



SPAETH AND COMPANY, INC.  
ACCOUNTING AND TAX SERVICES

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March 5, 2024

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

Re: Financial Statements  
For the Seven Months Ended January 31, 2024

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 1/31/24, the year-to-date operating net profit is \$53,462.90. Comparatively, the year-to-date operating net profit as of 1/31/23 was \$11,238.03. This is a favorable difference of \$42,224.87. This year there is a significant decrease to pool maintenance, pool gas, electricity, gas/heating and repairs & maintenance. There was also an increase to the operating portion of the dues. This was partially offset by a significant increase to insurance, trash removal, water & sewer, elevator and fire alarm.

The association budgeted net income as of 1/31/24 was \$2,255.69. Actual net income was \$53,462.90. This is a favorable difference of \$51,207.21 as of 1/31/24. Accounting, insurance, legal, pool maintenance, pool gas, electricity, water & sewer, landscaping, gas/heating and repairs & maintenance are under budget. Trash, elevator, fire alarm and manager's unit are over budget.

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 January 31, 2024

	Jan 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	68.03
102.8 · Cash in Op. Checking - Citywide	1,144.98
Total Checking/Savings	1,213.01
Accounts Receivable	
104.00 · Accounts Receivable	30,383.28
Total Accounts Receivable	30,383.28
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,407.85
108.20 · Prepaid Flood Insurance	2,679.50
108.00 · Prepaid Expenses - Other	2,203.11
Total 108.00 · Prepaid Expenses	8,290.46
Total Other Current Assets	8,290.46
Total Current Assets	39,886.75
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	(92,555.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(100,099.99)
Total Fixed Assets	118,639.50
<b>TOTAL ASSETS</b>	<b>158,526.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	38,975.18
Total Accounts Payable	38,975.18
Total Current Liabilities	38,975.18
Total Liabilities	38,975.18
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	6,260.62
217.20 · Reserve Fund 300	(36,323.05)
217.30 · Reserve Fund 400	(7,000.64)
217.40 · Reserve Fund 500	13,947.86
217.50 · Reserve Fund Garage	10,659.40
Total 217.01 · Reserve Fund - Appropriated	(12,455.81)
218.01 · Owner Equity - Unappropriated	
218.00 · Operating Fund 100/200	(18,197.84)
219.00 · Operating Fund 300	(24,115.95)
220.00 · Operating Fund 400	(15,691.27)
221.00 · Operating Fund 500	(9,982.31)
222.00 · Operating Fund Garage	(865.65)
Total 218.01 · Owner Equity - Unappropriated	(68,853.02)
223 · Investment in Mgr. Unit 504	120,897.00
Net Income	53,462.90
Total Equity	119,551.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>158,526.25</b>

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

	Jan 24	Jan 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	36,396.92	6,080.22
303.00 · Interest Income	0.10	6.54	(6.44)
304.00 · Finance Charges & Late Fees	300.06	312.27	(12.21)
307.00 · Reserve Assessments	1,750.01	5,499.99	(3,749.98)
308.00 · Cable TV Assessments	4,933.44	4,499.82	433.62
Total Income	49,460.75	46,715.54	2,745.21
Expense			
401.00 · Accounting	935.00	947.00	(12.00)
402.00 · Administrative	765.96	749.08	16.88
403.00 · Manager's Fee	3,614.05	3,508.78	105.27
406.00 · Insurance	6,491.04	6,392.42	98.62
408.00 · Legal	334.00	0.00	334.00
409.00 · Manager's Unit	647.15	644.44	2.71
410.00 · Pool Maintenance	866.65	1,826.17	(959.52)
410.02 · Pool - Gas Expense	1,071.62	1,532.12	(460.50)
411.00 · Snow Removal	1,840.00	2,690.00	(850.00)
412.00 · Repairs & Maint. - Project	295.92	1,377.63	(1,081.71)
414.00 · Trash	3,153.46	1,803.10	1,350.36
418.00 · Reserve Funds	0.00	5,499.99	(5,499.99)
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	4,845.53	4,807.24	38.29
424.00 · Water & Sewer	6,417.54	5,677.24	740.30
Total Expense	31,600.42	37,777.71	(6,177.29)
Net Ordinary Income	17,860.33	8,937.83	8,922.50
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,279.74	7,734.42	(2,454.68)
425.00 · Repairs & Maint. Bldg.	1,515.00	2,337.83	(822.83)
427.00 · Elevator	5,696.82	1,117.13	4,579.69
430.00 · Reserve Funds Bldg	1,750.01	0.00	1,750.01
431.00 · Fire Alarm Bldg	0.00	1,084.26	(1,084.26)
453.00 · Flood Insurance	1,339.75	1,138.64	201.11
456.00 · Cable TV Expense	4,831.41	4,603.88	227.53
Total Other Expense	20,412.73	18,016.16	2,396.57
Net Other Income	(20,412.73)	(18,016.16)	(2,396.57)
Net Income	(2,552.40)	(9,078.33)	6,525.93

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

	Jul '23 - Jan 24	Jul '22 - Jan 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	297,339.90	254,778.31	42,561.59
303.00 · Interest Income	3.54	119.74	(116.20)
304.00 · Finance Charges & Late Fees	2,116.48	2,292.24	(175.76)
305.00 · Holy Cross Equity Refund	481.37	284.50	196.87
307.00 · Reserve Assessments	12,250.07	38,499.68	(26,249.61)
308.00 · Cable TV Assessments	34,534.08	31,498.74	3,035.34
Total Income	346,725.44	327,473.21	19,252.23
Expense			
401.00 · Accounting	7,333.00	6,579.49	753.51
402.00 · Administrative	5,356.55	5,138.52	218.03
403.00 · Manager's Fee	25,298.35	24,561.46	736.89
406.00 · Insurance	43,561.54	41,690.42	1,871.12
408.00 · Legal	474.00	1,291.00	(817.00)
409.00 · Manager's Unit	5,074.84	4,511.08	563.76
410.00 · Pool Maintenance	6,078.68	11,190.42	(5,111.74)
410.02 · Pool - Gas Expense	4,722.15	7,366.46	(2,644.31)
411.00 · Snow Removal	6,304.53	6,200.00	104.53
412.00 · Repairs & Maint. - Project	5,162.99	3,642.03	1,520.96
413.00 · Fire Alarm	0.00	212.16	(212.16)
414.00 · Trash	11,775.99	10,727.36	1,048.63
418.00 · Reserve Funds	0.00	38,499.98	(38,499.98)
421.00 · Depreciation - Mgr's Unit 504	2,257.50	2,257.50	0.00
422.00 · Electricity	15,646.04	17,141.23	(1,495.19)
424.00 · Water & Sewer	38,925.67	35,594.91	3,330.76
437.00 · Landscaping	4,180.00	4,093.45	86.55
438.00 · 504 Repairs & Maintenance	350.00	0.00	350.00
Total Expense	182,501.83	220,697.47	(38,195.64)
Net Ordinary Income	164,223.61	106,775.74	57,447.87
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	19,282.00	29,749.13	(10,467.13)
425.00 · Repairs & Maint. Bldg.	8,266.78	16,112.71	(7,845.93)
427.00 · Elevator	12,393.18	3,351.39	9,041.79
430.00 · Reserve Funds Bldg	12,250.07	0.00	12,250.07
431.00 · Fire Alarm Bldg	15,370.56	4,514.26	10,856.30
453.00 · Flood Insurance	9,378.25	9,584.20	(205.95)
456.00 · Cable TV Expense	33,819.87	32,226.02	1,593.85
Total Other Expense	110,760.71	95,537.71	15,223.00
Net Other Income	(110,760.71)	(95,537.71)	(15,223.00)
Net Income	53,462.90	11,238.03	42,224.87

Breakaway West Association, Inc.  
 Combined Operating Profit & Loss Budget vs. Actual MTD  
 January 2024

	Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,477.14	42,477.08	0.06
303.00 · Interest Income	0.10	0.00	0.10
304.00 · Finance Charges & Late Fees	300.06	0.00	300.06
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	4,933.44	4,933.47	(0.03)
Total Income	49,460.75	49,160.55	300.20
Expense			
401.00 · Accounting	935.00	1,833.34	(898.34)
402.00 · Administrative	765.96	791.68	(25.72)
403.00 · Manager's Fee	3,614.05	3,614.04	0.01
406.00 · Insurance	6,491.04	6,620.24	(129.20)
408.00 · Legal	334.00	249.99	84.01
409.00 · Manager's Unit	647.15	647.15	0.00
410.00 · Pool Maintenance	866.65	1,666.66	(800.01)
410.02 · Pool - Gas Expense	1,071.62	995.36	76.26
411.00 · Snow Removal	1,840.00	2,000.00	(160.00)
412.00 · Repairs & Maint. - Project	295.92	500.00	(204.08)
413.00 · Fire Alarm	0.00	333.34	(333.34)
414.00 · Trash	3,153.46	1,500.00	1,653.46
421.00 · Depreciation - Mgr's Unit 504	322.50	322.51	(0.01)
422.00 · Electricity	4,845.53	2,942.49	1,903.04
424.00 · Water & Sewer	6,417.54	5,746.31	671.23
438.00 · 504 Repairs & Maintenance	0.00	83.33	(83.33)
Total Expense	31,600.42	29,846.44	1,753.98
Net Ordinary Income	17,860.33	19,314.11	(1,453.78)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,279.74	4,103.90	1,175.84
425.00 · Repairs & Maint. Bldg.	1,515.00	5,998.78	(4,483.78)
427.00 · Elevator	5,696.82	1,666.67	4,030.15
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	0.00	416.66	(416.66)
453.00 · Flood Insurance	1,339.75	1,455.73	(115.98)
456.00 · Cable TV Expense	4,831.41	4,933.47	(102.06)
Total Other Expense	20,412.73	20,325.21	87.52
Net Other Income	(20,412.73)	(20,325.21)	(87.52)
Net Income	(2,552.40)	(1,011.10)	(1,541.30)

Breakaway West Association, Inc.  
 Combined Operating Profit & Loss Budget vs. Actual YTD  
 July 2023 through January 2024

	Jul '23 - Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	297,339.90	297,339.51	0.39
303.00 · Interest Income	3.54	0.00	3.54
304.00 · Finance Charges & Late Fees	2,116.48	0.00	2,116.48
305.00 · Holy Cross Equity Refund	481.37	0.00	481.37
307.00 · Reserve Assessments	12,250.07	12,250.00	0.07
308.00 · Cable TV Assessments	34,534.08	34,534.31	(0.23)
<b>Total Income</b>	<b>346,725.44</b>	<b>344,123.82</b>	<b>2,601.62</b>
Expense			
401.00 · Accounting	7,333.00	12,833.34	(5,500.34)
402.00 · Administrative	5,356.55	5,541.68	(185.13)
403.00 · Manager's Fee	25,298.35	25,298.28	0.07
406.00 · Insurance	43,561.54	46,341.67	(2,780.13)
408.00 · Legal	474.00	1,749.99	(1,275.99)
409.00 · Manager's Unit	5,074.84	4,530.02	544.82
410.00 · Pool Maintenance	6,078.68	11,666.66	(5,587.98)
410.02 · Pool - Gas Expense	4,722.15	6,967.52	(2,245.37)
411.00 · Snow Removal	6,304.53	6,000.00	304.53
412.00 · Repairs & Maint. - Project	5,162.99	3,500.00	1,662.99
413.00 · Fire Alarm	0.00	2,333.34	(2,333.34)
414.00 · Trash	11,775.99	10,500.00	1,275.99
421.00 · Depreciation - Mgr's Unit 504	2,257.50	2,257.51	(0.01)
422.00 · Electricity	15,646.04	20,597.40	(4,951.36)
424.00 · Water & Sewer	38,925.67	40,224.22	(1,298.55)
437.00 · Landscaping	4,180.00	5,333.33	(1,153.33)
438.00 · 504 Repairs & Maintenance	350.00	583.33	(233.33)
<b>Total Expense</b>	<b>182,501.83</b>	<b>206,258.29</b>	<b>(23,756.46)</b>
<b>Net Ordinary Income</b>	<b>164,223.61</b>	<b>137,865.53</b>	<b>26,358.08</b>
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	19,282.00	28,727.32	(9,445.32)
425.00 · Repairs & Maint. Bldg.	8,266.78	41,991.45	(33,724.67)
427.00 · Elevator	12,393.18	5,000.00	7,393.18
430.00 · Reserve Funds Bldg	12,250.07	12,250.00	0.07
431.00 · Fire Alarm Bldg	15,370.56	2,916.62	12,453.94
453.00 · Flood Insurance	9,378.25	10,190.14	(811.89)
456.00 · Cable TV Expense	33,819.87	34,534.31	(714.44)
<b>Total Other Expense</b>	<b>110,760.71</b>	<b>135,609.84</b>	<b>(24,849.13)</b>
<b>Net Other Income</b>	<b>(110,760.71)</b>	<b>(135,609.84)</b>	<b>24,849.13</b>
<b>Net Income</b>	<b>53,462.90</b>	<b>2,255.69</b>	<b>51,207.21</b>

**Breakaway West Association, Inc.**  
**Disbursement Report**  
**As of January 31, 2024**

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Check	01/31/2024			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	01/01/2024	Draft	Vail Honeywagon Enterprises, LLC	1/1-1/31	(3,153.46)
Bill Pmt -Check	01/03/2024	Autopay	Xcel Energy	53-1013571-8	(5,086.71)
Bill Pmt -Check	01/04/2024	11192	Spaeth and Company, Inc.	December	(796.38)
Bill Pmt -Check	01/04/2024	11193	Specialized Pool and Spa, LLC	Commercial Route Service 12/8-12/29	(700.00)
Bill Pmt -Check	01/04/2024	11194	Vail Alarm Inc.	300/400 Bldg - Replacement of fire alarm syst...	(29,845.21)
Bill Pmt -Check	01/04/2024	11195	Vail Valley Ace Hardware	312	(37.38)
Check	01/12/2024	Auto-Pay	Comcast	1/1-1/31	(4,831.41)
Bill Pmt -Check	01/16/2024	11196	Vail Alarm Inc.	300/400 Bldg - Replacement of fire alarm syst...	(27,045.94)
Check	01/16/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,809.68)
Check	01/19/2024	Draft	Comcast - DSL	DSL	(10.39)
Bill Pmt -Check	01/20/2024	Draft	Eagle River Water & Sanitation District	11/30-12/29	(5,961.60)
Check	01/31/2024	Draft	Century Link	1/19-2/18 970-476-7309 666B	(95.82)
Check	01/31/2024	Draft	Century Link	1/13-2/12 970-476-2196 518B	(116.38)
Check	01/31/2024	Draft	Century Link	1/13-2/12 970-476-3957 457B	(396.34)
Check	01/31/2024	Auto-Pay	Holy Cross Energy	12/22-1/22	(4,845.53)
Bill Pmt -Check	01/31/2024	11197	Steve Burns		(5,554.05)
Bill Pmt -Check	01/31/2024	11198	Steve Burns	Re: Garage project work: Pool deck/grass sno...	(1,200.00)
Total 102.8 · Cash in Op. Checking - Citywide					(96,486.28)
<b>TOTAL</b>					<b>(96,501.28)</b>

Breakaway West Association, Inc.  
100/200 Comparison to Budget - MTD  
January 2024

	Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,772.81	8,772.81	0.00
303.00 · Interest Income	0.02	0.00	0.02
304.00 · Finance Charges & Late Fees	64.75	0.00	64.75
308.00 · Cable TV Assessments	1,096.32	1,096.33	(0.01)
Total Income	9,933.90	9,869.14	64.76
Expense			
401.00 · Accounting	201.77	395.64	(193.87)
402.00 · Administrative	165.29	170.84	(5.55)
403.00 · Manager's Fee	779.91	779.91	0.00
406.00 · Insurance	1,400.77	1,428.65	(27.88)
408.00 · Legal	72.08	53.95	18.13
409.00 · Manager's Unit	139.65	139.65	0.00
410.00 · Pool Maintenance	187.02	359.66	(172.64)
410.02 · Pool - Gas Expense	231.26	214.80	16.46
411.00 · Snow Removal	397.07	431.60	(34.53)
412.00 · Repairs & Maint. - Project	63.87	107.90	(44.03)
413.00 · Fire Alarm	0.00	71.94	(71.94)
414.00 · Trash	680.52	323.70	356.82
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	1,045.66	634.98	410.68
424.00 · Water & Sewer	1,384.90	1,240.05	144.85
438.00 · 504 Repairs & Maintenance	0.00	17.99	(17.99)
Total Expense	6,819.37	6,440.86	378.51
Net Ordinary Income	3,114.53	3,428.28	(313.75)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,339.57	1,007.31	332.26
425.00 · Repairs & Maint. Bldg.	0.00	1,291.66	(1,291.66)
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
456.00 · Cable TV Expense	1,073.65	1,096.33	(22.68)
Total Other Expense	2,413.22	3,478.63	(1,065.41)
Net Other Income	(2,413.22)	(3,478.63)	1,065.41
Net Income	701.31	(50.35)	751.66



Breakaway West Association, Inc.  
300 Comparison to Budget - MTD  
January 2024

	Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,086.10	13,086.09	0.01
303.00 · Interest Income	0.03	0.00	0.03
304.00 · Finance Charges & Late Fees	92.96	0.00	92.96
308.00 · Cable TV Assessments	1,461.76	1,461.77	(0.01)
Total Income	14,640.85	14,547.86	92.99
Expense			
401.00 · Accounting	289.67	567.96	(278.29)
402.00 · Administrative	237.30	245.26	(7.96)
403.00 · Manager's Fee	1,119.63	1,119.63	0.00
406.00 · Insurance	2,010.92	2,050.95	(40.03)
408.00 · Legal	103.47	77.45	26.02
409.00 · Manager's Unit	200.49	200.49	0.00
410.00 · Pool Maintenance	268.49	516.34	(247.85)
410.02 · Pool - Gas Expense	331.99	308.37	23.62
411.00 · Snow Removal	570.03	619.60	(49.57)
412.00 · Repairs & Maint. - Project	91.67	154.90	(63.23)
413.00 · Fire Alarm	0.00	103.26	(103.26)
414.00 · Trash	976.94	464.70	512.24
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	1,501.15	911.58	589.57
424.00 · Water & Sewer	1,988.15	1,780.21	207.94
438.00 · 504 Repairs & Maintenance	0.00	25.81	(25.81)
Total Expense	9,789.81	9,246.42	543.39
Net Ordinary Income	4,851.04	5,301.44	(450.40)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,580.84	1,203.64	377.20
425.00 · Repairs & Maint. Bldg.	1,515.00	2,166.64	(651.64)
427.00 · Elevator	3,375.89	1,000.00	2,375.89
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,431.53	1,461.77	(30.24)
Total Other Expense	7,903.26	5,957.05	1,946.21
Net Other Income	(7,903.26)	(5,957.05)	(1,946.21)
Net Income	(3,052.22)	(655.61)	(2,396.61)

Breakaway West Association, Inc.  
400 Comparison to Budget - MTD  
January 2024

	Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,516.49	8,516.51	(0.02)
303.00 · Interest Income	0.02	0.00	0.02
304.00 · Finance Charges & Late Fees	59.80	0.00	59.80
308.00 · Cable TV Assessments	1,004.96	1,004.96	0.00
Total Income	9,581.27	9,521.47	59.80
Expense			
401.00 · Accounting	186.34	365.39	(179.05)
402.00 · Administrative	152.65	157.78	(5.13)
403.00 · Manager's Fee	720.28	720.28	0.00
406.00 · Insurance	1,293.66	1,319.42	(25.76)
408.00 · Legal	66.57	49.82	16.75
409.00 · Manager's Unit	128.98	128.98	0.00
410.00 · Pool Maintenance	172.72	332.16	(159.44)
410.02 · Pool - Gas Expense	213.57	198.37	15.20
411.00 · Snow Removal	366.70	398.60	(31.90)
412.00 · Repairs & Maint. - Project	58.98	99.65	(40.67)
413.00 · Fire Alarm	0.00	66.44	(66.44)
414.00 · Trash	628.48	298.95	329.53
421.00 · Depreciation - Mgr's Unit 504	64.27	64.28	(0.01)
422.00 · Electricity	965.71	586.44	379.27
424.00 · Water & Sewer	1,279.02	1,145.24	133.78
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	6,297.93	5,948.41	349.52
Net Ordinary Income	3,283.34	3,573.06	(289.72)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	823.91	684.12	139.79
425.00 · Repairs & Maint. Bldg.	0.00	1,499.94	(1,499.94)
427.00 · Elevator	2,320.93	666.67	1,654.26
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	984.17	1,004.96	(20.79)
Total Other Expense	4,129.01	3,980.69	148.32
Net Other Income	(4,129.01)	(3,980.69)	(148.32)
Net Income	(845.67)	(407.63)	(438.04)

Breakaway West Association, Inc.  
500 Comparison to Budget - MTD  
January 2024

	Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,832.42	10,832.42	0.00
303.00 · Interest Income	0.02	0.00	0.02
304.00 · Finance Charges & Late Fees	73.34	0.00	73.34
307.00 · Reserve Assessments	1,750.01	1,750.00	0.01
308.00 · Cable TV Assessments	1,370.40	1,370.41	(0.01)
Total Income	14,026.19	13,952.83	73.36
Expense			
401.00 · Accounting	228.51	448.06	(219.55)
402.00 · Administrative	187.19	193.49	(6.30)
403.00 · Manager's Fee	883.27	883.27	0.00
406.00 · Insurance	1,586.41	1,617.98	(31.57)
408.00 · Legal	81.63	61.10	20.53
409.00 · Manager's Unit	158.16	158.16	0.00
410.00 · Pool Maintenance	211.81	407.34	(195.53)
410.02 · Pool - Gas Expense	261.90	243.26	18.64
411.00 · Snow Removal	449.70	488.80	(39.10)
412.00 · Repairs & Maint. - Project	72.32	122.20	(49.88)
413.00 · Fire Alarm	0.00	81.46	(81.46)
414.00 · Trash	770.71	366.60	404.11
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	1,184.25	719.15	465.10
424.00 · Water & Sewer	1,568.45	1,404.40	164.05
438.00 · 504 Repairs & Maintenance	0.00	20.36	(20.36)
Total Expense	7,723.13	7,294.45	428.68
Net Ordinary Income	6,303.06	6,658.38	(355.32)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,165.26	890.30	274.96
425.00 · Repairs & Maint. Bldg.	0.00	998.94	(998.94)
430.00 · Reserve Funds Bldg	1,750.01	1,750.00	0.01
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
453.00 · Flood Insurance	1,339.75	1,455.73	(115.98)
456.00 · Cable TV Expense	1,342.06	1,370.41	(28.35)
Total Other Expense	5,597.08	6,548.71	(951.63)
Net Other Income	(5,597.08)	(6,548.71)	951.63
Net Income	705.98	109.67	596.31

Breakaway West Association, Inc.  
Garage Comparison To Budget - MTD  
January 2024

	Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,269.32	1,269.25	0.07
303.00 · Interest Income	0.01	0.00	0.01
304.00 · Finance Charges & Late Fees	9.21	0.00	9.21
Total Income	1,278.54	1,269.25	9.29
Expense			
401.00 · Accounting	28.71	56.29	(27.58)
402.00 · Administrative	23.53	24.31	(0.78)
403.00 · Manager's Fee	110.96	110.95	0.01
406.00 · Insurance	199.28	203.24	(3.96)
408.00 · Legal	10.25	7.67	2.58
409.00 · Manager's Unit	19.87	19.87	0.00
410.00 · Pool Maintenance	26.61	51.16	(24.55)
410.02 · Pool - Gas Expense	32.90	30.56	2.34
411.00 · Snow Removal	56.50	61.40	(4.90)
412.00 · Repairs & Maint. - Project	9.08	15.35	(6.27)
413.00 · Fire Alarm	0.00	10.24	(10.24)
414.00 · Trash	96.81	46.05	50.76
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	148.76	90.34	58.42
424.00 · Water & Sewer	197.02	176.41	20.61
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	970.18	916.30	53.88
Net Ordinary Income	308.36	352.95	(44.59)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	370.16	318.53	51.63
425.00 · Repairs & Maint. Bldg.	0.00	41.60	(41.60)
Total Other Expense	370.16	360.13	10.03
Net Other Income	(370.16)	(360.13)	(10.03)
Net Income	(61.80)	(7.18)	(54.62)

Breakaway West Association, Inc.  
 Building 100/200 Comparison to Budget - YTD  
 July 2023 through January 2024

	Jul '23 - Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	61,409.61	61,409.66	(0.05)
303.00 · Interest Income	0.77	0.00	0.77
304.00 · Finance Charges & Late Fees	456.73	0.00	456.73
305.00 · Holy Cross Equity Refund	103.88	0.00	103.88
308.00 · Cable TV Assessments	7,674.24	7,674.31	(0.07)
Total Income	69,645.23	69,083.97	561.26
Expense			
401.00 · Accounting	1,582.45	2,769.44	(1,186.99)
402.00 · Administrative	1,155.93	1,195.89	(39.96)
403.00 · Manager's Fee	5,459.36	5,459.37	(0.01)
406.00 · Insurance	9,400.57	10,000.53	(599.96)
408.00 · Legal	102.29	377.65	(275.36)
409.00 · Manager's Unit	1,095.13	977.58	117.55
410.00 · Pool Maintenance	1,311.75	2,517.66	(1,205.91)
410.02 · Pool - Gas Expense	1,019.04	1,503.59	(484.55)
411.00 · Snow Removal	1,360.51	1,294.80	65.71
412.00 · Repairs & Maint. - Project	1,114.15	755.30	358.85
413.00 · Fire Alarm	0.00	503.54	(503.54)
414.00 · Trash	2,541.27	2,265.90	275.37
421.00 · Depreciation - Mgr's Unit 504	487.20	487.17	0.03
422.00 · Electricity	3,376.41	4,444.91	(1,068.50)
424.00 · Water & Sewer	8,400.16	8,680.38	(280.22)
437.00 · Landscaping	902.04	1,150.93	(248.89)
438.00 · 504 Repairs & Maintenance	75.53	125.89	(50.36)
Total Expense	39,383.79	44,510.53	(5,126.74)
Net Ordinary Income	30,261.44	24,573.44	5,688.00
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,549.75	7,051.19	(2,501.44)
425.00 · Repairs & Maint. Bldg.	1,582.50	9,041.59	(7,459.09)
431.00 · Fire Alarm Bldg	3,511.25	583.31	2,927.94
456.00 · Cable TV Expense	7,515.55	7,674.31	(158.76)
Total Other Expense	17,159.05	24,350.40	(7,191.35)
Net Other Income	(17,159.05)	(24,350.40)	7,191.35
Net Income	13,102.39	223.04	12,879.35

Breakaway West Association, Inc.  
300 Comparison to Budget - YTD  
July 2023 through January 2024

	Jul '23 - Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	91,602.70	91,602.59	0.11
303.00 · Interest Income	1.09	0.00	1.09
304.00 · Finance Charges & Late Fees	655.69	0.00	655.69
305.00 · Holy Cross Equity Refund	149.13	0.00	149.13
308.00 · Cable TV Assessments	10,232.32	10,232.37	(0.05)
Total Income	102,640.93	101,834.96	805.97
Expense			
401.00 · Accounting	2,271.75	3,975.76	(1,704.01)
402.00 · Administrative	1,659.48	1,716.81	(57.33)
403.00 · Manager's Fee	7,837.42	7,837.41	0.01
406.00 · Insurance	13,495.34	14,356.65	(861.31)
408.00 · Legal	146.84	542.15	(395.31)
409.00 · Manager's Unit	1,572.20	1,403.41	168.79
410.00 · Pool Maintenance	1,883.19	3,614.34	(1,731.15)
410.02 · Pool - Gas Expense	1,462.93	2,158.55	(695.62)
411.00 · Snow Removal	1,953.14	1,858.80	94.34
412.00 · Repairs & Maint. - Project	1,599.44	1,084.30	515.14
413.00 · Fire Alarm	0.00	722.86	(722.86)
414.00 · Trash	3,648.19	3,252.90	395.29
421.00 · Depreciation - Mgr's Unit 504	699.37	699.37	0.00
422.00 · Electricity	4,847.13	6,381.07	(1,533.94)
424.00 · Water & Sewer	12,059.16	12,461.47	(402.31)
437.00 · Landscaping	1,294.96	1,652.27	(357.31)
438.00 · 504 Repairs & Maintenance	108.43	180.71	(72.28)
Total Expense	56,538.97	63,898.83	(7,359.86)
Net Ordinary Income	46,101.96	37,936.13	8,165.83
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,783.31	8,425.48	(2,642.17)
425.00 · Repairs & Maint. Bldg.	3,089.28	15,166.47	(12,077.19)
427.00 · Elevator	7,344.11	3,000.00	4,344.11
431.00 · Fire Alarm Bldg	3,546.39	875.00	2,671.39
456.00 · Cable TV Expense	10,020.71	10,232.37	(211.66)
Total Other Expense	29,783.80	37,699.32	(7,915.52)
Net Other Income	(29,783.80)	(37,699.32)	7,915.52
Net Income	16,318.16	236.81	16,081.35

Breakaway West Association, Inc.  
400 Comparison to Budget - YTD  
July 2023 through January 2024

	Jul '23 - Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	59,615.41	59,615.56	(0.15)
303.00 · Interest Income	0.71	0.00	0.71
304.00 · Finance Charges & Late Fees	421.81	0.00	421.81
305.00 · Holy Cross Equity Refund	95.94	0.00	95.94
308.00 · Cable TV Assessments	7,034.72	7,034.76	(0.04)
Total Income	67,168.59	66,650.32	518.27
Expense			
401.00 · Accounting	1,461.42	2,557.69	(1,096.27)
402.00 · Administrative	1,067.54	1,104.45	(36.91)
403.00 · Manager's Fee	5,041.96	5,041.95	0.01
406.00 · Insurance	8,681.82	9,235.90	(554.08)
408.00 · Legal	94.47	348.77	(254.30)
409.00 · Manager's Unit	1,011.43	902.84	108.59
410.00 · Pool Maintenance	1,211.46	2,325.16	(1,113.70)
410.02 · Pool - Gas Expense	941.12	1,388.62	(447.50)
411.00 · Snow Removal	1,256.46	1,195.80	60.66
412.00 · Repairs & Maint. - Project	1,029.00	697.55	331.45
413.00 · Fire Alarm	0.00	465.04	(465.04)
414.00 · Trash	2,346.95	2,092.65	254.30
421.00 · Depreciation - Mgr's Unit 504	449.89	449.93	(0.04)
422.00 · Electricity	3,118.25	4,105.06	(986.81)
424.00 · Water & Sewer	7,757.89	8,016.69	(258.80)
437.00 · Landscaping	833.07	1,062.93	(229.86)
438.00 · 504 Repairs & Maintenance	69.75	116.26	(46.51)
Total Expense	36,372.48	41,107.29	(4,734.81)
Net Ordinary Income	30,796.11	25,543.03	5,253.08
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,266.26	4,788.82	(1,522.56)
425.00 · Repairs & Maint. Bldg.	200.00	10,499.61	(10,299.61)
427.00 · Elevator	5,049.07	2,000.00	3,049.07
431.00 · Fire Alarm Bldg	5,642.36	875.00	4,767.36
456.00 · Cable TV Expense	6,889.19	7,034.76	(145.57)
Total Other Expense	21,046.88	25,198.19	(4,151.31)
Net Other Income	(21,046.88)	(25,198.19)	4,151.31
Net Income	9,749.23	344.84	9,404.39

Breakaway West Association, Inc.  
500 Comparison to Budget - YTD  
July 2023 through January 2024

	Jul '23 - Jan 24	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
301.00 · Operating Assessments	75,826.96	75,826.95	0.01
303.00 · Interest Income	0.86	0.00	0.86
304.00 · Finance Charges & Late Fees	517.28	0.00	517.28
305.00 · Holy Cross Equity Refund	117.65	0.00	117.65
307.00 · Reserve Assessments	12,250.07	12,250.00	0.07
308.00 · Cable TV Assessments	9,592.80	9,592.87	(0.07)
<b>Total Income</b>	<b>98,305.62</b>	<b>97,669.82</b>	<b>635.80</b>
<b>Expense</b>			
401.00 · Accounting	1,792.19	3,136.46	(1,344.27)
402.00 · Administrative	1,309.11	1,354.39	(45.28)
403.00 · Manager's Fee	6,182.93	6,182.90	0.03
406.00 · Insurance	10,646.45	11,325.90	(679.45)
408.00 · Legal	115.85	427.70	(311.85)
409.00 · Manager's Unit	1,240.28	1,107.12	133.16
410.00 · Pool Maintenance	1,485.63	2,851.34	(1,365.71)
410.02 · Pool - Gas Expense	1,154.09	1,702.86	(548.77)
411.00 · Snow Removal	1,540.83	1,466.40	74.43
412.00 · Repairs & Maint. - Project	1,261.83	855.40	406.43
413.00 · Fire Alarm	0.00	570.26	(570.26)
414.00 · Trash	2,878.03	2,566.20	311.83
421.00 · Depreciation - Mgr's Unit 504	551.74	551.74	0.00
422.00 · Electricity	3,823.91	5,034.01	(1,210.10)
424.00 · Water & Sewer	9,513.44	9,830.80	(317.36)
437.00 · Landscaping	1,021.59	1,303.47	(281.88)
438.00 · 504 Repairs & Maintenance	85.54	142.56	(57.02)
<b>Total Expense</b>	<b>44,603.44</b>	<b>50,409.51</b>	<b>(5,806.07)</b>
<b>Net Ordinary Income</b>	<b>53,702.18</b>	<b>47,260.31</b>	<b>6,441.87</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
423.00 · Gas/Heating	4,430.42	6,232.12	(1,801.70)
425.00 · Repairs & Maint. Bldg.	0.00	6,992.60	(6,992.60)
430.00 · Reserve Funds Bldg	12,250.07	12,250.00	0.07
431.00 · Fire Alarm Bldg	2,670.56	583.31	2,087.25
453.00 · Flood Insurance	9,378.25	10,190.14	(811.89)
456.00 · Cable TV Expense	9,394.42	9,592.87	(198.45)
<b>Total Other Expense</b>	<b>38,123.72</b>	<b>45,841.04</b>	<b>(7,717.32)</b>
<b>Net Other Income</b>	<b>(38,123.72)</b>	<b>(45,841.04)</b>	<b>7,717.32</b>
<b>Net Income</b>	<b>15,578.46</b>	<b>1,419.27</b>	<b>14,159.19</b>



Breakaway West Association, Inc.  
Garage Comparison To Budget - YTD  
July 2023 through January 2024

	Jul '23 - Jan 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,885.22	8,884.75	0.47
303.00 · Interest Income	0.11	0.00	0.11
304.00 · Finance Charges & Late Fees	64.97	0.00	64.97
305.00 · Holy Cross Equity Refund	14.77	0.00	14.77
Total Income	8,965.07	8,884.75	80.32
Expense			
401.00 · Accounting	225.19	393.99	(168.80)
402.00 · Administrative	164.49	170.14	(5.65)
403.00 · Manager's Fee	776.68	776.65	0.03
406.00 · Insurance	1,337.36	1,422.69	(85.33)
408.00 · Legal	14.55	53.72	(39.17)
409.00 · Manager's Unit	155.80	139.07	16.73
410.00 · Pool Maintenance	186.65	358.16	(171.51)
410.02 · Pool - Gas Expense	144.97	213.90	(68.93)
411.00 · Snow Removal	193.59	184.20	9.39
412.00 · Repairs & Maint. - Project	158.57	107.45	51.12
413.00 · Fire Alarm	0.00	71.64	(71.64)
414.00 · Trash	361.55	322.35	39.20
421.00 · Depreciation - Mgr's Unit 504	69.30	69.30	0.00
422.00 · Electricity	480.34	632.35	(152.01)
424.00 · Water & Sewer	1,195.02	1,234.88	(39.86)
437.00 · Landscaping	128.34	163.73	(35.39)
438.00 · 504 Repairs & Maintenance	10.75	17.91	(7.16)
Total Expense	5,603.15	6,332.13	(728.98)
Net Ordinary Income	3,361.92	2,552.62	809.30
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,252.26	2,229.71	(977.45)
425.00 · Repairs & Maint. Bldg.	3,395.00	291.18	3,103.82
Total Other Expense	4,647.26	2,520.89	2,126.37
Net Other Income	(4,647.26)	(2,520.89)	(2,126.37)
Net Income	(1,285.34)	31.73	(1,317.07)