



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717
EAGLE, COLORADO 81631
PHONE: 970-328-2593 FAX: 970-328-1995
www.spaethandco.com

July 25, 2016

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

Re: Financial Statements
For the Twelve Months Ended June 30, 2016

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 6/30/16, the year-to-date operating net loss is \$165,035.09. Comparatively, the year-to-date operating net profit as of 6/30/15 was \$37,036.98. This is a negative difference of \$202,072.07. There was a significant increase in accounting (audit), insurance, pool maintenance, electric, water & sewer, repairs & maintenance and bad debt expense. These are partially offset by a significant decrease to pool gas, gas heat, roof snow removal and fire alarm expenses along with an increase to operating dues.

For the operating class, we are over budget by \$165,035.09 as of 6/30/16. Insurance, legal fees, pool gas, gas/heat, roof snow removal and fire alarm expenses are under budget. Electric, water & sewer, landscaping and repairs & maintenance expenses are over budget. Bad debt expense, interest, late fee and finance charge income were not included in the budget and are, therefore, over budget.

Renovation Phase I is now showing a loss for the current year due to special assessment interest write-offs. Renovation Phase II activity has been reclassified to reserves. Renovation Phase III has billed a special assessment and is continuing with the renovation project. All classes combine for a total year-to-date net profit of \$392,086.50. 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, 2016

	Jun 30, 16
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Centennial	229,936.81
102.11 · Cash in Fire - Centennial Bank	10,757.48
102.13 · Cash in Spec. As. - Centennial	22,543.16
102.15 · Cash In 100/200 Renov - Centenn	615,799.30
102.8 · Cash in Op. Checking - Centenni	142,763.56
Total Checking/Savings	1,021,800.31
Accounts Receivable	
104.00 · Accounts Receivable	67,159.23
Total Accounts Receivable	67,159.23
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	30,652.37
108.20 · Prepaid Flood Insurance	11,936.25
Total 108.00 · Prepaid Expenses	42,588.62
Total Other Current Assets	42,588.62
Total Current Assets	1,131,548.16
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	(29,602.25)
114.20 · Amort. of Impr. & Rep.	(90,911.62)
114.30 · Accum Deprec Equipment	(7,546.00)
Total 114.00 · Accum. Depreciation	(128,059.87)
Total Fixed Assets	255,434.05
TOTAL ASSETS	1,386,982.21

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2016

	Jun 30, 16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	312,949.57
Total Accounts Payable	312,949.57
Total Current Liabilities	312,949.57
Total Liabilities	312,949.57
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	85,384.55
217.20 · Reserve Fund 300	80,237.57
217.30 · Reserve Fund 400	112,834.10
217.40 · Reserve Fund 500	47,624.44
217.50 · Reserve Fund Garage	12,013.06
Total 217.01 · Reserve Fund - Appropriated	338,093.72
218.01 · Owner Equity - Unappropriated	
218.00 · Retained Earnings Bldg 100/200	48,262.76
219.00 · Retained Earnings Bldg 300	45,176.05
220.00 · Retained Earnings Bldg 400	45,035.65
221.00 · Retained Earnings Bldg 500	14,987.71
222.00 · Retained Earnings Garage	4,022.26
Total 218.01 · Owner Equity - Unappropriated	157,484.43
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	(53,414.76)
250.20 · Insurance Claim Expenditures - O...	(4,466,139.91)
Total 250.20 · Insurance Claim Expenditures	(4,519,554.67)
250.3 · 400 SA Proceeds	
250.31 · Special Assessment Refunds	(353,048.45)
250.3 · 400 SA Proceeds - Other	1,552,942.19
Total 250.3 · 400 SA Proceeds	1,199,893.74
250.00 · Insurance Claim - 400 Fire - Other	40,561.00
Total 250.00 · Insurance Claim - 400 Fire	1,239,479.73
281.00 · Construction Costs	
281.10 · Construction Costs 100/200 III	1,678.32
281.40 · Construction Costs 500 II	(63,662.95)
281.00 · Construction Costs - Other	(1,017,627.11)
Total 281.00 · Construction Costs	(1,079,611.74)
Net Income	392,086.50
Total Equity	1,074,032.64
TOTAL LIABILITIES & EQUITY	1,386,982.21

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

	Jun 16	Jun 15	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	28,785.18	28,232.78	552.40
303.00 · Interest Income	35.00	41.03	(6.03)
304.00 · Finance Charges & Late Fees	(300.00)	1,298.37	(1,598.37)
307.00 · Reserve Assessments	2,816.35	3,544.18	(727.83)
308.00 · Cable TV Assessments	2,658.42	2,482.92	175.50
Total Income	33,994.95	35,599.28	(1,604.33)
Expense			
401.00 · Accounting	903.00	716.00	187.00
402.00 · Administrative	530.77	664.81	(134.04)
403.00 · Manager's Fee	2,826.75	2,744.43	82.32
406.00 · Insurance	4,715.75	4,582.83	132.92
408.00 · Legal	0.00	(290.37)	290.37
409.00 · Manager's Unit	410.91	409.73	1.18
410.00 · Pool Maintenance	3,855.63	845.28	3,010.35
410.02 · Pool - Gas Expense	81.49	322.37	(240.88)
412.00 · Repairs & Maint. - Project	614.33	578.40	35.93
414.00 · Trash	582.90	598.52	(15.62)
418.00 · Reserve Funds	2,816.35	3,544.18	(727.83)
421.00 · Depr - Mgr's Unit	70.42	70.42	0.00
422.00 · Electric	917.52	1,155.27	(237.75)
424.00 · Water & Sewer	3,712.44	3,517.42	195.02
437.00 · Landscaping	1,000.00	3,427.00	(2,427.00)
Total Expense	23,038.26	22,886.29	151.97
Net Ordinary Income	10,956.69	12,712.99	(1,756.30)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	584.74	680.22	(95.48)
425.00 · Repairs & Maint. Bldg.	305.00	1,352.52	(1,047.52)
431.00 · Fire Alarm Bldg	1,775.00	955.58	819.42
453.00 · Flood Insurance	1,326.25	1,144.50	181.75
456.00 · Cable TV Expense	2,636.67	2,631.06	5.61
Total Other Expense	6,627.66	6,763.88	(136.22)
Net Other Income	(6,627.66)	(6,763.88)	136.22
Net Income	4,329.03	5,949.11	(1,620.08)

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

	Jul '15 - Jun 16	Jul '14 - Jun 15	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	345,421.88	338,793.36	6,628.52
303.00 · Interest Income	457.26	529.70	(72.44)
304.00 · Finance Charges & Late Fees	311.55	13,578.86	(13,267.31)
305.00 · Holy Cross Equity Refund	991.40	952.28	39.12
307.00 · Reserve Assessments	33,796.20	42,529.70	(8,733.50)
308.00 · Cable TV Assessments	31,901.04	29,795.04	2,106.00
Total Income	412,879.33	426,178.94	(13,299.61)
Expense			
401.00 · Accounting	19,132.02	9,898.50	9,233.52
402.00 · Administrative	7,181.80	6,932.21	249.59
403.00 · Manager's Fee	33,921.00	32,933.16	987.84
406.00 · Insurance	55,725.06	43,322.17	12,402.89
408.00 · Legal	585.00	756.63	(171.63)
409.00 · Manager's Unit	4,930.91	6,708.74	(1,777.83)
410.00 · Pool Maintenance	24,180.69	10,873.85	13,306.84
410.02 · Pool - Gas Expense	2,442.08	6,689.79	(4,247.71)
411.00 · Snow Removal	12,015.69	11,582.15	433.54
412.00 · Repairs & Maint. - Project	13,795.37	12,432.95	1,362.42
413.00 · Fire Alarm	1,630.20	1,888.12	(257.92)
414.00 · Trash	8,507.62	8,456.53	51.09
416.00 · Real Estate Taxes	881.28	882.00	(0.72)
418.00 · Reserve Funds	33,796.20	42,529.70	(8,733.50)
421.00 · Depr - Mgr's Unit	845.04	845.04	0.00
422.00 · Electric	25,584.46	23,669.90	1,914.56
424.00 · Water & Sewer	44,460.08	40,527.86	3,932.22
437.00 · Landscaping	15,404.26	14,429.00	975.26
Total Expense	305,018.76	275,358.30	29,660.46
Net Ordinary Income	107,860.57	150,820.64	(42,960.07)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	24,828.29	29,665.25	(4,836.96)
425.00 · Repairs & Maint. Bldg.	28,585.07	23,814.46	4,770.61
427.00 · Elevator	3,720.98	3,590.64	130.34
429.00 · Roof Snow Removal	550.00	3,330.00	(2,780.00)
431.00 · Fire Alarm Bldg	5,722.10	9,006.54	(3,284.44)
436.00 · Bad Debt	163,374.87	0.00	163,374.87
445.00 · Catwalk Area	216.54	0.00	216.54
453.00 · Flood Insurance	14,279.25	13,710.75	568.50
456.00 · Cable TV Expense	31,618.56	30,666.02	952.54
Total Other Expense	272,895.66	113,783.66	159,112.00
Net Other Income	(272,895.66)	(113,783.66)	(159,112.00)
Net Income	(165,035.09)	37,036.98	(202,072.07)

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual MTD
 June 2016

	Jun 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	28,785.18	28,785.24	(0.06)
303.00 · Interest Income	35.00	0.00	35.00
304.00 · Finance Charges & Late Fees	(300.00)	0.00	(300.00)
305.00 · Holy Cross Equity Refund	0.00	0.00	0.00
307.00 · Reserve Assessments	2,816.35	2,816.33	0.02
308.00 · Cable TV Assessments	2,658.42	2,658.32	0.10
Total Income	33,994.95	34,259.89	(264.94)
Expense			
401.00 · Accounting	903.00	1,500.00	(597.00)
402.00 · Administrative	530.77	641.66	(110.89)
403.00 · Manager's Fee	2,826.75	2,826.75	0.00
406.00 · Insurance	4,715.75	5,077.74	(361.99)
408.00 · Legal	0.00	416.70	(416.70)
409.00 · Manager's Unit	410.91	416.70	(5.79)
410.00 · Pool Maintenance	3,855.63	908.33	2,947.30
410.02 · Pool - Gas Expense	81.49	585.31	(503.82)
411.00 · Snow Removal	0.00	0.00	0.00
412.00 · Repairs & Maint. - Project	614.33	1,164.15	(549.82)
413.00 · Fire Alarm	0.00	0.00	0.00
414.00 · Trash	582.90	749.99	(167.09)
416.00 · Real Estate Taxes	0.00	0.00	0.00
418.00 · Reserve Funds	2,816.35	2,816.33	0.02
421.00 · Depr - Mgr's Unit	70.42	70.42	0.00
422.00 · Electric	917.52	2,071.10	(1,153.58)
424.00 · Water & Sewer	3,712.44	3,546.19	166.25
433.00 · Pool & Garden	0.00	0.00	0.00
437.00 · Landscaping	1,000.00	2,084.25	(1,084.25)
438.00 · 504 Repairs & Maintenance	0.00	83.31	(83.31)
Total Expense	23,038.26	24,958.93	(1,920.67)
Net Ordinary Income	10,956.69	9,300.96	1,655.73
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	584.74	2,579.32	(1,994.58)
425.00 · Repairs & Maint. Bldg.	305.00	1,150.02	(845.02)
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	1,775.00	749.41	1,025.59
436.00 · Bad Debt	0.00	0.00	0.00
453.00 · Flood Insurance	1,326.25	1,199.66	126.59
456.00 · Cable TV Expense	2,636.67	2,658.32	(21.65)
Total Other Expense	6,627.66	8,336.73	(1,709.07)
Net Other Income	(6,627.66)	(8,336.73)	1,709.07
Net Income	4,329.03	964.23	3,364.80

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual YTD
 July 2015 through June 2016

	Jul '15 - Jun 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	345,421.88	345,423.00	(1.12)
303.00 · Interest Income	457.26	0.00	457.26
304.00 · Finance Charges & Late Fees	311.55	0.00	311.55
305.00 · Holy Cross Equity Refund	991.40	0.00	991.40
307.00 · Reserve Assessments	33,796.20	33,796.00	0.20
308.00 · Cable TV Assessments	31,901.04	31,900.00	1.04
Total Income	412,879.33	411,119.00	1,760.33
Expense			
401.00 · Accounting	19,132.02	18,000.00	1,132.02
402.00 · Administrative	7,181.80	7,700.00	(518.20)
403.00 · Manager's Fee	33,921.00	33,921.00	0.00
406.00 · Insurance	55,725.06	60,933.00	(5,207.94)
408.00 · Legal	585.00	5,000.00	(4,415.00)
409.00 · Manager's Unit	4,930.91	5,000.00	(69.09)
410.00 · Pool Maintenance	24,180.69	10,900.00	13,280.69
410.02 · Pool - Gas Expense	2,442.08	7,024.00	(4,581.92)
411.00 · Snow Removal	12,015.69	11,600.00	415.69
412.00 · Repairs & Maint. - Project	13,795.37	13,970.00	(174.63)
413.00 · Fire Alarm	1,630.20	1,900.00	(269.80)
414.00 · Trash	8,507.62	9,000.00	(492.38)
416.00 · Real Estate Taxes	881.28	900.00	(18.72)
418.00 · Reserve Funds	33,796.20	33,796.00	0.20
421.00 · Depr - Mgr's Unit	845.04	845.00	0.04
422.00 · Electric	25,584.46	24,853.00	731.46
424.00 · Water & Sewer	44,460.08	42,554.00	1,906.08
433.00 · Pool & Garden	0.00	0.00	0.00
437.00 · Landscaping	15,404.26	14,500.00	904.26
438.00 · 504 Repairs & Maintenance	0.00	1,000.00	(1,000.00)
Total Expense	305,018.76	303,396.00	1,622.76
Net Ordinary Income	107,860.57	107,723.00	137.57
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	24,828.29	30,952.00	(6,123.71)
425.00 · Repairs & Maint. Bldg.	28,585.07	13,800.00	14,785.07
427.00 · Elevator	3,720.98	3,967.00	(246.02)
429.00 · Roof Snow Removal	550.00	3,715.00	(3,165.00)
431.00 · Fire Alarm Bldg	5,722.10	8,993.00	(3,270.90)
436.00 · Bad Debt	163,374.87	0.00	163,374.87
445.00 · Catwalk Area	216.54	0.00	216.54
453.00 · Flood Insurance	14,279.25	14,396.00	(116.75)
456.00 · Cable TV Expense	31,618.56	31,900.00	(281.44)
Total Other Expense	272,895.66	107,723.00	165,172.66
Net Other Income	(272,895.66)	(107,723.00)	(165,172.66)
Net Income	(165,035.09)	0.00	(165,035.09)

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2015 through June 2016

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
Ordinary Income/Expense				
Income				
301.00 · Operating Assessments				
301.10 · Operating Assessments - 100/200	70,392.66	0.00	0.00	70,392.66
301.20 · Operating Assessments - 300	104,943.39	0.00	0.00	104,943.39
301.30 · Operating Assessments - 400	64,782.91	0.00	0.00	64,782.91
301.40 · Operating Assessments - 500	93,028.97	0.00	0.00	93,028.97
301.50 · Operating Assessments - Garage	12,273.95	0.00	0.00	12,273.95
Total 301.00 · Operating Assessments	345,421.88	0.00	0.00	345,421.88
302.00 · Special Assessments				
302.10 · Special Assess. - 100/200	0.00	0.00	1,188,604.46	1,188,604.46
Total 302.00 · Special Assessments	0.00	0.00	1,188,604.46	1,188,604.46
303.00 · Interest Income				
303.10 · Interest Income - 100/200	98.68	0.00	512.90	611.58
303.20 · Interest Income - 300	141.65	0.00	0.00	141.65
303.30 · Interest Income - 400	91.13	0.00	0.00	91.13
303.40 · Interest Income - 500	111.75	0.00	0.00	111.75
303.50 · Interest Income - Garage	14.05	0.00	0.00	14.05
303.00 · Interest Income - Other	0.00	0.00	0.00	0.00
Total 303.00 · Interest Income	457.26	0.00	512.90	970.16
304.00 · Finance Charges & Late Fees				
304.10 · Finance Charges & LF - 100/200	67.23	0.00	1,173.51	1,240.74
304.20 · Finance Charges & LF - 300	96.52	0.00	0.00	96.52
304.30 · Finance Charges & LF - 400	62.10	0.00	0.00	62.10
304.40 · Finance Charges & LF - 500	76.15	0.00	0.00	76.15
304.50 · Finance Charges & LF - Garage	9.55	0.00	0.00	9.55
304.00 · Finance Charges & Late Fees - Ot...	0.00	0.00	0.00	0.00
Total 304.00 · Finance Charges & Late Fees	311.55	0.00	1,173.51	1,485.06
305.00 · Holy Cross Equity Refund				
305.10 · Holy Cross Refund - 100/200	213.95	0.00	0.00	213.95
305.20 · Holy Cross Refund - 300	307.13	0.00	0.00	307.13
305.30 · Holy Cross Refund - 400	197.59	0.00	0.00	197.59
305.40 · Holy Cross Refund - 500	242.30	0.00	0.00	242.30
305.50 · Holy Cross Refund - Garage	30.43	0.00	0.00	30.43
Total 305.00 · Holy Cross Equity Refund	991.40	0.00	0.00	991.40
306.00 · SA Interest Income from Owners	0.00	(35,346.12)	0.00	(35,346.12)
307.00 · Reserve Assessments				
307.10 · Reserve Assessments - 100/200	13,411.32	0.00	0.00	13,411.32
307.20 · Reserve Assessments - 300	10,502.88	0.00	0.00	10,502.88
307.30 · Reserve Assessments - 400	2,331.12	0.00	0.00	2,331.12
307.40 · Reserve Assessments - 500	5,226.24	0.00	0.00	5,226.24
307.5 · Reserve Assessments - Garage	2,324.64	0.00	0.00	2,324.64
Total 307.00 · Reserve Assessments	33,796.20	0.00	0.00	33,796.20
308.00 · Cable TV Assessments				
308.10 · Cable TV - 100/200	7,089.12	0.00	0.00	7,089.12
308.20 · Cable TV - 300	9,452.16	0.00	0.00	9,452.16
308.30 · Cable TV - 400	6,498.36	0.00	0.00	6,498.36
308.40 · Cable TV - 500	8,861.40	0.00	0.00	8,861.40
Total 308.00 · Cable TV Assessments	31,901.04	0.00	0.00	31,901.04
Total Income	412,879.33	(35,346.12)	1,190,290.87	1,567,824.08
Expense				
401.00 · Accounting				
401.10 · Accounting - 100/200	4,128.64	0.00	842.59	4,971.23
401.20 · Accounting - 300	5,927.13	0.00	0.00	5,927.13
401.30 · Accounting - 400	3,812.96	0.00	0.00	3,812.96
401.40 · Accounting - 500	4,675.89	0.00	0.00	4,675.89
401.50 · Accounting - Garage	587.40	0.00	0.00	587.40

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2015 through June 2016

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
401.00 · Accounting - Other	0.00	232.50	0.00	232.50
Total 401.00 · Accounting	19,132.02	232.50	842.59	20,207.11
402.00 · Administrative				
402.10 · Administrative - 100/200	1,549.80	0.00	0.00	1,549.80
402.20 · Administrative - 300	2,224.94	0.00	0.00	2,224.94
402.30 · Administrative - 400	1,431.36	0.00	0.00	1,431.36
402.40 · Administrative - 500	1,755.26	0.00	0.00	1,755.26
402.50 · Administrative - Garage	220.44	0.00	0.00	220.44
402.00 · Administrative - Other	0.00	0.00	0.00	0.00
Total 402.00 · Administrative	7,181.80	0.00	0.00	7,181.80
403.00 · Manager's Fee				
403.10 · Manager's Fee - 100/200	7,320.13	0.00	0.00	7,320.13
403.20 · Manager's Fee - 300	10,508.74	0.00	0.00	10,508.74
403.30 · Manager's Fee - 400	6,760.46	0.00	0.00	6,760.46
403.40 · Manager's Fee - 500	8,290.32	0.00	0.00	8,290.32
403.50 · Manager's Fee - Garage	1,041.35	0.00	0.00	1,041.35
Total 403.00 · Manager's Fee	33,921.00	0.00	0.00	33,921.00
406.00 · Insurance				
406.10 · Insurance - 100/200	12,025.51	0.00	0.00	12,025.51
406.20 · Insurance - 300	17,263.62	0.00	0.00	17,263.62
406.30 · Insurance - 400	11,106.02	0.00	0.00	11,106.02
406.40 · Insurance - 500	13,619.19	0.00	0.00	13,619.19
406.50 · Insurance - Garage	1,710.72	0.00	0.00	1,710.72
Total 406.00 · Insurance	55,725.06	0.00	0.00	55,725.06
408.00 · Legal				
408.10 · Legal - 100/200	126.24	0.00	2,259.00	2,385.24
408.20 · Legal - 300	181.24	0.00	0.00	181.24
408.30 · Legal - 400	116.59	0.00	0.00	116.59
408.40 · Legal - 500	142.97	0.00	0.00	142.97
408.50 · Legal - Garage	17.96	0.00	0.00	17.96
408.00 · Legal - Other	0.00	0.00	0.00	0.00
Total 408.00 · Legal	585.00	0.00	2,259.00	2,844.00
409.00 · Manager's Unit				
409.10 · Manager's Unit - 100/200	1,064.06	0.00	0.00	1,064.06
409.20 · Manager's Unit - 300	1,527.58	0.00	0.00	1,527.58
409.30 · Manager's Unit - 400	982.70	0.00	0.00	982.70
409.40 · Manager's Unit - 500	1,205.15	0.00	0.00	1,205.15
409.50 · Manager's Unit - Garage	151.42	0.00	0.00	151.42
409.00 · Manager's Unit - Other	0.00	0.00	0.00	0.00
Total 409.00 · Manager's Unit	4,930.91	0.00	0.00	4,930.91
410.00 · Pool Maintenance				
410.10 · Pool - 100/200	5,218.19	0.00	0.00	5,218.19
410.20 · Pool - 300	7,491.19	0.00	0.00	7,491.19
410.30 · Pool - 400	4,819.19	0.00	0.00	4,819.19
410.40 · Pool - 500	5,909.76	0.00	0.00	5,909.76
410.50 · Pool - Garage	742.36	0.00	0.00	742.36
Total 410.00 · Pool Maintenance	24,180.69	0.00	0.00	24,180.69
410.02 · Pool - Gas Expense				
410.021 · Pool Gas - 100/200	527.00	0.00	0.00	527.00
410.022 · Pool Gas - 300	756.56	0.00	0.00	756.56
410.023 · Pool Gas - 400	486.70	0.00	0.00	486.70
410.024 · Pool Gas - 500	596.84	0.00	0.00	596.84
410.025 · Pool Gas - Garage	74.98	0.00	0.00	74.98
410.02 · Pool - Gas Expense - Other	0.00	0.00	0.00	0.00
Total 410.02 · Pool - Gas Expense	2,442.08	0.00	0.00	2,442.08
411.00 · Snow Removal				
411.01 · Plowing				

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2015 through June 2016

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
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	1,397.46	0.00	0.00	1,397.46
411.022 · Shoveling 300	2,006.18	0.00	0.00	2,006.18
411.023 · Shoveling 400	1,290.64	0.00	0.00	1,290.64
411.024 · Shoveling 500	1,582.65	0.00	0.00	1,582.65
411.025 · Shoveling Garage	198.76	0.00	0.00	198.76
Total 411.02 · Shoveling	6,475.69	0.00	0.00	6,475.69
411.04 · Loader				
411.041 · Loader 100/200	224.44	0.00	0.00	224.44
411.042 · Loader 300	322.20	0.00	0.00	322.20
411.043 · Loader 400	207.28	0.00	0.00	207.28
411.044 · Loader 500	254.17	0.00	0.00	254.17
411.045 · Loader Garage	31.91	0.00	0.00	31.91
Total 411.04 · Loader	1,040.00	0.00	0.00	1,040.00
Total 411.00 · Snow Removal	12,015.69	0.00	0.00	12,015.69
412.00 · Repairs & Maint. - Project				
412.10 · Repairs & Maint. - 100/200	2,977.01	0.00	0.00	2,977.01
412.20 · Repairs & Maint. - 300	4,273.81	0.00	0.00	4,273.81
412.30 · Repairs & Maint. - 400	2,749.45	0.00	0.00	2,749.45
412.40 · Repairs & Maint. - 500	3,371.56	0.00	0.00	3,371.56
412.50 · Repairs & Maint. - Garage	423.54	0.00	0.00	423.54
412.00 · Repairs & Maint. - Project - Other	0.00	0.00	0.00	0.00
Total 412.00 · Repairs & Maint. - Project	13,795.37	0.00	0.00	13,795.37
413.00 · Fire Alarm				
413.10 · Fire Alarm - 100/200	351.79	0.00	0.00	351.79
413.20 · Fire Alarm - 300	505.03	0.00	0.00	505.03
413.30 · Fire Alarm - 400	324.91	0.00	0.00	324.91
413.40 · Fire Alarm - 500	398.44	0.00	0.00	398.44
413.50 · Fire Alarm - Garage	50.03	0.00	0.00	50.03
Total 413.00 · Fire Alarm	1,630.20	0.00	0.00	1,630.20
414.00 · Trash				
414.10 · Trash - 100/200	1,835.95	0.00	0.00	1,835.95
414.20 · Trash - 300	2,635.64	0.00	0.00	2,635.64
414.30 · Trash - 400	1,695.54	0.00	0.00	1,695.54
414.40 · Trash - 500	2,079.27	0.00	0.00	2,079.27
414.50 · Trash - Garage	261.22	0.00	0.00	261.22
Total 414.00 · Trash	8,507.62	0.00	0.00	8,507.62
416.00 · Real Estate Taxes				
416.10 · Real Estate Taxes - 100/200	190.18	0.00	0.00	190.18
416.20 · Real Estate Taxes - 300	273.02	0.00	0.00	273.02
416.30 · Real Estate Taxes - 400	175.64	0.00	0.00	175.64
416.40 · Real Estate Taxes - 500	215.38	0.00	0.00	215.38
416.50 · Real Estate Taxes - Garage	27.06	0.00	0.00	27.06
Total 416.00 · Real Estate Taxes	881.28	0.00	0.00	881.28
418.00 · Reserve Funds				
418.10 · Reserve Funds - 100/200	13,411.32	0.00	0.00	13,411.32
418.20 · Reserve Funds - 300	10,502.88	0.00	0.00	10,502.88
418.30 · Reserve Funds - 400	2,331.12	0.00	0.00	2,331.12
418.40 · Reserve Funds - 500	5,226.24	0.00	0.00	5,226.24
418.50 · Reserve Funds - Garage	2,324.64	0.00	0.00	2,324.64

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2015 through June 2016

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
Total 418.00 · Reserve Funds	33,796.20	0.00	0.00	33,796.20
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	5,521.11	0.00	0.00	5,521.11
422.20 · Electric - 300	7,926.06	0.00	0.00	7,926.06
422.30 · Electric - 400	5,098.97	0.00	0.00	5,098.97
422.40 · Electric - 500	6,252.85	0.00	0.00	6,252.85
422.50 · Electric - Garage	785.47	0.00	0.00	785.47
Total 422.00 · Electric	25,584.46	0.00	0.00	25,584.46
424.00 · Water & Sewer				
424.10 · Water & Sewer - 100/200	9,594.50	0.00	0.00	9,594.50
424.20 · Water & Sewer - 300	13,773.73	0.00	0.00	13,773.73
424.30 · Water & Sewer - 400	8,860.90	0.00	0.00	8,860.90
424.40 · Water & Sewer - 500	10,866.03	0.00	0.00	10,866.03
424.50 · Water & Sewer - Garage	1,364.92	0.00	0.00	1,364.92
Total 424.00 · Water & Sewer	44,460.08	0.00	0.00	44,460.08
437.00 · Landscaping				
437.10 · Landscaping 100/200	8,480.35	0.00	0.00	8,480.35
437.20 · Landscaping - 300	2,735.32	0.00	0.00	2,735.32
437.30 · Landscaping - 400	1,759.68	0.00	0.00	1,759.68
437.40 · Landscaping - 500	2,157.87	0.00	0.00	2,157.87
437.50 · Landscaping - Garage	271.04	0.00	0.00	271.04
Total 437.00 · Landscaping	15,404.26	0.00	0.00	15,404.26
440.00 · Architect				
440.10 · Architect - 100/200	0.00	0.00	37,926.29	37,926.29
Total 440.00 · Architect	0.00	0.00	37,926.29	37,926.29
Total Expense	305,018.76	232.50	41,027.88	346,279.14
Net Ordinary Income	107,860.57	(35,578.62)	1,149,262.99	1,221,544.94
Other Income/Expense				
Other Expense				
423.00 · Gas/Heating				
423.10 · Heat - 100/200	6,184.63	0.00	0.00	6,184.63
423.20 · Heat - 300	5,955.33	0.00	0.00	5,955.33
423.30 · Heat - 400	3,430.67	0.00	0.00	3,430.67
423.40 · Heat - 500	6,933.39	0.00	0.00	6,933.39
423.50 · Heat - Garage	2,324.27	0.00	0.00	2,324.27
Total 423.00 · Gas/Heating	24,828.29	0.00	0.00	24,828.29
425.00 · Repairs & Maint. Bldg.				
425.10 · Repairs & Maint. - 100/200	1,872.92	0.00	0.00	1,872.92
425.20 · Repairs & Maint. - 300	8,144.77	0.00	0.00	8,144.77
425.30 · Repairs & Maint. - 400	2,179.40	0.00	0.00	2,179.40
425.40 · Repairs & Maint. - 500	10,974.28	0.00	0.00	10,974.28
425.50 · Repairs & Maint. - Garage	5,413.70	0.00	0.00	5,413.70
Total 425.00 · Repairs & Maint. Bldg.	28,585.07	0.00	0.00	28,585.07
427.00 · Elevator				
427.20 · Elevator - 300	2,232.60	0.00	0.00	2,232.60
427.30 · Elevator - 400	1,488.38	0.00	0.00	1,488.38

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2015 through June 2016

	Operating	Renov. I 300/400	Renov. III 100/200	TOTAL
Total 427.00 · Elevator	3,720.98	0.00	0.00	3,720.98
429.00 · Roof Snow Removal				
429.20 · Roof Snow Removal - 300	550.00	0.00	0.00	550.00
Total 429.00 · Roof Snow Removal	550.00	0.00	0.00	550.00
431.00 · Fire Alarm Bldg				
431.10 · Fire Alarm - 100/200	442.22	0.00	0.00	442.22
431.20 · Fire Alarm - 300	2,865.87	0.00	0.00	2,865.87
431.30 · Fire Alarm - 400	1,677.76	0.00	0.00	1,677.76
431.40 · Fire Alarm - 500	673.35	0.00	0.00	673.35
431.50 · Fire Alarm - Garage	62.90	0.00	0.00	62.90
Total 431.00 · Fire Alarm Bldg	5,722.10	0.00	0.00	5,722.10
434.00 · Building Facades				
434.10 · Building Facades - 100/200	0.00	0.00	562,911.66	562,911.66
Total 434.00 · Building Facades	0.00	0.00	562,911.66	562,911.66
436.00 · Bad Debt				
436.10 · Bad Debt - 100/200	35,256.30	0.00	0.00	35,256.30
436.20 · Bad Debt - 300	50,613.53	0.00	0.00	50,613.53
436.30 · Bad Debt - 400	32,560.61	0.00	0.00	32,560.61
436.40 · Bad Debt - 500	39,928.82	0.00	0.00	39,928.82
436.50 · Bad Debt - Garage	5,015.61	0.00	0.00	5,015.61
436.00 · Bad Debt - Other	0.00	0.00	0.00	0.00
Total 436.00 · Bad Debt	163,374.87	0.00	0.00	163,374.87
445.00 · Catwalk Area				
445.20 · Catwalk Area - 300	129.92	(6,450.00)	0.00	(6,320.08)
445.30 · Catwalk Area - 400	86.62	(4,300.00)	0.00	(4,213.38)
Total 445.00 · Catwalk Area	216.54	(10,750.00)	0.00	(10,533.46)
452.00 · Interest Expense - Renovation	0.00	4,401.12	0.00	4,401.12
453.00 · Flood Insurance				
453.40 · Flood Insurance - 500	14,279.25	0.00	0.00	14,279.25
Total 453.00 · Flood Insurance	14,279.25	0.00	0.00	14,279.25
456.00 · Cable TV Expense				
456.10 · Cable TV Exp - 100/200	7,026.37	0.00	0.00	7,026.37
456.20 · Cable TV Exp - 300	9,368.42	0.00	0.00	9,368.42
456.30 · Cable TV Exp - 400	6,440.82	0.00	0.00	6,440.82
456.40 · Cable TV Exp - 500	8,782.95	0.00	0.00	8,782.95
Total 456.00 · Cable TV Expense	31,618.56	0.00	0.00	31,618.56
Total Other Expense	272,895.66	(6,348.88)	562,911.66	829,458.44
Net Other Income	(272,895.66)	6,348.88	(562,911.66)	(829,458.44)
Net Income	(165,035.09)	(29,229.74)	586,351.33	392,086.50

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2016

Type	Date	Num	Name	Memo	Amount
102.00 · WestStar Operating					
Total 102.00 · WestStar Operating					
102.10 · Cash in Reserve - Centennial					
Total 102.10 · Cash in Reserve - Centennial					
102.11 · Cash in Fire - Centennial Bank					
Total 102.11 · Cash in Fire - Centennial Bank					
102.12 · Cash in Construction - Millenn					
Total 102.12 · Cash in Construction - Millenn					
102.13 · Cash in Spec. As. - Centennial					
Total 102.13 · Cash in Spec. As. - Centennial					
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 - Centenni					
Bill Pmt -Check	6/1/2016	Draft	Xcel Energy	53-1013571-8	(2,064.86)
Bill Pmt -Check	6/3/2016	Draft	Vail Honeywagon Ltd. (Inc.)	May	(582.90)
Bill Pmt -Check	6/9/2016	10036	Hindman Sanchez P.C.		(345.00)
Bill Pmt -Check	6/9/2016	10037	McMahan and Associates, LLC	Remaining work on audit	(1,000.00)
Bill Pmt -Check	6/9/2016	10038	Nedbo Construction, Inc.	Re: 100/200 Renovation	(182,278.82)
Bill Pmt -Check	6/9/2016	10039	OAC Management, Inc.	Re: 100/200 Renovation	(12,150.00)
Bill Pmt -Check	6/9/2016	10040	Orkin Pest Control	Treated for mice, spiders and checked for mice	(212.00)
Bill Pmt -Check	6/9/2016	10041	Pierce Architects	Re: 100/200 Renovation 4/1-4/30/16	(1,003.14)
Bill Pmt -Check	6/9/2016	10042	Spaeth and Company, Inc.	May	(936.55)
Bill Pmt -Check	6/9/2016	10043	Vail Valley Ace Hardware	312	(127.02)
Check	6/12/2016	Auto-Pay	Comcast	6/1-6/30	(2,636.67)
Check	6/19/2016	Draft	Comcast - DSL	DSL	(69.75)
Bill Pmt -Check	6/21/2016	Draft	Eagle River Water & Sanitation ...	4/29-5/31	(3,549.90)
Bill Pmt -Check	6/22/2016	10044	Drains 24/7	Bldg. 300 - Clogged drain	(305.00)
Bill Pmt -Check	6/22/2016	10045	Specialized Pool and Spa, LLC	Weekly Commercial Route Service 5/1-5/28	(547.35)
Bill Pmt -Check	6/22/2016	10046	Steve Burns		(4,280.68)
Bill Pmt -Check	6/22/2016	10047	Vail Valley Ace Hardware	312	(61.85)
Check	6/30/2016	Draft	Century Link (Qwest)	6/19-7/18 970-476-7309 666B	(64.93)
Check	6/30/2016	Draft	Century Link (Qwest)	6/13-7/12 970-476-2196 518B	(95.82)
Check	6/30/2016	Draft	Century Link (Qwest)	6/13-7/12 970-476-3957 457B	(183.07)
Check	6/30/2016	Auto-Pay	Holy Cross Energy	5/22-6/22	(917.52)
Total 102.8 · Cash in Op. Checking - Centenni					(213,412.83)
102.9 · Millennium Bank - Savings					
Total 102.9 · Millennium Bank - Savings					
103.00 · Cash in Savings					
Total 103.00 · Cash in Savings					
TOTAL					(213,412.83)