



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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July 20, 2020

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

Re: Financial Statements
For the Twelve Months Ended June 30, 2020

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 6/30/20, the year-to-date operating net profit is \$107,404.35. Comparatively, the year-to-date operating net loss as of 6/30/19 was \$57,184.04. This is a positive difference of \$164,588.39. There was a significant decrease to insurance, legal fees, repairs & maintenance, trash removal, roof snow removal and gas/heating. This was partially offset by an increase to accounting (audit), fire alarm, water & sewer and elevator.

For the operating class, we came in under budget by \$107,404.35 as of 6/30/20. Insurance, legal, trash removal, electricity, landscaping, gas heating, repairs & maintenance and roof snow removal are under budget. Pool maintenance, fire alarm, water & sewer and elevator maintenance are over budget.

The unpaid legal bills from 2014 & 2015 have been written off, causing a large negative balance in legal fees. The audit has been completed and paid. The common element and 500 renovation projects are complete. The parking lot expansion, storage and catwalk project activity are shown on the balance sheet in the reserve accounts. All classes combine for a total year-to-date net profit of \$56,277.38. This includes current year renovation projects. 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

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	323,946.79
102.13 · Cash in Spec. As. - Citywide	5,038.38
102.16 · Cash in Renovation - Citywide	119,505.97
102.8 · Cash in Op. Checking - Citywide	12,178.55
Total Checking/Savings	460,669.69
Accounts Receivable	
104.00 · Accounts Receivable	14,774.33
Total Accounts Receivable	14,774.33
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	31,321.87
108.20 · Prepaid Flood Insurance	14,835.74
108.00 · Prepaid Expenses - Other	814.08
Total 108.00 · Prepaid Expenses	46,971.69
110.00 · Bill to Owner	150.83
Total Other Current Assets	47,122.52
Total Current Assets	522,566.54
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	(40,148.17)
114.20 · Amort. of Impr. & Rep.	(119,907.46)
114.30 · Accum Deprec Equipment	(7,546.00)
Total 114.00 · Accum. Depreciation	(167,601.63)
Total Fixed Assets	323,577.42
TOTAL ASSETS	846,143.96

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2020

	Jun 30, 20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	102,144.35
Total Accounts Payable	102,144.35
Total Current Liabilities	102,144.35
Total Liabilities	102,144.35
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	27,211.56
217.20 · Reserve Fund 300	106,063.07
217.30 · Reserve Fund 400	60,038.50
217.40 · Reserve Fund 500	27,631.99
217.50 · Reserve Fund Garage	12,918.75
Total 217.01 · Reserve Fund - Appropriated	233,863.87
218.01 · Owner Equity - Unappropriated	
218.00 · Retained Earnings Bldg 100/200	(10,925.39)
219.00 · Retained Earnings Bldg 300	(12,803.59)
220.00 · Retained Earnings Bldg 400	(2,458.47)
221.00 · Retained Earnings Bldg 500	(22,069.86)
222.00 · Retained Earnings Garage	(2,110.01)
Total 218.01 · Owner Equity - Unappropriated	(50,367.32)
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	(82,410.60)
250.20 · Insurance Claim Expenditures - Other	(4,476,691.37)
Total 250.20 · Insurance Claim Expenditures	(4,559,101.97)
250.3 · 400 SA Proceeds	
250.31 · Special Assessment Refunds	(370,807.45)
250.3 · 400 SA Proceeds - Other	1,521,538.58
Total 250.3 · 400 SA Proceeds	1,150,731.13
250.00 · Insurance Claim - 400 Fire - Other	40,304.22
Total 250.00 · Insurance Claim - 400 Fire	1,150,513.04
281.10 · Construction Fund Renov. Ph. I - Other	(1,019,253.49)
Total 281.10 · Construction Fund Renov. Ph. I	131,259.55
281.20 · Construction Fund 100/200 III	43,947.01
281.40 · Construction Fund 500 II	281,520.24
281.50 · Garage Facade Fund	4,511.93
281.60 · Common Elements Fund	16,486.95
Total 281 · Construction Funds	477,725.68
Net Income	56,277.38
Total Equity	743,999.61
TOTAL LIABILITIES & EQUITY	846,143.96

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

	Jun 20	Jun 19	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	32,324.20	27,793.81	4,530.39
303.00 · Interest Income	3.64	414.37	(410.73)
304.00 · Finance Charges & Late Fees	336.20	33.49	302.71
307.00 · Reserve Assessments	5,000.02	8,210.94	(3,210.92)
308.00 · Cable TV Assessments	4,017.60	4,017.60	0.00
Total Income	41,681.66	40,470.21	1,211.45
Expense			
401.00 · Accounting	734.67	722.92	11.75
402.00 · Administrative	630.94	673.77	(42.83)
403.00 · Manager's Fee	3,120.10	3,058.93	61.17
406.00 · Insurance	3,901.88	5,385.75	(1,483.87)
409.00 · Manager's Unit	481.67	459.93	21.74
410.00 · Pool Maintenance	1,087.78	4,628.82	(3,541.04)
410.02 · Pool - Gas Expense	234.97	295.44	(60.47)
412.00 · Repairs & Maint. - Project	393.08	591.97	(198.89)
413.00 · Fire Alarm	0.00	595.20	(595.20)
414.00 · Trash	415.76	14.60	401.16
418.00 · Reserve Funds	5,000.02	8,210.94	(3,210.92)
421.00 · Depr - Mgr's Unit	300.58	300.58	0.00
422.00 · Electric	1,165.52	1,158.21	7.31
424.00 · Water & Sewer	4,042.72	6,371.52	(2,328.80)
437.00 · Landscaping	1,000.00	1,255.10	(255.10)
Total Expense	22,509.69	33,723.68	(11,213.99)
Net Ordinary Income	19,171.97	6,746.53	12,425.44
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	480.19	960.29	(480.10)
425.00 · Repairs & Maint. Bldg.	0.00	1,020.00	(1,020.00)
427.00 · Elevator	2,241.63	0.00	2,241.63
431.00 · Fire Alarm Bldg	4,550.00	160.00	4,390.00
453.00 · Flood Insurance	1,648.42	1,536.67	111.75
456.00 · Cable TV Expense	4,209.34	4,007.22	202.12
Total Other Expense	13,129.58	7,684.18	5,445.40
Net Other Income	(13,129.58)	(7,684.18)	(5,445.40)
Net Income	6,042.39	(937.65)	6,980.04

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

	Jul '19 - Jun 20	Jul '18 - Jun 19	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	387,890.41	333,525.89	54,364.52
303.00 · Interest Income	2,592.43	4,337.78	(1,745.35)
304.00 · Finance Charges & Late Fees	4,275.10	1,925.94	2,349.16
305.00 · Holy Cross Equity Refund	614.12	568.51	45.61
307.00 · Reserve Assessments	60,000.15	53,531.33	6,468.82
308.00 · Cable TV Assessments	48,211.20	48,211.20	0.00
Total Income	503,583.41	442,100.65	61,482.76
Expense			
401.00 · Accounting	19,287.82	9,974.42	9,313.40
402.00 · Administrative	8,637.30	8,619.02	18.28
403.00 · Manager's Fee	37,691.20	37,707.16	(15.96)
406.00 · Insurance	51,006.50	61,619.50	(10,613.00)
408.00 · Legal	(77,390.87)	931.00	(78,321.87)
409.00 · Manager's Unit	5,780.05	5,519.16	260.89
410.00 · Pool Maintenance	17,478.49	18,535.27	(1,056.78)
410.02 · Pool - Gas Expense	4,246.48	5,709.46	(1,462.98)
411.00 · Snow Removal	13,243.29	11,905.15	1,338.14
412.00 · Repairs & Maint. - Project	22,133.68	51,130.68	(28,997.00)
413.00 · Fire Alarm	6,153.63	3,555.35	2,598.28
414.00 · Trash	8,776.78	15,529.12	(6,752.34)
416.00 · Real Estate Taxes	905.84	1,008.36	(102.52)
418.00 · Reserve Funds	60,000.24	53,531.10	6,469.14
421.00 · Depr - Mgr's Unit	3,606.96	3,606.96	0.00
422.00 · Electric	31,921.17	33,501.10	(1,579.93)
424.00 · Water & Sewer	53,598.00	46,433.67	7,164.33
437.00 · Landscaping	6,000.00	6,255.10	(255.10)
438.00 · 504 Repairs & Maintenance	150.00	1,161.43	(1,011.43)
Total Expense	273,226.56	376,233.01	(103,006.45)
Net Ordinary Income	230,356.85	65,867.64	164,489.21
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	20,564.02	26,486.83	(5,922.81)
425.00 · Repairs & Maint. Bldg.	16,229.46	15,342.11	887.35
427.00 · Elevator	6,455.96	4,084.82	2,371.14
429.00 · Roof Snow Removal	0.00	9,120.00	(9,120.00)
431.00 · Fire Alarm Bldg	11,837.00	3,397.95	8,439.05
453.00 · Flood Insurance	18,775.25	17,809.27	965.98
456.00 · Cable TV Expense	49,090.81	46,810.70	2,280.11
Total Other Expense	122,952.50	123,051.68	(99.18)
Net Other Income	(122,952.50)	(123,051.68)	99.18
Net Income	107,404.35	(57,184.04)	164,588.39

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual MTD
June 2020

	Jun 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	32,324.20	32,324.11	0.09
303.00 · Interest Income	3.64	0.00	3.64
304.00 · Finance Charges & Late Fees	336.20	0.00	336.20
305.00 · Holy Cross Equity Refund	0.00	0.00	0.00
307.00 · Reserve Assessments	5,000.02	5,000.00	0.02
308.00 · Cable TV Assessments	4,017.60	4,017.60	0.00
Total Income	41,681.66	41,341.71	339.95
Expense			
401.00 · Accounting	734.67	1,666.67	(932.00)
402.00 · Administrative	630.94	666.67	(35.73)
403.00 · Manager's Fee	3,120.10	3,120.16	(0.06)
406.00 · Insurance	3,901.88	5,391.71	(1,489.83)
408.00 · Legal	0.00	83.32	(83.32)
409.00 · Manager's Unit	481.67	458.35	23.32
410.00 · Pool Maintenance	1,087.78	1,166.67	(78.89)
410.02 · Pool - Gas Expense	234.97	490.07	(255.10)
411.00 · Snow Removal	0.00	0.00	0.00
412.00 · Repairs & Maint. - Project	393.08	1,233.33	(840.25)
413.00 · Fire Alarm	0.00	0.00	0.00
414.00 · Trash	415.76	1,333.33	(917.57)
416.00 · Real Estate Taxes	0.00	0.00	0.00
418.00 · Reserve Funds	5,000.02	5,000.00	0.02
421.00 · Depr - Mgr's Unit	300.58	300.60	(0.02)
422.00 · Electric	1,165.52	2,875.51	(1,709.99)
424.00 · Water & Sewer	4,042.72	3,875.01	167.71
437.00 · Landscaping	1,000.00	2,500.00	(1,500.00)
438.00 · 504 Repairs & Maintenance	0.00	83.32	(83.32)
Total Expense	22,509.69	30,244.72	(7,735.03)
Net Ordinary Income	19,171.97	11,096.99	8,074.98
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	480.19	2,361.64	(1,881.45)
425.00 · Repairs & Maint. Bldg.	0.00	2,560.54	(2,560.54)
427.00 · Elevator	2,241.63	0.00	2,241.63
429.00 · Roof Snow Removal	0.00	0.00	0.00
431.00 · Fire Alarm Bldg	4,550.00	175.00	4,375.00
453.00 · Flood Insurance	1,648.42	1,558.31	90.11
456.00 · Cable TV Expense	4,209.34	4,017.60	191.74
Total Other Expense	13,129.58	10,673.09	2,456.49
Net Other Income	(13,129.58)	(10,673.09)	(2,456.49)
Net Income	6,042.39	423.90	5,618.49

Breakaway West Association, Inc.
 Combined Operating Profit & Loss Budget vs. Actual YTD
 July 2019 through June 2020

	Jul '19 - Jun 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	387,890.41	387,889.45	0.96
303.00 · Interest Income	2,592.43	0.00	2,592.43
304.00 · Finance Charges & Late Fees	4,275.10	0.00	4,275.10
305.00 · Holy Cross Equity Refund	614.12	0.00	614.12
307.00 · Reserve Assessments	60,000.15	60,000.00	0.15
308.00 · Cable TV Assessments	48,211.20	48,211.20	0.00
Total Income	503,583.41	496,100.65	7,482.76
Expense			
401.00 · Accounting	19,287.82	20,000.00	(712.18)
402.00 · Administrative	8,637.30	8,000.00	637.30
403.00 · Manager's Fee	37,691.20	37,441.94	249.26
406.00 · Insurance	51,006.50	64,700.48	(13,693.98)
408.00 · Legal	(77,390.87)	1,000.00	(78,390.87)
409.00 · Manager's Unit	5,780.05	5,500.00	280.05
410.00 · Pool Maintenance	17,478.49	14,000.00	3,478.49
410.02 · Pool - Gas Expense	4,246.48	5,880.74	(1,634.26)
411.00 · Snow Removal	13,243.29	12,000.00	1,243.29
412.00 · Repairs & Maint. - Project	22,133.68	14,800.00	7,333.68
413.00 · Fire Alarm	6,153.63	1,400.00	4,753.63
414.00 · Trash	8,776.78	16,000.00	(7,223.22)
416.00 · Real Estate Taxes	905.84	1,100.00	(194.16)
418.00 · Reserve Funds	60,000.24	60,000.00	0.24
421.00 · Depr - Mgr's Unit	3,606.96	3,606.96	0.00
422.00 · Electric	31,921.17	34,506.13	(2,584.96)
424.00 · Water & Sewer	53,598.00	46,500.00	7,098.00
437.00 · Landscaping	6,000.00	15,000.00	(9,000.00)
438.00 · 504 Repairs & Maintenance	150.00	1,000.00	(850.00)
Total Expense	273,226.56	362,436.25	(89,209.69)
Net Ordinary Income	230,356.85	133,664.40	96,692.45
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	20,564.02	28,339.54	(7,775.52)
425.00 · Repairs & Maint. Bldg.	16,229.46	30,726.43	(14,496.97)
427.00 · Elevator	6,455.96	1,687.50	4,768.46
429.00 · Roof Snow Removal	0.00	3,900.00	(3,900.00)
431.00 · Fire Alarm Bldg	11,837.00	2,100.00	9,737.00
453.00 · Flood Insurance	18,775.25	18,699.73	75.52
456.00 · Cable TV Expense	49,090.81	48,211.20	879.61
Total Other Expense	122,952.50	133,664.40	(10,711.90)
Net Other Income	(122,952.50)	(133,664.40)	10,711.90
Net Income	107,404.35	0.00	107,404.35

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2019 through June 2020

	*Operating	Common El...	Garage Fac...	Renov. I 300...	Renov. II 500	Renov. III 10...	TOTAL
Ordinary Income/Expense							
Income							
301.00 · Operating Assessments							
301.10 · Operating Assessments - ...	80,178.55	0.00	0.00	0.00	0.00	0.00	80,178.55
301.20 · Operating Assessments - ...	116,858.12	0.00	0.00	0.00	0.00	0.00	116,858.12
301.30 · Operating Assessments - ...	67,471.47	0.00	0.00	0.00	0.00	0.00	67,471.47
301.40 · Operating Assessments - ...	110,642.23	0.00	0.00	0.00	0.00	0.00	110,642.23
301.50 · Operating Assessments - ...	12,740.04	0.00	0.00	0.00	0.00	0.00	12,740.04
Total 301.00 · Operating Assessments	387,890.41	0.00	0.00	0.00	0.00	0.00	387,890.41
303.00 · Interest Income							
303.10 · Interest Income - 100/200	559.45	0.00	0.00	0.00	0.00	0.00	559.45
303.20 · Interest Income - 300	803.15	0.00	0.00	0.00	0.00	0.00	803.15
303.30 · Interest Income - 400	516.66	0.00	0.00	0.00	0.00	0.00	516.66
303.40 · Interest Income - 500	633.59	0.00	0.00	0.00	0.00	0.00	633.59
303.50 · Interest Income - Garage	79.58	0.00	0.00	0.00	0.00	0.00	79.58
303.00 · Interest Income - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 303.00 · Interest Income	2,592.43	0.00	0.00	0.00	0.00	0.00	2,592.43
304.00 · Finance Charges & Late Fees							
304.10 · Finance Charges & LF - 1...	922.58	0.00	0.00	0.00	0.00	0.00	922.58
304.20 · Finance Charges & LF - 300	1,324.43	0.00	0.00	0.00	0.00	0.00	1,324.43
304.30 · Finance Charges & LF - 400	852.02	0.00	0.00	0.00	0.00	0.00	852.02
304.40 · Finance Charges & LF- 500	1,044.82	0.00	0.00	0.00	0.00	0.00	1,044.82
304.50 · Finance Charges & LF - G...	131.25	(5.36)	(1,759.48)	0.00	0.00	0.00	(1,633.59)
Total 304.00 · Finance Charges & Lat...	4,275.10	(5.36)	(1,759.48)	0.00	0.00	0.00	2,510.26
305.00 · Holy Cross Equity Refund							
305.10 · Holy Cross Refund - 100/2...	132.53	0.00	0.00	0.00	0.00	0.00	132.53
305.20 · Holy Cross Refund - 300	190.25	0.00	0.00	0.00	0.00	0.00	190.25
305.30 · Holy Cross Refund - 400	122.40	0.00	0.00	0.00	0.00	0.00	122.40
305.40 · Holy Cross Refund - 500	150.09	0.00	0.00	0.00	0.00	0.00	150.09
305.50 · Holy Cross Refund - Garage	18.85	0.00	0.00	0.00	0.00	0.00	18.85
Total 305.00 · Holy Cross Equity Ref...	614.12	0.00	0.00	0.00	0.00	0.00	614.12
307.00 · Reserve Assessments							
307.20 · Reserve Assessments - 300	35,555.83	0.00	0.00	0.00	0.00	0.00	35,555.83
307.30 · Reserve Assessments - 400	24,444.32	0.00	0.00	0.00	0.00	0.00	24,444.32
Total 307.00 · Reserve Assessments	60,000.15	0.00	0.00	0.00	0.00	0.00	60,000.15
308.00 · Cable TV Assessments							
308.10 · Cable TV - 100/200	10,713.60	0.00	0.00	0.00	0.00	0.00	10,713.60
308.20 · Cable TV - 300	14,284.80	0.00	0.00	0.00	0.00	0.00	14,284.80
308.30 · Cable TV - 400	9,820.80	0.00	0.00	0.00	0.00	0.00	9,820.80
308.40 · Cable TV - 500	13,392.00	0.00	0.00	0.00	0.00	0.00	13,392.00
Total 308.00 · Cable TV Assessments	48,211.20	0.00	0.00	0.00	0.00	0.00	48,211.20
Total Income	503,583.41	(5.36)	(1,759.48)	0.00	0.00	0.00	501,818.57
Expense							
401.00 · Accounting							
401.10 · Accounting - 100/200	4,157.49	48.54	0.00	0.00	0.00	61.42	4,267.45
401.20 · Accounting - 300	5,990.78	69.69	0.00	0.00	0.00	0.00	6,060.47
401.30 · Accounting - 400	3,839.57	44.83	0.00	0.00	0.00	0.00	3,884.40
401.40 · Accounting - 500	4,708.49	54.97	0.00	0.00	156.33	0.00	4,919.79
401.50 · Accounting - Garage	591.49	6.89	50.25	0.00	0.00	0.00	648.63
401.00 · Accounting - Other	0.00	0.00	0.00	307.31	0.00	0.00	307.31
Total 401.00 · Accounting	19,287.82	224.92	50.25	307.31	156.33	61.42	20,088.05
402.00 · Administrative							
402.10 · Administrative - 100/200	1,863.94	0.00	0.00	0.00	0.00	0.00	1,863.94
402.20 · Administrative - 300	2,675.79	0.00	0.00	0.00	0.00	0.00	2,675.79
402.30 · Administrative - 400	1,721.40	0.00	0.00	0.00	0.00	0.00	1,721.40
402.40 · Administrative - 500	2,110.94	0.00	0.00	0.00	0.00	0.00	2,110.94
402.50 · Administrative - Garage	265.23	0.00	0.00	0.00	0.00	0.00	265.23
402.00 · Administrative - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 402.00 · Administrative	8,637.30	0.00	0.00	0.00	0.00	0.00	8,637.30

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2019 through June 2020

	*Operating	Common El...	Garage Fac...	Renov. I 300...	Renov. II 500	Renov. III 10...	TOTAL
403.00 · Manager's Fee							
403.10 · Manager's Fee - 100/200	8,133.79	0.00	0.00	0.00	0.00	0.00	8,133.79
403.20 · Manager's Fee - 300	11,676.77	0.00	0.00	0.00	0.00	0.00	11,676.77
403.30 · Manager's Fee - 400	7,511.79	0.00	0.00	0.00	0.00	0.00	7,511.79
403.40 · Manager's Fee - 500	9,211.70	0.00	0.00	0.00	0.00	0.00	9,211.70
403.50 · Manager's Fee - Garage	1,157.15	0.00	0.00	0.00	0.00	0.00	1,157.15
Total 403.00 · Manager's Fee	37,691.20	0.00	0.00	0.00	0.00	0.00	37,691.20
406.00 · Insurance							
406.10 · Insurance - 100/200	11,007.23	0.00	0.00	0.00	0.00	0.00	11,007.23
406.20 · Insurance - 300	15,801.82	0.00	0.00	0.00	0.00	0.00	15,801.82
406.30 · Insurance - 400	10,165.60	0.00	0.00	0.00	0.00	0.00	10,165.60
406.40 · Insurance - 500	12,465.96	0.00	0.00	0.00	0.00	0.00	12,465.96
406.50 · Insurance - Garage	1,565.89	0.00	0.00	0.00	0.00	0.00	1,565.89
Total 406.00 · Insurance	51,006.50	0.00	0.00	0.00	0.00	0.00	51,006.50
408.00 · Legal							
408.10 · Legal - 100/200	(16,700.95)	0.00	0.00	0.00	0.00	0.00	(16,700.95)
408.20 · Legal - 300	(23,975.70)	0.00	0.00	0.00	0.00	0.00	(23,975.70)
408.30 · Legal - 400	(15,424.00)	0.00	0.00	0.00	0.00	0.00	(15,424.00)
408.40 · Legal - 500	(18,914.32)	0.00	0.00	0.00	0.00	0.00	(18,914.32)
408.50 · Legal - Garage	(2,375.90)	0.00	0.00	0.00	0.00	0.00	(2,375.90)
408.00 · Legal - Other	0.00	0.00	0.00	19,544.63	0.00	0.00	19,544.63
Total 408.00 · Legal	(77,390.87)	0.00	0.00	19,544.63	0.00	0.00	(57,846.24)
409.00 · Manager's Unit							
409.10 · Manager's Unit - 100/200	1,247.29	0.00	0.00	0.00	0.00	0.00	1,247.29
409.20 · Manager's Unit - 300	1,790.66	0.00	0.00	0.00	0.00	0.00	1,790.66
409.30 · Manager's Unit - 400	1,151.98	0.00	0.00	0.00	0.00	0.00	1,151.98
409.40 · Manager's Unit - 500	1,412.65	0.00	0.00	0.00	0.00	0.00	1,412.65
409.50 · Manager's Unit - Garage	177.47	0.00	0.00	0.00	0.00	0.00	177.47
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	5,780.05	0.00	0.00	0.00	0.00	0.00	5,780.05
410.00 · Pool Maintenance							
410.10 · Pool - 100/200	3,771.87	0.00	0.00	0.00	0.00	0.00	3,771.87
410.20 · Pool - 300	5,414.82	0.00	0.00	0.00	0.00	0.00	5,414.82
410.30 · Pool - 400	3,483.47	0.00	0.00	0.00	0.00	0.00	3,483.47
410.40 · Pool - 500	4,271.73	0.00	0.00	0.00	0.00	0.00	4,271.73
410.50 · Pool - Garage	536.60	0.00	0.00	0.00	0.00	0.00	536.60
Total 410.00 · Pool Maintenance	17,478.49	0.00	0.00	0.00	0.00	0.00	17,478.49
410.02 · Pool - Gas Expense							
410.021 · Pool Gas - 100/200	916.39	0.00	0.00	0.00	0.00	0.00	916.39
410.022 · Pool Gas - 300	1,315.57	0.00	0.00	0.00	0.00	0.00	1,315.57
410.023 · Pool Gas - 400	846.31	0.00	0.00	0.00	0.00	0.00	846.31
410.024 · Pool Gas - 500	1,037.85	0.00	0.00	0.00	0.00	0.00	1,037.85
410.025 · Pool Gas - Garage	130.36	0.00	0.00	0.00	0.00	0.00	130.36
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	4,246.48	0.00	0.00	0.00	0.00	0.00	4,246.48
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	1,066.76	0.00	0.00	0.00	0.00	0.00	1,066.76
411.022 · Shoveling 300	1,531.43	0.00	0.00	0.00	0.00	0.00	1,531.43
411.023 · Shoveling 400	985.17	0.00	0.00	0.00	0.00	0.00	985.17
411.024 · Shoveling 500	1,208.14	0.00	0.00	0.00	0.00	0.00	1,208.14
411.025 · Shoveling Garage	151.79	0.00	0.00	0.00	0.00	0.00	151.79
Total 411.02 · Shoveling	4,943.29	0.00	0.00	0.00	0.00	0.00	4,943.29

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2019 through June 2020

	*Operating	Common El...	Garage Fac...	Renov. I 300...	Renov. II 500	Renov. III 10...	TOTAL
411.04 · Loader							
411.041 · Loader 100/200	820.03	0.00	0.00	0.00	0.00	0.00	820.03
411.042 · Loader 300	1,177.23	0.00	0.00	0.00	0.00	0.00	1,177.23
411.043 · Loader 400	757.33	0.00	0.00	0.00	0.00	0.00	757.33
411.044 · Loader 500	928.72	0.00	0.00	0.00	0.00	0.00	928.72
411.045 · Loader Garage	116.69	0.00	0.00	0.00	0.00	0.00	116.69
Total 411.04 · Loader	3,800.00	0.00	0.00	0.00	0.00	0.00	3,800.00
Total 411.00 · Snow Removal	13,243.29	0.00	0.00	0.00	0.00	0.00	13,243.29
412.00 · Repairs & Maint. - Project							
412.10 · Repairs & Maint. - 100/200	4,776.43	0.00	0.00	0.00	0.00	0.00	4,776.43
412.20 · Repairs & Maint. - 300	6,856.99	0.00	0.00	0.00	0.00	0.00	6,856.99
412.30 · Repairs & Maint. - 400	4,411.25	0.00	0.00	0.00	0.00	0.00	4,411.25
412.40 · Repairs & Maint. - 500	5,409.44	0.00	0.00	0.00	0.00	0.00	5,409.44
412.50 · Repairs & Maint. - Garage	679.57	0.00	0.00	0.00	0.00	0.00	679.57
Total 412.00 · Repairs & Maint. - Proj...	22,133.68	0.00	0.00	0.00	0.00	0.00	22,133.68
413.00 · Fire Alarm							
413.10 · Fire Alarm - 100/200	1,327.93	0.00	0.00	0.00	0.00	0.00	1,327.93
413.20 · Fire Alarm - 300	1,906.39	0.00	0.00	0.00	0.00	0.00	1,906.39
413.30 · Fire Alarm - 400	1,226.43	0.00	0.00	0.00	0.00	0.00	1,226.43
413.40 · Fire Alarm - 500	1,503.96	0.00	0.00	0.00	0.00	0.00	1,503.96
413.50 · Fire Alarm - Garage	188.92	0.00	0.00	0.00	0.00	0.00	188.92
Total 413.00 · Fire Alarm	6,153.63	0.00	0.00	0.00	0.00	0.00	6,153.63
414.00 · Trash							
414.10 · Trash - 100/200	1,894.05	0.00	0.00	0.00	0.00	0.00	1,894.05
414.20 · Trash - 300	2,719.07	0.00	0.00	0.00	0.00	0.00	2,719.07
414.30 · Trash - 400	1,749.20	0.00	0.00	0.00	0.00	0.00	1,749.20
414.40 · Trash - 500	2,145.06	0.00	0.00	0.00	0.00	0.00	2,145.06
414.50 · Trash - Garage	269.40	0.00	0.00	0.00	0.00	0.00	269.40
Total 414.00 · Trash	8,776.78	0.00	0.00	0.00	0.00	0.00	8,776.78
416.00 · Real Estate Taxes							
416.10 · Real Estate Taxes - 100/200	195.48	0.00	0.00	0.00	0.00	0.00	195.48
416.20 · Real Estate Taxes - 300	280.63	0.00	0.00	0.00	0.00	0.00	280.63
416.30 · Real Estate Taxes - 400	180.53	0.00	0.00	0.00	0.00	0.00	180.53
416.40 · Real Estate Taxes - 500	221.39	0.00	0.00	0.00	0.00	0.00	221.39
416.50 · Real Estate Taxes - Garage	27.81	0.00	0.00	0.00	0.00	0.00	27.81
Total 416.00 · Real Estate Taxes	905.84	0.00	0.00	0.00	0.00	0.00	905.84
418.00 · Reserve Funds							
418.20 · Reserve Funds - 300	35,555.88	0.00	0.00	0.00	0.00	0.00	35,555.88
418.30 · Reserve Funds - 400	24,444.36	0.00	0.00	0.00	0.00	0.00	24,444.36
Total 418.00 · Reserve Funds	60,000.24	0.00	0.00	0.00	0.00	0.00	60,000.24
421.00 · Depr - Mgr's Unit							
421.10 · Depr - Mgr's Unit - 100/200	778.32	0.00	0.00	0.00	0.00	0.00	778.32
421.20 · Depr - Mgr's Unit - 300	1,117.44	0.00	0.00	0.00	0.00	0.00	1,117.44
421.30 · Depr - Mgr's Unit - 400	718.92	0.00	0.00	0.00	0.00	0.00	718.92
421.40 · Depr - Mgr's Unit - 500	881.52	0.00	0.00	0.00	0.00	0.00	881.52
421.50 · Depr - Mgr's Unit - Garage	110.76	0.00	0.00	0.00	0.00	0.00	110.76
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	3,606.96	0.00	0.00	0.00	0.00	0.00	3,606.96
422.00 · Electric							
422.10 · Electric - 100/200	6,888.59	0.00	0.00	0.00	0.00	0.00	6,888.59
422.20 · Electric - 300	9,889.17	0.00	0.00	0.00	0.00	0.00	9,889.17
422.30 · Electric - 400	6,361.88	0.00	0.00	0.00	0.00	0.00	6,361.88
422.40 · Electric - 500	7,801.54	0.00	0.00	0.00	0.00	0.00	7,801.54
422.50 · Electric - Garage	979.99	0.00	0.00	0.00	0.00	0.00	979.99
Total 422.00 · Electric	31,921.17	0.00	0.00	0.00	0.00	0.00	31,921.17

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2019 through June 2020

	*Operating	Common El...	Garage Fac...	Renov. I 300...	Renov. II 500	Renov. III 10...	TOTAL
424.00 · Water & Sewer							
424.10 · Water & Sewer - 100/200	11,566.44	0.00	0.00	0.00	0.00	0.00	11,566.44
424.20 · Water & Sewer - 300	16,604.67	0.00	0.00	0.00	0.00	0.00	16,604.67
424.30 · Water & Sewer - 400	10,682.06	0.00	0.00	0.00	0.00	0.00	10,682.06
424.40 · Water & Sewer - 500	13,099.35	0.00	0.00	0.00	0.00	0.00	13,099.35
424.50 · Water & Sewer - Garage	1,645.48	0.00	0.00	0.00	0.00	0.00	1,645.48
Total 424.00 · Water & Sewer	53,598.00	0.00	0.00	0.00	0.00	0.00	53,598.00
437.00 · Landscaping							
437.10 · Landscaping 100/200	1,294.80	0.00	0.00	0.00	0.00	0.00	1,294.80
437.20 · Landscaping - 300	1,858.80	0.00	0.00	0.00	0.00	0.00	1,858.80
437.30 · Landscaping - 400	1,195.80	0.00	0.00	0.00	0.00	0.00	1,195.80
437.40 · Landscaping - 500	1,466.40	0.00	0.00	0.00	0.00	0.00	1,466.40
437.50 · Landscaping - Garage	184.20	0.00	0.00	0.00	0.00	0.00	184.20
Total 437.00 · Landscaping	6,000.00	0.00	0.00	0.00	0.00	0.00	6,000.00
438.00 · 504 Repairs & Maintenance							
438.10 · 504 Repairs & Maint - 100/...	32.37	0.00	0.00	0.00	0.00	0.00	32.37
438.20 · 504 Repairs & Maint - 300	46.47	0.00	0.00	0.00	0.00	0.00	46.47
438.30 · 504 Repairs & Maint - 400	29.90	0.00	0.00	0.00	0.00	0.00	29.90
438.40 · 504 Repairs & Maint - 500	36.66	0.00	0.00	0.00	0.00	0.00	36.66
438.50 · 504 Repairs & Maint - Gar...	4.60	0.00	0.00	0.00	0.00	0.00	4.60
Total 438.00 · 504 Repairs & Mainten...	150.00	0.00	0.00	0.00	0.00	0.00	150.00
440.00 · Architect							
440.40 · Architect - 500	0.00	0.00	0.00	0.00	227.50	0.00	227.50
Total 440.00 · Architect	0.00	0.00	0.00	0.00	227.50	0.00	227.50
Total Expense	273,226.56	224.92	50.25	19,851.94	383.83	61.42	293,798.92
Net Ordinary Income	230,356.85	(230.28)	(1,809.73)	(19,851.94)	(383.83)	(61.42)	208,019.65
Other Income/Expense							
Other Expense							
423.00 · Gas/Heating							
423.10 · Heat - 100/200	4,753.01	0.00	0.00	0.00	0.00	0.00	4,753.01
423.20 · Heat - 300	5,616.36	0.00	0.00	0.00	0.00	0.00	5,616.36
423.30 · Heat - 400	3,378.50	0.00	0.00	0.00	0.00	0.00	3,378.50
423.40 · Heat - 500	5,336.34	0.00	0.00	0.00	0.00	0.00	5,336.34
423.50 · Heat - Garage	1,479.81	0.00	0.00	0.00	0.00	0.00	1,479.81
Total 423.00 · Gas/Heating	20,564.02	0.00	0.00	0.00	0.00	0.00	20,564.02
425.00 · Repairs & Maint. Bldg.							
425.10 · Repairs & Maint. - 100/200	4,395.83	0.00	0.00	0.00	0.00	0.00	4,395.83
425.20 · Repairs & Maint. - 300	2,642.18	0.00	0.00	0.00	0.00	0.00	2,642.18
425.30 · Repairs & Maint. - 400	1,953.00	0.00	0.00	0.00	0.00	0.00	1,953.00
425.40 · Repairs & Maint. - 500	6,820.09	0.00	0.00	0.00	0.00	0.00	6,820.09
425.50 · Repairs & Maint. - Garage	418.36	0.00	0.00	0.00	0.00	0.00	418.36
Total 425.00 · Repairs & Maint. Bldg.	16,229.46	0.00	0.00	0.00	0.00	0.00	16,229.46
427.00 · Elevator							
427.20 · Elevator - 300	3,825.74	0.00	0.00	0.00	0.00	0.00	3,825.74
427.30 · Elevator - 400	2,630.22	0.00	0.00	0.00	0.00	0.00	2,630.22
Total 427.00 · Elevator	6,455.96	0.00	0.00	0.00	0.00	0.00	6,455.96
431.00 · Fire Alarm Bldg							
431.10 · Fire Alarm - 100/200	172.00	0.00	0.00	0.00	0.00	0.00	172.00
431.20 · Fire Alarm - 300	6,912.60	0.00	0.00	0.00	0.00	0.00	6,912.60
431.30 · Fire Alarm - 400	4,752.40	0.00	0.00	0.00	0.00	0.00	4,752.40
Total 431.00 · Fire Alarm Bldg	11,837.00	0.00	0.00	0.00	0.00	0.00	11,837.00
434.00 · Building Facades							
434.10 · Building Facades - 100/200	0.00	959.86	0.00	0.00	0.00	0.00	959.86
434.20 · Building Facades - 300	0.00	1,377.97	0.00	0.00	0.00	0.00	1,377.97
434.30 · Building Facades - 400	0.00	886.48	0.00	0.00	0.00	0.00	886.48
434.40 · Building Facades - 500	0.00	1,087.07	0.00	0.00	16,641.84	0.00	17,728.91
434.50 · Building Facades - Garage	0.00	136.55	0.00	0.00	0.00	0.00	136.55
Total 434.00 · Building Facades	0.00	4,447.93	0.00	0.00	16,641.84	0.00	21,089.77
446.00 · Life Safety Upgrades	0.00	0.00	0.00	7,700.00	0.00	0.00	7,700.00

Breakaway West Association, Inc.
 Combined Profit & Loss by Class
 July 2019 through June 2020

	*Operating	Common El...	Garage Fac...	Renov. I 300...	Renov. II 500	Renov. III 10...	TOTAL
453.00 · Flood Insurance							
453.40 · Flood Insurance - 500	18,775.25	0.00	0.00	0.00	0.00	0.00	18,775.25
Total 453.00 · Flood Insurance	18,775.25	0.00	0.00	0.00	0.00	0.00	18,775.25
456.00 · Cable TV Expense							
456.10 · Cable TV Exp - 100/200	10,909.05	0.00	0.00	0.00	0.00	0.00	10,909.05
456.20 · Cable TV Exp - 300	14,545.39	0.00	0.00	0.00	0.00	0.00	14,545.39
456.30 · Cable TV Exp - 400	10,000.02	0.00	0.00	0.00	0.00	0.00	10,000.02
456.40 · Cable TV Exp - 500	13,636.35	0.00	0.00	0.00	0.00	0.00	13,636.35
Total 456.00 · Cable TV Expense	49,090.81	0.00	0.00	0.00	0.00	0.00	49,090.81
Total Other Expense	122,952.50	4,447.93	0.00	7,700.00	16,641.84	0.00	151,742.27
Net Other Income	(122,952.50)	(4,447.93)	0.00	(7,700.00)	(16,641.84)	0.00	(151,742.27)
Net Income	107,404.35	(4,678.21)	(1,809.73)	(27,551.94)	(17,025.67)	(61.42)	56,277.38

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2020

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 -Check	6/1/2020	Draft	Vail Honeywagon (Corp 4/1/19)	June	(415.76)
Bill Pmt -Check	6/1/2020	Draft	Xcel Energy	53-1013571-8	(1,620.53)
Bill Pmt -Check	6/8/2020	10686	Altitude Community Law P.C.	Halstead 22,25 - 5/21	(31.00)
Bill Pmt -Check	6/8/2020	10687	American Plumbing & Heating Inc.	2/17/20 - 500 Bldg. Faucet repairs	(150.00)
Bill Pmt -Check	6/8/2020	10688	D.E.J. Construction LLC	400 Bldg R&M	(518.00)
Bill Pmt -Check	6/8/2020	10689	Spaeth and Company, Inc.	May	(916.14)
Bill Pmt -Check	6/8/2020	10690	Specialized Pool and Spa, LLC	Weekly Commercial Route Service 5/5-5/28	(649.80)
Bill Pmt -Check	6/8/2020	10691	Tri County Fire Protection, Inc.	Annual maintenance/Inspection	(788.84)
Bill Pmt -Check	6/8/2020	10692	Vail Valley Ace Hardware	312	(148.44)
Check	6/12/2020	Auto-Pay	Comcast	6/1-6/30	(4,209.34)
Check	6/19/2020	Draft	Comcast - DSL	DSL	(14.92)
Bill Pmt -Check	6/19/2020	Draft	Eagle River Water & Sanitation Dis...	4/30-5/29	(5,213.72)
Bill Pmt -Check	6/22/2020	10693	American Protection Systems(Extr...	300/400 Bldg. - Service on Fire alarm: short on syst...	(650.00)
Bill Pmt -Check	6/22/2020	10694	Farmers Insurance	1/15/20-1/15/21 Umbrella F005837726-001-00001-2...	(27,690.00)
Bill Pmt -Check	6/22/2020	10695	Monroe & Newell Engineers, Inc.	Re: 300/400 Catwalk Project-Structural Engineer	(2,000.00)
Bill Pmt -Check	6/22/2020	10696	Nedbo Construction, Inc.	Re: 300/400 Catwalk Project-Contractor	(75,097.78)
Bill Pmt -Check	6/22/2020	10697	OAC Management, Inc.	Re: 300/400 Catwalk Project	(4,832.50)
Bill Pmt -Check	6/22/2020	10698	Steve Burns	June	(4,220.10)
Bill Pmt -Check	6/22/2020	10699	Vail Lock & Key	500 Bldg. - 2 Re-key & master; 4 keys	(410.96)
Bill Pmt -Check	6/22/2020	10700	Vail Valley Ace Hardware	312	(41.12)
Check	6/30/2020	Draft	Century Link	6/19-7/18 970-476-7309 666B	(69.97)
Check	6/30/2020	Draft	Century Link	6/13-7/12 970-476-2196 518B	(95.97)
Check	6/30/2020	Draft	Century Link	6/13 - 7/12 970-476-3957 457B	(319.63)
Check	6/30/2020	Auto-Pay	Holy Cross Energy	5/22-6/22	(1,165.52)
Total 102.8 · Cash in Op. Checking - Citywide					(131,270.04)
102.9 · Millennium Bank - Savings					
Total 102.9 · Millennium Bank - Savings					
103.00 · Cash in Savings					
Total 103.00 · Cash in Savings					
TOTAL					<u>(131,270.04)</u>