Expense	5,768.87	3,961.40	1,807.47
Net Other Income	(5,768.87)	(3,961.40)	(1,807.47)
Net Income	(1,747.04)	(13.26)	(1,733.78)