



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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July 22, 2018

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

Re: Financial Statements
For the Twelve Months Ended June 30, 2018

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 6/30/18, the year-to-date operating net profit is \$28,456.83. Comparatively, the year-to-date operating net loss as of 6/30/17 was \$10,527.39. This is a positive difference of \$38,984.22. There was a significant decrease to manager's unit, pool maintenance, snow removal, repairs & maintenance and fire alarm, along with an increase to the operating portion of the dues. This was partially offset by a significant increase to accounting (audit), elevator expense and electricity.

For the operating class, we are under budget by \$28,456.83 as of 6/30/18. Legal, manager's unit, pool gas, snow removal, repairs & maintenance, water & sewer, landscaping, gas heating and fire alarm expenses are significantly under budget. Pool maintenance, elevator and electricity are significantly over budget.

The Garage Facade, Common Elements and 500 Building renovation projects are ongoing. Renovation Phase III (100/200) is complete. The Elevator Renovation special assessment and expenditures are shown in the reserve activity. All classes combine for a total year-to-date net profit of \$1,701,781.99. 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, 2018

	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	178,090.71
102.13 · Cash in Spec. As. - Citywide	22,658.94
102.16 · Cash in Renovation - Citywide	1,522,170.05
102.8 · Cash in Op. Checking - Citywide	27,453.11
Total Checking/Savings	1,750,372.81
Accounts Receivable	
104.00 · Accounts Receivable	151,592.42
Total Accounts Receivable	151,592.42
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	31,997.87
108.20 · Prepaid Flood Insurance	13,199.26
108.00 · Prepaid Expenses - Other	814.08
Total 108.00 · Prepaid Expenses	46,011.21
110.00 · Bill to Owner	6,024.00
Total Other Current Assets	52,035.21
Total Current Assets	1,954,000.44
Fixed Assets	
112.00 · Manager Condo Unit	23,000.00
112.50 · Improvements - 504	177,921.55
113.00 · Improvements - General	282,712.75
113.50 · Equipment	7,544.75
114.00 · Accum. Depreciation	
114.10 · Depreciation	(31,656.25)
114.20 · Amort. of Impr. & Rep.	(105,409.54)
114.30 · Accum Deprec Equipment	(7,546.00)
Total 114.00 · Accum. Depreciation	(144,611.79)
Total Fixed Assets	346,567.26
TOTAL ASSETS	2,300,567.70

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2018

	Jun 30, 18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	118,317.33
Total Accounts Payable	118,317.33
Total Current Liabilities	118,317.33
Total Liabilities	118,317.33
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	47,077.39
217.20 · Reserve Fund 300	41,135.27
217.30 · Reserve Fund 400	37,235.27
217.40 · Reserve Fund 500	36,826.11
217.50 · Reserve Fund Garage	14,298.90
Total 217.01 · Reserve Fund - Appropriated	176,572.94
218.01 · Owner Equity - Unappropriated	
218.00 · Retained Earnings Bldg 100/200	4,997.35
219.00 · Retained Earnings Bldg 300	227.63
220.00 · Retained Earnings Bldg 400	11,242.33
221.00 · Retained Earnings Bldg 500	(31,157.77)
222.00 · Retained Earnings Garage	(4,263.43)
Total 218.01 · Owner Equity - Unappropriated	(18,953.89)
281 · Construction Funds	
281.10 · Construction Fund Renov. Ph. I	
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	(67,912.68)
250.20 · Insurance Claim Expenditures - O...	(4,476,691.37)
Total 250.20 · Insurance Claim Expenditures	(4,544,604.05)
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	1,182,769.96
281.10 · Construction Fund Renov. Ph. I - Other	(1,015,614.64)
Total 281.10 · Construction Fund Renov. Ph. I	167,155.32
281.20 · Construction Fund 100/200 III	40,639.14
281.40 · Construction Fund 500 II	86,692.62
281.60 · Common Elements Fund	1,862.25
Total 281 · Construction Funds	296,349.33
Net Income	1,701,781.99
Total Equity	2,182,250.37
TOTAL LIABILITIES & EQUITY	2,300,567.70

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

	Jun 18	Jun 17	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	29,025.07	27,636.63	1,388.44
303.00 · Interest Income	44.88	26.54	18.34
304.00 · Finance Charges & Late ...	106.15	0.00	106.15
305.00 · Holy Cross Equity Refund	200.07	0.00	200.07
307.00 · Reserve Assessments	2,985.33	3,982.99	(997.66)
308.00 · Cable TV Assessments	2,698.38	2,640.06	58.32
Total Income	35,059.88	34,286.22	773.66
Expense			
401.00 · Accounting	909.50	695.00	214.50
402.00 · Administrative	639.53	551.75	87.78
403.00 · Manager's Fee	2,984.33	2,911.55	72.78
406.00 · Insurance	4,922.75	4,424.92	497.83
408.00 · Legal	0.00	(250.00)	250.00
409.00 · Manager's Unit	430.99	410.78	20.21
410.00 · Pool Maintenance	600.00	7,847.01	(7,247.01)
410.02 · Pool - Gas Expense	269.30	232.83	36.47
412.00 · Repairs & Maint. - Project	472.82	405.23	67.59
414.00 · Trash	927.20	817.10	110.10
418.00 · Reserve Funds	2,985.33	3,982.99	(997.66)
421.00 · Depr - Mgr's Unit	95.00	84.38	10.62
422.00 · Electric	1,081.48	995.41	86.07
424.00 · Water & Sewer	3,513.48	3,887.52	(374.04)
437.00 · Landscaping	1,000.00	3,325.00	(2,325.00)
Total Expense	20,831.71	30,321.47	(9,489.76)
Net Ordinary Income	14,228.17	3,964.75	10,263.42
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	684.11	831.72	(147.61)
425.00 · Repairs & Maint. Bldg.	590.00	1,230.00	(640.00)
431.00 · Fire Alarm Bldg	0.00	250.00	(250.00)
453.00 · Flood Insurance	1,466.58	1,399.75	66.83
456.00 · Cable TV Expense	2,701.36	2,625.87	75.49
Total Other Expense	5,442.05	6,337.34	(895.29)
Net Other Income	(5,442.05)	(6,337.34)	895.29
Net Income	8,786.12	(2,372.59)	11,158.71

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

	Jul '17 - Jun 18	Jul '16 - Jun 17	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	348,300.51	331,639.62	16,660.89
303.00 · Interest Income	537.97	554.89	(16.92)
304.00 · Finance Charges & Late ...	641.26	903.03	(261.77)
305.00 · Holy Cross Equity Refund	734.56	949.92	(215.36)
307.00 · Reserve Assessments	35,823.70	47,795.82	(11,972.12)
308.00 · Cable TV Assessments	32,381.10	31,680.72	700.38
Total Income	418,419.10	413,524.00	4,895.10
Expense			
401.00 · Accounting	19,845.82	10,140.00	9,705.82
402.00 · Administrative	7,831.61	7,653.31	178.30
403.00 · Manager's Fee	35,811.96	34,938.60	873.36
406.00 · Insurance	55,837.07	54,989.43	847.64
408.00 · Legal	501.00	397.00	104.00
409.00 · Manager's Unit	5,171.87	7,844.20	(2,672.33)
410.00 · Pool Maintenance	12,885.61	27,169.66	(14,284.05)
410.02 · Pool - Gas Expense	5,078.95	3,377.76	1,701.19
411.00 · Snow Removal	10,123.93	12,699.65	(2,575.72)
412.00 · Repairs & Maint. - Project	8,169.71	10,870.06	(2,700.35)
413.00 · Fire Alarm	1,436.83	2,412.85	(976.02)
414.00 · Trash	10,975.90	10,229.13	746.77
416.00 · Real Estate Taxes	1,003.44	989.92	13.52
418.00 · Reserve Funds	35,823.78	47,795.88	(11,972.10)
421.00 · Depr - Mgr's Unit	1,140.00	914.00	226.00
422.00 · Electric	27,472.68	23,551.82	3,920.86
424.00 · Water & Sewer	44,676.26	45,291.68	(615.42)
437.00 · Landscaping	6,980.00	8,476.94	(1,496.94)
438.00 · 504 Repairs & Maintena...	0.00	364.87	(364.87)
Total Expense	290,766.42	310,106.76	(19,340.34)
Net Ordinary Income	127,652.68	103,417.24	24,235.44
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	25,300.72	26,595.68	(1,294.96)
425.00 · Repairs & Maint. Bldg.	16,064.64	19,599.51	(3,534.87)
427.00 · Elevator	7,469.75	3,872.84	3,596.91
429.00 · Roof Snow Removal	0.00	12,045.00	(12,045.00)
431.00 · Fire Alarm Bldg	1,023.28	4,142.46	(3,119.18)
453.00 · Flood Insurance	16,997.49	16,135.50	861.99
456.00 · Cable TV Expense	32,339.97	31,553.64	786.33
Total Other Expense	99,195.85	113,944.63	(14,748.78)
Net Other Income	(99,195.85)	(113,944.63)	14,748.78
Net Income	28,456.83	(10,527.39)	38,984.22

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual MTD
June 2018

	Jun 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	29,025.07	29,024.95	0.12
303.00 · Interest Income	44.88	0.00	44.88
304.00 · Finance Charges & Late ...	106.15	0.00	106.15
305.00 · Holy Cross Equity Refund	200.07	0.00	200.07
307.00 · Reserve Assessments	2,985.33	2,985.28	0.05
308.00 · Cable TV Assessments	2,698.38	2,698.58	(0.20)
Total Income	35,059.88	34,708.81	351.07
Expense			
401.00 · Accounting	909.50	1,741.66	(832.16)
402.00 · Administrative	639.53	641.66	(2.13)
403.00 · Manager's Fee	2,984.33	2,984.38	(0.05)
406.00 · Insurance	4,922.75	4,628.28	294.47
408.00 · Legal	0.00	166.67	(166.67)
409.00 · Manager's Unit	430.99	541.66	(110.67)
410.00 · Pool Maintenance	600.00	908.34	(308.34)
410.02 · Pool - Gas Expense	269.30	575.08	(305.78)
411.00 · Snow Removal	0.00	0.00	0.00
412.00 · Repairs & Maint. - Project	472.82	1,150.01	(677.19)
413.00 · Fire Alarm	0.00	166.67	(166.67)
414.00 · Trash	927.20	916.66	10.54
416.00 · Real Estate Taxes	0.00	0.00	0.00
418.00 · Reserve Funds	2,985.33	2,985.28	0.05
421.00 · Depr - Mgr's Unit	95.00	76.18	18.82
422.00 · Electric	1,081.48	2,021.53	(940.05)
424.00 · Water & Sewer	3,513.48	3,890.26	(376.78)
437.00 · Landscaping	1,000.00	1,666.67	(666.67)
438.00 · 504 Repairs & Maintena...	0.00	83.34	(83.34)
Total Expense	20,831.71	25,144.33	(4,312.62)
Net Ordinary Income	14,228.17	9,564.48	4,663.69
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	684.11	2,350.74	(1,666.63)
425.00 · Repairs & Maint. Bldg.	590.00	1,626.67	(1,036.67)
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	0.00	596.25	(596.25)
453.00 · Flood Insurance	1,466.58	1,411.86	54.72
456.00 · Cable TV Expense	2,701.36	2,698.58	2.78
Total Other Expense	5,442.05	8,684.10	(3,242.05)
Net Other Income	(5,442.05)	(8,684.10)	3,242.05
Net Income	8,786.12	880.38	7,905.74

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual YTD
July 2017 through June 2018

	Jul '17 - Jun 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	348,300.51	348,299.46	1.05
303.00 · Interest Income	537.97	0.00	537.97
304.00 · Finance Charges & Late ...	641.26	0.00	641.26
305.00 · Holy Cross Equity Refund	734.56	0.00	734.56
307.00 · Reserve Assessments	35,823.70	35,823.30	0.40
308.00 · Cable TV Assessments	32,381.10	32,383.00	(1.90)
Total Income	418,419.10	416,505.76	1,913.34
Expense			
401.00 · Accounting	19,845.82	20,900.00	(1,054.18)
402.00 · Administrative	7,831.61	7,700.00	131.61
403.00 · Manager's Fee	35,811.96	35,812.47	(0.51)
406.00 · Insurance	55,837.07	55,539.33	297.74
408.00 · Legal	501.00	2,000.00	(1,499.00)
409.00 · Manager's Unit	5,171.87	6,500.00	(1,328.13)
410.00 · Pool Maintenance	12,885.61	10,900.00	1,985.61
410.02 · Pool - Gas Expense	5,078.95	6,901.00	(1,822.05)
411.00 · Snow Removal	10,123.93	12,000.00	(1,876.07)
412.00 · Repairs & Maint. - Project	8,169.71	13,800.00	(5,630.29)
413.00 · Fire Alarm	1,436.83	2,000.00	(563.17)
414.00 · Trash	10,975.90	11,000.00	(24.10)
416.00 · Real Estate Taxes	1,003.44	1,000.00	3.44
418.00 · Reserve Funds	35,823.78	35,823.30	0.48
421.00 · Depr - Mgr's Unit	1,140.00	914.00	226.00
422.00 · Electric	27,472.68	24,258.36	3,214.32
424.00 · Water & Sewer	44,676.26	46,683.00	(2,006.74)
437.00 · Landscaping	6,980.00	10,000.00	(3,020.00)
438.00 · 504 Repairs & Maintena...	0.00	1,000.01	(1,000.01)
Total Expense	290,766.42	304,731.47	(13,965.05)
Net Ordinary Income	127,652.68	111,774.29	15,878.39
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	25,300.72	28,208.84	(2,908.12)
425.00 · Repairs & Maint. Bldg.	16,064.64	19,520.17	(3,455.53)
427.00 · Elevator	7,469.75	3,600.00	3,869.75
429.00 · Roof Snow Removal	0.00	3,965.00	(3,965.00)
431.00 · Fire Alarm Bldg	1,023.28	7,155.00	(6,131.72)
453.00 · Flood Insurance	16,997.49	16,942.28	55.21
456.00 · Cable TV Expense	32,339.97	32,383.00	(43.03)
Total Other Expense	99,195.85	111,774.29	(12,578.44)
Net Other Income	(99,195.85)	(111,774.29)	12,578.44
Net Income	28,456.83	0.00	28,456.83

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2017 through June 2018

	*Operating	Common El...	Garage Fac...	Renov. I 30...	Renov. II 500	Renov. III 1...	TOTAL
Ordinary Income/Expense							
Income							
301.00 · Operating Assessments							
301.10 · Operating Assessments - 100...	69,713.88	0.00	0.00	0.00	0.00	0.00	69,713.88
301.20 · Operating Assessments - 300	102,487.14	0.00	0.00	0.00	0.00	0.00	102,487.14
301.30 · Operating Assessments - 400	61,994.13	0.00	0.00	0.00	0.00	0.00	61,994.13
301.40 · Operating Assessments - 500	101,365.56	0.00	0.00	0.00	0.00	0.00	101,365.56
301.50 · Operating Assessments - Gar...	12,739.80	0.00	0.00	0.00	0.00	0.00	12,739.80
Total 301.00 · Operating Assessments	348,300.51	0.00	0.00	0.00	0.00	0.00	348,300.51
302.00 · Special Assessments							
302.10 · Special Assess. - 100/200	0.00	37,225.37	0.00	0.00	0.00	0.00	37,225.37
302.20 · Special Assess. - 300	0.00	53,440.55	0.00	0.00	0.00	0.00	53,440.55
302.30 · Special Assess. - 400	0.00	34,379.20	0.00	0.00	0.00	0.00	34,379.20
302.40 · Special Assess. - 500	0.00	42,159.05	0.00	0.00	198,200.98	0.00	202,416.03
302.50 · Special Assess. - Garage	0.00	5,295.71	75,000.57	0.00	0.00	0.00	80,296.28
Total 302.00 · Special Assessments	0.00	172,499.88	75,000.57	0.00	1,982,001.98	0.00	2,229,502.43
303.00 · Interest Income							
303.10 · Interest Income - 100/200	116.10	35.18	0.00	0.00	0.00	0.00	151.28
303.20 · Interest Income - 300	166.65	50.50	0.00	0.00	0.00	0.00	217.15
303.30 · Interest Income - 400	107.21	32.49	0.00	0.00	0.00	0.00	139.70
303.40 · Interest Income - 500	131.49	39.85	0.00	0.00	2,874.52	0.00	3,045.86
303.50 · Interest Income - Garage	16.52	5.00	69.59	0.00	0.00	0.00	91.11
303.00 · Interest Income - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 303.00 · Interest Income	537.97	163.02	69.59	0.00	2,874.52	0.00	3,645.10
304.00 · Finance Charges & Late Fees							
304.10 · Finance Charges & LF - 100/...	138.38	77.63	0.00	0.00	0.00	4,057.52	4,273.53
304.20 · Finance Charges & LF - 300	198.67	253.38	0.00	0.00	0.00	0.00	452.05
304.30 · Finance Charges & LF - 400	127.81	62.86	0.00	0.00	0.00	0.00	190.67
304.40 · Finance Charges & LF - 500	156.72	173.35	0.00	0.00	5,359.69	0.00	5,689.76
304.50 · Finance Charges & LF - Gara...	19.68	5.36	524.17	0.00	0.00	0.00	549.21
Total 304.00 · Finance Charges & Late F...	641.26	572.58	524.17	0.00	5,359.69	4,057.52	11,155.22
305.00 · Holy Cross Equity Refund							
305.10 · Holy Cross Refund - 100/200	158.52	0.00	0.00	0.00	0.00	0.00	158.52
305.20 · Holy Cross Refund - 300	227.57	0.00	0.00	0.00	0.00	0.00	227.57
305.30 · Holy Cross Refund - 400	146.39	0.00	0.00	0.00	0.00	0.00	146.39
305.40 · Holy Cross Refund - 500	179.53	0.00	0.00	0.00	0.00	0.00	179.53
305.50 · Holy Cross Refund - Garage	22.55	0.00	0.00	0.00	0.00	0.00	22.55
Total 305.00 · Holy Cross Equity Refund	734.56	0.00	0.00	0.00	0.00	0.00	734.56
307.00 · Reserve Assessments							
307.10 · Reserve Assessments - 100/...	13,983.00	0.00	0.00	0.00	0.00	0.00	13,983.00
307.20 · Reserve Assessments - 300	12,816.00	0.00	0.00	0.00	0.00	0.00	12,816.00
307.30 · Reserve Assessments - 400	5,020.99	0.00	0.00	0.00	0.00	0.00	5,020.99
307.40 · Reserve Assessments - 500	2,142.23	0.00	0.00	0.00	0.00	0.00	2,142.23
307.5 · Reserve Assessments - Garage	1,861.48	0.00	0.00	0.00	0.00	0.00	1,861.48
Total 307.00 · Reserve Assessments	35,823.70	0.00	0.00	0.00	0.00	0.00	35,823.70
308.00 · Cable TV Assessments							
308.10 · Cable TV - 100/200	7,195.80	0.00	0.00	0.00	0.00	0.00	7,195.80
308.20 · Cable TV - 300	9,594.39	0.00	0.00	0.00	0.00	0.00	9,594.39
308.30 · Cable TV - 400	6,596.16	0.00	0.00	0.00	0.00	0.00	6,596.16
308.40 · Cable TV - 500	8,994.75	0.00	0.00	0.00	0.00	0.00	8,994.75
Total 308.00 · Cable TV Assessments	32,381.10	0.00	0.00	0.00	0.00	0.00	32,381.10
309.00 · Renovation Income							
309.40 · Renovation Income - 500	0.00	0.00	0.00	0.00	165,082.67	0.00	165,082.67
Total 309.00 · Renovation Income	0.00	0.00	0.00	0.00	165,082.67	0.00	165,082.67
Total Income	418,419.10	173,235.48	75,594.33	0.00	2,155,318.86	4,057.52	2,826,625.29

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2017 through June 2018

	*Operating	Common El...	Garage Fac...	Renov. I 30...	Renov. II 500	Renov. III 1...	TOTAL
Expense							
401.00 · Accounting							
401.10 · Accounting - 100/200	4,282.74	171.96	0.00	0.00	0.00	70.75	4,525.45
401.20 · Accounting - 300	6,148.21	246.87	0.00	0.00	0.00	0.00	6,395.08
401.30 · Accounting - 400	3,955.24	158.82	0.00	0.00	0.00	0.00	4,114.06
401.40 · Accounting - 500	4,850.30	194.76	0.00	0.00	1,718.85	0.00	6,763.91
401.50 · Accounting - Garage	609.33	24.48	435.86	0.00	0.00	0.00	1,069.67
401.00 · Accounting - Other	0.00	0.00	0.00	65.10	0.00	0.00	65.10
Total 401.00 · Accounting	19,845.82	796.89	435.86	65.10	1,718.85	70.75	22,933.27
402.00 · Administrative							
402.10 · Administrative - 100/200	1,690.09	0.00	0.00	0.00	0.00	0.00	1,690.09
402.20 · Administrative - 300	2,426.22	0.00	0.00	0.00	0.00	0.00	2,426.22
402.30 · Administrative - 400	1,560.84	0.00	0.00	0.00	0.00	0.00	1,560.84
402.40 · Administrative - 500	1,914.03	0.00	0.00	0.00	0.00	0.00	1,914.03
402.50 · Administrative - Garage	240.43	0.00	0.00	0.00	0.00	0.00	240.43
Total 402.00 · Administrative	7,831.61	0.00	0.00	0.00	0.00	0.00	7,831.61
403.00 · Manager's Fee							
403.10 · Manager's Fee - 100/200	7,728.23	0.00	0.00	0.00	0.00	0.00	7,728.23
403.20 · Manager's Fee - 300	11,094.50	0.00	0.00	0.00	0.00	0.00	11,094.50
403.30 · Manager's Fee - 400	7,137.35	0.00	0.00	0.00	0.00	0.00	7,137.35
403.40 · Manager's Fee - 500	8,752.43	0.00	0.00	0.00	0.00	0.00	8,752.43
403.50 · Manager's Fee - Garage	1,099.45	0.00	0.00	0.00	0.00	0.00	1,099.45
Total 403.00 · Manager's Fee	35,811.96	0.00	0.00	0.00	0.00	0.00	35,811.96
406.00 · Insurance							
406.10 · Insurance - 100/200	12,049.66	0.00	0.00	0.00	0.00	0.00	12,049.66
406.20 · Insurance - 300	17,298.34	0.00	0.00	0.00	0.00	0.00	17,298.34
406.30 · Insurance - 400	11,128.30	0.00	0.00	0.00	0.00	0.00	11,128.30
406.40 · Insurance - 500	13,646.59	0.00	0.00	0.00	0.00	0.00	13,646.59
406.50 · Insurance - Garage	1,714.18	0.00	0.00	0.00	0.00	0.00	1,714.18
Total 406.00 · Insurance	55,837.07	0.00	0.00	0.00	0.00	0.00	55,837.07
408.00 · Legal							
408.10 · Legal - 100/200	108.11	129.48	0.00	0.00	0.00	0.00	237.59
408.20 · Legal - 300	155.22	185.88	0.00	0.00	0.00	0.00	341.10
408.30 · Legal - 400	99.84	119.58	0.00	0.00	0.00	0.00	219.42
408.40 · Legal - 500	122.45	146.64	0.00	0.00	1,153.00	0.00	1,422.09
408.50 · Legal - Garage	15.38	18.42	0.00	0.00	0.00	0.00	33.80
Total 408.00 · Legal	501.00	600.00	0.00	0.00	1,153.00	0.00	2,254.00
409.00 · Manager's Unit							
409.10 · Manager's Unit - 100/200	1,116.12	0.00	0.00	0.00	0.00	0.00	1,116.12
409.20 · Manager's Unit - 300	1,602.24	0.00	0.00	0.00	0.00	0.00	1,602.24
409.30 · Manager's Unit - 400	1,030.79	0.00	0.00	0.00	0.00	0.00	1,030.79
409.40 · Manager's Unit - 500	1,263.96	0.00	0.00	0.00	0.00	0.00	1,263.96
409.50 · Manager's Unit - Garage	158.76	0.00	0.00	0.00	0.00	0.00	158.76
409.00 · Manager's Unit - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 409.00 · Manager's Unit	5,171.87	0.00	0.00	0.00	0.00	0.00	5,171.87
410.00 · Pool Maintenance							
410.10 · Pool - 100/200	2,780.70	0.00	0.00	0.00	0.00	0.00	2,780.70
410.20 · Pool - 300	3,991.96	0.00	0.00	0.00	0.00	0.00	3,991.96
410.30 · Pool - 400	2,568.10	0.00	0.00	0.00	0.00	0.00	2,568.10
410.40 · Pool - 500	3,149.25	0.00	0.00	0.00	0.00	0.00	3,149.25
410.50 · Pool - Garage	395.60	0.00	0.00	0.00	0.00	0.00	395.60
Total 410.00 · Pool Maintenance	12,885.61	0.00	0.00	0.00	0.00	0.00	12,885.61
410.02 · Pool - Gas Expense							
410.021 · Pool Gas - 100/200	1,096.03	0.00	0.00	0.00	0.00	0.00	1,096.03
410.022 · Pool Gas - 300	1,573.46	0.00	0.00	0.00	0.00	0.00	1,573.46
410.023 · Pool Gas - 400	1,012.22	0.00	0.00	0.00	0.00	0.00	1,012.22
410.024 · Pool Gas - 500	1,241.32	0.00	0.00	0.00	0.00	0.00	1,241.32
410.025 · Pool Gas - Garage	155.92	0.00	0.00	0.00	0.00	0.00	155.92
410.02 · Pool - Gas Expense - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 410.02 · Pool - Gas Expense	5,078.95	0.00	0.00	0.00	0.00	0.00	5,078.95

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2017 through June 2018

	*Operating	Common El...	Garage Fac...	Renov. I 30...	Renov. II 500	Renov. III 1...	TOTAL
411.00 · Snow Removal							
411.01 · Plowing							
411.011 · Plowing 100/200	971.10	0.00	0.00	0.00	0.00	0.00	971.10
411.012 · Plowing 300	1,394.10	0.00	0.00	0.00	0.00	0.00	1,394.10
411.013 · Plowing 400	896.82	0.00	0.00	0.00	0.00	0.00	896.82
411.014 · Plowing 500	1,099.80	0.00	0.00	0.00	0.00	0.00	1,099.80
411.015 · Plowing - Garage	138.18	0.00	0.00	0.00	0.00	0.00	138.18
Total 411.01 · Plowing	4,500.00	0.00	0.00	0.00	0.00	0.00	4,500.00
411.02 · Shoveling							
411.021 · Shoveling 100/200	1,135.96	0.00	0.00	0.00	0.00	0.00	1,135.96
411.022 · Shoveling 300	1,630.77	0.00	0.00	0.00	0.00	0.00	1,630.77
411.023 · Shoveling 400	1,049.07	0.00	0.00	0.00	0.00	0.00	1,049.07
411.024 · Shoveling 500	1,286.50	0.00	0.00	0.00	0.00	0.00	1,286.50
411.025 · Shoveling Garage	161.63	0.00	0.00	0.00	0.00	0.00	161.63
Total 411.02 · Shoveling	5,263.93	0.00	0.00	0.00	0.00	0.00	5,263.93
411.04 · Loader							
411.041 · Loader 100/200	77.69	0.00	0.00	0.00	0.00	0.00	77.69
411.042 · Loader 300	111.53	0.00	0.00	0.00	0.00	0.00	111.53
411.043 · Loader 400	71.75	0.00	0.00	0.00	0.00	0.00	71.75
411.044 · Loader 500	87.99	0.00	0.00	0.00	0.00	0.00	87.99
411.045 · Loader Garage	11.04	0.00	0.00	0.00	0.00	0.00	11.04
Total 411.04 · Loader	360.00	0.00	0.00	0.00	0.00	0.00	360.00
Total 411.00 · Snow Removal	10,123.93	0.00	0.00	0.00	0.00	0.00	10,123.93
412.00 · Repairs & Maint. - Project							
412.10 · Repairs & Maint. - 100/200	1,722.56	0.00	0.00	0.00	0.00	0.00	1,722.56
412.20 · Repairs & Maint. - 300	2,472.90	0.00	0.00	0.00	0.00	0.00	2,472.90
412.30 · Repairs & Maint. - 400	1,590.92	0.00	0.00	0.00	0.00	0.00	1,590.92
412.40 · Repairs & Maint. - 500	2,138.28	0.00	0.00	0.00	0.00	0.00	2,138.28
412.50 · Repairs & Maint. - Garage	245.05	0.00	0.00	0.00	0.00	0.00	245.05
Total 412.00 · Repairs & Maint. - Project	8,169.71	0.00	0.00	0.00	0.00	0.00	8,169.71
413.00 · Fire Alarm							
413.10 · Fire Alarm - 100/200	310.06	0.00	0.00	0.00	0.00	0.00	310.06
413.20 · Fire Alarm - 300	445.13	0.00	0.00	0.00	0.00	0.00	445.13
413.30 · Fire Alarm - 400	286.37	0.00	0.00	0.00	0.00	0.00	286.37
413.40 · Fire Alarm - 500	351.17	0.00	0.00	0.00	0.00	0.00	351.17
413.50 · Fire Alarm - Garage	44.10	0.00	0.00	0.00	0.00	0.00	44.10
Total 413.00 · Fire Alarm	1,436.83	0.00	0.00	0.00	0.00	0.00	1,436.83
414.00 · Trash							
414.10 · Trash - 100/200	2,368.60	0.00	0.00	0.00	0.00	0.00	2,368.60
414.20 · Trash - 300	3,400.34	0.00	0.00	0.00	0.00	0.00	3,400.34
414.30 · Trash - 400	2,187.50	0.00	0.00	0.00	0.00	0.00	2,187.50
414.40 · Trash - 500	2,682.52	0.00	0.00	0.00	0.00	0.00	2,682.52
414.50 · Trash - Garage	336.94	0.00	0.00	0.00	0.00	0.00	336.94
Total 414.00 · Trash	10,975.90	0.00	0.00	0.00	0.00	0.00	10,975.90
416.00 · Real Estate Taxes							
416.10 · Real Estate Taxes - 100/200	216.54	0.00	0.00	0.00	0.00	0.00	216.54
416.20 · Real Estate Taxes - 300	310.87	0.00	0.00	0.00	0.00	0.00	310.87
416.30 · Real Estate Taxes - 400	199.99	0.00	0.00	0.00	0.00	0.00	199.99
416.40 · Real Estate Taxes - 500	245.24	0.00	0.00	0.00	0.00	0.00	245.24
416.50 · Real Estate Taxes - Garage	30.80	0.00	0.00	0.00	0.00	0.00	30.80
Total 416.00 · Real Estate Taxes	1,003.44	0.00	0.00	0.00	0.00	0.00	1,003.44
418.00 · Reserve Funds							
418.10 · Reserve Funds - 100/200	13,983.00	0.00	0.00	0.00	0.00	0.00	13,983.00
418.20 · Reserve Funds - 300	12,816.00	0.00	0.00	0.00	0.00	0.00	12,816.00
418.30 · Reserve Funds - 400	5,021.02	0.00	0.00	0.00	0.00	0.00	5,021.02
418.40 · Reserve Funds - 500	2,142.24	0.00	0.00	0.00	0.00	0.00	2,142.24
418.50 · Reserve Funds - Garage	1,861.52	0.00	0.00	0.00	0.00	0.00	1,861.52
Total 418.00 · Reserve Funds	35,823.78	0.00	0.00	0.00	0.00	0.00	35,823.78

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2017 through June 2018

	*Operating	Common El...	Garage Fac...	Renov. I 30...	Renov. II 500	Renov. III 1...	TOTAL
421.00 · Depr - Mgr's Unit							
421.10 · Depr - Mgr's Unit - 100/200	246.00	0.00	0.00	0.00	0.00	0.00	246.00
421.20 · Depr - Mgr's Unit - 300	353.16	0.00	0.00	0.00	0.00	0.00	353.16
421.30 · Depr - Mgr's Unit - 400	227.16	0.00	0.00	0.00	0.00	0.00	227.16
421.40 · Depr - Mgr's Unit - 500	278.64	0.00	0.00	0.00	0.00	0.00	278.64
421.50 · Depr - Mgr's Unit - Garage	35.04	0.00	0.00	0.00	0.00	0.00	35.04
421.00 · Depr - Mgr's Unit - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 421.00 · Depr - Mgr's Unit	1,140.00	0.00	0.00	0.00	0.00	0.00	1,140.00
422.00 · Electric							
422.10 · Electric - 100/200	5,928.59	0.00	0.00	0.00	0.00	0.00	5,928.59
422.20 · Electric - 300	8,511.02	0.00	0.00	0.00	0.00	0.00	8,511.02
422.30 · Electric - 400	5,475.33	0.00	0.00	0.00	0.00	0.00	5,475.33
422.40 · Electric - 500	6,714.32	0.00	0.00	0.00	0.00	0.00	6,714.32
422.50 · Electric - Garage	843.42	0.00	0.00	0.00	0.00	0.00	843.42
Total 422.00 · Electric	27,472.68	0.00	0.00	0.00	0.00	0.00	27,472.68
424.00 · Water & Sewer							
424.10 · Water & Sewer - 100/200	9,641.14	0.00	0.00	0.00	0.00	0.00	9,641.14
424.20 · Water & Sewer - 300	13,840.72	0.00	0.00	0.00	0.00	0.00	13,840.72
424.30 · Water & Sewer - 400	8,903.99	0.00	0.00	0.00	0.00	0.00	8,903.99
424.40 · Water & Sewer - 500	10,918.87	0.00	0.00	0.00	0.00	0.00	10,918.87
424.50 · Water & Sewer - Garage	1,371.54	0.00	0.00	0.00	0.00	0.00	1,371.54
Total 424.00 · Water & Sewer	44,676.26	0.00	0.00	0.00	0.00	0.00	44,676.26
437.00 · Landscaping							
437.10 · Landscaping 100/200	1,506.28	0.00	0.00	0.00	0.00	0.00	1,506.28
437.20 · Landscaping - 300	2,162.40	0.00	0.00	0.00	0.00	0.00	2,162.40
437.30 · Landscaping - 400	1,391.11	0.00	0.00	0.00	0.00	0.00	1,391.11
437.40 · Landscaping - 500	1,705.92	0.00	0.00	0.00	0.00	0.00	1,705.92
437.50 · Landscaping - Garage	214.29	0.00	0.00	0.00	0.00	0.00	214.29
Total 437.00 · Landscaping	6,980.00	0.00	0.00	0.00	0.00	0.00	6,980.00
440.00 · Architect							
440.10 · Architect - 100/200	0.00	176.42	0.00	0.00	0.00	0.00	176.42
440.20 · Architect - 300	0.00	253.26	0.00	0.00	0.00	0.00	253.26
440.30 · Architect - 400	0.00	162.93	0.00	0.00	0.00	0.00	162.93
440.40 · Architect - 500	0.00	199.80	0.00	0.00	28,566.95	0.00	28,766.75
440.50 · Architect - Garage	0.00	25.09	0.00	0.00	0.00	0.00	25.09
Total 440.00 · Architect	0.00	817.50	0.00	0.00	28,566.95	0.00	29,384.45
Total Expense	290,766.42	2,214.39	435.86	65.10	31,438.80	70.75	324,991.32
Net Ordinary Income	127,652.68	171,021.09	75,158.47	(65.10)	2,123,880.06	3,986.77	2,501,633.97
Other Income/Expense							
Other Expense							
423.00 · Gas/Heating							
423.10 · Heat - 100/200	5,677.45	0.00	0.00	0.00	0.00	0.00	5,677.45
423.20 · Heat - 300	6,504.55	0.00	0.00	0.00	0.00	0.00	6,504.55
423.30 · Heat - 400	3,548.46	0.00	0.00	0.00	0.00	0.00	3,548.46
423.40 · Heat - 500	7,074.75	0.00	0.00	0.00	0.00	0.00	7,074.75
423.50 · Heat - Garage	2,495.51	0.00	0.00	0.00	0.00	0.00	2,495.51
Total 423.00 · Gas/Heating	25,300.72	0.00	0.00	0.00	0.00	0.00	25,300.72
425.00 · Repairs & Maint. Bldg.							
425.10 · Repairs & Maint. - 100/200	3,250.77	0.00	0.00	0.00	0.00	0.00	3,250.77
425.20 · Repairs & Maint. - 300	7,883.49	0.00	0.00	0.00	0.00	0.00	7,883.49
425.30 · Repairs & Maint. - 400	1,620.32	0.00	0.00	0.00	0.00	0.00	1,620.32
425.40 · Repairs & Maint. - 500	3,036.14	0.00	0.00	0.00	0.00	0.00	3,036.14
425.50 · Repairs & Maint. - Garage	273.92	0.00	0.00	0.00	0.00	0.00	273.92
Total 425.00 · Repairs & Maint. Bldg.	16,064.64	0.00	0.00	0.00	0.00	0.00	16,064.64
427.00 · Elevator							
427.20 · Elevator - 300	4,426.52	0.00	0.00	0.00	0.00	0.00	4,426.52
427.30 · Elevator - 400	3,043.23	0.00	0.00	0.00	0.00	0.00	3,043.23
Total 427.00 · Elevator	7,469.75	0.00	0.00	0.00	0.00	0.00	7,469.75

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2017 through June 2018

	*Operating	Common El...	Garage Fac...	Renov. I 30...	Renov. II 500	Renov. III 1...	TOTAL
431.00 · Fire Alarm Bldg							
431.10 · Fire Alarm - 100/200	224.68	0.00	0.00	0.00	0.00	0.00	224.68
431.20 · Fire Alarm - 300	274.45	0.00	0.00	0.00	0.00	0.00	274.45
431.30 · Fire Alarm - 400	524.15	0.00	0.00	0.00	0.00	0.00	524.15
Total 431.00 · Fire Alarm Bldg	1,023.28	0.00	0.00	0.00	0.00	0.00	1,023.28
434.00 · Building Facades							
434.10 · Building Facades - 100/200	0.00	3,086.67	0.00	0.00	0.00	1,012.65	4,099.32
434.20 · Building Facades - 300	0.00	4,431.17	0.00	0.00	0.00	0.00	4,431.17
434.30 · Building Facades - 400	0.00	2,850.66	0.00	0.00	0.00	0.00	2,850.66
434.40 · Building Facades - 500	0.00	3,495.73	0.00	0.00	677,429.31	0.00	680,925.04
434.50 · Building Facades - Garage	0.00	439.11	4,392.83	0.00	0.00	0.00	4,831.94
Total 434.00 · Building Facades	0.00	14,303.34	4,392.83	0.00	677,429.31	1,012.65	697,138.13
446.00 · Life Safety Upgrades	0.00	0.00	0.00	3,518.00	0.00	0.00	3,518.00
453.00 · Flood Insurance							
453.40 · Flood Insurance - 500	16,997.49	0.00	0.00	0.00	0.00	0.00	16,997.49
Total 453.00 · Flood Insurance	16,997.49	0.00	0.00	0.00	0.00	0.00	16,997.49
456.00 · Cable TV Expense							
456.10 · Cable TV Exp - 100/200	7,186.63	0.00	0.00	0.00	0.00	0.00	7,186.63
456.20 · Cable TV Exp - 300	9,582.20	0.00	0.00	0.00	0.00	0.00	9,582.20
456.30 · Cable TV Exp - 400	6,587.80	0.00	0.00	0.00	0.00	0.00	6,587.80
456.40 · Cable TV Exp - 500	8,983.34	0.00	0.00	0.00	0.00	0.00	8,983.34
Total 456.00 · Cable TV Expense	32,339.97	0.00	0.00	0.00	0.00	0.00	32,339.97
Total Other Expense	99,195.85	14,303.34	4,392.83	3,518.00	677,429.31	1,012.65	799,851.98
Net Other Income	(99,195.85)	(14,303.34)	(4,392.83)	(3,518.00)	(677,429.31)	(1,012.65)	(799,851.98)
Net Income	28,456.83	156,717.75	70,765.64	(3,583.10)	1,446,450.75	2,974.12	1,701,781.99

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2018

Type	Date	Num	Name	Memo	Amount
102.00 · WestStar Operating					
Total 102.00 · WestStar Operating					
102.10 · Cash in Reserve - Citywide					
Total 102.10 · Cash in Reserve - Citywide					
102.11 · Cash in Fire - Citywide					
Total 102.11 · Cash in Fire - Citywide					
102.12 · Cash in Construction - Millenn					
Total 102.12 · Cash in Construction - Millenn					
102.13 · Cash in Spec. As. - Citywide					
Total 102.13 · Cash in Spec. As. - Citywide					
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 - Citywide					
Bill Pmt -Ch...	6/1/2018	Draft	Xcel Energy	53-1013571-8	(2,244.96)
Bill Pmt -Ch...	6/1/2018	Draft	Vail Honeywagon Enterp...	June	(573.00)
Bill Pmt -Ch...	6/5/2018	10358	Drains 24/7	Ran jetter in main garage storm drain t...	(565.00)
Bill Pmt -Ch...	6/5/2018	10359	Schindler Elevator Corpo...	5000027664	(2,015.30)
Bill Pmt -Ch...	6/5/2018	10360	Spaeth and Company, Inc.	May	(1,077.60)
Bill Pmt -Ch...	6/5/2018	10361	Vail Valley Ace Hardware	312	(23.38)
Check	6/12/2018	Auto-P...	Comcast	6/1-6/30	(2,701.36)
Bill Pmt -Ch...	6/14/2018	10362	Nedbo Construction, Inc.		(266,828.18)
Bill Pmt -Ch...	6/14/2018	10363	OAC Management, Inc.	Re: 500 Renovation	(14,596.88)
Bill Pmt -Ch...	6/14/2018	10364	Pierce Architects		(4,232.00)
Check	6/19/2018	Draft	Comcast - DSL	DSL	(79.13)
Bill Pmt -Ch...	6/20/2018	10365	Hindman Sanchez P.C.		(1,123.00)
Bill Pmt -Ch...	6/20/2018	10366	Peak Land Consultants, L...	500 Bldg. - Topographic map field wor...	(2,680.00)
Bill Pmt -Ch...	6/20/2018	10367	Specialized Pool and Sp...	Weekly Commercial Route Service 5/...	(3,184.40)
Bill Pmt -Ch...	6/20/2018	10368	Steve Burns		(4,334.33)
Bill Pmt -Ch...	6/20/2018	10369	Vail Valley Ace Hardware	312	(19.30)
Bill Pmt -Ch...	6/22/2018	Draft	Eagle River Water & San...	4/30-5/31	(3,495.42)
Bill Pmt -Ch...	6/25/2018	10370	EMCC llc	Deposit - Contracting services for Elev...	(24,843.00)
Bill Pmt -Ch...	6/29/2018	Draft	Xcel Energy	53-1013571-8	(1,461.91)
Check	6/30/2018	Draft	Century Link (Qwest)	6/13-7/12 970-476-2196 518B	(113.77)
Check	6/30/2018	Draft	Century Link (Qwest)	6/13 - 7/12 970-476-3957 457B	(188.31)
Check	6/30/2018	Draft	Century Link (Qwest)	6/19-7/18 970-476-7309 666B	(69.72)
Check	6/30/2018	Auto-P...	Holy Cross Energy	5/22-6/22	(1,081.48)
Total 102.8 · Cash in Op. Checking - Citywide					(337,531.43)
102.9 · Millennium Bank - Savings					
Total 102.9 · Millennium Bank - Savings					
103.00 · Cash in Savings					
Total 103.00 · Cash in Savings					
TOTAL					(337,531.43)