



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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July 17, 2013

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

Re: Financial Statements
For the Twelve Months Ended June 30, 2013

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 6/30/13, the year-to-date operating net profit is \$17,934.02. Comparatively, the year-to-date operating net profit as of 6/30/12 was \$84,692.04. This is a negative difference of \$66,758.02. Operating assessments were decreased significantly and this is the main reason for the difference. The difference is also related to a significant increase in repairs (500 sewer), insurance, legal, pool maintenance & gas, electric, and landscaping. These expense increases are partially offset by a significant decrease in accounting (audit), gas/heating, fire alarm expenses, and flood insurance. There is also an increase in finance charge and late fee income.

For the operating class, we are under budget by \$17,934.02 as of 6/30/13. Accounting, legal, water & sewer, gas heat and roof snow removal are under budget. Administrative, pool maintenance, repairs & maintenance, and landscaping are over budget. Interest, late fee and finance charge income were not included in the budget and are, therefore, over budget.

Current year Special Assessment interest income is lower than Renovation Phase I expenditures by \$24,961.40 as of the period ending 6/30/13. Renovation Phase II has only a credit for a prior year expense of \$4,396.23 so far this year. All classes combine for a total year-to-date net loss of \$2,631.15. Each year, the association budgets to have no profit or loss in operating.

Please call me if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2013

	Jun 30, 13
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Millennium	77,861.02
102.11 · Cash in Fire - Millennium Bank	40,809.64
102.111 · Cash In Fire Excess - Millenniu	34,618.37
102.13 · Cash in Spec. As. - Millennium	46,649.08
102.14 · Cash in SA Escrow - Millennium	14,031.37
102.8 · Cash in Op. Checking - Millenni	12,723.52
Total Checking/Savings	226,693.00
Accounts Receivable	
104.00 · Accounts Receivable	318,029.11
Total Accounts Receivable	318,029.11
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	29,984.50
108.20 · Prepaid Flood Insurance	9,671.26
108.30 · Prepaid Income Tax	502.92
108.00 · Prepaid Expenses - Other	2,238.72
Total 108.00 · Prepaid Expenses	42,397.40
110.00 · Bill to Owner	150.00
Total Other Current Assets	42,547.40
Total Current Assets	587,269.51
Fixed Assets	
112.00 · Manager Condo Unit	23,000.00
113.00 · Improvements & Repairs	352,949.17
113.50 · Equipment	7,544.75
114.00 · Accum. Depreciation	
114.10 · Depreciation	(27,067.13)
114.20 · Amort. of Impr. & Rep.	(69,164.74)
114.30 · Accum Deprec Equipment	(7,546.00)
Total 114.00 · Accum. Depreciation	(103,777.87)
Total Fixed Assets	279,716.05
TOTAL ASSETS	866,985.56

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2013

	Jun 30, 13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	18,361.62
Total Accounts Payable	18,361.62
Other Current Liabilities	
115.00 · SA Escrow Deposits	14,029.15
Total Other Current Liabilities	14,029.15
Total Current Liabilities	32,390.77
Long Term Liabilities	
216.01 · Note Payable - Millennium Bank	285,817.19
Total Long Term Liabilities	285,817.19
Total Liabilities	318,207.96
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	42,840.97
217.20 · Reserve Fund 300	50,514.68
217.30 · Reserve Fund 400	25,723.26
217.40 · Reserve Fund 500	30,640.74
217.50 · Reserve Fund Garage	5,928.41
Total 217.01 · Reserve Fund - Appropriated	155,648.06
218.01 · Owner Equity - Unappropriated	
218.00 · Retained Earnings Bldg 100/200	26,283.81
219.00 · Retained Earnings Bldg 300	14,880.71
220.00 · Retained Earnings Bldg 400	38,815.15
221.00 · Retained Earnings Bldg 500	43,339.76
222.00 · Retained Earnings Garage	2,773.15
Total 218.01 · Owner Equity - Unappropriated	126,092.58
250.00 · Insurance Claim - 400 Fire	
250.10 · Insurance Claim Proceeds	4,518,579.66
250.20 · Insurance Claim Expenditures	
250.21 · Depreciation-Exer rm, pool elec	(31,667.88)
250.20 · Insurance Claim Expenditures - Other	(4,465,260.16)
Total 250.20 · Insurance Claim Expenditures	(4,496,928.04)
250.3 · 400 SA Proceeds	
250.31 · Special Assessment Refunds	(272,174.00)
250.3 · 400 SA Proceeds - Other	1,520,615.90
Total 250.3 · 400 SA Proceeds	1,248,441.90
Total 250.00 · Insurance Claim - 400 Fire	1,270,093.52
281.00 · Construction Costs	
281.40 · Construction Costs - 500	(66,357.43)
281.00 · Construction Costs - Other	(960,567.98)
Total 281.00 · Construction Costs	(1,026,925.41)
Net Income	(2,631.15)
Total Equity	548,777.60
TOTAL LIABILITIES & EQUITY	866,985.56

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

	Jun 13	Jun 12	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	27,589.20	30,741.80	(3,152.60)
303.00 · Interest Income	33.19	47.91	(14.72)
304.00 · Finance Charges & Late Fees	1,199.93	910.50	289.43
307.00 · Reserve Assessments	3,463.22	716.71	2,746.51
308.00 · Cable TV Assessments	2,397.60	1,987.50	410.10
Total Income	34,683.14	34,404.42	278.72
Expense			
401.00 · Accounting	772.50	3,295.00	(2,522.50)
402.00 · Administrative	632.80	498.08	134.72
403.00 · Manager's Fee	2,625.00	2,500.00	125.00
406.00 · Insurance	4,613.00	3,784.17	828.83
408.00 · Legal	0.00	(26,833.25)	26,833.25
409.00 · Manager's Unit	391.74	389.40	2.34
410.00 · Pool Maintenance	2,173.92	881.52	1,292.40
410.02 · Pool - Gas Expense	440.66	392.01	48.65
412.00 · Repairs & Maint. - Project	689.30	492.83	196.47
414.00 · Trash	567.35	567.46	(0.11)
418.00 · Reserve Funds	3,463.22	716.71	2,746.51
421.00 · Depr - Mgr's Unit	70.42	70.42	0.00
422.00 · Electric	1,447.22	1,109.86	337.36
424.00 · Water & Sewer	3,175.96	3,253.09	(77.13)
437.00 · Landscaping	3,159.23	4,032.43	(873.20)
Total Expense	24,222.32	(4,850.27)	29,072.59
Net Ordinary Income	10,460.82	39,254.69	(28,793.87)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	715.12	662.58	52.54
425.00 · Repairs & Maint. Bldg.	1,432.16	399.33	1,032.83
431.00 · Fire Alarm Bldg	0.00	1,380.00	(1,380.00)
453.00 · Flood Insurance	1,074.58	973.33	101.25
456.00 · Cable TV Expense	2,449.16	2,359.33	89.83
Total Other Expense	5,671.02	5,774.57	(103.55)
Net Other Income	(5,671.02)	(5,774.57)	103.55
Net Income	4,789.80	33,480.12	(28,690.32)

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

	Jul '12 - Jun 13	Jul '11 - Jun 12	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	331,070.39	368,901.42	(37,831.03)
303.00 · Interest Income	547.87	974.40	(426.53)
304.00 · Finance Charges & Late Fees	12,680.54	9,897.34	2,783.20
305.00 · Holy Cross Equity Refund	1,171.67	936.02	235.65
307.00 · Reserve Assessments	41,558.62	8,600.31	32,958.31
308.00 · Cable TV Assessments	28,771.20	23,850.00	4,921.20
Total Income	415,800.29	413,159.49	2,640.80
Expense			
401.00 · Accounting	9,567.33	17,780.03	(8,212.70)
402.00 · Administrative	7,052.03	5,980.34	1,071.69
403.00 · Manager's Fee	31,500.00	30,000.00	1,500.00
406.00 · Insurance	49,968.57	46,915.28	3,053.29
408.00 · Legal	2,555.25	(15,347.75)	17,903.00
409.00 · Manager's Unit	4,700.88	4,672.81	28.07
410.00 · Pool Maintenance	19,508.65	16,256.47	3,252.18
410.02 · Pool - Gas Expense	7,877.88	3,286.51	4,591.37
411.00 · Snow Removal	9,252.76	9,487.46	(234.70)
412.00 · Repairs & Maint. - Project	12,937.48	12,482.82	454.66
413.00 · Fire Alarm	2,621.31	1,167.94	1,453.37
414.00 · Trash	8,115.99	6,462.95	1,653.04
416.00 · Real Estate Taxes	881.52	880.80	0.72
418.00 · Reserve Funds	41,558.62	8,600.31	32,958.31
421.00 · Depr - Mgr's Unit	845.04	845.04	0.00
422.00 · Electric	30,552.52	22,547.83	8,004.69
424.00 · Water & Sewer	38,833.03	40,132.15	(1,299.12)
437.00 · Landscaping	14,335.32	10,103.19	4,232.13
438.00 · 504 Repairs & Maintenance	845.99	135.00	710.99
Total Expense	293,510.17	222,389.18	71,120.99
Net Ordinary Income	122,290.12	190,770.31	(68,480.19)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	28,045.47	31,142.87	(3,097.40)
425.00 · Repairs & Maint. Bldg.	29,050.98	4,321.20	24,729.78
427.00 · Elevator	3,465.48	4,089.49	(624.01)
431.00 · Fire Alarm Bldg	2,925.29	14,511.23	(11,585.94)
436.00 · Bad Debt	0.00	(2,817.43)	2,817.43
445.00 · Catwalk Area	206.27	0.00	206.27
453.00 · Flood Insurance	11,983.75	28,287.98	(16,304.23)
456.00 · Cable TV Expense	28,678.86	26,542.93	2,135.93
Total Other Expense	104,356.10	106,078.27	(1,722.17)
Net Other Income	(104,356.10)	(106,078.27)	1,722.17
Net Income	17,934.02	84,692.04	(66,758.02)

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual MTD
 June 2013

	Jun 13	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	27,589.20	27,589.17	0.03
303.00 · Interest Income	33.19	0.00	33.19
304.00 · Finance Charges & Late Fees	1,199.93	0.00	1,199.93
305.00 · Holy Cross Equity Refund	0.00	0.00	0.00
307.00 · Reserve Assessments	3,463.22	3,463.34	(0.12)
308.00 · Cable TV Assessments	2,397.60	2,397.40	0.20
Total Income	34,683.14	33,449.91	1,233.23
Expense			
401.00 · Accounting	772.50	1,000.00	(227.50)
402.00 · Administrative	632.80	333.32	299.48
403.00 · Manager's Fee	2,625.00	2,624.99	0.01
406.00 · Insurance	4,613.00	4,105.09	507.91
408.00 · Legal	0.00	1,666.66	(1,666.66)
409.00 · Manager's Unit	391.74	391.66	0.08
410.00 · Pool Maintenance	2,173.92	1,266.67	907.25
410.02 · Pool - Gas Expense	440.66	633.33	(192.67)
411.00 · Snow Removal	0.00	0.00	0.00
412.00 · Repairs & Maint. - Project	689.30	1,158.34	(469.04)
413.00 · Fire Alarm	0.00	99.76	(99.76)
414.00 · Trash	567.35	772.50	(205.15)
416.00 · Real Estate Taxes	0.00	0.00	0.00
418.00 · Reserve Funds	3,463.22	3,463.34	(0.12)
421.00 · Depr - Mgr's Unit	70.42	70.43	(0.01)
422.00 · Electric	1,447.22	2,541.66	(1,094.44)
424.00 · Water & Sewer	3,175.96	3,502.62	(326.66)
437.00 · Landscaping	3,159.23	1,293.67	1,865.56
438.00 · 504 Repairs & Maintenance	0.00	83.32	(83.32)
442.00 · Federal Taxes	0.00	16.66	(16.66)
443.00 · State Taxes	0.00	6.02	(6.02)
Total Expense	24,222.32	25,030.04	(807.72)
Net Ordinary Income	10,460.82	8,419.87	2,040.95
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	715.12	2,759.64	(2,044.52)
425.00 · Repairs & Maint. Bldg.	1,432.16	947.97	484.19
427.00 · Elevator	0.00	350.00	(350.00)
429.00 · Roof Snow Removal	0.00	0.00	0.00
431.00 · Fire Alarm Bldg	0.00	350.58	(350.58)
453.00 · Flood Insurance	1,074.58	973.33	101.25
456.00 · Cable TV Expense	2,449.16	2,397.40	51.76
Total Other Expense	5,671.02	7,778.92	(2,107.90)
Net Other Income	(5,671.02)	(7,778.92)	2,107.90
Net Income	4,789.80	640.95	4,148.85

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual YTD
 July 2012 through June 2013

	Jul '12 - Jun 13	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	331,070.39	331,070.00	0.39
303.00 · Interest Income	547.87	0.00	547.87
304.00 · Finance Charges & Late Fees	12,680.54	0.00	12,680.54
305.00 · Holy Cross Equity Refund	1,171.67	0.00	1,171.67
307.00 · Reserve Assessments	41,558.62	41,560.00	(1.38)
308.00 · Cable TV Assessments	28,771.20	28,768.80	2.40
Total Income	415,800.29	401,398.80	14,401.49
Expense			
401.00 · Accounting	9,567.33	12,000.00	(2,432.67)
402.00 · Administrative	7,052.03	4,000.00	3,052.03
403.00 · Manager's Fee	31,500.00	31,500.00	0.00
406.00 · Insurance	49,968.57	49,261.04	707.53
408.00 · Legal	2,555.25	20,000.00	(17,444.75)
409.00 · Manager's Unit	4,700.88	4,700.00	0.88
410.00 · Pool Maintenance	19,508.65	15,200.00	4,308.65
410.02 · Pool - Gas Expense	7,877.88	7,600.00	277.88
411.00 · Snow Removal	9,252.76	10,000.00	(747.24)
412.00 · Repairs & Maint. - Project	12,937.48	13,899.98	(962.50)
413.00 · Fire Alarm	2,621.31	1,197.20	1,424.11
414.00 · Trash	8,115.99	9,270.01	(1,154.02)
416.00 · Real Estate Taxes	881.52	1,000.00	(118.48)
418.00 · Reserve Funds	41,558.62	41,560.00	(1.38)
421.00 · Depr - Mgr's Unit	845.04	845.05	(0.01)
422.00 · Electric	30,552.52	30,500.00	52.52
424.00 · Water & Sewer	38,833.03	42,031.53	(3,198.50)
437.00 · Landscaping	14,335.32	9,000.00	5,335.32
438.00 · 504 Repairs & Maintenance	845.99	1,000.00	(154.01)
442.00 · Federal Taxes	0.00	200.00	(200.00)
443.00 · State Taxes	0.00	72.01	(72.01)
Total Expense	293,510.17	304,836.82	(11,326.65)
Net Ordinary Income	122,290.12	96,561.98	25,728.14
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	28,045.47	33,115.59	(5,070.12)
425.00 · Repairs & Maint. Bldg.	29,050.98	11,375.63	17,675.35
427.00 · Elevator	3,465.48	4,200.00	(734.52)
429.00 · Roof Snow Removal	0.00	3,215.00	(3,215.00)
431.00 · Fire Alarm Bldg	2,925.29	4,207.00	(1,281.71)
436.00 · Bad Debt	0.00	0.00	0.00
445.00 · Catwalk Area	206.27	0.00	206.27
453.00 · Flood Insurance	11,983.75	11,679.96	303.79
456.00 · Cable TV Expense	28,678.86	28,768.80	(89.94)
Total Other Expense	104,356.10	96,561.98	7,794.12
Net Other Income	(104,356.10)	(96,561.98)	(7,794.12)
Net Income	17,934.02	0.00	17,934.02

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2012 through June 2013

	Operating	Renovation I	Renovation II	Unclassified	TOTAL
Ordinary Income/Expense					
Income					
301.00 · Operating Assessments					
301.10 · Operating Assessments - 100/200	70,500.24	0.00	0.00	0.00	70,500.24
301.20 · Operating Assessments - 300	98,700.00	0.00	0.00	0.00	98,700.00
301.30 · Operating Assessments - 400	60,219.84	0.00	0.00	0.00	60,219.84
301.40 · Operating Assessments - 500	89,150.16	0.00	0.00	0.00	89,150.16
301.50 · Operating Assessments - Garage	12,500.15	0.00	0.00	0.00	12,500.15
Total 301.00 · Operating Assessments	331,070.39	0.00	0.00	0.00	331,070.39
303.00 · Interest Income					
303.10 · Interest Income - 100/200	118.22	0.00	0.00	0.00	118.22
303.20 · Interest Income - 300	169.72	0.00	0.00	0.00	169.72
303.30 · Interest Income - 400	109.20	0.00	0.00	0.00	109.20
303.40 · Interest Income - 500	133.91	0.00	0.00	0.00	133.91
303.50 · Interest Income - Garage	16.82	0.00	0.00	0.00	16.82
303.00 · Interest Income - Other	0.00	0.00	0.00	0.00	0.00
Total 303.00 · Interest Income	547.87	0.00	0.00	0.00	547.87
304.00 · Finance Charges & Late Fees					
304.10 · Finance Charges & LF - 100/200	2,736.45	0.00	0.00	0.00	2,736.45
304.20 · Finance Charges & LF - 300	3,928.43	0.00	0.00	0.00	3,928.43
304.30 · Finance Charges & LF - 400	2,527.25	0.00	0.00	0.00	2,527.25
304.40 · Finance Charges & LF - 500	3,099.12	0.00	0.00	0.00	3,099.12
304.50 · Finance Charges & LF - Garage	389.29	0.00	0.00	0.00	389.29
304.00 · Finance Charges & Late Fees - Other	0.00	0.00	0.00	0.00	0.00
Total 304.00 · Finance Charges & Late Fees	12,680.54	0.00	0.00	0.00	12,680.54
305.00 · Holy Cross Equity Refund					
305.10 · Holy Cross Refund - 100/200	252.85	0.00	0.00	0.00	252.85
305.20 · Holy Cross Refund - 300	362.98	0.00	0.00	0.00	362.98
305.30 · Holy Cross Refund - 400	233.52	0.00	0.00	0.00	233.52
305.40 · Holy Cross Refund - 500	286.36	0.00	0.00	0.00	286.36
305.50 · Holy Cross Refund - Garage	35.96	0.00	0.00	0.00	35.96
305.00 · Holy Cross Equity Refund - Other	0.00	0.00	0.00	0.00	0.00
Total 305.00 · Holy Cross Equity Refund	1,171.67	0.00	0.00	0.00	1,171.67
306.00 · SA Interest Income from Owners	0.00	17,354.64	0.00	0.00	17,354.64
307.00 · Reserve Assessments					
307.10 · Reserve Assessments - 100/200	14,000.28	0.00	0.00	0.00	14,000.28
307.20 · Reserve Assessments - 300	17,699.99	0.00	0.00	0.00	17,699.99
307.30 · Reserve Assessments - 400	2,549.64	0.00	0.00	0.00	2,549.64
307.40 · Reserve Assessments - 500	5,209.92	0.00	0.00	0.00	5,209.92
307.5 · Reserve Assessments - Garage	2,098.79	0.00	0.00	0.00	2,098.79
Total 307.00 · Reserve Assessments	41,558.62	0.00	0.00	0.00	41,558.62
308.00 · Cable TV Assessments					
308.10 · Cable TV - 100/200	6,393.60	0.00	0.00	0.00	6,393.60
308.20 · Cable TV - 300	8,524.80	0.00	0.00	0.00	8,524.80
308.30 · Cable TV - 400	5,860.80	0.00	0.00	0.00	5,860.80
308.40 · Cable TV - 500	7,992.00	0.00	0.00	0.00	7,992.00
Total 308.00 · Cable TV Assessments	28,771.20	0.00	0.00	0.00	28,771.20
Total Income	415,800.29	17,354.64	0.00	0.00	433,154.93
Expense					
401.00 · Accounting					
401.10 · Accounting - 100/200	2,064.60	0.00	0.00	0.00	2,064.60
401.20 · Accounting - 300	2,963.94	0.00	0.00	0.00	2,963.94
401.30 · Accounting - 400	1,906.74	0.00	0.00	0.00	1,906.74
401.40 · Accounting - 500	2,338.28	0.00	0.00	0.00	2,338.28
401.50 · Accounting - Garage	293.77	0.00	0.00	0.00	293.77
401.00 · Accounting - Other	0.00	1,392.17	0.00	0.00	1,392.17
Total 401.00 · Accounting	9,567.33	1,392.17	0.00	0.00	10,959.50
402.00 · Administrative					
402.10 · Administrative - 100/200	1,521.84	0.00	0.00	0.00	1,521.84
402.20 · Administrative - 300	2,184.73	0.00	0.00	0.00	2,184.73
402.30 · Administrative - 400	1,405.44	0.00	0.00	0.00	1,405.44
402.40 · Administrative - 500	1,723.47	0.00	0.00	0.00	1,723.47
402.50 · Administrative - Garage	216.55	0.00	0.00	0.00	216.55
402.00 · Administrative - Other	0.00	0.00	0.00	0.00	0.00
Total 402.00 · Administrative	7,052.03	0.00	0.00	0.00	7,052.03

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2012 through June 2013

	Operating	Renovation I	Renovation II	Unclassified	TOTAL
403.00 · Manager's Fee					
403.10 · Manager's Fee - 100/200	6,797.64	0.00	0.00	0.00	6,797.64
403.20 · Manager's Fee - 300	9,758.76	0.00	0.00	0.00	9,758.76
403.30 · Manager's Fee - 400	6,277.92	0.00	0.00	0.00	6,277.92
403.40 · Manager's Fee - 500	7,698.60	0.00	0.00	0.00	7,698.60
403.50 · Manager's Fee - Garage	967.08	0.00	0.00	0.00	967.08
Total 403.00 · Manager's Fee	31,500.00	0.00	0.00	0.00	31,500.00
406.00 · Insurance					
406.10 · Insurance - 100/200	10,783.17	0.00	0.00	0.00	10,783.17
406.20 · Insurance - 300	15,480.27	0.00	0.00	0.00	15,480.27
406.30 · Insurance - 400	9,958.77	0.00	0.00	0.00	9,958.77
406.40 · Insurance - 500	12,212.34	0.00	0.00	0.00	12,212.34
406.50 · Insurance - Garage	1,534.02	0.00	0.00	0.00	1,534.02
Total 406.00 · Insurance	49,968.57	0.00	0.00	0.00	49,968.57
408.00 · Legal					
408.10 · Legal - 100/200	551.42	0.00	0.00	0.00	551.42
408.20 · Legal - 300	791.62	0.00	0.00	0.00	791.62
408.30 · Legal - 400	509.25	0.00	0.00	0.00	509.25
408.40 · Legal - 500	624.50	0.00	0.00	0.00	624.50
408.50 · Legal - Garage	78.46	0.00	0.00	0.00	78.46
408.6 · Legal - Gildemeister	0.00	0.00	0.00	0.00	0.00
408.7 · Legal - Bradway	0.00	0.00	0.00	0.00	0.00
Total 408.00 · Legal	2,555.25	0.00	0.00	0.00	2,555.25
409.00 · Manager's Unit					
409.10 · Manager's Unit - 100/200	1,014.48	0.00	0.00	0.00	1,014.48
409.20 · Manager's Unit - 300	1,456.32	0.00	0.00	0.00	1,456.32
409.30 · Manager's Unit - 400	936.84	0.00	0.00	0.00	936.84
409.40 · Manager's Unit - 500	1,148.88	0.00	0.00	0.00	1,148.88
409.50 · Manager's Unit - Garage	144.36	0.00	0.00	0.00	144.36
409.00 · Manager's Unit - Other	0.00	0.00	0.00	0.00	0.00
Total 409.00 · Manager's Unit	4,700.88	0.00	0.00	0.00	4,700.88
410.00 · Pool Maintenance					
410.10 · Pool - 100/200	4,209.97	0.00	0.00	0.00	4,209.97
410.20 · Pool - 300	6,043.79	0.00	0.00	0.00	6,043.79
410.30 · Pool - 400	3,888.09	0.00	0.00	0.00	3,888.09
410.40 · Pool - 500	4,767.91	0.00	0.00	0.00	4,767.91
410.50 · Pool - Garage	598.89	0.00	0.00	0.00	598.89
Total 410.00 · Pool Maintenance	19,508.65	0.00	0.00	0.00	19,508.65
410.02 · Pool - Gas Expense					
410.021 · Pool Gas - 100/200	1,700.04	0.00	0.00	0.00	1,700.04
410.022 · Pool Gas - 300	2,440.57	0.00	0.00	0.00	2,440.57
410.023 · Pool Gas - 400	1,570.07	0.00	0.00	0.00	1,570.07
410.024 · Pool Gas - 500	1,925.35	0.00	0.00	0.00	1,925.35
410.025 · Pool Gas - Garage	241.85	0.00	0.00	0.00	241.85
410.02 · Pool - Gas Expense - Other	0.00	0.00	0.00	0.00	0.00
Total 410.02 · Pool - Gas Expense	7,877.88	0.00	0.00	0.00	7,877.88
411.00 · Snow Removal					
411.01 · Plowing					
411.011 · Plowing 100/200	971.10	0.00	0.00	0.00	971.10
411.012 · Plowing 300	1,394.10	0.00	0.00	0.00	1,394.10
411.013 · Plowing 400	896.82	0.00	0.00	0.00	896.82
411.014 · Plowing 500	1,099.80	0.00	0.00	0.00	1,099.80
411.015 · Plowing - Garage	138.18	0.00	0.00	0.00	138.18
Total 411.01 · Plowing	4,500.00	0.00	0.00	0.00	4,500.00
411.02 · Shoveling					
411.021 · Shoveling 100/200	1,025.65	0.00	0.00	0.00	1,025.65
411.022 · Shoveling 300	1,472.40	0.00	0.00	0.00	1,472.40
411.023 · Shoveling 400	947.26	0.00	0.00	0.00	947.26
411.024 · Shoveling 500	1,161.57	0.00	0.00	0.00	1,161.57
411.025 · Shoveling Garage	145.88	0.00	0.00	0.00	145.88
Total 411.02 · Shoveling	4,752.76	0.00	0.00	0.00	4,752.76
Total 411.00 · Snow Removal	9,252.76	0.00	0.00	0.00	9,252.76
412.00 · Repairs & Maint. - Project					
412.10 · Repairs & Maint. - 100/200	2,791.91	0.00	0.00	0.00	2,791.91
412.20 · Repairs & Maint. - 300	4,008.01	0.00	0.00	0.00	4,008.01
412.30 · Repairs & Maint. - 400	2,578.48	0.00	0.00	0.00	2,578.48
412.40 · Repairs & Maint. - 500	3,161.90	0.00	0.00	0.00	3,161.90
412.50 · Repairs & Maint. - Garage	397.18	0.00	0.00	0.00	397.18
Total 412.00 · Repairs & Maint. - Project	12,937.48	0.00	0.00	0.00	12,937.48

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2012 through June 2013

	Operating	Renovation I	Renovation II	Unclassified	TOTAL
413.00 · Fire Alarm					
413.10 · Fire Alarm - 100/200	565.66	0.00	0.00	0.00	565.66
413.20 · Fire Alarm - 300	812.11	0.00	0.00	0.00	812.11
413.30 · Fire Alarm - 400	522.42	0.00	0.00	0.00	522.42
413.40 · Fire Alarm - 500	640.64	0.00	0.00	0.00	640.64
413.50 · Fire Alarm - Garage	80.48	0.00	0.00	0.00	80.48
Total 413.00 · Fire Alarm	2,621.31	0.00	0.00	0.00	2,621.31
414.00 · Trash					
414.10 · Trash - 100/200	1,751.43	0.00	0.00	0.00	1,751.43
414.20 · Trash - 300	2,514.34	0.00	0.00	0.00	2,514.34
414.30 · Trash - 400	1,617.51	0.00	0.00	0.00	1,617.51
414.40 · Trash - 500	1,983.54	0.00	0.00	0.00	1,983.54
414.50 · Trash - Garage	249.17	0.00	0.00	0.00	249.17
Total 414.00 · Trash	8,115.99	0.00	0.00	0.00	8,115.99
416.00 · Real Estate Taxes					
416.10 · Real Estate Taxes - 100/200	190.23	0.00	0.00	0.00	190.23
416.20 · Real Estate Taxes - 300	273.09	0.00	0.00	0.00	273.09
416.30 · Real Estate Taxes - 400	175.69	0.00	0.00	0.00	175.69
416.40 · Real Estate Taxes - 500	215.44	0.00	0.00	0.00	215.44
416.50 · Real Estate Taxes - Garage	27.07	0.00	0.00	0.00	27.07
Total 416.00 · Real Estate Taxes	881.52	0.00	0.00	0.00	881.52
418.00 · Reserve Funds					
418.10 · Reserve Funds - 100/200	14,000.28	0.00	0.00	0.00	14,000.28
418.20 · Reserve Funds - 300	17,699.99	0.00	0.00	0.00	17,699.99
418.30 · Reserve Funds - 400	2,549.64	0.00	0.00	0.00	2,549.64
418.40 · Reserve Funds - 500	5,209.92	0.00	0.00	0.00	5,209.92
418.50 · Reserve Funds - Garage	2,098.79	0.00	0.00	0.00	2,098.79
Total 418.00 · Reserve Funds	41,558.62	0.00	0.00	0.00	41,558.62
421.00 · Depr - Mgr's Unit					
421.10 · Depr - Mgr's Unit - 100/200	182.40	0.00	0.00	0.00	182.40
421.20 · Depr - Mgr's Unit - 300	261.84	0.00	0.00	0.00	261.84
421.30 · Depr - Mgr's Unit - 400	168.36	0.00	0.00	0.00	168.36
421.40 · Depr - Mgr's Unit - 500	206.52	0.00	0.00	0.00	206.52
421.50 · Depr - Mgr's Unit - Garage	25.92	0.00	0.00	0.00	25.92
421.00 · Depr - Mgr's Unit - Other	0.00	0.00	0.00	0.00	0.00
Total 421.00 · Depr - Mgr's Unit	845.04	0.00	0.00	0.00	845.04
422.00 · Electric					
422.10 · Electric - 100/200	6,593.22	0.00	0.00	0.00	6,593.22
422.20 · Electric - 300	9,465.17	0.00	0.00	0.00	9,465.17
422.30 · Electric - 400	6,089.11	0.00	0.00	0.00	6,089.11
422.40 · Electric - 500	7,467.04	0.00	0.00	0.00	7,467.04
422.50 · Electric - Garage	937.98	0.00	0.00	0.00	937.98
Total 422.00 · Electric	30,552.52	0.00	0.00	0.00	30,552.52
424.00 · Water & Sewer					
424.10 · Water & Sewer - 100/200	8,380.17	0.00	0.00	0.00	8,380.17
424.20 · Water & Sewer - 300	12,030.49	0.00	0.00	0.00	12,030.49
424.30 · Water & Sewer - 400	7,739.43	0.00	0.00	0.00	7,739.43
424.40 · Water & Sewer - 500	9,490.79	0.00	0.00	0.00	9,490.79
424.50 · Water & Sewer - Garage	1,192.15	0.00	0.00	0.00	1,192.15
Total 424.00 · Water & Sewer	38,833.03	0.00	0.00	0.00	38,833.03
437.00 · Landscaping					
437.10 · Landscaping 100/200	3,093.55	0.00	0.00	0.00	3,093.55
437.20 · Landscaping - 300	4,441.09	0.00	0.00	0.00	4,441.09
437.30 · Landscaping - 400	2,857.02	0.00	0.00	0.00	2,857.02
437.40 · Landscaping - 500	3,503.57	0.00	0.00	0.00	3,503.57
437.50 · Landscaping - Garage	440.09	0.00	0.00	0.00	440.09
Total 437.00 · Landscaping	14,335.32	0.00	0.00	0.00	14,335.32
438.00 · 504 Repairs & Maintenance					
438.10 · 504 Repairs & Maint - 100/200	101.73	0.00	0.00	0.00	101.73
438.20 · 504 Repairs & Maint - 300	370.80	0.00	0.00	0.00	370.80
438.30 · 504 Repairs & Maint - 400	243.78	0.00	0.00	0.00	243.78
438.40 · 504 Repairs & Maint - 500	115.21	0.00	0.00	0.00	115.21
438.50 · 504 Repairs & Maint - Garage	14.47	0.00	0.00	0.00	14.47
Total 438.00 · 504 Repairs & Maintenance	845.99	0.00	0.00	0.00	845.99

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2012 through June 2013

	Operating	Renovation I	Renovation II	Unclassified	TOTAL
440.00 · Architect					
440.40 · Architect - 500	0.00	0.00	(4,396.23)	0.00	(4,396.23)
Total 440.00 · Architect	0.00	0.00	(4,396.23)	0.00	(4,396.23)
Total Expense	293,510.17	1,392.17	(4,396.23)	0.00	290,506.11
Net Ordinary Income	122,290.12	15,962.47	4,396.23	0.00	142,648.82
Other Income/Expense					
Other Expense					
423.00 · Gas/Heating					
423.10 · Heat - 100/200	6,203.43	0.00	0.00	0.00	6,203.43
423.20 · Heat - 300	6,666.91	0.00	0.00	0.00	6,666.91
423.30 · Heat - 400	4,115.53	0.00	0.00	0.00	4,115.53
423.40 · Heat - 500	8,630.83	0.00	0.00	0.00	8,630.83
423.50 · Heat - Garage	2,428.77	0.00	0.00	0.00	2,428.77
Total 423.00 · Gas/Heating	28,045.47	0.00	0.00	0.00	28,045.47
425.00 · Repairs & Maint. Bldg.					
425.10 · Repairs & Maint. - 100/200	4,381.53	0.00	0.00	0.00	4,381.53
425.20 · Repairs & Maint. - 300	2,540.37	0.00	0.00	0.00	2,540.37
425.30 · Repairs & Maint. - 400	993.86	0.00	0.00	0.00	993.86
425.40 · Repairs & Maint. - 500	19,964.85	0.00	0.00	0.00	19,964.85
425.50 · Repairs & Maint. - Garage	1,170.37	0.00	0.00	0.00	1,170.37
Total 425.00 · Repairs & Maint. Bldg.	29,050.98	0.00	0.00	0.00	29,050.98
427.00 · Elevator					
427.20 · Elevator - 300	2,079.29	0.00	0.00	0.00	2,079.29
427.30 · Elevator - 400	1,386.19	0.00	0.00	0.00	1,386.19
Total 427.00 · Elevator	3,465.48	0.00	0.00	0.00	3,465.48
431.00 · Fire Alarm Bldg					
431.10 · Fire Alarm - 100/200	500.81	0.00	0.00	0.00	500.81
431.20 · Fire Alarm - 300	251.55	0.00	0.00	0.00	251.55
431.30 · Fire Alarm - 400	1,450.36	0.00	0.00	0.00	1,450.36
431.40 · Fire Alarm - 500	722.57	0.00	0.00	0.00	722.57
Total 431.00 · Fire Alarm Bldg	2,925.29	0.00	0.00	0.00	2,925.29
445.00 · Catwalk Area					
445.20 · Catwalk Area - 300	123.76	10,865.24	0.00	0.00	10,989.00
445.30 · Catwalk Area - 400	82.51	7,243.49	0.00	0.00	7,326.00
Total 445.00 · Catwalk Area	206.27	18,108.73	0.00	0.00	18,315.00
450.00 · Legal - Bldg					
450.20 · Legal - Bldg 300	0.00	1,305.93	0.00	0.00	1,305.93
450.30 · Legal - Bldg 400	0.00	691.78	0.00	0.00	691.78
Total 450.00 · Legal - Bldg	0.00	1,997.71	0.00	0.00	1,997.71
452.00 · Interest Expense - Renovation	0.00	20,817.43	0.00	0.00	20,817.43
453.00 · Flood Insurance					
453.40 · Flood Insurance - 500	11,983.75	0.00	0.00	0.00	11,983.75
Total 453.00 · Flood Insurance	11,983.75	0.00	0.00	0.00	11,983.75
456.00 · Cable TV Expense					
456.10 · Cable TV Exp - 100/200	6,373.10	0.00	0.00	0.00	6,373.10
456.20 · Cable TV Exp - 300	8,497.44	0.00	0.00	0.00	8,497.44
456.30 · Cable TV Exp - 400	5,841.95	0.00	0.00	0.00	5,841.95
456.40 · Cable TV Exp - 500	7,966.37	0.00	0.00	0.00	7,966.37
Total 456.00 · Cable TV Expense	28,678.86	0.00	0.00	0.00	28,678.86
Total Other Expense	104,356.10	40,923.87	0.00	0.00	145,279.97
Net Other Income	(104,356.10)	(40,923.87)	0.00	0.00	(145,279.97)
Net Income	17,934.02	(24,961.40)	4,396.23	0.00	(2,631.15)

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2013

Type	Date	Num	Name	Memo	Amount
102.00 · WestStar Operating					
Total 102.00 · WestStar Operating					
102.10 · Cash in Reserve - Millennium					
Total 102.10 · Cash in Reserve - Millennium					
102.11 · Cash in Fire - Millennium Bank					
Total 102.11 · Cash in Fire - Millennium Bank					
102.12 · Cash in Construction - Millenn					
Total 102.12 · Cash in Construction - Millenn					
102.13 · Cash in Spec. As. - Millennium					
Check	6/13/2013	Automatic	Centennial Bank	Automatic Loan Payment	(3,126.15)
Total 102.13 · Cash in Spec. As. - Millennium					
102.5 · 1ST BANK - Fire Checking					
Total 102.5 · 1ST BANK - Fire Checking					
102.6 · 1ST BANK - Fire Savings					
Total 102.6 · 1ST BANK - Fire Savings					
102.7 · Reserve Account					
Total 102.7 · Reserve Account					
102.8 · Cash in Op. Checking - Millenni					
Bill Pmt -Check	6/3/2013	Draft	Xcel Energy	53-1013571-8	(3,385.06)
Bill Pmt -Check	6/6/2013	9594	Dragonfly Gardening, LLC	Spring clean out and Garden maintenance	(323.00)
Bill Pmt -Check	6/6/2013	9595	Spaeth and Company, Inc.	Monthly Accounting - May	(788.51)
Bill Pmt -Check	6/6/2013	9596	Specialized Pool and Spa, LLC		(1,283.92)
Bill Pmt -Check	6/6/2013	9597	Steve Burns		(4,154.11)
Bill Pmt -Check	6/6/2013	9598	The Paint Bucket	Stain for the pool deck	(491.15)
Bill Pmt -Check	6/6/2013	9599	Vail Valley Ace Hardware	312	(139.88)
Bill Pmt -Check	6/6/2013	Draft	Vail Honeywagon Ltd. (Inc.)	May	(567.51)
Check	6/12/2013	Auto-Pay	Comcast	June	(2,449.16)
Check	6/19/2013	Draft	Comcast - DSL	DSL	(56.72)
Bill Pmt -Check	6/20/2013	9600	Association Voice Inc.	Website fees 7/3-10/2	(150.00)
Bill Pmt -Check	6/20/2013	9601	Hindman Sanchez P.C.		(450.00)
Bill Pmt -Check	6/20/2013	9602	Vail Valley Ace Hardware	312	(120.80)
Bill Pmt -Check	6/20/2013	Draft	Eagle River Water & Sanitation ...	4/30-5/30	(3,010.96)
Check	6/30/2013	Draft	Century Link (Qwest)	6/13-7/12 970-476-2196 518B	(89.53)
Check	6/30/2013	Draft	Century Link (Qwest)	6/13-7/12 970-476-3957 457B	(167.99)
Check	6/30/2013	Draft	Century Link (Qwest)	6/19-7/18 970-476-7309 666B	(56.70)
Check	6/30/2013	Auto-Pay	Holy Cross Energy	5/15-6/14	(1,447.22)
Total 102.8 · Cash in Op. Checking - Millenni					
(19,132.22)					
102.9 · Millennium Bank - Savings					
Total 102.9 · Millennium Bank - Savings					
103.00 · Cash in Savings					
Total 103.00 · Cash in Savings					
TOTAL					(22,258.37)