



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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July 26, 2015

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

Re: Financial Statements
For the Twelve Months Ended June 30, 2015

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 6/30/15, the year-to-date operating net profit is \$37,036.98. Comparatively, the year-to-date operating net loss as of 6/30/14 was \$23,142.66. This is a positive difference of \$60,179.64. There was a significant decrease in accounting, insurance (large refund received), pool maintenance, electricity, gas heat and bad debt. These are partially offset by a significant increase to water & sewer and fire alarm along with a decrease to operating dues.

For the operating class, we are under budget by \$37,036.98 as of 6/30/15. Accounting, insurance, legal fees, pool expenses, electricity and gas/heat are under budget. Manager's unit, repairs & maintenance and fire alarm expenses 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 higher than Renovation Phase I expenditures by \$1,045.65 as of the period ending 6/30/15. Renovation Phase II activity has been reclassified to reserves. Renovation Phase III has recognized the current special assessment and after subtracting expenditures, has \$1,678.32 left in the fund. All classes combine for a total year-to-date net profit of \$39,760.95. 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
President
Enrolled Agent

Enclosures

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2015

	Jun 30, 15
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Millennium	226,026.07
102.11 · Cash in Fire - Millennium Bank	38,880.32
102.13 · Cash in Spec. As. - Millennium	10,253.03
102.14 · Cash in SA Escrow - Millennium	0.14
102.8 · Cash in Op. Checking - Millenni	22,075.49
	297,235.05
Total Checking/Savings	297,235.05
Accounts Receivable	
104.00 · Accounts Receivable	277,354.16
	277,354.16
Total Accounts Receivable	277,354.16
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	29,788.43
108.20 · Prepaid Flood Insurance	10,300.50
108.30 · Prepaid Income Tax	143.00
	40,231.93
Total 108.00 · Prepaid Expenses	40,231.93
Total Other Current Assets	40,231.93
Total Current Assets	614,821.14
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	(28,757.21)
114.20 · Amort. of Impr. & Rep.	(83,662.66)
114.30 · Accum Deprec Equipment	(7,546.00)
	(119,965.87)
Total 114.00 · Accum. Depreciation	(119,965.87)
Total Fixed Assets	263,528.05
TOTAL ASSETS	878,349.19

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2015

	Jun 30, 15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	105,922.38
Total Accounts Payable	105,922.38
Total Current Liabilities	105,922.38
Long Term Liabilities	
216.01 · Note Payable - Millennium Bank	116,949.16
Total Long Term Liabilities	116,949.16
Total Liabilities	222,871.54
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	71,822.08
217.20 · Reserve Fund 300	69,594.83
217.30 · Reserve Fund 400	110,435.61
217.40 · Reserve Fund 500	82,865.91
217.50 · Reserve Fund Garage	9,667.42
Total 217.01 · Reserve Fund - Appropriated	344,385.85
218.01 · Owner Equity - Unappropriated	
218.00 · Retained Earnings Bldg 100/200	35,142.83
219.00 · Retained Earnings Bldg 300	33,117.58
220.00 · Retained Earnings Bldg 400	38,263.78
221.00 · Retained Earnings Bldg 500	12,459.18
222.00 · Retained Earnings Garage	1,936.75
Total 218.01 · Owner Equity - Unappropriated	120,920.12
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	(46,165.80)
250.20 · Insurance Claim Expenditures - Other	(4,466,061.16)
Total 250.20 · Insurance Claim Expenditures	(4,512,226.96)
250.3 · 400 SA Proceeds	
250.31 · Special Assessment Refunds	(353,048.45)
250.3 · 400 SA Proceeds - Other	1,543,545.97
Total 250.3 · 400 SA Proceeds	1,190,497.52
Total 250.00 · Insurance Claim - 400 Fire	1,196,850.22
281.00 · Construction Costs	
281.40 · Construction Costs 500 II	(63,662.95)
281.00 · Construction Costs - Other	(1,009,276.54)
Total 281.00 · Construction Costs	(1,072,939.49)
Net Income	39,760.95
Total Equity	655,477.65
TOTAL LIABILITIES & EQUITY	878,349.19

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

	<u>Jun 15</u>	<u>Jun 14</u>	<u>\$ Change</u>
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	28,232.78	29,718.34	(1,485.56)
303.00 · Interest Income	41.03	32.61	8.42
304.00 · Finance Charges & Late Fees	1,298.37	1,034.17	264.20
307.00 · Reserve Assessments	3,544.18	2,149.87	1,394.31
308.00 · Cable TV Assessments	2,482.92	2,397.60	85.32
Total Income	<u>35,599.28</u>	<u>35,332.59</u>	266.69
Expense			
401.00 · Accounting	716.00	695.00	21.00
402.00 · Administrative	664.81	642.95	21.86
403.00 · Manager's Fee	2,744.43	2,677.50	66.93
406.00 · Insurance	4,582.83	4,609.42	(26.59)
408.00 · Legal	(290.37)	0.00	(290.37)
409.00 · Manager's Unit	409.73	409.38	0.35
410.00 · Pool Maintenance	845.28	1,867.99	(1,022.71)
410.02 · Pool - Gas Expense	322.37	394.57	(72.20)
412.00 · Repairs & Maint. - Project	578.40	455.47	122.93
414.00 · Trash	598.52	606.42	(7.90)
418.00 · Reserve Funds	3,544.18	2,149.87	1,394.31
421.00 · Depr - Mgr's Unit	70.42	70.42	0.00
422.00 · Electric	1,155.27	1,159.02	(3.75)
424.00 · Water & Sewer	3,517.42	3,196.92	320.50
437.00 · Landscaping	3,427.00	3,811.00	(384.00)
Total Expense	<u>22,886.29</u>	<u>22,745.93</u>	140.36
Net Ordinary Income	12,712.99	12,586.66	126.33
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	680.22	1,079.33	(399.11)
425.00 · Repairs & Maint. Bldg.	1,352.52	0.00	1,352.52
431.00 · Fire Alarm Bldg	955.58	0.00	955.58
453.00 · Flood Insurance	1,144.50	1,152.25	(7.75)
456.00 · Cable TV Expense	2,631.06	2,526.81	104.25
Total Other Expense	<u>6,763.88</u>	<u>4,758.39</u>	2,005.49
Net Other Income	<u>(6,763.88)</u>	<u>(4,758.39)</u>	<u>(2,005.49)</u>
Net Income	<u><u>5,949.11</u></u>	<u><u>7,828.27</u></u>	<u><u>(1,879.16)</u></u>

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

	Jul '14 - Jun 15	Jul '13 - Jun 14	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	338,793.36	356,620.14	(17,826.78)
303.00 · Interest Income	529.70	488.53	41.17
304.00 · Finance Charges & Late Fees	13,578.86	13,673.08	(94.22)
305.00 · Holy Cross Equity Refund	952.28	1,148.45	(196.17)
307.00 · Reserve Assessments	42,529.70	25,798.50	16,731.20
308.00 · Cable TV Assessments	29,795.04	28,771.20	1,023.84
Total Income	426,178.94	426,499.90	(320.96)
Expense			
401.00 · Accounting	9,148.50	17,969.75	(8,821.25)
402.00 · Administrative	7,682.21	6,855.53	826.68
403.00 · Manager's Fee	32,933.16	32,130.00	803.16
406.00 · Insurance	43,322.17	55,267.31	(11,945.14)
408.00 · Legal	756.63	0.00	756.63
409.00 · Manager's Unit	6,708.74	4,912.54	1,796.20
410.00 · Pool Maintenance	10,873.85	32,893.46	(22,019.61)
410.02 · Pool - Gas Expense	6,689.79	5,667.09	1,022.70
411.00 · Snow Removal	11,582.15	10,466.21	1,115.94
412.00 · Repairs & Maint. - Project	12,432.95	14,457.22	(2,024.27)
413.00 · Fire Alarm	1,888.12	1,097.93	790.19
414.00 · Trash	8,456.53	8,579.74	(123.21)
416.00 · Real Estate Taxes	882.00	867.72	14.28
417.00 · Interest Expense	0.00	36.00	(36.00)
418.00 · Reserve Funds	42,529.70	25,798.52	16,731.18
421.00 · Depr - Mgr's Unit	845.04	845.04	0.00
422.00 · Electric	23,669.90	28,949.28	(5,279.38)
424.00 · Water & Sewer	40,527.86	38,498.40	2,029.46
426.00 · Driveway / Parking Areas	0.00	66.81	(66.81)
437.00 · Landscaping	14,429.00	13,088.80	1,340.20
Total Expense	275,358.30	298,447.35	(23,089.05)
Net Ordinary Income	150,820.64	128,052.55	22,768.09
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	29,665.25	32,773.32	(3,108.07)
425.00 · Repairs & Maint. Bldg.	23,814.46	20,976.03	2,838.43
427.00 · Elevator	3,590.64	3,525.75	64.89
429.00 · Roof Snow Removal	3,330.00	2,100.00	1,230.00
431.00 · Fire Alarm Bldg	9,006.54	5,059.68	3,946.86
436.00 · Bad Debt	0.00	43,961.25	(43,961.25)
453.00 · Flood Insurance	13,710.75	13,128.01	582.74
456.00 · Cable TV Expense	30,666.02	29,671.17	994.85
Total Other Expense	113,783.66	151,195.21	(37,411.55)
Net Other Income	(113,783.66)	(151,195.21)	37,411.55
Net Income	37,036.98	(23,142.66)	60,179.64

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual MTD
 June 2015

	Jun 15	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	28,232.78	28,232.76	0.02
303.00 · Interest Income	41.03	0.00	41.03
304.00 · Finance Charges & Late Fees	1,298.37	0.00	1,298.37
305.00 · Holy Cross Equity Refund	0.00	0.00	0.00
307.00 · Reserve Assessments	3,544.18	3,543.99	0.19
308.00 · Cable TV Assessments	2,482.92	2,483.17	(0.25)
Total Income	35,599.28	34,259.92	1,339.36
Expense			
401.00 · Accounting	716.00	958.34	(242.34)
402.00 · Administrative	664.81	583.34	81.47
403.00 · Manager's Fee	2,744.43	2,744.42	0.01
406.00 · Insurance	4,582.83	4,835.92	(253.09)
408.00 · Legal	(290.37)	416.66	(707.03)
409.00 · Manager's Unit	409.73	391.66	18.07
410.00 · Pool Maintenance	845.28	1,266.67	(421.39)
410.02 · Pool - Gas Expense	322.37	658.34	(335.97)
411.00 · Snow Removal	0.00	0.00	0.00
412.00 · Repairs & Maint. - Project	578.40	1,150.01	(571.61)
413.00 · Fire Alarm	0.00	0.00	0.00
414.00 · Trash	598.52	750.01	(151.49)
416.00 · Real Estate Taxes	0.00	0.00	0.00
418.00 · Reserve Funds	3,544.18	3,543.99	0.19
421.00 · Depr - Mgr's Unit	70.42	70.42	0.00
422.00 · Electric	1,155.27	2,541.66	(1,386.39)
424.00 · Water & Sewer	3,517.42	3,333.33	184.09
437.00 · Landscaping	3,427.00	1,857.14	1,569.86
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	22,886.29	25,185.25	(2,298.96)
Net Ordinary Income	12,712.99	9,074.67	3,638.32
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	680.22	2,867.37	(2,187.15)
425.00 · Repairs & Maint. Bldg.	1,352.52	1,363.05	(10.53)
427.00 · Elevator	0.00	0.00	0.00
429.00 · Roof Snow Removal	0.00	0.00	0.00
431.00 · Fire Alarm Bldg	955.58	316.08	639.50
453.00 · Flood Insurance	1,144.50	1,148.71	(4.21)
456.00 · Cable TV Expense	2,631.06	2,483.17	147.89
Total Other Expense	6,763.88	8,178.38	(1,414.50)
Net Other Income	(6,763.88)	(8,178.38)	1,414.50
Net Income	5,949.11	896.29	5,052.82

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual YTD
 July 2014 through June 2015

	Jul '14 - Jun 15	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	338,793.36	338,793.00	0.36
303.00 · Interest Income	529.70	0.00	529.70
304.00 · Finance Charges & Late Fees	13,578.86	0.00	13,578.86
305.00 · Holy Cross Equity Refund	952.28	0.00	952.28
307.00 · Reserve Assessments	42,529.70	42,528.00	1.70
308.00 · Cable TV Assessments	29,795.04	29,798.00	(2.96)
Total Income	426,178.94	411,119.00	15,059.94
Expense			
401.00 · Accounting	9,148.50	11,500.00	(2,351.50)
402.00 · Administrative	7,682.21	7,000.01	682.20
403.00 · Manager's Fee	32,933.16	32,933.00	0.16
406.00 · Insurance	43,322.17	58,031.00	(14,708.83)
408.00 · Legal	756.63	5,000.00	(4,243.37)
409.00 · Manager's Unit	6,708.74	4,700.00	2,008.74
410.00 · Pool Maintenance	10,873.85	15,200.00	(4,326.15)
410.02 · Pool - Gas Expense	6,689.79	7,900.00	(1,210.21)
411.00 · Snow Removal	11,582.15	10,500.00	1,082.15
412.00 · Repairs & Maint. - Project	12,432.95	13,800.00	(1,367.05)
413.00 · Fire Alarm	1,888.12	1,226.40	661.72
414.00 · Trash	8,456.53	9,000.00	(543.47)
416.00 · Real Estate Taxes	882.00	900.00	(18.00)
417.00 · Interest Expense	0.00	0.00	0.00
418.00 · Reserve Funds	42,529.70	42,528.00	1.70
421.00 · Depr - Mgr's Unit	845.04	845.04	0.00
422.00 · Electric	23,669.90	30,500.00	(6,830.10)
424.00 · Water & Sewer	40,527.86	40,000.00	527.86
437.00 · Landscaping	14,429.00	13,000.00	1,429.00
438.00 · 504 Repairs & Maintenance	0.00	1,000.00	(1,000.00)
442.00 · Federal Taxes	0.00	0.00	0.00
443.00 · State Taxes	0.00	0.00	0.00
Total Expense	275,358.30	305,563.45	(30,205.15)
Net Ordinary Income	150,820.64	105,555.55	45,265.09
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	29,665.25	34,408.54	(4,743.29)
425.00 · Repairs & Maint. Bldg.	23,814.46	16,356.60	7,457.86
427.00 · Elevator	3,590.64	4,200.00	(609.36)
429.00 · Roof Snow Removal	3,330.00	3,215.00	115.00
431.00 · Fire Alarm Bldg	9,006.54	3,793.00	5,213.54
436.00 · Bad Debt	0.00	0.00	0.00
453.00 · Flood Insurance	13,710.75	13,784.41	(73.66)
456.00 · Cable TV Expense	30,666.02	29,798.00	868.02
Total Other Expense	113,783.66	105,555.55	8,228.11
Net Other Income	(113,783.66)	(105,555.55)	(8,228.11)
Net Income	37,036.98	0.00	37,036.98

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2014 through June 2015

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
Ordinary Income/Expense				
Income				
301.00 · Operating Assessments				
301.10 · Operating Assessments - 100/200	70,392.72	0.00	0.00	70,392.72
301.20 · Operating Assessments - 300	100,100.28	0.00	0.00	100,100.28
301.30 · Operating Assessments - 400	63,769.92	0.00	0.00	63,769.92
301.40 · Operating Assessments - 500	91,550.04	0.00	0.00	91,550.04
301.50 · Operating Assessments - Garage	12,980.40	0.00	0.00	12,980.40
Total 301.00 · Operating Assessments	338,793.36	0.00	0.00	338,793.36
302.00 · Special Assessments				
302.10 · Special Assess. - 100/200	0.00	0.00	59,999.82	59,999.82
Total 302.00 · Special Assessments	0.00	0.00	59,999.82	59,999.82
303.00 · Interest Income				
303.10 · Interest Income - 100/200	114.33	0.00	0.00	114.33
303.20 · Interest Income - 300	164.10	0.00	0.00	164.10
303.30 · Interest Income - 400	105.57	0.00	0.00	105.57
303.40 · Interest Income - 500	129.46	0.00	0.00	129.46
303.50 · Interest Income - Garage	16.24	0.00	0.00	16.24
303.00 · Interest Income - Other	0.00	0.00	0.00	0.00
Total 303.00 · Interest Income	529.70	0.00	0.00	529.70
304.00 · Finance Charges & Late Fees				
304.10 · Finance Charges & LF - 100/200	2,930.32	0.00	0.00	2,930.32
304.20 · Finance Charges & LF - 300	4,206.72	0.00	0.00	4,206.72
304.30 · Finance Charges & LF - 400	2,706.27	0.00	0.00	2,706.27
304.40 · Finance Charges & LF - 500	3,318.67	0.00	0.00	3,318.67
304.50 · Finance Charges & LF - Garage	416.88	0.00	0.00	416.88
Total 304.00 · Finance Charges & Late Fees	13,578.86	0.00	0.00	13,578.86
305.00 · Holy Cross Equity Refund				
305.10 · Holy Cross Refund - 100/200	205.50	0.00	0.00	205.50
305.20 · Holy Cross Refund - 300	295.01	0.00	0.00	295.01
305.30 · Holy Cross Refund - 400	189.80	0.00	0.00	189.80
305.40 · Holy Cross Refund - 500	232.73	0.00	0.00	232.73
305.50 · Holy Cross Refund - Garage	29.24	0.00	0.00	29.24
Total 305.00 · Holy Cross Equity Refund	952.28	0.00	0.00	952.28
306.00 · SA Interest Income from Owners	0.00	10,575.85	0.00	10,575.85
307.00 · Reserve Assessments				
307.10 · Reserve Assessments - 100/200	13,900.32	0.00	0.00	13,900.32
307.20 · Reserve Assessments - 300	15,999.96	0.00	0.00	15,999.96
307.30 · Reserve Assessments - 400	3,742.08	0.00	0.00	3,742.08
307.40 · Reserve Assessments - 500	7,266.12	0.00	0.00	7,266.12
307.5 · Reserve Assessments - Garage	1,621.22	0.00	0.00	1,621.22
Total 307.00 · Reserve Assessments	42,529.70	0.00	0.00	42,529.70
308.00 · Cable TV Assessments				
308.10 · Cable TV - 100/200	6,621.12	0.00	0.00	6,621.12
308.20 · Cable TV - 300	8,828.16	0.00	0.00	8,828.16
308.30 · Cable TV - 400	6,069.36	0.00	0.00	6,069.36
308.40 · Cable TV - 500	8,276.40	0.00	0.00	8,276.40
Total 308.00 · Cable TV Assessments	29,795.04	0.00	0.00	29,795.04
Total Income	426,178.94	10,575.85	59,999.82	496,754.61

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2014 through June 2015

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
Expense				
401.00 · Accounting				
401.10 · Accounting - 100/200	1,974.25	0.00	168.21	2,142.46
401.20 · Accounting - 300	2,834.20	0.00	0.00	2,834.20
401.30 · Accounting - 400	1,823.27	0.00	0.00	1,823.27
401.40 · Accounting - 500	2,235.93	0.00	0.00	2,235.93
401.50 · Accounting - Garage	280.85	0.00	0.00	280.85
401.00 · Accounting - Other	0.00	740.25	15.75	756.00
Total 401.00 · Accounting	9,148.50	740.25	183.96	10,072.71
402.00 · Administrative				
402.10 · Administrative - 100/200	1,657.85	0.00	312.91	1,970.76
402.20 · Administrative - 300	2,380.01	0.00	0.00	2,380.01
402.30 · Administrative - 400	1,531.06	0.00	0.00	1,531.06
402.40 · Administrative - 500	1,877.49	0.00	0.00	1,877.49
402.50 · Administrative - Garage	235.80	0.00	0.00	235.80
Total 402.00 · Administrative	7,682.21	0.00	312.91	7,995.12
403.00 · Manager's Fee				
403.10 · Manager's Fee - 100/200	7,106.99	0.00	0.00	7,106.99
403.20 · Manager's Fee - 300	10,202.64	0.00	0.00	10,202.64
403.30 · Manager's Fee - 400	6,563.64	0.00	0.00	6,563.64
403.40 · Manager's Fee - 500	8,048.88	0.00	0.00	8,048.88
403.50 · Manager's Fee - Garage	1,011.01	0.00	0.00	1,011.01
Total 403.00 · Manager's Fee	32,933.16	0.00	0.00	32,933.16
406.00 · Insurance				
406.10 · Insurance - 100/200	9,348.94	0.00	0.00	9,348.94
406.20 · Insurance - 300	13,421.22	0.00	0.00	13,421.22
406.30 · Insurance - 400	8,634.13	0.00	0.00	8,634.13
406.40 · Insurance - 500	10,587.90	0.00	0.00	10,587.90
406.50 · Insurance - Garage	1,329.98	0.00	0.00	1,329.98
Total 406.00 · Insurance	43,322.17	0.00	0.00	43,322.17
408.00 · Legal				
408.10 · Legal - 100/200	163.28	0.00	495.00	658.28
408.20 · Legal - 300	234.40	0.00	0.00	234.40
408.30 · Legal - 400	150.80	0.00	0.00	150.80
408.40 · Legal - 500	184.92	0.00	0.00	184.92
408.50 · Legal - Garage	23.23	0.00	0.00	23.23
408.7 · Legal - Bradway	231.00	0.00	0.00	231.00
408.00 · Legal - Other	(231.00)	0.00	0.00	(231.00)
Total 408.00 · Legal	756.63	0.00	495.00	1,251.63
409.00 · Manager's Unit				
409.10 · Manager's Unit - 100/200	1,447.73	0.00	0.00	1,447.73
409.20 · Manager's Unit - 300	2,078.36	0.00	0.00	2,078.36
409.30 · Manager's Unit - 400	1,337.06	0.00	0.00	1,337.06
409.40 · Manager's Unit - 500	1,639.61	0.00	0.00	1,639.61
409.50 · Manager's Unit - Garage	205.98	0.00	0.00	205.98
409.00 · Manager's Unit - Other	0.00	0.00	0.00	0.00
Total 409.00 · Manager's Unit	6,708.74	0.00	0.00	6,708.74
410.00 · Pool Maintenance				
410.10 · Pool - 100/200	2,346.57	0.00	0.00	2,346.57
410.20 · Pool - 300	3,368.73	0.00	0.00	3,368.73
410.30 · Pool - 400	2,167.14	0.00	0.00	2,167.14
410.40 · Pool - 500	2,657.59	0.00	0.00	2,657.59
410.50 · Pool - Garage	333.82	0.00	0.00	333.82
Total 410.00 · Pool Maintenance	10,873.85	0.00	0.00	10,873.85

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2014 through June 2015

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
410.02 · Pool - Gas Expense				
410.021 · Pool Gas - 100/200	1,443.66	0.00	0.00	1,443.66
410.022 · Pool Gas - 300	2,072.50	0.00	0.00	2,072.50
410.023 · Pool Gas - 400	1,333.28	0.00	0.00	1,333.28
410.024 · Pool Gas - 500	1,634.99	0.00	0.00	1,634.99
410.025 · Pool Gas - Garage	205.36	0.00	0.00	205.36
410.02 · Pool - Gas Expense - Other	0.00	0.00	0.00	0.00
Total 410.02 · Pool - Gas Expense	6,689.79	0.00	0.00	6,689.79
411.00 · Snow Removal				
411.01 · Plowing				
411.011 · Plowing 100/200	971.10	0.00	0.00	971.10
411.012 · Plowing 300	1,394.10	0.00	0.00	1,394.10
411.013 · Plowing 400	896.88	0.00	0.00	896.88
411.014 · Plowing 500	1,099.80	0.00	0.00	1,099.80
411.015 · Plowing - Garage	138.12	0.00	0.00	138.12
Total 411.01 · Plowing	4,500.00	0.00	0.00	4,500.00
411.02 · Shoveling				
411.021 · Shoveling 100/200	1,290.94	0.00	0.00	1,290.94
411.022 · Shoveling 300	2,141.06	0.00	0.00	2,141.06
411.023 · Shoveling 400	1,377.42	0.00	0.00	1,377.42
411.024 · Shoveling 500	1,689.09	0.00	0.00	1,689.09
411.025 · Shoveling Garage	183.64	0.00	0.00	183.64
Total 411.02 · Shoveling	6,682.15	0.00	0.00	6,682.15
411.04 · Loader				
411.041 · Loader 100/200	86.32	0.00	0.00	86.32
411.042 · Loader 300	123.92	0.00	0.00	123.92
411.043 · Loader 400	79.72	0.00	0.00	79.72
411.044 · Loader 500	97.76	0.00	0.00	97.76
411.045 · Loader Garage	12.28	0.00	0.00	12.28
Total 411.04 · Loader	400.00	0.00	0.00	400.00
Total 411.00 · Snow Removal	11,582.15	0.00	0.00	11,582.15
412.00 · Repairs & Maint. - Project				
412.10 · Repairs & Maint. - 100/200	2,683.03	0.00	0.00	2,683.03
412.20 · Repairs & Maint. - 300	3,851.73	0.00	0.00	3,851.73
412.30 · Repairs & Maint. - 400	2,477.90	0.00	0.00	2,477.90
412.40 · Repairs & Maint. - 500	3,038.61	0.00	0.00	3,038.61
412.50 · Repairs & Maint. - Garage	381.68	0.00	0.00	381.68
Total 412.00 · Repairs & Maint. - Project	12,432.95	0.00	0.00	12,432.95
413.00 · Fire Alarm				
413.10 · Fire Alarm - 100/200	407.44	0.00	0.00	407.44
413.20 · Fire Alarm - 300	584.93	0.00	0.00	584.93
413.30 · Fire Alarm - 400	376.32	0.00	0.00	376.32
413.40 · Fire Alarm - 500	461.48	0.00	0.00	461.48
413.50 · Fire Alarm - Garage	57.95	0.00	0.00	57.95
Total 413.00 · Fire Alarm	1,888.12	0.00	0.00	1,888.12
414.00 · Trash				
414.10 · Trash - 100/200	1,824.91	0.00	0.00	1,824.91
414.20 · Trash - 300	2,619.83	0.00	0.00	2,619.83
414.30 · Trash - 400	1,685.41	0.00	0.00	1,685.41
414.40 · Trash - 500	2,066.76	0.00	0.00	2,066.76
414.50 · Trash - Garage	259.62	0.00	0.00	259.62
Total 414.00 · Trash	8,456.53	0.00	0.00	8,456.53

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2014 through June 2015

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
416.00 · Real Estate Taxes				
416.10 · Real Estate Taxes - 100/200	190.34	0.00	0.00	190.34
416.20 · Real Estate Taxes - 300	273.24	0.00	0.00	273.24
416.30 · Real Estate Taxes - 400	175.78	0.00	0.00	175.78
416.40 · Real Estate Taxes - 500	215.56	0.00	0.00	215.56
416.50 · Real Estate Taxes - Garage	27.08	0.00	0.00	27.08
Total 416.00 · Real Estate Taxes	882.00	0.00	0.00	882.00
418.00 · Reserve Funds				
418.10 · Reserve Funds - 100/200	13,900.32	0.00	0.00	13,900.32
418.20 · Reserve Funds - 300	15,999.96	0.00	0.00	15,999.96
418.30 · Reserve Funds - 400	3,742.08	0.00	0.00	3,742.08
418.40 · Reserve Funds - 500	7,266.12	0.00	0.00	7,266.12
418.50 · Reserve Funds - Garage	1,621.22	0.00	0.00	1,621.22
Total 418.00 · Reserve Funds	42,529.70	0.00	0.00	42,529.70
421.00 · Depr - Mgr's Unit				
421.10 · Depr - Mgr's Unit - 100/200	182.40	0.00	0.00	182.40
421.20 · Depr - Mgr's Unit - 300	261.84	0.00	0.00	261.84
421.30 · Depr - Mgr's Unit - 400	168.36	0.00	0.00	168.36
421.40 · Depr - Mgr's Unit - 500	206.52	0.00	0.00	206.52
421.50 · Depr - Mgr's Unit - Garage	25.92	0.00	0.00	25.92
421.00 · Depr - Mgr's Unit - Other	0.00	0.00	0.00	0.00
Total 421.00 · Depr - Mgr's Unit	845.04	0.00	0.00	845.04
422.00 · Electric				
422.10 · Electric - 100/200	5,107.95	0.00	0.00	5,107.95
422.20 · Electric - 300	7,332.94	0.00	0.00	7,332.94
422.30 · Electric - 400	4,717.41	0.00	0.00	4,717.41
422.40 · Electric - 500	5,784.93	0.00	0.00	5,784.93
422.50 · Electric - Garage	726.67	0.00	0.00	726.67
Total 422.00 · Electric	23,669.90	0.00	0.00	23,669.90
424.00 · Water & Sewer				
424.10 · Water & Sewer - 100/200	8,745.92	0.00	0.00	8,745.92
424.20 · Water & Sewer - 300	12,555.53	0.00	0.00	12,555.53
424.30 · Water & Sewer - 400	8,077.20	0.00	0.00	8,077.20
424.40 · Water & Sewer - 500	9,905.00	0.00	0.00	9,905.00
424.50 · Water & Sewer - Garage	1,244.21	0.00	0.00	1,244.21
Total 424.00 · Water & Sewer	40,527.86	0.00	0.00	40,527.86
437.00 · Landscaping				
437.10 · Landscaping 100/200	3,113.77	0.00	0.00	3,113.77
437.20 · Landscaping - 300	4,470.11	0.00	0.00	4,470.11
437.30 · Landscaping - 400	2,875.70	0.00	0.00	2,875.70
437.40 · Landscaping - 500	3,526.44	0.00	0.00	3,526.44
437.50 · Landscaping - Garage	442.98	0.00	0.00	442.98
Total 437.00 · Landscaping	14,429.00	0.00	0.00	14,429.00
440.00 · Architect				
440.10 · Architect - 100/200	0.00	0.00	44,517.13	44,517.13
Total 440.00 · Architect	0.00	0.00	44,517.13	44,517.13
Total Expense	275,358.30	740.25	45,509.00	321,607.55
Net Ordinary Income	150,820.64	9,835.60	14,490.82	175,147.06

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2014 through June 2015

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
Other Income/Expense				
Other Expense				
423.00 · Gas/Heating				
423.10 · Heat - 100/200	6,571.97	0.00	0.00	6,571.97
423.20 · Heat - 300	7,258.22	0.00	0.00	7,258.22
423.30 · Heat - 400	4,479.42	0.00	0.00	4,479.42
423.40 · Heat - 500	8,585.98	0.00	0.00	8,585.98
423.50 · Heat - Garage	2,769.66	0.00	0.00	2,769.66
Total 423.00 · Gas/Heating	29,665.25	0.00	0.00	29,665.25
425.00 · Repairs & Maint. Bldg.				
425.10 · Repairs & Maint. - 100/200	2,895.02	0.00	12,812.50	15,707.52
425.20 · Repairs & Maint. - 300	4,808.17	0.00	0.00	4,808.17
425.30 · Repairs & Maint. - 400	4,805.34	0.00	0.00	4,805.34
425.40 · Repairs & Maint. - 500	9,953.41	0.00	0.00	9,953.41
425.50 · Repairs & Maint. - Garage	1,352.52	0.00	0.00	1,352.52
Total 425.00 · Repairs & Maint. Bldg.	23,814.46	0.00	12,812.50	36,626.96
427.00 · Elevator				
427.20 · Elevator - 300	2,154.40	0.00	0.00	2,154.40
427.30 · Elevator - 400	1,436.24	0.00	0.00	1,436.24
Total 427.00 · Elevator	3,590.64	0.00	0.00	3,590.64
429.00 · Roof Snow Removal				
429.20 · Roof Snow Removal - 300	1,369.12	0.00	0.00	1,369.12
429.30 · Roof Snow Removal - 400	880.78	0.00	0.00	880.78
429.40 · Roof Snow Removal - 500	1,080.10	0.00	0.00	1,080.10
Total 429.00 · Roof Snow Removal	3,330.00	0.00	0.00	3,330.00
431.00 · Fire Alarm Bldg				
431.10 · Fire Alarm - 100/200	617.85	0.00	0.00	617.85
431.20 · Fire Alarm - 300	4,518.56	0.00	0.00	4,518.56
431.30 · Fire Alarm - 400	1,704.61	0.00	0.00	1,704.61
431.40 · Fire Alarm - 500	2,077.63	0.00	0.00	2,077.63
431.50 · Fire Alarm - Garage	87.89	0.00	0.00	87.89
Total 431.00 · Fire Alarm Bldg	9,006.54	0.00	0.00	9,006.54
452.00 · Interest Expense - Renovation	0.00	8,789.95	0.00	8,789.95
453.00 · Flood Insurance				
453.40 · Flood Insurance - 500	13,710.75	0.00	0.00	13,710.75
Total 453.00 · Flood Insurance	13,710.75	0.00	0.00	13,710.75
456.00 · Cable TV Expense				
456.10 · Cable TV Exp - 100/200	6,814.68	0.00	0.00	6,814.68
456.20 · Cable TV Exp - 300	9,086.18	0.00	0.00	9,086.18
456.30 · Cable TV Exp - 400	6,246.81	0.00	0.00	6,246.81
456.40 · Cable TV Exp - 500	8,518.35	0.00	0.00	8,518.35
Total 456.00 · Cable TV Expense	30,666.02	0.00	0.00	30,666.02
Total Other Expense	113,783.66	8,789.95	12,812.50	135,386.11
Net Other Income	(113,783.66)	(8,789.95)	(12,812.50)	(135,386.11)
Net Income	37,036.98	1,045.65	1,678.32	39,760.95

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2015

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	6/13/2015	Automatic	Centennial Bank	Automatic Loan Payment	(1,833.51)
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	6/1/2015	Draft	Xcel Energy	53-1013571-8	(2,344.01)
Bill Pmt -Check	6/5/2015	9857	Ceres Design & Arborscape LLC	5/19 Scale, spruce soil injection per proposal	(360.00)
Bill Pmt -Check	6/5/2015	9858	Dragonfly Gardening, LLC	Spring clean-out; garden maintenance	(420.00)
Bill Pmt -Check	6/5/2015	9859	Drains 24/7	100 Bldg. - Main drain clog	(405.00)
Bill Pmt -Check	6/5/2015	9860	Maximum Comfort Pool & Spa, ...	Inv. date 11/3/11 - Weekly water care 11/1-11/15/11	(120.00)
Bill Pmt -Check	6/5/2015	9861	Spaeth and Company, Inc.	May	(1,255.80)
Bill Pmt -Check	6/5/2015	9862	Specialized Pool and Spa, LLC	Weekly commercial route service 5/6-5/27	(667.34)
Bill Pmt -Check	6/5/2015	9863	Vail Valley Ace Hardware	312	(36.53)
Bill Pmt -Check	6/9/2015	Draft	Vail Honeywagon Ltd. (Inc.)	May	(598.34)
Check	6/12/2015	Auto-Pay	Comcast	6/1-6/30	(2,631.06)
Check	6/19/2015	Draft	Comcast - DSL	DSL	(62.97)
Bill Pmt -Check	6/20/2015	Draft	Eagle River Water & Sanitation ...	4/29-5/29	(3,347.14)
Bill Pmt -Check	6/24/2015	9864	Association Voice LLC	Website fees 7/3-10/2	(150.00)
Bill Pmt -Check	6/24/2015	9865	Baileys Garage Doors & More I...	50% deposit - garage door replacement	(1,352.52)
Bill Pmt -Check	6/24/2015	9866	OAC Management, Inc.	Re: 100/200 Renovation	(522.50)
Bill Pmt -Check	6/24/2015	9867	Orkin Pest Control		(424.00)
Bill Pmt -Check	6/24/2015	9868	Pierce Architects	Re: 100/200 Renovation 4/1-4/30	(23.76)
Bill Pmt -Check	6/24/2015	9869	Steve Burns		(4,094.43)
Bill Pmt -Check	6/24/2015	9870	Vail Valley Ace Hardware	312	(116.40)
Check	6/30/2015	Draft	Century Link (Qwest)	6/13-7/12 970-476-2196 518B	(88.83)
Check	6/30/2015	Draft	Century Link (Qwest)	6/13-7/12 970-476-3957 457B	(175.13)
Check	6/30/2015	Draft	Century Link (Qwest)	6/19-7/18 970-476-7309 666B	(59.10)
Check	6/30/2015	Auto-Pay	Holy Cross Energy	5/13-6/15	(1,155.27)
Total 102.8 · Cash in Op. Checking - Millenni					
(20,410.13)					
102.9 · Millennium Bank - Savings					
Total 102.9 · Millennium Bank - Savings					
103.00 · Cash in Savings					
Total 103.00 · Cash in Savings					
TOTAL					(22,243.64)