

Breakaway West Association, Inc.  
Balance Sheet  
As of March 31, 2023

	Mar 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	11,213.97
102.8 · Cash in Op. Checking - Citywide	18,154.43
Total Checking/Savings	29,368.40
Accounts Receivable	
104.00 · Accounts Receivable	22,670.02
Total Accounts Receivable	22,670.02
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	25,302.42
108.20 · Prepaid Flood Insurance	16,077.00
108.00 · Prepaid Expenses - Other	1,545.60
Total 108.00 · Prepaid Expenses	42,925.02
110.00 · Bill to Owner	101.00
Total Other Current Assets	43,026.02
Total Current Assets	95,064.44
Fixed Assets	
112.00 · Manager Condo Unit	23,000.00
112.50 · Improvements - 504	188,194.74
113.50 · Equipment	7,544.75
114.00 · Accum. Depreciation	
114.10 · Accum. Depreciation-Unit 504	(89,330.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(96,874.99)
Total Fixed Assets	121,864.50
<b>TOTAL ASSETS</b>	<b>216,928.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	42,931.37
Total Accounts Payable	42,931.37
Total Current Liabilities	42,931.37
Total Liabilities	42,931.37
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	32,499.07
217.20 · Reserve Fund 300	(17,841.30)
217.30 · Reserve Fund 400	46,936.05
217.40 · Reserve Fund 500	(3,403.96)
217.50 · Reserve Fund Garage	15,205.32
Total 217.01 · Reserve Fund - Appropriated	73,395.18
218.01 · Owner Equity - Unappropriated	
218.00 · Operating Fund 100/200	(9,373.95)
219.00 · Operating Fund 300	(8,617.41)
220.00 · Operating Fund 400	(7,765.16)
221.00 · Operating Fund 500	(13,474.84)
222.00 · Operating Fund Garage	135.10
Total 218.01 · Owner Equity - Unappropriated	(39,096.26)
223 · Investment in Mgr. Unit 504	124,767.00
Net Income	(11,568.35)
Total Equity	173,997.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>216,928.94</b>

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

	Mar 23	Mar 22	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	36,396.92	31,526.64	4,870.28
303.00 · Interest Income	0.37	2.14	(1.77)
304.00 · Finance Charges & Late Fees	1,336.44	326.66	1,009.78
307.00 · Reserve Assessments	5,499.99	5,925.08	(425.09)
308.00 · Cable TV Assessments	4,499.82	4,314.06	185.76
Total Income	47,733.54	42,094.58	5,638.96
Expense			
401.00 · Accounting	791.00	4,386.67	(3,595.67)
402.00 · Administrative	981.13	988.10	(6.97)
403.00 · Manager's Fee	3,508.78	3,341.69	167.09
406.00 · Insurance	6,913.33	5,883.00	1,030.33
408.00 · Legal	70.00	0.00	70.00
409.00 · Manager's Unit	644.44	483.52	160.92
410.00 · Pool Maintenance	3,252.32	1,391.72	1,860.60
410.02 · Pool - Gas Expense	916.86	861.52	55.34
411.00 · Snow Removal	1,925.00	1,980.00	(55.00)
412.00 · Repairs & Maint. - Project	403.01	4,105.76	(3,702.75)
414.00 · Trash	1,630.22	1,331.71	298.51
416.00 · Real Estate Taxes	1,118.24	1,151.60	(33.36)
418.00 · Reserve Funds	5,499.99	5,925.08	(425.09)
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	4,264.70	4,272.34	(7.64)
424.00 · Water & Sewer	5,534.19	5,381.61	152.58
Total Expense	37,775.71	41,806.82	(4,031.11)
Net Ordinary Income	9,957.83	287.76	9,670.07
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,938.63	3,660.61	278.02
425.00 · Repairs & Maint. Bldg.	1,135.12	905.00	230.12
427.00 · Elevator	0.00	1,815.00	(1,815.00)
453.00 · Flood Insurance	1,138.65	1,812.83	(674.18)
456.00 · Cable TV Expense	4,831.41	4,603.31	228.10
Total Other Expense	11,043.81	12,796.75	(1,752.94)
Net Other Income	(11,043.81)	(12,796.75)	1,752.94
Net Income	(1,085.98)	(12,508.99)	11,423.01

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

	Jul '22 - Mar 23	Jul '21 - Mar 22	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	327,572.15	283,739.43	43,832.72
303.00 · Interest Income	121.26	23.07	98.19
304.00 · Finance Charges & Late Fees	3,965.23	3,346.21	619.02
305.00 · Holy Cross Equity Refund	284.50	276.53	7.97
307.00 · Reserve Assessments	49,499.66	53,325.41	(3,825.75)
308.00 · Cable TV Assessments	40,498.38	38,826.54	1,671.84
Total Income	421,941.18	379,537.19	42,403.99
Expense			
401.00 · Accounting	8,167.50	18,063.42	(9,895.92)
402.00 · Administrative	6,911.28	7,053.79	(142.51)
403.00 · Manager's Fee	31,579.02	30,325.01	1,254.01
406.00 · Insurance	55,517.08	50,909.25	4,607.83
408.00 · Legal	1,361.00	140.00	1,221.00
409.00 · Manager's Unit	5,799.96	4,351.70	1,448.26
410.00 · Pool Maintenance	15,726.01	13,500.77	2,225.24
410.02 · Pool - Gas Expense	9,434.70	5,811.64	3,623.06
411.00 · Snow Removal	12,783.16	9,813.60	2,969.56
412.00 · Repairs & Maint. - Project	4,364.04	9,331.16	(4,967.12)
413.00 · Fire Alarm	212.16	2,525.20	(2,313.04)
414.00 · Trash	14,056.95	8,946.28	5,110.67
416.00 · Real Estate Taxes	1,118.24	1,151.60	(33.36)
418.00 · Reserve Funds	49,499.96	53,325.72	(3,825.76)
421.00 · Depreciation - Mgr's Unit 504	2,902.50	2,901.25	1.25
422.00 · Electricity	26,204.73	24,151.69	2,053.04
424.00 · Water & Sewer	46,720.43	42,829.59	3,890.84
437.00 · Landscaping	4,093.45	4,000.00	93.45
438.00 · 504 Repairs & Maintenance	693.61	0.00	693.61
Total Expense	297,145.78	289,131.67	8,014.11
Net Ordinary Income	124,795.40	90,405.52	34,389.88
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	39,099.30	27,372.42	11,726.88
425.00 · Repairs & Maint. Bldg.	18,030.03	20,128.13	(2,098.10)
427.00 · Elevator	3,351.39	4,921.08	(1,569.69)
429.00 · Roof Snow Removal	12,480.00	0.00	12,480.00
431.00 · Fire Alarm Bldg	9,653.26	3,517.86	6,135.40
453.00 · Flood Insurance	11,861.50	16,315.48	(4,453.98)
456.00 · Cable TV Expense	41,888.27	39,947.90	1,940.37
Total Other Expense	136,363.75	112,202.87	24,160.88
Net Other Income	(136,363.75)	(112,202.87)	(24,160.88)
Net Income	(11,568.35)	(21,797.35)	10,229.00

Breakaway West Association, Inc.  
 Combined Operating Profit & Loss Budget vs. Actual MTD  
 March 2023

	Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	36,396.92	36,396.88	0.04
303.00 · Interest Income	0.37	0.00	0.37
304.00 · Finance Charges & Late Fees	1,336.44	0.00	1,336.44
307.00 · Reserve Assessments	5,499.99	5,500.00	(0.01)
308.00 · Cable TV Assessments	4,499.82	4,500.00	(0.18)
Total Income	47,733.54	46,396.88	1,336.66
Expense			
401.00 · Accounting	791.00	916.66	(125.66)
402.00 · Administrative	981.13	791.66	189.47
403.00 · Manager's Fee	3,508.78	3,508.78	0.00
406.00 · Insurance	6,913.33	6,284.50	628.83
408.00 · Legal	70.00	83.34	(13.34)
409.00 · Manager's Unit	644.44	644.44	0.00
410.00 · Pool Maintenance	3,252.32	1,250.01	2,002.31
410.02 · Pool - Gas Expense	916.86	676.62	240.24
411.00 · Snow Removal	1,925.00	2,213.37	(288.37)
412.00 · Repairs & Maint. - Project	403.01	979.17	(576.16)
414.00 · Trash	1,630.22	1,041.66	588.56
416.00 · Real Estate Taxes	1,118.24	1,200.00	(81.76)
418.00 · Reserve Funds	5,499.99	5,500.00	(0.01)
421.00 · Depreciation - Mgr's Unit 504	322.50	322.47	0.03
422.00 · Electricity	4,264.70	2,531.86	1,732.84
424.00 · Water & Sewer	5,534.19	5,170.93	363.26
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	37,775.71	33,198.81	4,576.90
Net Ordinary Income	9,957.83	13,198.07	(3,240.24)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,938.63	3,035.96	902.67
425.00 · Repairs & Maint. Bldg.	1,135.12	3,361.62	(2,226.50)
427.00 · Elevator	0.00	1,544.81	(1,544.81)
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
453.00 · Flood Insurance	1,138.65	2,030.60	(891.95)
456.00 · Cable TV Expense	4,831.41	4,500.00	331.41
Total Other Expense	11,043.81	14,556.32	(3,512.51)
Net Other Income	(11,043.81)	(14,556.32)	3,512.51
Net Income	(1,085.98)	(1,358.25)	272.27

Breakaway West Association, Inc.  
 Combined Operating Profit & Loss Budget vs. Actual YTD  
 July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	327,572.15	327,571.92	0.23
303.00 · Interest Income	121.26	0.00	121.26
304.00 · Finance Charges & Late Fees	3,965.23	0.00	3,965.23
305.00 · Holy Cross Equity Refund	284.50	0.00	284.50
307.00 · Reserve Assessments	49,499.66	49,500.00	(0.34)
308.00 · Cable TV Assessments	40,498.38	40,500.00	(1.62)
Total Income	421,941.18	417,571.92	4,369.26
Expense			
401.00 · Accounting	8,167.50	8,249.94	(82.44)
402.00 · Administrative	6,911.28	7,124.94	(213.66)
403.00 · Manager's Fee	31,579.02	31,579.02	0.00
406.00 · Insurance	55,517.08	56,560.50	(1,043.42)
408.00 · Legal	1,361.00	750.06	610.94
409.00 · Manager's Unit	5,799.96	5,799.96	0.00
410.00 · Pool Maintenance	15,726.01	11,250.09	4,475.92
410.02 · Pool - Gas Expense	9,434.70	6,089.58	3,345.12
411.00 · Snow Removal	12,783.16	10,266.72	2,516.44
412.00 · Repairs & Maint. - Project	4,364.04	8,812.53	(4,448.49)
413.00 · Fire Alarm	212.16	2,669.00	(2,456.84)
414.00 · Trash	14,056.95	9,374.94	4,682.01
416.00 · Real Estate Taxes	1,118.24	1,200.00	(81.76)
418.00 · Reserve Funds	49,499.96	49,500.00	(0.04)
421.00 · Depreciation - Mgr's Unit 504	2,902.50	2,901.25	1.25
422.00 · Electricity	26,204.73	22,786.74	3,417.99
424.00 · Water & Sewer	46,720.43	46,538.37	182.06
437.00 · Landscaping	4,093.45	6,666.68	(2,573.23)
438.00 · 504 Repairs & Maintenance	693.61	750.06	(56.45)
Total Expense	297,145.78	288,870.38	8,275.40
Net Ordinary Income	124,795.40	128,701.54	(3,906.14)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	39,099.30	27,323.64	11,775.66
425.00 · Repairs & Maint. Bldg.	18,030.03	30,254.58	(12,224.55)
427.00 · Elevator	3,351.39	4,806.23	(1,454.84)
429.00 · Roof Snow Removal	12,480.00	4,000.00	8,480.00
431.00 · Fire Alarm Bldg	9,653.26	5,749.97	3,903.29
453.00 · Flood Insurance	11,861.50	18,275.40	(6,413.90)
456.00 · Cable TV Expense	41,888.27	40,500.00	1,388.27
Total Other Expense	136,363.75	130,909.82	5,453.93
Net Other Income	(136,363.75)	(130,909.82)	(5,453.93)
Net Income	(11,568.35)	(2,208.28)	(9,360.07)

**Breakaway West Association, Inc.**  
**Disbursement Report**  
**As of March 31, 2023**

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Check	03/31/2023			Service Charge	(15.00)
Total 102.10 · Cash in Reserve - Citywide					(15.00)
102.13 · Cash in Spec. As. - Citywide					
Total 102.13 · Cash in Spec. As. - Citywide					
102.16 · Cash in Renovation - Citywide					
Total 102.16 · Cash in Renovation - Citywide					
102.8 · Cash in Op. Checking - Citywide					
Bill Pmt -Check	03/01/2023	Draft	Vail Honeywagon Enterprises, LLC	3/1-3/31	(1,630.22)
Bill Pmt -Check	03/07/2023	Autopay	Xcel Energy	53-1013571-8	(9,266.54)
Bill Pmt -Check	03/07/2023	11071	High Standard LLC		(570.00)
Bill Pmt -Check	03/07/2023	11072	Martin/Martin, Inc.	Re: Pool deck & common area project	(6,295.00)
Bill Pmt -Check	03/07/2023	11073	OAC Management, Inc.	Re: Pool deck & common area project - Febru...	(2,840.00)
Bill Pmt -Check	03/07/2023	11074	Postmaster	Annual PO Box fee	(226.00)
Bill Pmt -Check	03/07/2023	11075	Spaeth and Company, Inc.	February	(841.07)
Bill Pmt -Check	03/07/2023	11076	Vail Valley Ace Hardware	312	(141.50)
Check	03/12/2023	Auto-Pay	Comcast	3/1-3/31	(4,831.41)
Check	03/19/2023	Draft	Comcast - DSL	DSL	(10.39)
Bill Pmt -Check	03/19/2023	Draft	Eagle River Water & Sanitation District	1/31-2/28	(5,591.33)
Bill Pmt -Check	03/21/2023	11077	Altitude Community Law P.C.	Halstead 22,25 - 1/26-2/1	(1,959.50)
Bill Pmt -Check	03/21/2023	11078	Eagle County Treasurer	R033196	(1,118.24)
Bill Pmt -Check	03/21/2023	11079	Golden Eagle Htg Cooling & Drain Cleaning	#442 - Kitchen sink leak	(315.00)
Bill Pmt -Check	03/21/2023	11080	Maximum Comfort Pool & Spa, Inc.	Chlorine tabs 3" Proguard 50lb; anti foam; sod...	(583.27)
Bill Pmt -Check	03/21/2023	11081	Pierce Architects	Re: Garage and Pool Deck 2/1-2/28	(1,606.25)
Bill Pmt -Check	03/21/2023	11082	Specialized Pool and Spa, LLC	Weekly Commercial Route Service 2/7-2/28	(700.00)
Bill Pmt -Check	03/21/2023	11083	Steve Burns		(5,533.78)
Bill Pmt -Check	03/21/2023	11084	Vail Valley Ace Hardware	312	(49.22)
Bill Pmt -Check	03/21/2023	11085	Vail Valley Garage Door LLC	Main garage door repairs 2/6	(212.20)
Bill Pmt -Check	03/21/2023	11086	Western States Fire Protection Co. (Inc)	400 Bldg leaks 12/19/22-1/3/23	(5,139.00)
Check	03/31/2023	Draft	Century Link	3/13-4/12 970-476-2196 518B	(116.62)
Check	03/31/2023	Draft	Century Link	3/13-4/12 970-476-3957 457B	(383.73)
Check	03/31/2023	Draft	Century Link	3/19-4/18 970-476-7309 666B	(93.64)
Check	03/31/2023	Auto-Pay	Holy Cross Energy	2/22-3/22	(4,264.70)
Total 102.8 · Cash in Op. Checking - Citywide					(54,318.61)
<b>TOTAL</b>					<b>(54,333.61)</b>

Breakaway West Association, Inc.  
100/200 Comparison to Budget - MTD  
March 2023

	Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	7,316.06	7,316.05	0.01
303.00 · Interest Income	0.08	0.00	0.08
304.00 · Finance Charges & Late Fees	288.40	0.00	288.40
307.00 · Reserve Assessments	166.67	166.67	0.00
308.00 · Cable TV Assessments	999.96	1,000.00	(0.04)
Total Income	8,771.17	8,482.72	288.45
Expense			
401.00 · Accounting	170.69	197.82	(27.13)
402.00 · Administrative	211.73	170.84	40.89
403.00 · Manager's Fee	757.19	757.19	0.00
406.00 · Insurance	1,491.90	1,356.20	135.70
408.00 · Legal	15.11	17.98	(2.87)
409.00 · Manager's Unit	139.07	139.07	0.00
410.00 · Pool Maintenance	701.85	269.75	432.10
410.02 · Pool - Gas Expense	197.86	146.01	51.85
411.00 · Snow Removal	415.41	477.62	(62.21)
412.00 · Repairs & Maint. - Project	86.96	211.30	(124.34)
414.00 · Trash	351.80	224.79	127.01
416.00 · Real Estate Taxes	241.32	258.96	(17.64)
418.00 · Reserve Funds	166.67	166.67	0.00
421.00 · Depreciation - Mgr's Unit 504	69.60	69.57	0.03
422.00 · Electricity	920.32	546.37	373.95
424.00 · Water & Sewer	1,194.28	1,115.89	78.39
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	7,131.76	6,144.01	987.75
Net Ordinary Income	1,639.41	2,338.71	(699.30)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	975.03	691.01	284.02
425.00 · Repairs & Maint. Bldg.	0.00	811.78	(811.78)
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
456.00 · Cable TV Expense	1,073.65	1,000.00	73.65
Total Other Expense	2,048.68	2,586.12	(537.44)
Net Other Income	(2,048.68)	(2,586.12)	537.44
Net Income	(409.27)	(247.41)	(161.86)

Breakaway West Association, Inc.  
300 Comparison to Budget - MTD  
March 2023

	Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,641.51	10,641.52	(0.01)
303.00 · Interest Income	0.12	0.00	0.12
304.00 · Finance Charges & Late Fees	414.03	0.00	414.03
307.00 · Reserve Assessments	1,916.67	1,916.67	0.00
308.00 · Cable TV Assessments	1,333.28	1,333.33	(0.05)
Total Income	14,305.61	13,891.52	414.09
Expense			
401.00 · Accounting	245.05	283.98	(38.93)
402.00 · Administrative	303.95	245.26	58.69
403.00 · Manager's Fee	1,087.02	1,087.02	0.00
406.00 · Insurance	2,141.75	1,946.94	194.81
408.00 · Legal	21.69	25.82	(4.13)
409.00 · Manager's Unit	199.65	199.65	0.00
410.00 · Pool Maintenance	1,007.57	387.25	620.32
410.02 · Pool - Gas Expense	284.04	209.62	74.42
411.00 · Snow Removal	596.37	685.68	(89.31)
412.00 · Repairs & Maint. - Project	124.85	303.35	(178.50)
414.00 · Trash	505.04	322.71	182.33
416.00 · Real Estate Taxes	346.43	371.76	(25.33)
418.00 · Reserve Funds	1,916.67	1,916.67	0.00
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	1,321.20	784.37	536.83
424.00 · Water & Sewer	1,714.49	1,601.95	112.54
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	11,915.68	10,497.76	1,417.92
Net Ordinary Income	2,389.93	3,393.76	(1,003.83)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,063.69	826.81	236.88
425.00 · Repairs & Maint. Bldg.	264.04	988.89	(724.85)
427.00 · Elevator	0.00	941.37	(941.37)
456.00 · Cable TV Expense	1,431.53	1,333.33	98.20
Total Other Expense	2,759.26	4,090.40	(1,331.14)
Net Other Income	(2,759.26)	(4,090.40)	1,331.14
Net Income	(369.33)	(696.64)	327.31



Breakaway West Association, Inc.  
400 Comparison to Budget - MTD  
March 2023

	Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	7,151.95	7,151.98	(0.03)
303.00 · Interest Income	0.07	0.00	0.07
304.00 · Finance Charges & Late Fees	266.35	0.00	266.35
307.00 · Reserve Assessments	833.37	833.33	0.04
308.00 · Cable TV Assessments	916.63	916.67	(0.04)
Total Income	9,168.37	8,901.98	266.39
Expense			
401.00 · Accounting	157.64	182.69	(25.05)
402.00 · Administrative	195.54	157.78	37.76
403.00 · Manager's Fee	699.30	699.30	0.00
406.00 · Insurance	1,377.82	1,252.50	125.32
408.00 · Legal	13.95	16.61	(2.66)
409.00 · Manager's Unit	128.44	128.44	0.00
410.00 · Pool Maintenance	648.19	249.13	399.06
410.02 · Pool - Gas Expense	182.73	134.85	47.88
411.00 · Snow Removal	383.64	441.10	(57.46)
412.00 · Repairs & Maint. - Project	80.33	195.15	(114.82)
414.00 · Trash	324.90	207.60	117.30
416.00 · Real Estate Taxes	222.86	239.16	(16.30)
418.00 · Reserve Funds	833.37	833.33	0.04
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	849.95	504.60	345.35
424.00 · Water & Sewer	1,102.96	1,030.57	72.39
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	7,265.89	6,353.69	912.20
Net Ordinary Income	1,902.48	2,548.29	(645.81)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	678.28	460.58	217.70
425.00 · Repairs & Maint. Bldg.	843.08	916.24	(73.16)
427.00 · Elevator	0.00	603.44	(603.44)
456.00 · Cable TV Expense	984.18	916.67	67.51
Total Other Expense	2,505.54	2,896.93	(391.39)
Net Other Income	(2,505.54)	(2,896.93)	391.39
Net Income	(603.06)	(348.64)	(254.42)

Breakaway West Association, Inc.  
500 Comparison to Budget - MTD  
March 2023

	Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,202.82	10,202.83	(0.01)
303.00 · Interest Income	0.09	0.00	0.09
304.00 · Finance Charges & Late Fees	326.63	0.00	326.63
307.00 · Reserve Assessments	2,500.03	2,500.00	0.03
308.00 · Cable TV Assessments	1,249.95	1,250.00	(0.05)
Total Income	14,279.52	13,952.83	326.69
Expense			
401.00 · Accounting	193.32	224.03	(30.71)
402.00 · Administrative	239.78	193.48	46.30
403.00 · Manager's Fee	857.55	857.55	0.00
406.00 · Insurance	1,689.62	1,535.93	153.69
408.00 · Legal	17.11	20.37	(3.26)
409.00 · Manager's Unit	157.50	157.50	0.00
410.00 · Pool Maintenance	794.86	305.50	489.36
410.02 · Pool - Gas Expense	224.08	165.37	58.71
411.00 · Snow Removal	470.47	540.97	(70.50)
412.00 · Repairs & Maint. - Project	98.49	239.31	(140.82)
414.00 · Trash	398.43	254.58	143.85
416.00 · Real Estate Taxes	273.30	293.28	(19.98)
418.00 · Reserve Funds	2,500.03	2,500.00	0.03
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	1,042.29	618.79	423.50
424.00 · Water & Sewer	1,352.56	1,263.77	88.79
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	10,388.21	9,269.62	1,118.59
Net Ordinary Income	3,891.31	4,683.21	(791.90)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	888.59	827.31	61.28
425.00 · Repairs & Maint. Bldg.	28.00	605.61	(577.61)
453.00 · Flood Insurance	1,138.65	2,030.60	(891.95)
456.00 · Cable TV Expense	1,342.05	1,250.00	92.05
Total Other Expense	3,397.29	4,713.52	(1,316.23)
Net Other Income	(3,397.29)	(4,713.52)	1,316.23
Net Income	494.02	(30.31)	524.33

Breakaway West Association, Inc.  
Garage Comparison To Budget - MTD  
March 2023

	Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,084.58	1,084.50	0.08
303.00 · Interest Income	0.01	0.00	0.01
304.00 · Finance Charges & Late Fees	41.03	0.00	41.03
307.00 · Reserve Assessments	83.25	83.33	(0.08)
Total Income	1,208.87	1,167.83	41.04
Expense			
401.00 · Accounting	24.30	28.14	(3.84)
402.00 · Administrative	30.13	24.30	5.83
403.00 · Manager's Fee	107.72	107.72	0.00
406.00 · Insurance	212.24	192.93	19.31
408.00 · Legal	2.14	2.56	(0.42)
409.00 · Manager's Unit	19.78	19.78	0.00
410.00 · Pool Maintenance	99.85	38.38	61.47
410.02 · Pool - Gas Expense	28.15	20.77	7.38
411.00 · Snow Removal	59.11	68.00	(8.89)
412.00 · Repairs & Maint. - Project	12.38	30.06	(17.68)
414.00 · Trash	50.05	31.98	18.07
416.00 · Real Estate Taxes	34.33	36.84	(2.51)
418.00 · Reserve Funds	83.25	83.33	(0.08)
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	130.94	77.73	53.21
424.00 · Water & Sewer	169.90	158.75	11.15
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	1,074.17	933.73	140.44
Net Ordinary Income	134.70	234.10	(99.40)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	333.04	230.25	102.79
425.00 · Repairs & Maint. Bldg.	0.00	39.10	(39.10)
Total Other Expense	333.04	269.35	63.69
Net Other Income	(333.04)	(269.35)	(63.69)
Net Income	(198.34)	(35.25)	(163.09)

Breakaway West Association, Inc.  
 Building 100/200 Comparison to Budget - YTD  
 July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	65,844.49	65,844.45	0.04
303.00 · Interest Income	26.18	0.00	26.18
304.00 · Finance Charges & Late Fees	855.69	0.00	855.69
305.00 · Holy Cross Equity Refund	61.40	0.00	61.40
307.00 · Reserve Assessments	1,500.03	1,500.03	0.00
308.00 · Cable TV Assessments	8,999.64	9,000.00	(0.36)
Total Income	77,287.43	76,344.48	942.95
Expense			
401.00 · Accounting	1,762.53	1,780.38	(17.85)
402.00 · Administrative	1,491.42	1,537.56	(46.14)
403.00 · Manager's Fee	6,814.72	6,814.71	0.01
406.00 · Insurance	11,980.57	12,205.80	(225.23)
408.00 · Legal	293.71	161.82	131.89
409.00 · Manager's Unit	1,251.62	1,251.63	(0.01)
410.00 · Pool Maintenance	3,393.67	2,427.75	965.92
410.02 · Pool - Gas Expense	2,036.01	1,314.09	721.92
411.00 · Snow Removal	2,888.33	2,215.56	672.77
412.00 · Repairs & Maint. - Project	941.76	1,901.70	(959.94)
413.00 · Fire Alarm	45.78	575.97	(530.19)
414.00 · Trash	3,033.47	2,023.11	1,010.36
416.00 · Real Estate Taxes	241.32	258.96	(17.64)
418.00 · Reserve Funds	1,500.03	1,500.03	0.00
421.00 · Depreciation - Mgr's Unit 504	626.40	626.13	0.27
422.00 · Electricity	5,654.97	4,917.33	737.64
424.00 · Water & Sewer	10,082.29	10,043.01	39.28
437.00 · Landscaping	883.37	1,438.68	(555.31)
438.00 · 504 Repairs & Maintenance	149.68	161.82	(12.14)
Total Expense	55,071.65	53,156.04	1,915.61
Net Ordinary Income	22,215.78	23,188.44	(972.66)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	9,738.91	6,219.09	3,519.82
425.00 · Repairs & Maint. Bldg.	1,020.83	7,306.02	(6,285.19)
429.00 · Roof Snow Removal	3,705.00	0.00	3,705.00
431.00 · Fire Alarm Bldg	180.00	749.97	(569.97)
456.00 · Cable TV Expense	9,308.49	9,000.00	308.49
Total Other Expense	23,953.23	23,275.08	678.15
Net Other Income	(23,953.23)	(23,275.08)	(678.15)
Net Income	(1,737.45)	(86.64)	(1,650.81)

Breakaway West Association, Inc.  
300 Comparison to Budget - YTD  
July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	95,773.64	95,773.68	(0.04)
303.00 · Interest Income	37.59	0.00	37.59
304.00 · Finance Charges & Late Fees	1,228.43	0.00	1,228.43
305.00 · Holy Cross Equity Refund	88.14	0.00	88.14
307.00 · Reserve Assessments	17,250.03	17,250.03	0.00
308.00 · Cable TV Assessments	11,999.52	11,999.97	(0.45)
Total Income	126,377.35	125,023.68	1,353.67
Expense			
401.00 · Accounting	2,530.28	2,555.82	(25.54)
402.00 · Administrative	2,141.09	2,207.34	(66.25)
403.00 · Manager's Fee	9,783.17	9,783.18	(0.01)
406.00 · Insurance	17,199.17	17,522.46	(323.29)
408.00 · Legal	421.64	232.38	189.26
409.00 · Manager's Unit	1,796.86	1,796.85	0.01
410.00 · Pool Maintenance	4,871.91	3,485.25	1,386.66
410.02 · Pool - Gas Expense	2,922.87	1,886.58	1,036.29
411.00 · Snow Removal	3,797.87	3,180.62	617.25
412.00 · Repairs & Maint. - Project	1,351.94	2,730.15	(1,378.21)
413.00 · Fire Alarm	65.73	826.87	(761.14)
414.00 · Trash	4,354.84	2,904.39	1,450.45
416.00 · Real Estate Taxes	346.43	371.76	(25.33)
418.00 · Reserve Funds	17,250.03	17,250.03	0.00
421.00 · Depreciation - Mgr's Unit 504	899.19	898.80	0.39
422.00 · Electricity	8,118.22	7,059.33	1,058.89
424.00 · Water & Sewer	14,473.99	14,417.55	56.44
437.00 · Landscaping	1,268.15	2,065.32	(797.17)
438.00 · 504 Repairs & Maintenance	214.88	232.38	(17.50)
Total Expense	93,808.26	91,407.06	2,401.20
Net Ordinary Income	32,569.09	33,616.62	(1,047.53)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	11,415.62	7,441.29	3,974.33
425.00 · Repairs & Maint. Bldg.	10,000.64	8,900.01	1,100.63
427.00 · Elevator	1,986.00	2,874.06	(888.06)
429.00 · Roof Snow Removal	2,600.00	1,000.00	1,600.00
431.00 · Fire Alarm Bldg	2,032.59	2,000.00	32.59
456.00 · Cable TV Expense	12,411.32	11,999.97	411.35
Total Other Expense	40,446.17	34,215.33	6,230.84
Net Other Income	(40,446.17)	(34,215.33)	(6,230.84)
Net Income	(7,877.08)	(598.71)	(7,278.37)

Breakaway West Association, Inc.  
400 Comparison to Budget - YTD  
July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	64,367.55	64,367.82	(0.27)
303.00 · Interest Income	24.14	0.00	24.14
304.00 · Finance Charges & Late Fees	790.26	0.00	790.26
305.00 · Holy Cross Equity Refund	56.70	0.00	56.70
307.00 · Reserve Assessments	7,500.18	7,499.97	0.21
308.00 · Cable TV Assessments	8,249.67	8,250.03	(0.36)
Total Income	80,988.50	80,117.82	870.68
Expense			
401.00 · Accounting	1,627.74	1,644.21	(16.47)
402.00 · Administrative	1,377.41	1,420.02	(42.61)
403.00 · Manager's Fee	6,293.70	6,293.70	0.00
406.00 · Insurance	11,064.54	11,272.50	(207.96)
408.00 · Legal	271.25	149.49	121.76
409.00 · Manager's Unit	1,155.95	1,155.96	(0.01)
410.00 · Pool Maintenance	3,134.18	2,242.17	892.01
410.02 · Pool - Gas Expense	1,880.33	1,213.65	666.68
411.00 · Snow Removal	2,562.08	2,046.16	515.92
412.00 · Repairs & Maint. - Project	869.76	1,756.35	(886.59)
413.00 · Fire Alarm	42.28	531.92	(489.64)
414.00 · Trash	2,801.55	1,868.40	933.15
416.00 · Real Estate Taxes	222.86	239.16	(16.30)
418.00 · Reserve Funds	7,500.28	7,499.97	0.31
421.00 · Depreciation - Mgr's Unit 504	578.43	578.18	0.25
422.00 · Electricity	5,222.60	4,541.40	681.20
424.00 · Water & Sewer	9,311.37	9,275.13	36.24
437.00 · Landscaping	815.82	1,328.68	(512.86)
438.00 · 504 Repairs & Maintenance	138.24	149.49	(11.25)
Total Expense	56,870.37	55,206.54	1,663.83
Net Ordinary Income	24,118.13	24,911.28	(793.15)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,413.08	4,145.22	2,267.86
425.00 · Repairs & Maint. Bldg.	4,272.08	8,246.16	(3,974.08)
427.00 · Elevator	1,365.39	1,932.17	(566.78)
429.00 · Roof Snow Removal	2,600.00	1,000.00	1,600.00
431.00 · Fire Alarm Bldg	7,440.67	2,000.00	5,440.67
456.00 · Cable TV Expense	8,532.81	8,250.03	282.78
Total Other Expense	30,624.03	25,573.58	5,050.45
Net Other Income	(30,624.03)	(25,573.58)	(5,050.45)
Net Income	(6,505.90)	(662.30)	(5,843.60)

Breakaway West Association, Inc.  
500 Comparison to Budget - YTD  
July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	91,825.46	91,825.47	(0.01)
303.00 · Interest Income	29.63	0.00	29.63
304.00 · Finance Charges & Late Fees	969.11	0.00	969.11
305.00 · Holy Cross Equity Refund	69.53	0.00	69.53
307.00 · Reserve Assessments	22,500.01	22,500.00	0.01
308.00 · Cable TV Assessments	11,249.55	11,250.00	(0.45)
Total Income	126,643.29	125,575.47	1,067.82
Expense			
401.00 · Accounting	1,996.16	2,016.27	(20.11)
402.00 · Administrative	1,689.16	1,741.32	(52.16)
403.00 · Manager's Fee	7,717.95	7,717.95	0.00
406.00 · Insurance	13,568.41	13,823.37	(254.96)
408.00 · Legal	332.63	183.33	149.30
409.00 · Manager's Unit	1,417.50	1,417.50	0.00
410.00 · Pool Maintenance	3,843.44	2,749.50	1,093.94
410.02 · Pool - Gas Expense	2,305.85	1,488.33	817.52
411.00 · Snow Removal	3,191.50	2,509.18	682.32
412.00 · Repairs & Maint. - Project	1,066.56	2,153.79	(1,087.23)
413.00 · Fire Alarm	51.85	652.32	(600.47)
414.00 · Trash	3,435.53	2,291.22	1,144.31
416.00 · Real Estate Taxes	273.30	293.28	(19.98)
418.00 · Reserve Funds	22,500.21	22,500.00	0.21
421.00 · Depreciation - Mgr's Unit 504	709.38	709.08	0.30
422.00 · Electricity	6,404.43	5,569.11	835.32
424.00 · Water & Sewer	11,418.47	11,373.93	44.54
437.00 · Landscaping	1,000.44	1,629.32	(628.88)
438.00 · 504 Repairs & Maintenance	169.52	183.33	(13.81)
Total Expense	83,092.29	81,002.13	2,090.16
Net Ordinary Income	43,551.00	44,573.34	(1,022.34)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	8,450.47	7,445.79	1,004.68
425.00 · Repairs & Maint. Bldg.	2,524.28	5,450.49	(2,926.21)
429.00 · Roof Snow Removal	3,575.00	2,000.00	1,575.00
431.00 · Fire Alarm Bldg	0.00	1,000.00	(1,000.00)
453.00 · Flood Insurance	11,861.50	18,275.40	(6,413.90)
456.00 · Cable TV Expense	11,635.65	11,250.00	385.65
Total Other Expense	38,046.90	45,421.68	(7,374.78)
Net Other Income	(38,046.90)	(45,421.68)	7,374.78
Net Income	5,504.10	(848.34)	6,352.44

Breakaway West Association, Inc.  
Garage Comparison To Budget - YTD  
July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	9,761.01	9,760.50	0.51
303.00 · Interest Income	3.72	0.00	3.72
304.00 · Finance Charges & Late Fees	121.74	0.00	121.74
305.00 · Holy Cross Equity Refund	8.73	0.00	8.73
307.00 · Reserve Assessments	749.41	749.97	(0.56)
Total Income	10,644.61	10,510.47	134.14
Expense			
401.00 · Accounting	250.79	253.26	(2.47)
402.00 · Administrative	212.20	218.70	(6.50)
403.00 · Manager's Fee	969.48	969.48	0.00
406.00 · Insurance	1,704.39	1,736.37	(31.98)
408.00 · Legal	41.77	23.04	18.73
409.00 · Manager's Unit	178.03	178.02	0.01
410.00 · Pool Maintenance	482.81	345.42	137.39
410.02 · Pool - Gas Expense	289.64	186.93	102.71
411.00 · Snow Removal	343.38	315.20	28.18
412.00 · Repairs & Maint. - Project	134.02	270.54	(136.52)
413.00 · Fire Alarm	6.52	81.92	(75.40)
414.00 · Trash	431.56	287.82	143.74
416.00 · Real Estate Taxes	34.33	36.84	(2.51)
418.00 · Reserve Funds	749.41	749.97	(0.56)
421.00 · Depreciation - Mgr's Unit 504	89.10	89.06	0.04
422.00 · Electricity	804.51	699.57	104.94
424.00 · Water & Sewer	1,434.31	1,428.75	5.56
437.00 · Landscaping	125.67	204.68	(79.01)
438.00 · 504 Repairs & Maintenance	21.29	23.04	(1.75)
Total Expense	8,303.21	8,098.61	204.60
Net Ordinary Income	2,341.40	2,411.86	(70.46)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,081.22	2,072.25	1,008.97
425.00 · Repairs & Maint. Bldg.	212.20	351.90	(139.70)
Total Other Expense	3,293.42	2,424.15	869.27
Net Other Income	(3,293.42)	(2,424.15)	(869.27)
Net Income	(952.02)	(12.29)	(939.73)