



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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August 29, 2017

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

Re: Financial Statements
For the Twelve Months Ended June 30, 2017

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 6/30/17, the year-to-date operating net loss is \$10,527.39. Comparatively, the year-to-date operating net loss as of 6/30/16 was \$165,035.09. This is a positive difference of \$154,507.70. There was a significant decrease to accounting, repairs & maintenance, electricity, landscaping and bad debt. This was partially offset by a significant increase in manager's unit expense, pool maintenance, snow removal, trash removal, gas/heating and flood insurance, along with a decrease to operating dues income.

For the operating class, we are over budget by \$10,527.39 as of 6/30/17. Insurance, legal, pool gas, electricity, water & sewer, landscaping and fire alarm expenses are significantly under budget. Manager's unit expense, pool maintenance, snow removal, trash removal, repairs & maintenance and elevator are significantly over budget.

Renovation Phase II (500) had a special assessment in June toward current year renovation expenditures. The project is continuing with additional special assessments to cover full project costs. Renovation Phase III (100/200) is complete. All classes combine for a total year-to-date net loss of \$513,496.61. 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, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Centennial	168,976.46
102.11 · Cash in Fire - Centennial Bank	0.04
102.13 · Cash in Spec. As. - Centennial	22,602.24
102.16 · Cash in 500 Renov - Centennial	21,840.82
102.8 · Cash in Op. Checking - Centenni	88,589.84
Total Checking/Savings	302,009.40
Accounts Receivable	
104.00 · Accounts Receivable	35,734.09
Total Accounts Receivable	35,734.09
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	28,761.94
108.20 · Prepaid Flood Insurance	12,597.75
Total 108.00 · Prepaid Expenses	41,359.69
110.00 · Bill to Owner	242.59
Total Other Current Assets	41,602.28
Total Current Assets	379,345.77
Fixed Assets	
112.00 · Manager Condo Unit	23,000.00
112.50 · Improvements - 504	81,721.14
113.00 · Improvements - General	282,712.75
113.50 · Equipment	7,544.75
114.00 · Accum. Depreciation	
114.10 · Depreciation	(30,516.25)
114.20 · Amort. of Impr. & Rep.	(98,160.58)
114.30 · Accum Deprec Equipment	(7,546.00)
Total 114.00 · Accum. Depreciation	(136,222.83)
Total Fixed Assets	258,755.81
TOTAL ASSETS	638,101.58

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2017

	Jun 30, 17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	130,583.35
Total Accounts Payable	130,583.35
Total Current Liabilities	130,583.35
Total Liabilities	130,583.35
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	54,264.32
217.20 · Reserve Fund 300	90,269.68
217.30 · Reserve Fund 400	73,459.99
217.40 · Reserve Fund 500	58,659.45
217.50 · Reserve Fund Garage	15,449.05
Total 217.01 · Reserve Fund - Appropriated	292,102.49
218.01 · Owner Equity - Unappropriated	
218.00 · Retained Earnings Bldg 100/200	11,560.52
219.00 · Retained Earnings Bldg 300	(1,824.07)
220.00 · Retained Earnings Bldg 400	15,912.51
221.00 · Retained Earnings Bldg 500	(28,999.98)
222.00 · Retained Earnings Garage	(4,603.73)
Total 218.01 · Owner Equity - Unappropriated	(7,954.75)
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	(60,663.72)
250.20 · Insurance Claim Expenditures - O...	(4,476,691.37)
Total 250.20 · Insurance Claim Expenditures	(4,537,355.09)
250.3 · 400 SA Proceeds	
250.31 · Special Assessment Refunds	(353,048.45)
250.3 · 400 SA Proceeds - Other	1,521,538.58
Total 250.3 · 400 SA Proceeds	1,168,490.13
250.00 · Insurance Claim - 400 Fire - Other	40,304.22
Total 250.00 · Insurance Claim - 400 Fire	1,190,018.92
281 · Construction Costs	
281.10 · Construction Costs Renov. Ph. I	(1,015,453.24)
281.20 · Construction Costs 100/200 III	586,277.90
281.40 · Construction Costs 500 II	(50,476.48)
Total 281 · Construction Costs	(479,651.82)
Net Income	(513,496.61)
Total Equity	507,518.23
TOTAL LIABILITIES & EQUITY	638,101.58

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

	Jun 17	Jun 16	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	27,636.63	28,785.18	(1,148.55)
303.00 · Interest Income	26.54	35.00	(8.46)
304.00 · Finance Charges & Late Fees	0.00	(300.00)	300.00
307.00 · Reserve Assessments	3,982.99	2,816.35	1,166.64
308.00 · Cable TV Assessments	2,640.06	2,658.42	(18.36)
Total Income	34,286.22	33,994.95	291.27
Expense			
401.00 · Accounting	695.00	903.00	(208.00)
402.00 · Administrative	551.75	530.77	20.98
403.00 · Manager's Fee	2,911.55	2,826.75	84.80
406.00 · Insurance	4,424.92	4,715.75	(290.83)
408.00 · Legal	(250.00)	0.00	(250.00)
409.00 · Manager's Unit	410.78	410.91	(0.13)
410.00 · Pool Maintenance	7,847.01	3,855.63	3,991.38
410.02 · Pool - Gas Expense	232.83	81.49	151.34
412.00 · Repairs & Maint. - Project	405.23	614.33	(209.10)
414.00 · Trash	817.10	582.90	234.20
418.00 · Reserve Funds	3,982.99	2,816.35	1,166.64
421.00 · Depr - Mgr's Unit	84.38	70.42	13.96
422.00 · Electric	995.41	917.52	77.89
424.00 · Water & Sewer	3,887.52	3,712.44	175.08
437.00 · Landscaping	3,325.00	1,000.00	2,325.00
Total Expense	30,321.47	23,038.26	7,283.21
Net Ordinary Income	3,964.75	10,956.69	(6,991.94)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	831.72	584.74	246.98
425.00 · Repairs & Maint. Bldg.	1,230.00	305.00	925.00
431.00 · Fire Alarm Bldg	250.00	1,775.00	(1,525.00)
453.00 · Flood Insurance	1,399.75	1,326.25	73.50
456.00 · Cable TV Expense	2,625.87	2,636.67	(10.80)
Total Other Expense	6,337.34	6,627.66	(290.32)
Net Other Income	(6,337.34)	(6,627.66)	290.32
Net Income	(2,372.59)	4,329.03	(6,701.62)

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

	Jul '16 - Jun 17	Jul '15 - Jun 16	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	331,639.62	345,421.88	(13,782.26)
303.00 · Interest Income	554.89	457.26	97.63
304.00 · Finance Charges & Late Fees	903.03	311.55	591.48
305.00 · Holy Cross Equity Refund	949.92	991.40	(41.48)
307.00 · Reserve Assessments	47,795.82	33,796.20	13,999.62
308.00 · Cable TV Assessments	31,680.72	31,901.04	(220.32)
Total Income	413,524.00	412,879.33	644.67
Expense			
401.00 · Accounting	10,140.00	19,132.02	(8,992.02)
402.00 · Administrative	7,653.31	7,181.80	471.51
403.00 · Manager's Fee	34,938.60	33,921.00	1,017.60
406.00 · Insurance	54,989.43	55,725.06	(735.63)
408.00 · Legal	397.00	585.00	(188.00)
409.00 · Manager's Unit	7,844.20	4,930.91	2,913.29
410.00 · Pool Maintenance	27,169.66	24,180.69	2,988.97
410.02 · Pool - Gas Expense	3,377.76	2,442.08	935.68
411.00 · Snow Removal	12,699.65	12,015.69	683.96
412.00 · Repairs & Maint. - Project	10,870.06	13,795.37	(2,925.31)
413.00 · Fire Alarm	2,412.85	1,630.20	782.65
414.00 · Trash	10,229.13	8,507.62	1,721.51
416.00 · Real Estate Taxes	989.92	881.28	108.64
418.00 · Reserve Funds	47,795.88	33,796.20	13,999.68
421.00 · Depr - Mgr's Unit	914.00	845.04	68.96
422.00 · Electric	23,551.82	25,584.46	(2,032.64)
424.00 · Water & Sewer	45,291.68	44,460.08	831.60
437.00 · Landscaping	8,476.94	15,404.26	(6,927.32)
438.00 · 504 Repairs & Maintenance	364.87	0.00	364.87
Total Expense	310,106.76	305,018.76	5,088.00
Net Ordinary Income	103,417.24	107,860.57	(4,443.33)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	26,595.68	24,828.29	1,767.39
425.00 · Repairs & Maint. Bldg.	19,599.51	28,585.07	(8,985.56)
427.00 · Elevator	3,872.84	3,720.98	151.86
429.00 · Roof Snow Removal	12,045.00	550.00	11,495.00
431.00 · Fire Alarm Bldg	4,142.46	5,722.10	(1,579.64)
436.00 · Bad Debt	0.00	163,374.87	(163,374.87)
445.00 · Catwalk Area	0.00	216.54	(216.54)
453.00 · Flood Insurance	16,135.50	14,279.25	1,856.25
456.00 · Cable TV Expense	31,553.64	31,618.56	(64.92)
Total Other Expense	113,944.63	272,895.66	(158,951.03)
Net Other Income	(113,944.63)	(272,895.66)	158,951.03
Net Income	(10,527.39)	(165,035.09)	154,507.70

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual MTD
 June 2017

	Jun 17	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	27,636.63	27,636.76	(0.13)
303.00 · Interest Income	26.54	0.00	26.54
304.00 · Finance Charges & Late Fees	0.00	0.00	0.00
305.00 · Holy Cross Equity Refund	0.00	0.00	0.00
307.00 · Reserve Assessments	3,982.99	3,983.00	(0.01)
308.00 · Cable TV Assessments	2,640.06	2,640.17	(0.11)
Total Income	34,286.22	34,259.93	26.29
Expense			
401.00 · Accounting	695.00	908.34	(213.34)
402.00 · Administrative	551.75	600.00	(48.25)
403.00 · Manager's Fee	2,911.55	2,911.59	(0.04)
406.00 · Insurance	4,424.92	5,083.34	(658.42)
408.00 · Legal	(250.00)	166.67	(416.67)
409.00 · Manager's Unit	410.78	416.66	(5.88)
410.00 · Pool Maintenance	7,847.01	908.34	6,938.67
410.02 · Pool - Gas Expense	232.83	472.70	(239.87)
411.00 · Snow Removal	0.00	0.00	0.00
412.00 · Repairs & Maint. - Project	405.23	1,150.01	(744.78)
413.00 · Fire Alarm	0.00	75.12	(75.12)
414.00 · Trash	817.10	708.34	108.76
416.00 · Real Estate Taxes	0.00	0.00	0.00
418.00 · Reserve Funds	3,982.99	3,983.00	(0.01)
421.00 · Depr - Mgr's Unit	84.38	70.42	13.96
422.00 · Electric	995.41	2,166.67	(1,171.26)
424.00 · Water & Sewer	3,887.52	3,890.26	(2.74)
437.00 · Landscaping	3,325.00	2,071.43	1,253.57
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	30,321.47	25,666.23	4,655.24
Net Ordinary Income	3,964.75	8,593.70	(4,628.95)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	831.72	2,159.59	(1,327.87)
425.00 · Repairs & Maint. Bldg.	1,230.00	1,211.13	18.87
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	250.00	603.75	(353.75)
453.00 · Flood Insurance	1,399.75	1,249.42	150.33
456.00 · Cable TV Expense	2,625.87	2,640.17	(14.30)
Total Other Expense	6,337.34	7,864.06	(1,526.72)
Net Other Income	(6,337.34)	(7,864.06)	1,526.72
Net Income	(2,372.59)	729.64	(3,102.23)

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual YTD
 July 2016 through June 2017

	Jul '16 - Jun 17	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	331,639.62	331,641.12	(1.50)
303.00 · Interest Income	554.89	0.00	554.89
304.00 · Finance Charges & Late Fees	903.03	0.00	903.03
305.00 · Holy Cross Equity Refund	949.92	0.00	949.92
307.00 · Reserve Assessments	47,795.82	47,796.00	(0.18)
308.00 · Cable TV Assessments	31,680.72	31,682.00	(1.28)
Total Income	413,524.00	411,119.12	2,404.88
Expense			
401.00 · Accounting	10,140.00	10,900.08	(760.08)
402.00 · Administrative	7,653.31	7,200.00	453.31
403.00 · Manager's Fee	34,938.60	34,939.08	(0.48)
406.00 · Insurance	54,989.43	61,000.12	(6,010.69)
408.00 · Legal	397.00	2,000.00	(1,603.00)
409.00 · Manager's Unit	7,844.20	4,999.88	2,844.32
410.00 · Pool Maintenance	27,169.66	10,900.06	16,269.60
410.02 · Pool - Gas Expense	3,377.76	5,672.38	(2,294.62)
411.00 · Snow Removal	12,699.65	11,999.98	699.67
412.00 · Repairs & Maint. - Project	10,870.06	13,800.03	(2,929.97)
413.00 · Fire Alarm	2,412.85	1,900.08	512.77
414.00 · Trash	10,229.13	8,500.06	1,729.07
416.00 · Real Estate Taxes	989.92	900.00	89.92
418.00 · Reserve Funds	47,795.88	47,796.00	(0.12)
421.00 · Depr - Mgr's Unit	914.00	845.04	68.96
422.00 · Electric	23,551.82	26,000.00	(2,448.18)
424.00 · Water & Sewer	45,291.68	46,683.12	(1,391.44)
433.00 · Pool & Garden	0.00	0.00	0.00
437.00 · Landscaping	8,476.94	14,500.01	(6,023.07)
438.00 · 504 Repairs & Maintenance	364.87	1,000.08	(635.21)
439.00 · Walkway	0.00	0.00	0.00
Total Expense	310,106.76	311,536.00	(1,429.24)
Net Ordinary Income	103,417.24	99,583.12	3,834.12
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	26,595.68	25,914.73	680.95
425.00 · Repairs & Maint. Bldg.	19,599.51	14,533.31	5,066.20
427.00 · Elevator	3,872.84	1,500.00	2,372.84
429.00 · Roof Snow Removal	12,045.00	3,715.00	8,330.00
431.00 · Fire Alarm Bldg	4,142.46	7,245.00	(3,102.54)
436.00 · Bad Debt	0.00	0.00	0.00
445.00 · Catwalk Area	0.00	0.00	0.00
453.00 · Flood Insurance	16,135.50	14,993.04	1,142.46
456.00 · Cable TV Expense	31,553.64	31,682.04	(128.40)
Total Other Expense	113,944.63	99,583.12	14,361.51
Net Other Income	(113,944.63)	(99,583.12)	(14,361.51)
Net Income	(10,527.39)	0.00	(10,527.39)

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2016 through June 2017

	Operating	Renov. I 300/400	Renov. II 500	Renov. III 100/2...	TOTAL
Ordinary Income/Expense					
Income					
301.00 · Operating Assessments					
301.10 · Operating Assessments - 100/200	64,523.87	0.00	0.00	0.00	64,523.87
301.20 · Operating Assessments - 300	98,659.63	0.00	0.00	0.00	98,659.63
301.30 · Operating Assessments - 400	60,100.85	0.00	0.00	0.00	60,100.85
301.40 · Operating Assessments - 500	96,081.31	0.00	0.00	0.00	96,081.31
301.50 · Operating Assessments - Garage	12,273.96	0.00	0.00	0.00	12,273.96
Total 301.00 · Operating Assessments	331,639.62	0.00	0.00	0.00	331,639.62
302.00 · Special Assessments					
302.40 · Special Assess. - 500	0.00	0.00	260,000.26	0.00	260,000.26
Total 302.00 · Special Assessments	0.00	0.00	260,000.26	0.00	260,000.26
303.00 · Interest Income					
303.10 · Interest Income - 100/200	119.75	0.00	0.00	509.98	629.73
303.20 · Interest Income - 300	171.91	0.00	0.00	0.00	171.91
303.30 · Interest Income - 400	110.60	0.00	0.00	0.00	110.60
303.40 · Interest Income - 500	135.61	0.00	0.00	0.00	135.61
303.50 · Interest Income - Garage	17.02	0.00	0.00	0.00	17.02
303.00 · Interest Income - Other	0.00	0.00	0.00	0.00	0.00
Total 303.00 · Interest Income	554.89	0.00	0.00	509.98	1,064.87
304.00 · Finance Charges & Late Fees					
304.10 · Finance Charges & LF - 100/200	194.87	0.00	0.00	3,622.14	3,817.01
304.20 · Finance Charges & LF - 300	279.75	0.00	0.00	0.00	279.75
304.30 · Finance Charges & LF - 400	179.98	0.00	0.00	0.00	179.98
304.40 · Finance Charges & LF - 500	220.69	0.00	0.00	0.00	220.69
304.50 · Finance Charges & LF - Garage	27.74	0.00	0.00	0.00	27.74
Total 304.00 · Finance Charges & Late Fees	903.03	0.00	0.00	3,622.14	4,525.17
305.00 · Holy Cross Equity Refund					
305.10 · Holy Cross Refund - 100/200	204.99	0.00	0.00	0.00	204.99
305.20 · Holy Cross Refund - 300	294.28	0.00	0.00	0.00	294.28
305.30 · Holy Cross Refund - 400	189.32	0.00	0.00	0.00	189.32
305.40 · Holy Cross Refund - 500	232.16	0.00	0.00	0.00	232.16
305.50 · Holy Cross Refund - Garage	29.17	0.00	0.00	0.00	29.17
Total 305.00 · Holy Cross Equity Refund	949.92	0.00	0.00	0.00	949.92
307.00 · Reserve Assessments					
307.10 · Reserve Assessments - 100/200	19,329.11	0.00	0.00	0.00	19,329.11
307.20 · Reserve Assessments - 300	16,851.10	0.00	0.00	0.00	16,851.10
307.30 · Reserve Assessments - 400	7,056.71	0.00	0.00	0.00	7,056.71
307.40 · Reserve Assessments - 500	2,234.26	0.00	0.00	0.00	2,234.26
307.5 · Reserve Assessments - Garage	2,324.64	0.00	0.00	0.00	2,324.64
Total 307.00 · Reserve Assessments	47,795.82	0.00	0.00	0.00	47,795.82
308.00 · Cable TV Assessments					
308.10 · Cable TV - 100/200	7,040.16	0.00	0.00	0.00	7,040.16
308.20 · Cable TV - 300	9,386.88	0.00	0.00	0.00	9,386.88
308.30 · Cable TV - 400	6,453.48	0.00	0.00	0.00	6,453.48
308.40 · Cable TV - 500	8,800.20	0.00	0.00	0.00	8,800.20
Total 308.00 · Cable TV Assessments	31,680.72	0.00	0.00	0.00	31,680.72
Total Income	413,524.00	0.00	260,000.26	4,132.12	677,656.38
Expense					
401.00 · Accounting					
401.10 · Accounting - 100/200	2,188.21	0.00	0.00	617.42	2,805.63
401.20 · Accounting - 300	3,141.33	0.00	0.00	0.00	3,141.33
401.30 · Accounting - 400	2,020.88	0.00	0.00	0.00	2,020.88
401.40 · Accounting - 500	2,478.23	0.00	1,351.50	0.00	3,829.73
401.50 · Accounting - Garage	311.35	0.00	0.00	0.00	311.35
401.00 · Accounting - Other	0.00	161.40	0.00	0.00	161.40
Total 401.00 · Accounting	10,140.00	161.40	1,351.50	617.42	12,270.32

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2016 through June 2017

	Operating	Renov. I 300/400	Renov. II 500	Renov. III 100/2...	TOTAL
402.00 · Administrative					
402.10 · Administrative - 100/200	1,651.60	0.00	0.00	0.00	1,651.60
402.20 · Administrative - 300	2,370.97	0.00	0.00	0.00	2,370.97
402.30 · Administrative - 400	1,525.35	0.00	0.00	0.00	1,525.35
402.40 · Administrative - 500	1,870.47	0.00	0.00	0.00	1,870.47
402.50 · Administrative - Garage	234.92	0.00	0.00	0.00	234.92
402.00 · Administrative - Other	0.00	0.00	0.00	0.00	0.00
Total 402.00 · Administrative	7,653.31	0.00	0.00	0.00	7,653.31
403.00 · Manager's Fee					
403.10 · Manager's Fee - 100/200	7,539.72	0.00	0.00	0.00	7,539.72
403.20 · Manager's Fee - 300	10,824.00	0.00	0.00	0.00	10,824.00
403.30 · Manager's Fee - 400	6,963.24	0.00	0.00	0.00	6,963.24
403.40 · Manager's Fee - 500	8,538.97	0.00	0.00	0.00	8,538.97
403.50 · Manager's Fee - Garage	1,072.67	0.00	0.00	0.00	1,072.67
Total 403.00 · Manager's Fee	34,938.60	0.00	0.00	0.00	34,938.60
406.00 · Insurance					
406.10 · Insurance - 100/200	11,866.74	0.00	0.00	0.00	11,866.74
406.20 · Insurance - 300	17,035.73	0.00	0.00	0.00	17,035.73
406.30 · Insurance - 400	10,959.41	0.00	0.00	0.00	10,959.41
406.40 · Insurance - 500	13,439.42	0.00	0.00	0.00	13,439.42
406.50 · Insurance - Garage	1,688.13	0.00	0.00	0.00	1,688.13
Total 406.00 · Insurance	54,989.43	0.00	0.00	0.00	54,989.43
408.00 · Legal					
408.10 · Legal - 100/200	85.67	0.00	0.00	261.00	346.67
408.20 · Legal - 300	122.99	0.00	0.00	0.00	122.99
408.30 · Legal - 400	79.11	0.00	0.00	0.00	79.11
408.40 · Legal - 500	97.04	0.00	1,427.00	0.00	1,524.04
408.50 · Legal - Garage	12.19	0.00	0.00	0.00	12.19
408.00 · Legal - Other	0.00	0.00	0.00	0.00	0.00
Total 408.00 · Legal	397.00	0.00	1,427.00	261.00	2,085.00
409.00 · Manager's Unit					
409.10 · Manager's Unit - 100/200	1,692.80	0.00	0.00	0.00	1,692.80
409.20 · Manager's Unit - 300	2,430.14	0.00	0.00	0.00	2,430.14
409.30 · Manager's Unit - 400	1,563.35	0.00	0.00	0.00	1,563.35
409.40 · Manager's Unit - 500	1,917.09	0.00	0.00	0.00	1,917.09
409.50 · Manager's Unit - Garage	240.82	0.00	0.00	0.00	240.82
409.00 · Manager's Unit - Other	0.00	0.00	0.00	0.00	0.00
Total 409.00 · Manager's Unit	7,844.20	0.00	0.00	0.00	7,844.20
410.00 · Pool Maintenance					
410.10 · Pool - 100/200	5,863.19	0.00	0.00	0.00	5,863.19
410.20 · Pool - 300	8,417.18	0.00	0.00	0.00	8,417.18
410.30 · Pool - 400	5,414.89	0.00	0.00	0.00	5,414.89
410.40 · Pool - 500	6,640.26	0.00	0.00	0.00	6,640.26
410.50 · Pool - Garage	834.14	0.00	0.00	0.00	834.14
Total 410.00 · Pool Maintenance	27,169.66	0.00	0.00	0.00	27,169.66
410.02 · Pool - Gas Expense					
410.021 · Pool Gas - 100/200	728.92	0.00	0.00	0.00	728.92
410.022 · Pool Gas - 300	1,046.42	0.00	0.00	0.00	1,046.42
410.023 · Pool Gas - 400	673.19	0.00	0.00	0.00	673.19
410.024 · Pool Gas - 500	825.51	0.00	0.00	0.00	825.51
410.025 · Pool Gas - Garage	103.72	0.00	0.00	0.00	103.72
410.02 · Pool - Gas Expense - Other	0.00	0.00	0.00	0.00	0.00
Total 410.02 · Pool - Gas Expense	3,377.76	0.00	0.00	0.00	3,377.76
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

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2016 through June 2017

	Operating	Renov. I 300/400	Renov. II 500	Renov. III 100/2...	TOTAL
411.02 · Shoveling					
411.021 · Shoveling 100/200	1,219.19	0.00	0.00	0.00	1,219.19
411.022 · Shoveling 300	1,750.25	0.00	0.00	0.00	1,750.25
411.023 · Shoveling 400	1,125.95	0.00	0.00	0.00	1,125.95
411.024 · Shoveling 500	1,380.77	0.00	0.00	0.00	1,380.77
411.025 · Shoveling Garage	173.49	0.00	0.00	0.00	173.49
Total 411.02 · Shoveling	5,649.65	0.00	0.00	0.00	5,649.65
411.04 · Loader					
411.041 · Loader 100/200	550.29	0.00	0.00	0.00	550.29
411.042 · Loader 300	789.99	0.00	0.00	0.00	789.99
411.043 · Loader 400	508.21	0.00	0.00	0.00	508.21
411.044 · Loader 500	623.22	0.00	0.00	0.00	623.22
411.045 · Loader Garage	78.29	0.00	0.00	0.00	78.29
Total 411.04 · Loader	2,550.00	0.00	0.00	0.00	2,550.00
Total 411.00 · Snow Removal	12,699.65	0.00	0.00	0.00	12,699.65
412.00 · Repairs & Maint. - Project					
412.10 · Repairs & Maint. - 100/200	2,345.73	0.00	0.00	0.00	2,345.73
412.20 · Repairs & Maint. - 300	3,367.55	0.00	0.00	0.00	3,367.55
412.30 · Repairs & Maint. - 400	2,166.42	0.00	0.00	0.00	2,166.42
412.40 · Repairs & Maint. - 500	2,656.62	0.00	0.00	0.00	2,656.62
412.50 · Repairs & Maint. - Garage	333.74	0.00	0.00	0.00	333.74
Total 412.00 · Repairs & Maint. - Project	10,870.06	0.00	0.00	0.00	10,870.06
413.00 · Fire Alarm					
413.10 · Fire Alarm - 100/200	520.68	0.00	0.00	0.00	520.68
413.20 · Fire Alarm - 300	747.50	0.00	0.00	0.00	747.50
413.30 · Fire Alarm - 400	480.89	0.00	0.00	0.00	480.89
413.40 · Fire Alarm - 500	589.71	0.00	0.00	0.00	589.71
413.50 · Fire Alarm - Garage	74.07	0.00	0.00	0.00	74.07
Total 413.00 · Fire Alarm	2,412.85	0.00	0.00	0.00	2,412.85
414.00 · Trash					
414.10 · Trash - 100/200	2,207.45	0.00	0.00	0.00	2,207.45
414.20 · Trash - 300	3,168.98	0.00	0.00	0.00	3,168.98
414.30 · Trash - 400	2,038.68	0.00	0.00	0.00	2,038.68
414.40 · Trash - 500	2,499.99	0.00	0.00	0.00	2,499.99
414.50 · Trash - Garage	314.03	0.00	0.00	0.00	314.03
Total 414.00 · Trash	10,229.13	0.00	0.00	0.00	10,229.13
416.00 · Real Estate Taxes					
416.10 · Real Estate Taxes - 100/200	213.62	0.00	0.00	0.00	213.62
416.20 · Real Estate Taxes - 300	306.68	0.00	0.00	0.00	306.68
416.30 · Real Estate Taxes - 400	197.29	0.00	0.00	0.00	197.29
416.40 · Real Estate Taxes - 500	241.94	0.00	0.00	0.00	241.94
416.50 · Real Estate Taxes - Garage	30.39	0.00	0.00	0.00	30.39
Total 416.00 · Real Estate Taxes	989.92	0.00	0.00	0.00	989.92
418.00 · Reserve Funds					
418.10 · Reserve Funds - 100/200	19,329.12	0.00	0.00	0.00	19,329.12
418.20 · Reserve Funds - 300	16,851.12	0.00	0.00	0.00	16,851.12
418.30 · Reserve Funds - 400	7,056.72	0.00	0.00	0.00	7,056.72
418.40 · Reserve Funds - 500	2,234.28	0.00	0.00	0.00	2,234.28
418.50 · Reserve Funds - Garage	2,324.64	0.00	0.00	0.00	2,324.64
Total 418.00 · Reserve Funds	47,795.88	0.00	0.00	0.00	47,795.88
421.00 · Depr - Mgr's Unit					
421.10 · Depr - Mgr's Unit - 100/200	197.29	0.00	0.00	0.00	197.29
421.20 · Depr - Mgr's Unit - 300	283.12	0.00	0.00	0.00	283.12
421.30 · Depr - Mgr's Unit - 400	182.15	0.00	0.00	0.00	182.15
421.40 · Depr - Mgr's Unit - 500	223.35	0.00	0.00	0.00	223.35
421.50 · Depr - Mgr's Unit - Garage	28.09	0.00	0.00	0.00	28.09
421.00 · Depr - Mgr's Unit - Other	0.00	0.00	0.00	0.00	0.00
Total 421.00 · Depr - Mgr's Unit	914.00	0.00	0.00	0.00	914.00

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2016 through June 2017

	Operating	Renov. I 300/400	Renov. II 500	Renov. III 100/2...	TOTAL
422.00 · Electric					
422.10 · Electric - 100/200	5,082.48	0.00	0.00	0.00	5,082.48
422.20 · Electric - 300	7,296.37	0.00	0.00	0.00	7,296.37
422.30 · Electric - 400	4,693.86	0.00	0.00	0.00	4,693.86
422.40 · Electric - 500	5,756.07	0.00	0.00	0.00	5,756.07
422.50 · Electric - Garage	723.04	0.00	0.00	0.00	723.04
Total 422.00 · Electric	23,551.82	0.00	0.00	0.00	23,551.82
424.00 · Water & Sewer					
424.10 · Water & Sewer - 100/200	9,773.96	0.00	0.00	0.00	9,773.96
424.20 · Water & Sewer - 300	14,031.36	0.00	0.00	0.00	14,031.36
424.30 · Water & Sewer - 400	9,026.62	0.00	0.00	0.00	9,026.62
424.40 · Water & Sewer - 500	11,069.28	0.00	0.00	0.00	11,069.28
424.50 · Water & Sewer - Garage	1,390.46	0.00	0.00	0.00	1,390.46
Total 424.00 · Water & Sewer	45,291.68	0.00	0.00	0.00	45,291.68
437.00 · Landscaping					
437.10 · Landscaping 100/200	1,829.32	0.00	0.00	0.00	1,829.32
437.20 · Landscaping - 300	2,626.16	0.00	0.00	0.00	2,626.16
437.30 · Landscaping - 400	1,689.45	0.00	0.00	0.00	1,689.45
437.40 · Landscaping - 500	2,071.77	0.00	0.00	0.00	2,071.77
437.50 · Landscaping - Garage	260.24	0.00	0.00	0.00	260.24
Total 437.00 · Landscaping	8,476.94	0.00	0.00	0.00	8,476.94
438.00 · 504 Repairs & Maintenance					
438.10 · 504 Repairs & Maint - 100/200	78.73	0.00	0.00	0.00	78.73
438.20 · 504 Repairs & Maint - 300	113.04	0.00	0.00	0.00	113.04
438.30 · 504 Repairs & Maint - 400	72.72	0.00	0.00	0.00	72.72
438.40 · 504 Repairs & Maint - 500	89.18	0.00	0.00	0.00	89.18
438.50 · 504 Repairs & Maint - Garage	11.20	0.00	0.00	0.00	11.20
438.00 · 504 Repairs & Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Total 438.00 · 504 Repairs & Maintenance	364.87	0.00	0.00	0.00	364.87
440.00 · Architect					
440.10 · Architect - 100/200	0.00	0.00	0.00	3,265.27	3,265.27
440.40 · Architect - 500	0.00	0.00	157,490.93	0.00	157,490.93
Total 440.00 · Architect	0.00	0.00	157,490.93	3,265.27	160,756.20
Total Expense	310,106.76	161.40	160,269.43	4,143.69	474,681.28
Net Ordinary Income	103,417.24	(161.40)	99,730.83	(11.57)	202,975.10
Other Income/Expense					
Other Expense					
423.00 · Gas/Heating					
423.10 · Heat - 100/200	6,377.08	0.00	0.00	0.00	6,377.08
423.20 · Heat - 300	6,290.51	0.00	0.00	0.00	6,290.51
423.30 · Heat - 400	3,491.09	0.00	0.00	0.00	3,491.09
423.40 · Heat - 500	7,637.05	0.00	0.00	0.00	7,637.05
423.50 · Heat - Garage	2,799.95	0.00	0.00	0.00	2,799.95
Total 423.00 · Gas/Heating	26,595.68	0.00	0.00	0.00	26,595.68
425.00 · Repairs & Maint. Bldg.					
425.10 · Repairs & Maint. - 100/200	4,452.94	0.00	0.00	0.00	4,452.94
425.20 · Repairs & Maint. - 300	3,800.00	0.00	0.00	0.00	3,800.00
425.30 · Repairs & Maint. - 400	3,706.57	0.00	0.00	0.00	3,706.57
425.40 · Repairs & Maint. - 500	6,500.00	0.00	0.00	0.00	6,500.00
425.50 · Repairs & Maint. - Garage	1,140.00	0.00	0.00	0.00	1,140.00
Total 425.00 · Repairs & Maint. Bldg.	19,599.51	0.00	0.00	0.00	19,599.51
427.00 · Elevator					
427.20 · Elevator - 300	2,323.70	0.00	0.00	0.00	2,323.70
427.30 · Elevator - 400	1,549.14	0.00	0.00	0.00	1,549.14
Total 427.00 · Elevator	3,872.84	0.00	0.00	0.00	3,872.84

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2016 through June 2017

	Operating	Renov. I 300/400	Renov. II 500	Renov. III 100/2...	TOTAL
429.00 · Roof Snow Removal					
429.10 · Roof Snow Removal - 100/200	3,850.00	0.00	0.00	0.00	3,850.00
429.20 · Roof Snow Removal - 300	2,475.00	0.00	0.00	0.00	2,475.00
429.30 · Roof Snow Removal - 400	3,190.00	0.00	0.00	0.00	3,190.00
429.40 · Roof Snow Removal - 500	2,530.00	0.00	0.00	0.00	2,530.00
Total 429.00 · Roof Snow Removal	12,045.00	0.00	0.00	0.00	12,045.00
431.00 · Fire Alarm Bldg					
431.10 · Fire Alarm - 100/200	246.33	0.00	0.00	0.00	246.33
431.20 · Fire Alarm - 300	1,092.35	0.00	0.00	0.00	1,092.35
431.30 · Fire Alarm - 400	967.50	0.00	0.00	0.00	967.50
431.40 · Fire Alarm - 500	1,836.28	0.00	0.00	0.00	1,836.28
Total 431.00 · Fire Alarm Bldg	4,142.46	0.00	0.00	0.00	4,142.46
434.00 · Building Facades					
434.10 · Building Facades - 100/200	0.00	0.00	0.00	545,627.19	545,627.19
434.40 · Building Facades - 500	0.00	0.00	56,899.89	0.00	56,899.89
Total 434.00 · Building Facades	0.00	0.00	56,899.89	545,627.19	602,527.08
453.00 · Flood Insurance					
453.40 · Flood Insurance - 500	16,135.50	0.00	0.00	0.00	16,135.50
Total 453.00 · Flood Insurance	16,135.50	0.00	0.00	0.00	16,135.50
456.00 · Cable TV Expense					
456.10 · Cable TV Exp - 100/200	7,011.96	0.00	0.00	0.00	7,011.96
456.20 · Cable TV Exp - 300	9,349.16	0.00	0.00	0.00	9,349.16
456.30 · Cable TV Exp - 400	6,427.60	0.00	0.00	0.00	6,427.60
456.40 · Cable TV Exp - 500	8,764.92	0.00	0.00	0.00	8,764.92
Total 456.00 · Cable TV Expense	31,553.64	0.00	0.00	0.00	31,553.64
Total Other Expense	113,944.63	0.00	56,899.89	545,627.19	716,471.71
Net Other Income	(113,944.63)	0.00	(56,899.89)	(545,627.19)	(716,471.71)
Net Income	(10,527.39)	(161.40)	42,830.94	(545,638.76)	(513,496.61)

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2017

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	6/1/2017	Draft	Xcel Energy	53-1013571-8	(2,573.62)
Bill Pmt -Check	6/5/2017	10205	Dragonfly Gardening, LLC		(1,060.00)
Bill Pmt -Check	6/5/2017	10206	Spaeth and Company, Inc.	May	(851.41)
Bill Pmt -Check	6/5/2017	10207	Vail Valley Ace Hardware	312	(557.57)
Bill Pmt -Check	6/5/2017	10208	Vail Valley Maintenance, Inc.	#314 - Washer not draining; drain pump repairs	(150.00)
Check	6/12/2017	Auto-Pay	Comcast	6/1-6/30	(2,625.87)
Bill Pmt -Check	6/14/2017	Draft	Vail Honeywagon Ltd. (Inc.)	May	(817.10)
Check	6/19/2017	Draft	Comcast - DSL	DSL	(74.04)
Bill Pmt -Check	6/19/2017	Draft	Eagle River Water & Sanitation ...	4/28-5/31	(3,696.60)
Bill Pmt -Check	6/20/2017	10209	American Plumbing & Heating I...	#432 - Ceiling leak; replaced damaged pipe	(420.00)
Bill Pmt -Check	6/20/2017	10210	OAC Management, Inc.	Re: 500 Renovation	(1,282.50)
Bill Pmt -Check	6/20/2017	10211	Specialized Pool and Spa, LLC	Weekly Commercial Route Service 5/10-5/31	(600.00)
Bill Pmt -Check	6/20/2017	10212	Steve Burns		(4,261.55)
Bill Pmt -Check	6/20/2017	10213	Vail Valley Ace Hardware	312	(143.92)
Check	6/30/2017	Draft	Century Link (Qwest)	6/13-7/12 970-476-2196 518B	(97.65)
Check	6/30/2017	Draft	Century Link (Qwest)	6/13-7/12 970-476-3957 457B	(186.78)
Check	6/30/2017	Draft	Century Link (Qwest)	6/19-7/18 970-476-7309 666B	(67.79)
Bill Pmt -Check	6/30/2017	Draft	Xcel Energy	53-1013571-8	(1,888.02)
Check	6/30/2017	Auto-Pay	Holy Cross Energy	5/22-6/22	(995.41)
Total 102.8 · Cash in Op. Checking - Centenni					(22,349.83)
102.9 · Millennium Bank - Savings					
Total 102.9 · Millennium Bank - Savings					
103.00 · Cash in Savings					
Total 103.00 · Cash in Savings					
TOTAL					(22,349.83)