



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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May 14, 2024

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

Re: Financial Statements
For the Nine Months Ended March 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 3/31/24, the year-to-date operating net profit is \$23,615.89. Comparatively, the year-to-date operating net profit as of 3/31/23 was \$-11,568.35. This is a favorable difference of \$35,184.24. This year there is a significant decrease to pool maintenance, pool gas, loader snow removal, electricity, gas/heating, repairs & maintenance, and roof snow removal. There was also an increase to the operating portion of the dues. This was partially offset by a significant increase to accounting (audit), insurance, legal, manager's unit, trash removal, water & sewer, elevator, fire alarm and bad debt.

The association budgeted net income for 3/31/24 was \$-1,633.15. Actual net income was \$23,615.89. This is a favorable difference of \$25,249.04 as of 3/31/24. 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 March 31, 2024

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	38.03
102.8 · Cash in Op. Checking - Citywide	82,416.69
Total Checking/Savings	82,454.72
Accounts Receivable	
104.00 · Accounts Receivable	(4,407.43)
Total Accounts Receivable	(4,407.43)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,389.89
108.20 · Prepaid Flood Insurance	16,077.00
108.00 · Prepaid Expenses - Other	1,713.53
Total 108.00 · Prepaid Expenses	21,180.42
110.00 · Bill to Owner	28.00
Total Other Current Assets	21,208.42
Total Current Assets	99,255.71
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	(93,200.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(100,744.99)
Total Fixed Assets	117,994.50
TOTAL ASSETS	217,250.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	98,139.90
Total Accounts Payable	98,139.90
Total Current Liabilities	98,139.90
Total Liabilities	98,139.90
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	10,652.65
217.20 · Reserve Fund 300	(37,338.38)
217.30 · Reserve Fund 400	(6,474.36)
217.40 · Reserve Fund 500	41,671.54
217.50 · Reserve Fund Garage	8,438.99
Total 217.01 · Reserve Fund - Appropriated	16,950.44
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	23,615.89
Total Equity	119,110.31
TOTAL LIABILITIES & EQUITY	217,250.21

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

	Mar 24	Mar 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	0.37	(0.37)
304.00 · Finance Charges & Late Fees	161.10	1,336.44	(1,175.34)
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	49,321.69	47,733.54	1,588.15
Expense			
401.00 · Accounting	1,360.50	791.00	569.50
402.00 · Administrative	1,002.11	981.13	20.98
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	16.81	70.00	(53.19)
409.00 · Manager's Unit	1,828.75	644.44	1,184.31
410.00 · Pool Maintenance	1,488.74	3,252.32	(1,763.58)
410.02 · Pool - Gas Expense	871.19	916.86	(45.67)
411.00 · Snow Removal	1,925.00	1,925.00	0.00
412.00 · Repairs & Maint. - Project	459.31	403.01	56.30
414.00 · Trash	2,827.54	1,630.22	1,197.32
416.00 · Real Estate Taxes	1,525.80	1,118.24	407.56
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	4,144.57	4,264.70	(120.13)
424.00 · Water & Sewer	6,179.79	5,534.19	645.60
Total Expense	34,370.33	37,775.71	(3,405.38)
Net Ordinary Income	14,951.36	9,957.83	4,993.53
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,426.38	3,938.63	(512.25)
425.00 · Repairs & Maint. Bldg.	292.04	1,135.12	(843.08)
430.00 · Reserve Funds Bldg	1,750.01	0.00	1,750.01
431.00 · Fire Alarm Bldg	4,277.00	0.00	4,277.00
453.00 · Flood Insurance	1,339.75	1,138.65	201.10
456.00 · Cable TV Expense	5,121.44	4,831.41	290.03
Total Other Expense	16,206.62	11,043.81	5,162.81
Net Other Income	(16,206.62)	(11,043.81)	(5,162.81)
Net Income	(1,255.26)	(1,085.98)	(169.28)

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

	Jul '23 - Mar 24	Jul '22 - Mar 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	382,294.18	327,572.15	54,722.03
303.00 · Interest Income	3.54	121.26	(117.72)
304.00 · Finance Charges & Late Fees	2,280.94	3,965.23	(1,684.29)
305.00 · Holy Cross Equity Refund	481.37	284.50	196.87
307.00 · Reserve Assessments	15,750.09	49,499.66	(33,749.57)
308.00 · Cable TV Assessments	44,400.96	40,498.38	3,902.58
Total Income	445,211.08	421,941.18	23,269.90
Expense			
401.00 · Accounting	20,835.00	8,167.50	12,667.50
402.00 · Administrative	7,164.05	6,911.28	252.77
403.00 · Manager's Fee	32,526.45	31,579.02	947.43
406.00 · Insurance	57,168.88	55,517.08	1,651.80
408.00 · Legal	11,472.81	1,361.00	10,111.81
409.00 · Manager's Unit	7,550.74	5,799.96	1,750.78
410.00 · Pool Maintenance	8,488.25	15,726.01	(7,237.76)
410.02 · Pool - Gas Expense	6,580.25	9,434.70	(2,854.45)
411.00 · Snow Removal	10,494.53	12,783.16	(2,288.63)
412.00 · Repairs & Maint. - Project	5,975.36	4,364.04	1,611.32
413.00 · Fire Alarm - Project	0.00	212.16	(212.16)
414.00 · Trash	17,087.07	14,056.95	3,030.12
416.00 · Real Estate Taxes	1,525.80	1,118.24	407.56
418.00 · Reserve Funds	0.00	49,499.96	(49,499.96)
421.00 · Depreciation - Mgr's Unit 504	2,902.50	2,902.50	0.00
422.00 · Electricity	24,782.87	26,204.73	(1,421.86)
424.00 · Water & Sewer	51,211.36	46,720.43	4,490.93
437.00 · Landscaping	4,180.00	4,093.45	86.55
438.00 · 504 Repairs & Maintenance	350.00	693.61	(343.61)
Total Expense	270,295.92	297,145.78	(26,849.86)
Net Ordinary Income	174,915.16	124,795.40	50,119.76
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	26,993.71	39,099.30	(12,105.59)
425.00 · Repairs & Maint. Bldg.	9,477.38	18,030.03	(8,552.65)
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	15,750.09	0.00	15,750.09
431.00 · Fire Alarm Bldg	22,034.91	9,653.26	12,381.65
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	12,057.75	11,861.50	196.25
456.00 · Cable TV Expense	44,062.75	41,888.27	2,174.48
Total Other Expense	151,299.27	136,363.75	14,935.52
Net Other Income	(151,299.27)	(136,363.75)	(14,935.52)
Net Income	23,615.89	(11,568.35)	35,184.24

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

	Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	42,477.06	0.08
304.00 · Finance Charges & Late Fees	161.10	0.00	161.10
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	4,933.44	4,933.47	(0.03)
Total Income	49,321.69	49,160.53	161.16
Expense			
401.00 · Accounting	1,360.50	1,833.33	(472.83)
402.00 · Administrative	1,002.11	791.67	210.44
403.00 · Manager's Fee	3,614.05	3,614.04	0.01
406.00 · Insurance	6,803.67	6,620.23	183.44
408.00 · Legal	16.81	249.99	(233.18)
409.00 · Manager's Unit	1,828.75	647.12	1,181.63
410.00 · Pool Maintenance	1,488.74	1,666.67	(177.93)
410.02 · Pool - Gas Expense	871.19	995.35	(124.16)
411.00 · Snow Removal	1,925.00	2,000.00	(75.00)
412.00 · Repairs & Maint. - Project	459.31	500.00	(40.69)
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,827.54	1,500.00	1,327.54
416.00 · Real Estate Taxes	1,525.80	1,200.00	325.80
421.00 · Depreciation - Mgr's Unit 504	322.50	322.51	(0.01)
422.00 · Electricity	4,144.57	2,942.48	1,202.09
424.00 · Water & Sewer	6,179.79	5,746.31	433.48
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	34,370.33	31,046.37	3,323.96
Net Ordinary Income	14,951.36	18,114.16	(3,162.80)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,426.38	4,103.91	(677.53)
425.00 · Repairs & Maint. Bldg.	292.04	5,998.78	(5,706.74)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	4,277.00	416.66	3,860.34
453.00 · Flood Insurance	1,339.75	1,455.73	(115.98)
456.00 · Cable TV Expense	5,121.44	4,933.47	187.97
Total Other Expense	16,206.62	18,658.55	(2,451.93)
Net Other Income	(16,206.62)	(18,658.55)	2,451.93
Net Income	(1,255.26)	(544.39)	(710.87)

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

	Jul '23 - Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	382,294.18	382,293.64	0.54
303.00 · Interest Income	3.54	0.00	3.54
304.00 · Finance Charges & Late Fees	2,280.94	0.00	2,280.94
305.00 · Holy Cross Equity Refund	481.37	0.00	481.37
307.00 · Reserve Assessments	15,750.09	15,750.00	0.09
308.00 · Cable TV Assessments	44,400.96	44,401.26	(0.30)
Total Income	445,211.08	442,444.90	2,766.18
Expense			
401.00 · Accounting	20,835.00	16,500.00	4,335.00
402.00 · Administrative	7,164.05	7,125.01	39.04
403.00 · Manager's Fee	32,526.45	32,526.36	0.09
406.00 · Insurance	57,168.88	59,582.14	(2,413.26)
408.00 · Legal	11,472.81	2,249.99	9,222.82
409.00 · Manager's Unit	7,550.74	5,824.30	1,726.44
410.00 · Pool Maintenance	8,488.25	15,000.00	(6,511.75)
410.02 · Pool - Gas Expense	6,580.25	8,958.24	(2,377.99)
411.00 · Snow Removal	10,494.53	10,000.00	494.53
412.00 · Repairs & Maint. - Project	5,975.36	4,500.00	1,475.36
413.00 · Fire Alarm - Project	0.00	3,000.00	(3,000.00)
414.00 · Trash	17,087.07	13,500.00	3,587.07
416.00 · Real Estate Taxes	1,525.80	1,200.00	325.80
421.00 · Depreciation - Mgr's Unit 504	2,902.50	2,902.51	(0.01)
422.00 · Electricity	24,782.87	26,482.36	(1,699.49)
424.00 · Water & Sewer	51,211.36	51,716.85	(505.49)
437.00 · Landscaping	4,180.00	5,333.33	(1,153.33)
438.00 · 504 Repairs & Maintenance	350.00	750.01	(400.01)
Total Expense	270,295.92	267,151.10	3,144.82
Net Ordinary Income	174,915.16	175,293.80	(378.64)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	26,993.71	36,935.13	(9,941.42)
425.00 · Repairs & Maint. Bldg.	9,477.38	53,989.01	(44,511.63)
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	15,750.09	15,750.00	0.09
431.00 · Fire Alarm Bldg	22,034.91	3,749.94	18,284.97
436.00 · Bad Debt	8,529.50	0.00	8,529.50
453.00 · Flood Insurance	12,057.75	13,101.61	(1,043.86)
456.00 · Cable TV Expense	44,062.75	44,401.26	(338.51)
Total Other Expense	151,299.27	176,926.95	(25,627.68)
Net Other Income	(151,299.27)	(176,926.95)	25,627.68
Net Income	23,615.89	(1,633.15)	25,249.04

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

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Check	03/31/2024			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	03/01/2024	Draft	Vail Honeywagon Enterprises, LLC	3/1-3/31	(2,827.54)
Bill Pmt -Check	03/05/2024	Autopay	Xcel Energy	53-1013571-8	(6,351.36)
Bill Pmt -Check	03/06/2024	11212	Fred's Plumbing & Heating Service Inc	200 Bldg - Plumbing repairs	(150.00)
Bill Pmt -Check	03/06/2024	11213	Golden Eagle Htg Cooling & Drain Cleaning		(768.56)
Bill Pmt -Check	03/06/2024	11214	Spaeth and Company, Inc.	February	(939.68)
Bill Pmt -Check	03/06/2024	11215	Specialized Pool and Spa, LLC	Commercial Route Service 2/6-2/23	(719.50)
Bill Pmt -Check	03/06/2024	11216	Vail Valley Ace Hardware	312	(39.36)
Bill Pmt -Check	03/06/2024	11217	Western States Fire Protection Co. (Inc)	300 Bldg - Fire sprinkler repairs 1/23	(2,387.35)
Check	03/12/2024	Auto-Pay	Comcast	3/1-3/31	(5,121.44)
Check	03/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	03/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	03/21/2024	11218	Altitude Community Law P.C.	1/25-2/17	(982.00)
Bill Pmt -Check	03/21/2024	11219	Eagle County Treasurer	R033196	(1,525.80)
Bill Pmt -Check	03/21/2024	11220	Martin/Martin, Inc.		(22,114.74)
Bill Pmt -Check	03/21/2024	11221	OAC Management, Inc.	Re: Pool deck & common area project - Febru...	(2,817.50)
Bill Pmt -Check	03/21/2024	11222	Postmaster	Annual PO Box fee	(232.00)
Bill Pmt -Check	03/21/2024	11223	Schindler Elevator Corporation	5000027664	(1,231.01)
Bill Pmt -Check	03/21/2024	11224	Steve Burns		(6,239.05)
Bill Pmt -Check	03/21/2024	11225	Vail Valley Ace Hardware	312	(123.98)
Bill Pmt -Check	03/21/2024	Draft	Eagle River Water & Sanitation District	1/31-2/29	(6,105.90)
Bill Pmt -Check	03/22/2024	EFT	Fire Insurance Exchange - Flood	87186401432023	(16,077.00)
Check	03/31/2024	Draft	Century Link	3/13-4/12 970-476-2196 518B	(120.27)
Check	03/31/2024	Draft	Century Link	3/13-4/12 970-476-3957 457B	(396.34)
Check	03/31/2024	Draft	Century Link	3/19-4/18 970-476-7309 666B	(95.82)
Check	03/31/2024	Auto-Pay	Holy Cross Energy	2/22-3/22	(4,144.57)
Total 102.8 · Cash in Op. Checking - Citywide					(88,320.02)
TOTAL					(88,335.02)

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

	Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,772.81	8,772.80	0.01
304.00 · Finance Charges & Late Fees	34.77	0.00	34.77
308.00 · Cable TV Assessments	1,096.32	1,096.33	(0.01)
Total Income	9,903.90	9,869.13	34.77
Expense			
401.00 · Accounting	293.60	395.63	(102.03)
402.00 · Administrative	216.26	170.84	45.42
403.00 · Manager's Fee	779.91	779.91	0.00
406.00 · Insurance	1,468.23	1,428.64	39.59
408.00 · Legal	3.63	53.95	(50.32)
409.00 · Manager's Unit	394.64	139.65	254.99
410.00 · Pool Maintenance	321.27	359.67	(38.40)
410.02 · Pool - Gas Expense	188.00	214.80	(26.80)
411.00 · Snow Removal	415.41	431.60	(16.19)
412.00 · Repairs & Maint. - Project	99.13	107.90	(8.77)
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	610.18	323.70	286.48
416.00 · Real Estate Taxes	329.27	258.96	70.31
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	894.40	634.99	259.41
424.00 · Water & Sewer	1,333.60	1,240.05	93.55
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	7,417.13	6,699.80	717.33
Net Ordinary Income	2,486.77	3,169.33	(682.56)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	792.58	1,007.32	(214.74)
425.00 · Repairs & Maint. Bldg.	292.04	1,291.66	(999.62)
431.00 · Fire Alarm Bldg	360.00	83.33	276.67
456.00 · Cable TV Expense	1,138.10	1,096.33	41.77
Total Other Expense	2,582.72	3,478.64	(895.92)
Net Other Income	(2,582.72)	(3,478.64)	895.92
Net Income	(95.95)	(309.31)	213.36

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

	Mar 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	49.91	0.00	49.91
308.00 · Cable TV Assessments	1,461.76	1,461.76	0.00
Total Income	14,597.77	14,547.84	49.93
Expense			
401.00 · Accounting	421.48	567.97	(146.49)
402.00 · Administrative	310.45	245.26	65.19
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	5.21	77.45	(72.24)
409.00 · Manager's Unit	566.55	200.48	366.07
410.00 · Pool Maintenance	461.21	516.33	(55.12)
410.02 · Pool - Gas Expense	269.89	308.36	(38.47)
411.00 · Snow Removal	596.37	619.60	(23.23)
412.00 · Repairs & Maint. - Project	142.29	154.90	(12.61)
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	875.97	464.70	411.27
416.00 · Real Estate Taxes	472.69	371.76	100.93
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	1,283.99	911.58	372.41
424.00 · Water & Sewer	1,914.50	1,780.21	134.29
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	10,647.92	9,618.18	1,029.74
Net Ordinary Income	3,949.85	4,929.66	(979.81)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,042.78	1,203.64	(160.86)
425.00 · Repairs & Maint. Bldg.	0.00	2,166.64	(2,166.64)
431.00 · Fire Alarm Bldg	1,931.85	125.00	1,806.85
456.00 · Cable TV Expense	1,517.46	1,461.76	55.70
Total Other Expense	4,492.09	4,957.04	(464.95)
Net Other Income	(4,492.09)	(4,957.04)	464.95
Net Income	(542.24)	(27.38)	(514.86)

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

	Mar 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	32.11	0.00	32.11
308.00 · Cable TV Assessments	1,004.96	1,004.97	(0.01)
Total Income	9,553.56	9,521.48	32.08
Expense			
401.00 · Accounting	271.13	365.38	(94.25)
402.00 · Administrative	199.73	157.78	41.95
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	3.35	49.82	(46.47)
409.00 · Manager's Unit	364.47	128.97	235.50
410.00 · Pool Maintenance	296.71	332.17	(35.46)
410.02 · Pool - Gas Expense	173.63	198.37	(24.74)
411.00 · Snow Removal	383.64	398.60	(14.96)
412.00 · Repairs & Maint. - Project	91.54	99.65	(8.11)
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	563.53	298.95	264.58
416.00 · Real Estate Taxes	304.09	239.16	64.93
421.00 · Depreciation - Mgr's Unit 504	64.27	64.28	(0.01)
422.00 · Electricity	826.01	586.43	239.58
424.00 · Water & Sewer	1,231.63	1,145.24	86.39
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	6,849.98	6,187.53	662.45
Net Ordinary Income	2,703.58	3,333.95	(630.37)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	544.01	684.11	(140.10)
425.00 · Repairs & Maint. Bldg.	0.00	1,499.94	(1,499.94)
431.00 · Fire Alarm Bldg	1,328.15	125.00	1,203.15
456.00 · Cable TV Expense	1,043.26	1,004.97	38.29
Total Other Expense	2,915.42	3,314.02	(398.60)
Net Other Income	(2,915.42)	(3,314.02)	398.60
Net Income	(211.84)	19.93	(231.77)

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

	Mar 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	39.37	0.00	39.37
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	13,992.20	13,952.83	39.37
Expense			
401.00 · Accounting	332.50	448.07	(115.57)
402.00 · Administrative	244.90	193.48	51.42
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	4.11	61.10	(56.99)
409.00 · Manager's Unit	446.95	158.16	288.79
410.00 · Pool Maintenance	363.85	407.33	(43.48)
410.02 · Pool - Gas Expense	212.92	243.27	(30.35)
411.00 · Snow Removal	470.47	488.80	(18.33)
412.00 · Repairs & Maint. - Project	112.26	122.20	(9.94)
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	691.05	366.60	324.45
416.00 · Real Estate Taxes	372.91	293.28	79.63
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	1,012.93	719.14	293.79
424.00 · Water & Sewer	1,510.34	1,404.40	105.94
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	8,400.10	7,587.75	812.35
Net Ordinary Income	5,592.10	6,365.08	(772.98)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	779.03	890.31	(111.28)
425.00 · Repairs & Maint. Bldg.	0.00	998.95	(998.95)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	657.00	83.33	573.67
453.00 · Flood Insurance	1,339.75	1,455.73	(115.98)
456.00 · Cable TV Expense	1,422.62	1,370.41	52.21
Total Other Expense	5,948.41	6,548.73	(600.32)
Net Other Income	(5,948.41)	(6,548.73)	600.32
Net Income	(356.31)	(183.65)	(172.66)

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

	Mar 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	4.94	0.00	4.94
Total Income	1,274.26	1,269.25	5.01
Expense			
401.00 · Accounting	41.79	56.28	(14.49)
402.00 · Administrative	30.77	24.31	6.46
403.00 · Manager's Fee	110.96	110.95	0.01
406.00 · Insurance	208.87	203.24	5.63
408.00 · Legal	0.51	7.67	(7.16)
409.00 · Manager's Unit	56.14	19.86	36.28
410.00 · Pool Maintenance	45.70	51.17	(5.47)
410.02 · Pool - Gas Expense	26.75	30.55	(3.80)
411.00 · Snow Removal	59.11	61.40	(2.29)
412.00 · Repairs & Maint. - Project	14.09	15.35	(1.26)
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	86.81	46.05	40.76
416.00 · Real Estate Taxes	46.84	36.84	10.00
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	127.24	90.34	36.90
424.00 · Water & Sewer	189.72	176.41	13.31
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	1,055.20	953.11	102.09
Net Ordinary Income	219.06	316.14	(97.08)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	267.98	318.53	(50.55)
425.00 · Repairs & Maint. Bldg.	0.00	41.59	(41.59)
Total Other Expense	267.98	360.12	(92.14)
Net Other Income	(267.98)	(360.12)	92.14
Net Income	(48.92)	(43.98)	(4.94)

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

	Jul '23 - Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	78,955.23	78,955.27	(0.04)
303.00 · Interest Income	0.77	0.00	0.77
304.00 · Finance Charges & Late Fees	492.23	0.00	492.23
305.00 · Holy Cross Equity Refund	103.88	0.00	103.88
308.00 · Cable TV Assessments	9,866.88	9,866.97	(0.09)
Total Income	89,418.99	88,822.24	596.75
Expense			
401.00 · Accounting	4,496.17	3,560.70	935.47
402.00 · Administrative	1,545.99	1,537.57	8.42
403.00 · Manager's Fee	7,019.18	7,019.19	(0.01)
406.00 · Insurance	12,337.03	12,857.82	(520.79)
408.00 · Legal	2,475.83	485.55	1,990.28
409.00 · Manager's Unit	1,629.42	1,256.89	372.53
410.00 · Pool Maintenance	1,831.74	3,237.00	(1,405.26)
410.02 · Pool - Gas Expense	1,420.02	1,933.19	(513.17)
411.00 · Snow Removal	2,264.71	2,158.00	106.71
412.00 · Repairs & Maint. - Project	1,289.47	971.10	318.37
413.00 · Fire Alarm - Project	0.00	647.40	(647.40)
414.00 · Trash	3,687.40	2,913.30	774.10
416.00 · Real Estate Taxes	329.27	258.96	70.31
421.00 · Depreciation - Mgr's Unit 504	626.40	626.36	0.04
422.00 · Electricity	5,348.14	5,714.89	(366.75)
424.00 · Water & Sewer	11,051.41	11,160.49	(109.08)
437.00 · Landscaping	902.04	1,150.93	(248.89)
438.00 · 504 Repairs & Maintenance	75.53	161.85	(86.32)
Total Expense	58,329.75	57,651.19	678.56
Net Ordinary Income	31,089.24	31,171.05	(81.81)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,415.59	9,065.82	(2,650.23)
425.00 · Repairs & Maint. Bldg.	2,024.54	11,624.90	(9,600.36)
431.00 · Fire Alarm Bldg	3,871.25	749.97	3,121.28
436.00 · Bad Debt	1,840.67	0.00	1,840.67
456.00 · Cable TV Expense	9,791.75	9,866.97	(75.22)
Total Other Expense	23,943.80	31,307.66	(7,363.86)
Net Other Income	(23,943.80)	(31,307.66)	7,363.86
Net Income	7,145.44	(136.61)	7,282.05

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

	Jul '23 - Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	117,774.90	117,774.75	0.15
303.00 · Interest Income	1.09	0.00	1.09
304.00 · Finance Charges & Late Fees	706.64	0.00	706.64
305.00 · Holy Cross Equity Refund	149.13	0.00	149.13
308.00 · Cable TV Assessments	13,155.84	13,155.90	(0.06)
Total Income	131,787.60	130,930.65	856.95
Expense			
401.00 · Accounting	6,454.66	5,111.70	1,342.96
402.00 · Administrative	2,219.44	2,207.33	12.11
403.00 · Manager's Fee	10,076.68	10,076.67	0.01
406.00 · Insurance	17,710.90	18,458.55	(747.65)
408.00 · Legal	3,554.28	697.05	2,857.23
409.00 · Manager's Unit	2,339.24	1,804.38	534.86
410.00 · Pool Maintenance	2,629.67	4,647.00	(2,017.33)
410.02 · Pool - Gas Expense	2,038.56	2,775.27	(736.71)
411.00 · Snow Removal	3,251.21	3,098.00	153.21
412.00 · Repairs & Maint. - Project	1,851.10	1,394.10	457.00
413.00 · Fire Alarm - Project	0.00	929.40	(929.40)
414.00 · Trash	5,293.56	4,182.30	1,111.26
416.00 · Real Estate Taxes	472.69	371.76	100.93
421.00 · Depreciation - Mgr's Unit 504	899.19	899.19	0.00
422.00 · Electricity	7,677.72	8,204.23	(526.51)
424.00 · Water & Sewer	15,865.27	16,021.89	(156.62)
437.00 · Landscaping	1,294.96	1,652.27	(357.31)
438.00 · 504 Repairs & Maintenance	108.43	232.35	(123.92)
Total Expense	83,737.56	82,763.44	974.12
Net Ordinary Income	48,050.04	48,167.21	(117.17)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	8,060.75	10,832.76	(2,772.01)
425.00 · Repairs & Maint. Bldg.	3,857.84	19,499.75	(15,641.91)
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	7,865.59	1,125.00	6,740.59
436.00 · Bad Debt	2,642.44	0.00	2,642.44
456.00 · Cable TV Expense	13,055.63	13,155.90	(100.27)
Total Other Expense	42,826.36	48,613.41	(5,787.05)
Net Other Income	(42,826.36)	(48,613.41)	5,787.05
Net Income	5,223.68	(446.20)	5,669.88

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

	Jul '23 - Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	76,648.39	76,648.58	(0.19)
303.00 · Interest Income	0.71	0.00	0.71
304.00 · Finance Charges & Late Fees	454.59	0.00	454.59
305.00 · Holy Cross Equity Refund	95.94	0.00	95.94
308.00 · Cable TV Assessments	9,044.64	9,044.70	(0.06)
Total Income	86,244.27	85,693.28	550.99
Expense			
401.00 · Accounting	4,152.34	3,288.45	863.89
402.00 · Administrative	1,427.80	1,420.01	7.79
403.00 · Manager's Fee	6,482.52	6,482.51	0.01
406.00 · Insurance	11,393.76	11,874.72	(480.96)
408.00 · Legal	2,286.53	448.42	1,838.11
409.00 · Manager's Unit	1,504.88	1,160.79	344.09
410.00 · Pool Maintenance	1,691.69	2,989.50	(1,297.81)
410.02 · Pool - Gas Expense	1,311.44	1,785.37	(473.93)
411.00 · Snow Removal	2,091.50	1,993.00	98.50
412.00 · Repairs & Maint. - Project	1,190.90	896.85	294.05
413.00 · Fire Alarm - Project	0.00	597.90	(597.90)
414.00 · Trash	3,405.45	2,690.55	714.90
416.00 · Real Estate Taxes	304.09	239.16	64.93
421.00 · Depreciation - Mgr's Unit 504	578.43	578.48	(0.05)
422.00 · Electricity	4,939.22	5,277.93	(338.71)
424.00 · Water & Sewer	10,206.43	10,307.17	(100.74)
437.00 · Landscaping	833.07	1,062.93	(229.86)
438.00 · 504 Repairs & Maintenance	69.75	149.48	(79.73)
Total Expense	53,869.80	53,243.22	626.58
Net Ordinary Income	32,374.47	32,450.06	(75.59)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,492.17	6,157.05	(1,664.88)
425.00 · Repairs & Maint. Bldg.	200.00	13,499.50	(13,299.50)
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	6,970.51	1,125.00	5,845.51
436.00 · Bad Debt	1,699.93	0.00	1,699.93
456.00 · Cable TV Expense	8,975.71	9,044.70	(68.99)
Total Other Expense	27,387.39	32,826.25	(5,438.86)
Net Other Income	(27,387.39)	(32,826.25)	5,438.86
Net Income	4,987.08	(376.19)	5,363.27

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

	Jul '23 - Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	97,491.80	97,491.79	0.01
303.00 · Interest Income	0.86	0.00	0.86
304.00 · Finance Charges & Late Fees	557.47	0.00	557.47
305.00 · Holy Cross Equity Refund	117.65	0.00	117.65
307.00 · Reserve Assessments	15,750.09	15,750.00	0.09
308.00 · Cable TV Assessments	12,333.60	12,333.69	(0.09)
Total Income	126,251.47	125,575.48	675.99
Expense			
401.00 · Accounting	5,092.07	4,032.60	1,059.47
402.00 · Administrative	1,750.84	1,741.35	9.49
403.00 · Manager's Fee	7,949.47	7,949.44	0.03
406.00 · Insurance	13,972.09	14,561.88	(589.79)
408.00 · Legal	2,803.96	549.90	2,254.06
409.00 · Manager's Unit	1,845.39	1,423.44	421.95
410.00 · Pool Maintenance	2,074.53	3,666.00	(1,591.47)
410.02 · Pool - Gas Expense	1,608.21	2,189.40	(581.19)
411.00 · Snow Removal	2,564.87	2,444.00	120.87
412.00 · Repairs & Maint. - Project	1,460.38	1,099.80	360.58
413.00 · Fire Alarm - Project	0.00	733.20	(733.20)
414.00 · Trash	4,176.06	3,299.40	876.66
416.00 · Real Estate Taxes	372.91	293.28	79.63
421.00 · Depreciation - Mgr's Unit 504	709.38	709.38	0.00
422.00 · Electricity	6,056.95	6,472.29	(415.34)
424.00 · Water & Sewer	12,516.06	12,639.60	(123.54)
437.00 · Landscaping	1,021.59	1,303.47	(281.88)
438.00 · 504 Repairs & Maintenance	85.54	183.30	(97.76)
Total Expense	66,060.30	65,291.73	768.57
Net Ordinary Income	60,191.17	60,283.75	(92.58)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,175.40	8,012.73	(1,837.33)
425.00 · Repairs & Maint. Bldg.	0.00	8,990.49	(8,990.49)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	15,750.09	15,750.00	0.09
431.00 · Fire Alarm Bldg	3,327.56	749.97	2,577.59
436.00 · Bad Debt	2,084.61	0.00	2,084.61
453.00 · Flood Insurance	12,057.75	13,101.61	(1,043.86)
456.00 · Cable TV Expense	12,239.66	12,333.69	(94.03)
Total Other Expense	51,635.07	60,938.49	(9,303.42)
Net Other Income	(51,635.07)	(60,938.49)	9,303.42
Net Income	8,556.10	(654.74)	9,210.84

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

	Jul '23 - Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	11,423.86	11,423.25	0.61
303.00 · Interest Income	0.11	0.00	0.11
304.00 · Finance Charges & Late Fees	70.01	0.00	70.01
305.00 · Holy Cross Equity Refund	14.77	0.00	14.77
Total Income	11,508.75	11,423.25	85.50
Expense			
401.00 · Accounting	639.76	506.55	133.21
402.00 · Administrative	219.98	218.75	1.23
403.00 · Manager's Fee	998.60	998.55	0.05
406.00 · Insurance	1,755.10	1,829.17	(74.07)
408.00 · Legal	352.21	69.07	283.14
409.00 · Manager's Unit	231.81	178.80	53.01
410.00 · Pool Maintenance	260.62	460.50	(199.88)
410.02 · Pool - Gas Expense	202.02	275.01	(72.99)
411.00 · Snow Removal	322.24	307.00	15.24
412.00 · Repairs & Maint. - Project	183.51	138.15	45.36
413.00 · Fire Alarm - Project	0.00	92.10	(92.10)
414.00 · Trash	524.60	414.45	110.15
416.00 · Real Estate Taxes	46.84	36.84	10.00
421.00 · Depreciation - Mgr's Unit 504	89.10	89.10	0.00
422.00 · Electricity	760.84	813.02	(52.18)
424.00 · Water & Sewer	1,572.19	1,587.70	(15.51)
437.00 · Landscaping	128.34	163.73	(35.39)
438.00 · 504 Repairs & Maintenance	10.75	23.03	(12.28)
Total Expense	8,298.51	8,201.52	96.99
Net Ordinary Income	3,210.24	3,221.73	(11.49)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,849.80	2,866.77	(1,016.97)
425.00 · Repairs & Maint. Bldg.	3,395.00	374.37	3,020.63
436.00 · Bad Debt	261.85	0.00	261.85
Total Other Expense	5,506.65	3,241.14	2,265.51
Net Other Income	(5,506.65)	(3,241.14)	(2,265.51)
Net Income	(2,296.41)	(19.41)	(2,277.00)