



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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November 6, 2024

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

Re: Financial Statements
For the Three Months Ended September 30, 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 9/30/24, the year-to-date operating net profit is \$35,511.43. Comparatively, the year-to-date operating net profit as of 9/30/23 was \$44,354.97. This is an unfavorable difference of \$8,843.54. This year there is a significant increase to insurance, trash removal and water & sewer. There was also a decrease to the operating portion of the dues. This was partially offset by a significant decrease to accounting, manager's unit, repairs & maintenance and fire alarm.

The association budgeted net income as of 9/30/24 was \$3,381.21. Actual net income was \$35,511.43. This is a favorable difference of \$32,130.22 as of 9/30/24. Insurance, pool gas, repairs & maintenance, fire alarm, electricity, water & sewer, landscaping and gas/heating are under budget. Trash removal and elevator 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 September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	28,768.60
102.8 · Cash in Op. Checking - Citywide	305,726.54
Total Checking/Savings	334,495.14
Accounts Receivable	
104.00 · Accounts Receivable	(1,121.96)
Total Accounts Receivable	(1,121.96)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,353.83
108.20 · Prepaid Flood Insurance	8,038.50
108.00 · Prepaid Expenses - Other	244.79
Total 108.00 · Prepaid Expenses	11,637.12
Total Other Current Assets	11,637.12
Total Current Assets	345,010.30
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	(95,135.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(102,679.99)
Total Fixed Assets	116,059.50
TOTAL ASSETS	461,069.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	23,089.68
Total Accounts Payable	23,089.68
Total Current Liabilities	23,089.68
Total Liabilities	23,089.68
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	63,747.28
217.20 · Reserve Fund 300	50,709.51
217.30 · Reserve Fund 400	55,214.86
217.40 · Reserve Fund 500	110,223.64
217.50 · Reserve Fund Garage	7,429.06
Total 217.01 · Reserve Fund - Appropriated	287,324.35
218.01 · Owner Equity - Unappropriated	
218.00 · Operating Fund 100/200	(4,863.20)
219.00 · Operating Fund 300	(16,318.77)
220.00 · Operating Fund 400	(9,391.64)
221.00 · Operating Fund 500	4,392.22
222.00 · Operating Fund Garage	(2,201.27)
Total 218.01 · Owner Equity - Unappropriated	(28,382.66)
223 · Investment in Mgr. Unit 504	117,027.00
Net Income	35,511.43
Total Equity	437,980.12
TOTAL LIABILITIES & EQUITY	461,069.80

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

	Sep 24	Sep 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	1.18	0.48	0.70
304.00 · Finance Charges & Late Fees	74.90	281.01	(206.11)
307.00 · Reserve Assessments	2,150.03	1,750.01	400.02
308.00 · Cable TV Assessments	5,199.66	4,933.44	266.22
Total Income	49,365.57	49,442.08	(76.51)
Expense			
401.00 · Accounting	1,299.33	1,050.00	249.33
402.00 · Administrative	780.23	817.62	(37.39)
403.00 · Manager's Fee	3,722.47	3,508.78	213.69
406.00 · Insurance	6,803.67	6,178.42	625.25
409.00 · Manager's Unit	652.15	652.57	(0.42)
410.00 · Pool Maintenance	464.17	1,723.50	(1,259.33)
410.02 · Pool - Gas Expense	371.41	452.80	(81.39)
412.00 · Repairs & Maint. - Project	266.62	382.73	(116.11)
414.00 · Trash	2,403.54	1,446.01	957.53
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,059.81	1,110.09	(50.28)
424.00 · Water & Sewer	5,786.95	5,264.79	522.16
437.00 · Landscaping	1,000.00	1,000.00	0.00
Total Expense	24,932.85	23,909.81	1,023.04
Net Ordinary Income	24,432.72	25,532.27	(1,099.55)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,215.22	1,213.91	1.31
425.00 · Repairs & Maint. Bldg.	850.00	0.00	850.00
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
431.00 · Fire Alarm Bldg	835.41	0.00	835.41
453.00 · Flood Insurance	1,339.75	1,339.75	0.00
456.00 · Cable TV Expense	5,121.44	4,831.41	290.03
Total Other Expense	11,511.85	9,135.08	2,376.77
Net Other Income	(11,511.85)	(9,135.08)	(2,376.77)
Net Income	12,920.87	16,397.19	(3,476.32)

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

	Jul - Sep 24	Jul - Sep 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	125,819.41	127,431.34	(1,611.93)
303.00 · Interest Income	3.62	1.32	2.30
304.00 · Finance Charges & Late Fees	74.90	1,016.62	(941.72)
307.00 · Reserve Assessments	6,450.04	5,250.03	1,200.01
308.00 · Cable TV Assessments	15,599.52	14,800.32	799.20
Total Income	147,947.49	148,499.63	(552.14)
Expense			
401.00 · Accounting	3,218.66	3,632.00	(413.34)
402.00 · Administrative	2,291.89	2,293.82	(1.93)
403.00 · Manager's Fee	11,167.41	10,526.34	641.07
406.00 · Insurance	20,411.01	18,535.24	1,875.77
408.00 · Legal	235.00	140.00	95.00
409.00 · Manager's Unit	1,946.45	2,486.24	(539.79)
410.00 · Pool Maintenance	3,660.93	3,462.03	198.90
410.02 · Pool - Gas Expense	1,151.15	1,097.11	54.04
412.00 · Repairs & Maint. - Project	920.60	902.64	17.96
414.00 · Trash	7,210.62	4,284.50	2,926.12
421.00 · Depreciation - Mgr's Unit 504	967.50	967.50	0.00
422.00 · Electricity	3,176.11	3,143.87	32.24
424.00 · Water & Sewer	18,110.55	16,099.52	2,011.03
437.00 · Landscaping	3,000.00	3,180.00	(180.00)
Total Expense	77,467.88	70,750.81	6,717.07
Net Ordinary Income	70,479.61	77,748.82	(7,269.21)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,120.37	2,587.98	532.39
425.00 · Repairs & Maint. Bldg.	1,030.00	1,561.78	(531.78)
427.00 · Elevator	3,965.80	3,425.58	540.22
430.00 · Reserve Funds Bldg	6,450.03	5,250.03	1,200.00
431.00 · Fire Alarm Bldg	1,018.41	2,055.00	(1,036.59)
453.00 · Flood Insurance	4,019.25	4,019.25	0.00
456.00 · Cable TV Expense	15,364.32	14,494.23	870.09
Total Other Expense	34,968.18	33,393.85	1,574.33
Net Other Income	(34,968.18)	(33,393.85)	(1,574.33)
Net Income	35,511.43	44,354.97	(8,843.54)

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

	Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	1.18	0.00	1.18
304.00 · Finance Charges & Late Fees	74.90	0.00	74.90
307.00 · Reserve Assessments	2,150.03	2,150.00	0.03
308.00 · Cable TV Assessments	5,199.66	5,199.87	(0.21)
Total Income	49,365.57	49,289.72	75.85
Expense			
401.00 · Accounting	1,299.33	1,000.00	299.33
402.00 · Administrative	780.23	833.33	(53.10)
403.00 · Manager's Fee	3,722.47	3,722.47	0.00
406.00 · Insurance	6,803.67	7,757.99	(954.32)
408.00 · Legal	0.00	250.01	(250.01)
409.00 · Manager's Unit	652.15	648.81	3.34
410.00 · Pool Maintenance	464.17	1,250.01	(785.84)
410.02 · Pool - Gas Expense	371.41	995.37	(623.96)
412.00 · Repairs & Maint. - Project	266.62	666.67	(400.05)
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,403.54	2,096.85	306.69
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	1,059.81	2,686.73	(1,626.92)
424.00 · Water & Sewer	5,786.95	6,355.20	(568.25)
437.00 · Landscaping	1,000.00	1,333.33	(333.33)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	24,932.85	30,335.94	(5,403.09)
Net Ordinary Income	24,432.72	18,953.78	5,478.94
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,215.22	4,103.90	(2,888.68)
425.00 · Repairs & Maint. Bldg.	850.00	3,927.00	(3,077.00)
427.00 · Elevator	0.00	555.55	(555.55)
430.00 · Reserve Funds Bldg	2,150.03	2,150.00	0.03
431.00 · Fire Alarm Bldg	835.41	416.66	418.75
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	5,121.44	5,199.87	(78.43)
Total Other Expense	11,511.85	17,826.71	(6,314.86)
Net Other Income	(11,511.85)	(17,826.71)	6,314.86
Net Income	12,920.87	1,127.07	11,793.80

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

	Jul - Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	125,819.41	125,819.55	(0.14)
303.00 · Interest Income	3.62	0.00	3.62
304.00 · Finance Charges & Late Fees	74.90	0.00	74.90
307.00 · Reserve Assessments	6,450.04	6,450.00	0.04
308.00 · Cable TV Assessments	15,599.52	15,599.61	(0.09)
Total Income	147,947.49	147,869.16	78.33
Expense			
401.00 · Accounting	3,218.66	3,000.00	218.66
402.00 · Administrative	2,291.89	2,499.99	(208.10)
403.00 · Manager's Fee	11,167.41	11,167.41	0.00
406.00 · Insurance	20,411.01	23,273.97	(2,862.96)
408.00 · Legal	235.00	750.03	(515.03)
409.00 · Manager's Unit	1,946.45	1,946.43	0.02
410.00 · Pool Maintenance	3,660.93	3,750.03	(89.10)
410.02 · Pool - Gas Expense	1,151.15	2,986.11	(1,834.96)
412.00 · Repairs & Maint. - Project	920.60	2,000.01	(1,079.41)
413.00 · Fire Alarm - Project	0.00	999.99	(999.99)
414.00 · Trash	7,210.62	6,290.55	920.07
421.00 · Depreciation - Mgr's Unit 504	967.50	967.50	0.00
422.00 · Electricity	3,176.11	8,060.19	(4,884.08)
424.00 · Water & Sewer	18,110.55	19,065.60	(955.05)
437.00 · Landscaping	3,000.00	3,999.99	(999.99)
438.00 · 504 Repairs & Maintenance	0.00	250.02	(250.02)
Total Expense	77,467.88	91,007.82	(13,539.94)
Net Ordinary Income	70,479.61	56,861.34	13,618.27
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,120.37	12,311.70	(9,191.33)
425.00 · Repairs & Maint. Bldg.	1,030.00	11,781.00	(10,751.00)
427.00 · Elevator	3,965.80	1,666.65	2,299.15
430.00 · Reserve Funds Bldg	6,450.03	6,450.00	0.03
431.00 · Fire Alarm Bldg	1,018.41	1,249.98	(231.57)
453.00 · Flood Insurance	4,019.25	4,421.19	(401.94)
456.00 · Cable TV Expense	15,364.32	15,599.61	(235.29)
Total Other Expense	34,968.18	53,480.13	(18,511.95)
Net Other Income	(34,968.18)	(53,480.13)	18,511.95
Net Income	35,511.43	3,381.21	32,130.22

Breakaway West Association, Inc.
Disbursement Report
As of September 30, 2024

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Total 102.10 · Cash in Reserve - Citywide					
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	09/01/2024	Draft	Vail Honeywagon Enterprises, LLC	9/1-9/30	(2,403.54)
Bill Pmt -Check	09/03/2024	Autopay	Xcel Energy	53-1013571-8	(1,313.19)
Bill Pmt -Check	09/06/2024	11278	Black Diamond Rentals Inc	300 Bldg - Clean up after drywall repairs from r...	(180.00)
Bill Pmt -Check	09/06/2024	11279	Pierce Architects	Re: Garage and Pool Deck - July	(175.00)
Bill Pmt -Check	09/06/2024	11280	Schindler Elevator Corporation	5000027664	(369.79)
Bill Pmt -Check	09/06/2024	11281	Spaeth and Company, Inc.	August	(1,111.27)
Bill Pmt -Check	09/06/2024	11282	Specialized Pool and Spa, LLC	Commercial Route Service 8/1-8/29	(906.25)
Bill Pmt -Check	09/06/2024	11283	Vail Alarm Inc.	300 Bldg - Fire alarm repairs: napco universal ...	(835.41)
Bill Pmt -Check	09/06/2024	11284	Vail Valley Ace Hardware	312	(18.26)
Check	09/12/2024	Auto-Pay	Comcast	9/1-9/30	(5,121.44)
Check	09/15/2024	EFT	Farmers Insurance	1/15/24- 1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	09/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	09/20/2024	11285	OAC Management, Inc.	Re: Pool deck & common area project - August	(3,775.00)
Bill Pmt -Check	09/20/2024	11286	Pierce Architects	Re: Garage and Pool Deck - August	(637.50)
Bill Pmt -Check	09/20/2024	11287	Spaeth and Company, Inc.	Prepare 2022 Corp Tax return	(500.00)
Bill Pmt -Check	09/20/2024	11288	Steve Burns		(4,714.05)
Bill Pmt -Check	09/21/2024	Draft	Eagle River Water & Sanitation District	7/31-8/30	(5,887.04)
Check	09/30/2024	Draft	Century Link	9/13-10/12 970-476-2196 518B	(124.28)
Check	09/30/2024	Draft	Century Link	9/13-10/12 970-476-3957 457B	(426.45)
Check	09/30/2024	Draft	Century Link	9/19-10/18 970-476-7309 666B	(103.84)
Check	09/30/2024	Auto-Pay	Holy Cross Energy	8/22-9/22	(1,059.81)
Total 102.8 · Cash in Op. Checking - Citywide					(36,471.37)
TOTAL					(36,471.37)

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

	Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	0.25	0.00	0.25
304.00 · Finance Charges & Late Fees	16.16	0.00	16.16
307.00 · Reserve Assessments	66.67	66.67	0.00
308.00 · Cable TV Assessments	1,155.48	1,155.53	(0.05)
Total Income	9,885.49	9,869.14	16.35
Expense			
401.00 · Accounting	280.40	215.80	64.60
402.00 · Administrative	168.38	179.83	(11.45)
403.00 · Manager's Fee	803.31	803.31	0.00
406.00 · Insurance	1,468.23	1,674.17	(205.94)
408.00 · Legal	0.00	53.95	(53.95)
409.00 · Manager's Unit	140.73	140.01	0.72
410.00 · Pool Maintenance	100.17	269.75	(169.58)
410.02 · Pool - Gas Expense	80.15	214.80	(134.65)
412.00 · Repairs & Maint. - Project	57.54	143.87	(86.33)
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	518.68	452.50	66.18
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	228.71	579.80	(351.09)
424.00 · Water & Sewer	1,248.82	1,371.45	(122.63)
437.00 · Landscaping	215.80	287.73	(71.93)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	5,380.52	6,546.48	(1,165.96)
Net Ordinary Income	4,504.97	3,322.66	1,182.31
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	251.04	1,007.31	(756.27)
425.00 · Repairs & Maint. Bldg.	0.00	838.51	(838.51)
430.00 · Reserve Funds Bldg	66.67	66.67	0.00
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
456.00 · Cable TV Expense	1,138.10	1,155.53	(17.43)
Total Other Expense	1,455.81	3,151.35	(1,695.54)
Net Other Income	(1,455.81)	(3,151.35)	1,695.54
Net Income	3,049.16	171.31	2,877.85

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

	Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	0.37	0.00	0.37
304.00 · Finance Charges & Late Fees	23.20	0.00	23.20
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,571.35	14,547.85	23.50
Expense			
401.00 · Accounting	402.53	309.80	92.73
402.00 · Administrative	241.71	258.17	(16.46)
403.00 · Manager's Fee	1,153.22	1,153.22	0.00
406.00 · Insurance	2,107.78	2,403.43	(295.65)
408.00 · Legal	0.00	77.45	(77.45)
409.00 · Manager's Unit	202.04	201.00	1.04
410.00 · Pool Maintenance	143.80	387.25	(243.45)
410.02 · Pool - Gas Expense	115.07	308.36	(193.29)
412.00 · Repairs & Maint. - Project	82.59	206.53	(123.94)
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	744.62	649.61	95.01
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	328.33	832.35	(504.02)
424.00 · Water & Sewer	1,792.80	1,968.84	(176.04)
437.00 · Landscaping	309.80	413.07	(103.27)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	7,724.20	9,398.08	(1,673.88)
Net Ordinary Income	6,847.15	5,149.77	1,697.38
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	386.35	1,203.64	(817.29)
425.00 · Repairs & Maint. Bldg.	0.00	1,617.88	(1,617.88)
427.00 · Elevator	0.00	333.33	(333.33)
431.00 · Fire Alarm Bldg	495.06	125.00	370.06
456.00 · Cable TV Expense	1,517.46	1,540.70	(23.24)
Total Other Expense	2,398.87	4,820.55	(2,421.68)
Net Other Income	(2,398.87)	(4,820.55)	2,421.68
Net Income	4,448.28	329.22	4,119.06

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

	Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	0.23	0.00	0.23
304.00 · Finance Charges & Late Fees	14.93	0.00	14.93
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,536.58	9,521.48	15.10
Expense			
401.00 · Accounting	258.95	199.30	59.65
402.00 · Administrative	155.50	166.08	(10.58)
403.00 · Manager's Fee	741.89	741.89	0.00
406.00 · Insurance	1,355.97	1,546.17	(190.20)
408.00 · Legal	0.00	49.83	(49.83)
409.00 · Manager's Unit	129.97	129.31	0.66
410.00 · Pool Maintenance	92.51	249.13	(156.62)
410.02 · Pool - Gas Expense	74.02	198.38	(124.36)
412.00 · Repairs & Maint. - Project	53.14	132.87	(79.73)
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	479.02	417.90	61.12
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	211.22	535.46	(324.24)
424.00 · Water & Sewer	1,153.34	1,266.59	(113.25)
437.00 · Landscaping	199.30	265.73	(66.43)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	4,969.10	6,045.95	(1,076.85)
Net Ordinary Income	4,567.48	3,475.53	1,091.95
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	220.40	684.12	(463.72)
425.00 · Repairs & Maint. Bldg.	850.00	1,143.43	(293.43)
427.00 · Elevator	0.00	222.22	(222.22)
431.00 · Fire Alarm Bldg	340.35	125.00	215.35
456.00 · Cable TV Expense	1,043.26	1,059.23	(15.97)
Total Other Expense	2,454.01	3,234.00	(779.99)
Net Other Income	(2,454.01)	(3,234.00)	779.99
Net Income	2,113.47	241.53	1,871.94

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

	Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	0.29	0.00	0.29
304.00 · Finance Charges & Late Fees	18.31	0.00	18.31
307.00 · Reserve Assessments	2,083.36	2,083.33	0.03
308.00 · Cable TV Assessments	1,444.35	1,444.41	(0.06)
Total Income	13,971.42	13,952.83	18.59
Expense			
401.00 · Accounting	317.56	244.40	73.16
402.00 · Administrative	190.68	203.67	(12.99)
403.00 · Manager's Fee	909.77	909.77	0.00
406.00 · Insurance	1,662.82	1,896.05	(233.23)
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	159.39	158.57	0.82
410.00 · Pool Maintenance	113.44	305.50	(192.06)
410.02 · Pool - Gas Expense	90.77	243.27	(152.50)
412.00 · Repairs & Maint. - Project	65.17	162.93	(97.76)
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	587.43	512.47	74.96
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	259.02	656.64	(397.62)
424.00 · Water & Sewer	1,414.33	1,553.21	(138.88)
437.00 · Landscaping	244.40	325.87	(81.47)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	6,093.60	7,414.11	(1,320.51)
Net Ordinary Income	7,877.82	6,538.72	1,339.10
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	247.22	890.30	(643.08)
425.00 · Repairs & Maint. Bldg.	0.00	202.97	(202.97)
430.00 · Reserve Funds Bldg	2,083.36	2,083.33	0.03
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	1,422.62	1,444.41	(21.79)
Total Other Expense	5,092.95	6,178.07	(1,085.12)
Net Other Income	(5,092.95)	(6,178.07)	1,085.12
Net Income	2,784.87	360.65	2,424.22

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

	Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	0.04	0.00	0.04
304.00 · Finance Charges & Late Fees	2.30	0.00	2.30
Total Income	1,400.73	1,398.42	2.31
Expense			
401.00 · Accounting	39.89	30.70	9.19
402.00 · Administrative	23.96	25.58	(1.62)
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	208.87	238.17	(29.30)
408.00 · Legal	0.00	7.68	(7.68)
409.00 · Manager's Unit	20.02	19.92	0.10
410.00 · Pool Maintenance	14.25	38.38	(24.13)
410.02 · Pool - Gas Expense	11.40	30.56	(19.16)
412.00 · Repairs & Maint. - Project	8.18	20.47	(12.29)
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	73.79	64.37	9.42
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	32.53	82.48	(49.95)
424.00 · Water & Sewer	177.66	195.11	(17.45)
437.00 · Landscaping	30.70	40.93	(10.23)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	765.43	931.32	(165.89)
Net Ordinary Income	635.30	467.10	168.20
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	110.21	318.53	(208.32)
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	110.21	442.74	(332.53)
Net Other Income	(110.21)	(442.74)	332.53
Net Income	525.09	24.36	500.73

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

	Jul - Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	25,940.73	25,940.82	(0.09)
303.00 · Interest Income	0.77	0.00	0.77
304.00 · Finance Charges & Late Fees	16.16	0.00	16.16
307.00 · Reserve Assessments	199.99	200.01	(0.02)
308.00 · Cable TV Assessments	3,466.56	3,466.59	(0.03)
Total Income	29,624.21	29,607.42	16.79
Expense			
401.00 · Accounting	694.59	647.40	47.19
402.00 · Administrative	494.58	539.49	(44.91)
403.00 · Manager's Fee	2,409.93	2,409.93	0.00
406.00 · Insurance	4,404.69	5,022.51	(617.82)
408.00 · Legal	50.71	161.85	(111.14)
409.00 · Manager's Unit	420.03	420.03	0.00
410.00 · Pool Maintenance	790.03	809.25	(19.22)
410.02 · Pool - Gas Expense	248.41	644.40	(395.99)
412.00 · Repairs & Maint. - Project	198.67	431.61	(232.94)
413.00 · Fire Alarm - Project	0.00	215.79	(215.79)
414.00 · Trash	1,556.04	1,357.50	198.54
421.00 · Depreciation - Mgr's Unit 504	208.80	208.80	0.00
422.00 · Electricity	685.41	1,739.40	(1,053.99)
424.00 · Water & Sewer	3,908.24	4,114.35	(206.11)
437.00 · Landscaping	647.40	863.19	(215.79)
438.00 · 504 Repairs & Maintenance	0.00	53.94	(53.94)
Total Expense	16,717.53	19,639.44	(2,921.91)
Net Ordinary Income	12,906.68	9,967.98	2,938.70
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	603.70	3,021.93	(2,418.23)
425.00 · Repairs & Maint. Bldg.	0.00	2,515.53	(2,515.53)
430.00 · Reserve Funds Bldg	199.99	200.01	(0.02)
431.00 · Fire Alarm Bldg	0.00	249.99	(249.99)
456.00 · Cable TV Expense	3,414.30	3,466.59	(52.29)
Total Other Expense	4,217.99	9,454.05	(5,236.06)
Net Other Income	(4,217.99)	(9,454.05)	5,236.06
Net Income	8,688.69	513.93	8,174.76

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

	Jul - Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	39,021.47	39,021.45	0.02
303.00 · Interest Income	1.13	0.00	1.13
304.00 · Finance Charges & Late Fees	23.20	0.00	23.20
308.00 · Cable TV Assessments	4,622.08	4,622.10	(0.02)
Total Income	43,667.88	43,643.55	24.33
Expense			
401.00 · Accounting	997.13	929.40	67.73
402.00 · Administrative	710.01	774.51	(64.50)
403.00 · Manager's Fee	3,459.66	3,459.66	0.00
406.00 · Insurance	6,323.34	7,210.29	(886.95)
408.00 · Legal	72.80	232.35	(159.55)
409.00 · Manager's Unit	603.02	603.00	0.02
410.00 · Pool Maintenance	1,134.16	1,161.75	(27.59)
410.02 · Pool - Gas Expense	356.64	925.08	(568.44)
412.00 · Repairs & Maint. - Project	285.18	619.59	(334.41)
413.00 · Fire Alarm - Project	0.00	309.81	(309.81)
414.00 · Trash	2,233.86	1,948.83	285.03
421.00 · Depreciation - Mgr's Unit 504	299.73	299.73	0.00
422.00 · Electricity	983.96	2,497.05	(1,513.09)
424.00 · Water & Sewer	5,610.66	5,906.52	(295.86)
437.00 · Landscaping	929.40	1,239.21	(309.81)
438.00 · 504 Repairs & Maintenance	0.00	77.46	(77.46)
Total Expense	23,999.55	28,194.24	(4,194.69)
Net Ordinary Income	19,668.33	15,449.31	4,219.02
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	963.04	3,610.92	(2,647.88)
425.00 · Repairs & Maint. Bldg.	180.00	4,853.64	(4,673.64)
427.00 · Elevator	2,350.10	999.99	1,350.11
431.00 · Fire Alarm Bldg	495.06	375.00	120.06
456.00 · Cable TV Expense	4,552.38	4,622.10	(69.72)
Total Other Expense	8,540.58	14,461.65	(5,921.07)
Net Other Income	(8,540.58)	(14,461.65)	5,921.07
Net Income	11,127.75	987.66	10,140.09

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

	Jul - Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	25,386.73	25,386.75	(0.02)
303.00 · Interest Income	0.71	0.00	0.71
304.00 · Finance Charges & Late Fees	14.93	0.00	14.93
308.00 · Cable TV Assessments	3,177.68	3,177.69	(0.01)
Total Income	28,580.05	28,564.44	15.61
Expense			
401.00 · Accounting	641.46	597.90	43.56
402.00 · Administrative	456.75	498.24	(41.49)
403.00 · Manager's Fee	2,225.67	2,225.67	0.00
406.00 · Insurance	4,067.91	4,638.51	(570.60)
408.00 · Legal	46.84	149.49	(102.65)
409.00 · Manager's Unit	387.93	387.93	0.00
410.00 · Pool Maintenance	729.62	747.39	(17.77)
410.02 · Pool - Gas Expense	229.42	595.14	(365.72)
412.00 · Repairs & Maint. - Project	183.48	398.61	(215.13)
413.00 · Fire Alarm - Project	0.00	199.29	(199.29)
414.00 · Trash	1,437.06	1,253.70	183.36
421.00 · Depreciation - Mgr's Unit 504	192.81	192.81	0.00
422.00 · Electricity	633.00	1,606.38	(973.38)
424.00 · Water & Sewer	3,609.44	3,799.77	(190.33)
437.00 · Landscaping	597.90	797.19	(199.29)
438.00 · 504 Repairs & Maintenance	0.00	49.83	(49.83)
Total Expense	15,439.29	18,137.85	(2,698.56)
Net Ordinary Income	13,140.76	10,426.59	2,714.17
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	543.11	2,052.36	(1,509.25)
425.00 · Repairs & Maint. Bldg.	850.00	3,430.29	(2,580.29)
427.00 · Elevator	1,615.70	666.66	949.04
431.00 · Fire Alarm Bldg	340.35	375.00	(34.65)
456.00 · Cable TV Expense	3,129.78	3,177.69	(47.91)
Total Other Expense	6,478.94	9,702.00	(3,223.06)
Net Other Income	(6,478.94)	(9,702.00)	3,223.06
Net Income	6,661.82	724.59	5,937.23

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

	Jul - Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	31,275.31	31,275.27	0.04
303.00 · Interest Income	0.89	0.00	0.89
304.00 · Finance Charges & Late Fees	18.31	0.00	18.31
307.00 · Reserve Assessments	6,250.05	6,249.99	0.06
308.00 · Cable TV Assessments	4,333.20	4,333.23	(0.03)
Total Income	41,877.76	41,858.49	19.27
Expense			
401.00 · Accounting	786.64	733.20	53.44
402.00 · Administrative	560.12	611.01	(50.89)
403.00 · Manager's Fee	2,729.31	2,729.31	0.00
406.00 · Insurance	4,988.46	5,688.15	(699.69)
408.00 · Legal	57.43	183.30	(125.87)
409.00 · Manager's Unit	475.71	475.71	0.00
410.00 · Pool Maintenance	894.73	916.50	(21.77)
410.02 · Pool - Gas Expense	281.34	729.81	(448.47)
412.00 · Repairs & Maint. - Project	225.01	488.79	(263.78)
413.00 · Fire Alarm - Project	0.00	244.41	(244.41)
414.00 · Trash	1,762.29	1,537.41	224.88
421.00 · Depreciation - Mgr's Unit 504	236.46	236.46	0.00
422.00 · Electricity	776.24	1,969.92	(1,193.68)
424.00 · Water & Sewer	4,426.22	4,659.63	(233.41)
437.00 · Landscaping	733.20	977.61	(244.41)
438.00 · 504 Repairs & Maintenance	0.00	61.11	(61.11)
Total Expense	18,933.16	22,242.33	(3,309.17)
Net Ordinary Income	22,944.60	19,616.16	3,328.44
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	674.07	2,670.90	(1,996.83)
425.00 · Repairs & Maint. Bldg.	0.00	608.91	(608.91)
430.00 · Reserve Funds Bldg	6,250.04	6,249.99	0.05
431.00 · Fire Alarm Bldg	183.00	249.99	(66.99)
453.00 · Flood Insurance	4,019.25	4,421.19	(401.94)
456.00 · Cable TV Expense	4,267.86	4,333.23	(65.37)
Total Other Expense	15,394.22	18,534.21	(3,139.99)
Net Other Income	(15,394.22)	(18,534.21)	3,139.99
Net Income	7,550.38	1,081.95	6,468.43

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

	Jul - Sep 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	4,195.17	4,195.26	(0.09)
303.00 · Interest Income	0.12	0.00	0.12
304.00 · Finance Charges & Late Fees	2.30	0.00	2.30
Total Income	4,197.59	4,195.26	2.33
Expense			
401.00 · Accounting	98.84	92.10	6.74
402.00 · Administrative	70.43	76.74	(6.31)
403.00 · Manager's Fee	342.84	342.84	0.00
406.00 · Insurance	626.61	714.51	(87.90)
408.00 · Legal	7.22	23.04	(15.82)
409.00 · Manager's Unit	59.76	59.76	0.00
410.00 · Pool Maintenance	112.39	115.14	(2.75)
410.02 · Pool - Gas Expense	35.34	91.68	(56.34)
412.00 · Repairs & Maint. - Project	28.26	61.41	(33.15)
413.00 · Fire Alarm - Project	0.00	30.69	(30.69)
414.00 · Trash	221.37	193.11	28.26
421.00 · Depreciation - Mgr's Unit 504	29.70	29.70	0.00
422.00 · Electricity	97.50	247.44	(149.94)
424.00 · Water & Sewer	555.99	585.33	(29.34)
437.00 · Landscaping	92.10	122.79	(30.69)
438.00 · 504 Repairs & Maintenance	0.00	7.68	(7.68)
Total Expense	2,378.35	2,793.96	(415.61)
Net Ordinary Income	1,819.24	1,401.30	417.94
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	336.45	955.59	(619.14)
425.00 · Repairs & Maint. Bldg.	0.00	372.63	(372.63)
Total Other Expense	336.45	1,328.22	(991.77)
Net Other Income	(336.45)	(1,328.22)	991.77
Net Income	1,482.79	73.08	1,409.71