



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717
EAGLE, COLORADO 81631
PHONE: 970-328-2593 FAX: 970-328-1995
www.spaethandco.com

December 9, 2024

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

Re: Financial Statements
For the Four Months Ended October 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 10/31/24, the year-to-date operating net profit is \$45,821.15. Comparatively, the year-to-date operating net profit as of 10/31/23 was \$48,082.66. This is an unfavorable difference of \$2,261.51. 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 decrease to accounting, manager's unit, gas and fire alarm.

The association budgeted net income as of 10/31/24 was \$4,508.28. Actual net income was \$45,821.15. This is a favorable difference of \$41,312.87 as of 10/31/24. 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 October 31, 2024

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	301,290.07
102.8 · Cash in Op. Checking - Citywide	45,723.86
Total Checking/Savings	347,013.93
Accounts Receivable	
104.00 · Accounts Receivable	(10,238.69)
Total Accounts Receivable	(10,238.69)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,347.82
108.20 · Prepaid Flood Insurance	6,698.75
Total 108.00 · Prepaid Expenses	10,046.57
Total Other Current Assets	10,046.57
Total Current Assets	346,821.81
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	(95,457.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(103,002.49)
Total Fixed Assets	115,737.00
TOTAL ASSETS	462,558.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	25,727.69
Total Accounts Payable	25,727.69
Total Current Liabilities	25,727.69
Total Liabilities	25,727.69
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	60,877.18
217.20 · Reserve Fund 300	46,493.53
217.30 · Reserve Fund 400	52,502.63
217.40 · Reserve Fund 500	108,981.02
217.50 · Reserve Fund Garage	7,011.27
Total 217.01 · Reserve Fund - Appropriated	275,865.63
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	45,821.15
Total Equity	436,831.12
TOTAL LIABILITIES & EQUITY	462,558.81

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

	Oct 24	Oct 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	39.51	0.72	38.79
304.00 · Finance Charges & Late Fees	116.96	248.78	(131.82)
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	49,445.96	49,410.09	35.87
Expense			
401.00 · Accounting	805.50	840.00	(34.50)
402.00 · Administrative	835.99	804.81	31.18
403.00 · Manager's Fee	3,722.47	3,508.78	213.69
406.00 · Insurance	6,803.67	6,178.42	625.25
408.00 · Legal	5.00	0.00	5.00
409.00 · Manager's Unit	648.82	647.15	1.67
410.00 · Pool Maintenance	725.00	525.00	200.00
410.02 · Pool - Gas Expense	308.44	443.98	(135.54)
412.00 · Repairs & Maint. - Project	2,556.66	818.89	1,737.77
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	922.95	1,120.48	(197.53)
424.00 · Water & Sewer	5,781.40	5,225.30	556.10
437.00 · Landscaping	1,000.00	1,000.00	0.00
Total Expense	26,841.94	22,881.32	3,960.62
Net Ordinary Income	22,604.02	26,528.77	(3,924.75)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,577.07	2,540.11	(963.04)
425.00 · Repairs & Maint. Bldg.	0.00	470.00	(470.00)
427.00 · Elevator	2,106.01	2,414.26	(308.25)
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
431.00 · Fire Alarm Bldg	0.00	9,455.54	(9,455.54)
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	12,294.30	22,801.08	(10,506.78)
Net Other Income	(12,294.30)	(22,801.08)	10,506.78
Net Income	10,309.72	3,727.69	6,582.03

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

	Jul - Oct 24	Jul - Oct 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	167,759.21	169,908.48	(2,149.27)
303.00 · Interest Income	43.13	2.04	41.09
304.00 · Finance Charges & Late Fees	191.86	1,265.40	(1,073.54)
307.00 · Reserve Assessments	8,600.07	7,000.04	1,600.03
308.00 · Cable TV Assessments	20,799.18	19,733.76	1,065.42
Total Income	197,393.45	197,909.72	(516.27)
Expense			
401.00 · Accounting	4,024.16	4,472.00	(447.84)
402.00 · Administrative	3,127.88	3,098.63	29.25
403.00 · Manager's Fee	14,889.88	14,035.12	854.76
406.00 · Insurance	27,214.68	24,713.66	2,501.02
408.00 · Legal	240.00	140.00	100.00
409.00 · Manager's Unit	2,595.27	3,133.39	(538.12)
410.00 · Pool Maintenance	4,385.93	3,987.03	398.90
410.02 · Pool - Gas Expense	1,459.59	1,541.09	(81.50)
412.00 · Repairs & Maint. - Project	3,477.26	1,721.53	1,755.73
414.00 · Trash	9,614.16	5,730.51	3,883.65
421.00 · Depreciation - Mgr's Unit 504	1,290.00	1,290.00	0.00
422.00 · Electricity	4,099.06	4,264.35	(165.29)
424.00 · Water & Sewer	23,891.95	21,324.82	2,567.13
437.00 · Landscaping	4,000.00	4,180.00	(180.00)
Total Expense	104,309.82	93,632.13	10,677.69
Net Ordinary Income	93,083.63	104,277.59	(11,193.96)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,697.44	5,128.09	(430.65)
425.00 · Repairs & Maint. Bldg.	1,030.00	2,031.78	(1,001.78)
427.00 · Elevator	6,071.81	5,839.84	231.97
430.00 · Reserve Funds Bldg	8,600.06	7,000.04	1,600.02
431.00 · Fire Alarm Bldg	1,018.41	11,510.54	(10,492.13)
453.00 · Flood Insurance	5,359.00	5,359.00	0.00
456.00 · Cable TV Expense	20,485.76	19,325.64	1,160.12
Total Other Expense	47,262.48	56,194.93	(8,932.45)
Net Other Income	(47,262.48)	(56,194.93)	8,932.45
Net Income	45,821.15	48,082.66	(2,261.51)

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

	Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	39.51	0.00	39.51
304.00 · Finance Charges & Late Fees	116.96	0.00	116.96
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	49,445.96	49,289.72	156.24
Expense			
401.00 · Accounting	805.50	1,000.00	(194.50)
402.00 · Administrative	835.99	833.33	2.66
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	5.00	250.01	(245.01)
409.00 · Manager's Unit	648.82	648.81	0.01
410.00 · Pool Maintenance	725.00	1,250.01	(525.01)
410.02 · Pool - Gas Expense	308.44	995.37	(686.93)
412.00 · Repairs & Maint. - Project	2,556.66	666.67	1,889.99
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	922.95	2,686.73	(1,763.78)
424.00 · Water & Sewer	5,781.40	6,355.20	(573.80)
437.00 · Landscaping	1,000.00	1,333.33	(333.33)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	26,841.94	30,335.94	(3,494.00)
Net Ordinary Income	22,604.02	18,953.78	3,650.24
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,577.07	4,103.90	(2,526.83)
425.00 · Repairs & Maint. Bldg.	0.00	3,927.00	(3,927.00)
427.00 · Elevator	2,106.01	555.55	1,550.46
430.00 · Reserve Funds Bldg	2,150.03	2,150.00	0.03
431.00 · Fire Alarm Bldg	0.00	416.66	(416.66)
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	12,294.30	17,826.71	(5,532.41)
Net Other Income	(12,294.30)	(17,826.71)	5,532.41
Net Income	10,309.72	1,127.07	9,182.65

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

	Jul - Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	167,759.21	167,759.40	(0.19)
303.00 · Interest Income	43.13	0.00	43.13
304.00 · Finance Charges & Late Fees	191.86	0.00	191.86
307.00 · Reserve Assessments	8,600.07	8,600.00	0.07
308.00 · Cable TV Assessments	20,799.18	20,799.48	(0.30)
Total Income	197,393.45	197,158.88	234.57
Expense			
401.00 · Accounting	4,024.16	4,000.00	24.16
402.00 · Administrative	3,127.88	3,333.32	(205.44)
403.00 · Manager's Fee	14,889.88	14,889.88	0.00
406.00 · Insurance	27,214.68	31,031.96	(3,817.28)
408.00 · Legal	240.00	1,000.04	(760.04)
409.00 · Manager's Unit	2,595.27	2,595.24	0.03
410.00 · Pool Maintenance	4,385.93	5,000.04	(614.11)
410.02 · Pool - Gas Expense	1,459.59	3,981.48	(2,521.89)
412.00 · Repairs & Maint. - Project	3,477.26	2,666.68	810.58
413.00 · Fire Alarm - Project	0.00	1,333.32	(1,333.32)
414.00 · Trash	9,614.16	8,387.40	1,226.76
421.00 · Depreciation - Mgr's Unit 504	1,290.00	1,290.00	0.00
422.00 · Electricity	4,099.06	10,746.92	(6,647.86)
424.00 · Water & Sewer	23,891.95	25,420.80	(1,528.85)
437.00 · Landscaping	4,000.00	5,333.32	(1,333.32)
438.00 · 504 Repairs & Maintenance	0.00	333.36	(333.36)
Total Expense	104,309.82	121,343.76	(17,033.94)
Net Ordinary Income	93,083.63	75,815.12	17,268.51
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,697.44	16,415.60	(11,718.16)
425.00 · Repairs & Maint. Bldg.	1,030.00	15,708.00	(14,678.00)
427.00 · Elevator	6,071.81	2,222.20	3,849.61
430.00 · Reserve Funds Bldg	8,600.06	8,600.00	0.06
431.00 · Fire Alarm Bldg	1,018.41	1,666.64	(648.23)
453.00 · Flood Insurance	5,359.00	5,894.92	(535.92)
456.00 · Cable TV Expense	20,485.76	20,799.48	(313.72)
Total Other Expense	47,262.48	71,306.84	(24,044.36)
Net Other Income	(47,262.48)	(71,306.84)	24,044.36
Net Income	45,821.15	4,508.28	41,312.87

Breakaway West Association, Inc.
Disbursement Report
As of October 31, 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	10/01/2024	Draft	Vail Honeywagon Enterprises, LLC	10/1-10/31	(2,403.54)
Bill Pmt -Check	10/02/2024	Autopay	Xcel Energy	53-1013571-8	(1,371.70)
Bill Pmt -Check	10/07/2024	11289	Golden Eagle Htg Cooling & Drain Cleaning	400 Bldg - Boiler repairs	(850.00)
Bill Pmt -Check	10/07/2024	11290	Martin/Martin, Inc.	Re: Pool deck & common area project - Monit...	(420.00)
Bill Pmt -Check	10/07/2024	11291	Schindler Elevator Corporation	5000027664	(1,231.01)
Bill Pmt -Check	10/07/2024	11292	Spaeth and Company, Inc.	September	(813.40)
Bill Pmt -Check	10/07/2024	11293	Specialized Pool and Spa, LLC	Commercial Route Service 9/6-9/23	(464.17)
Bill Pmt -Check	10/07/2024	11294	Vail Valley Ace Hardware	312	(21.83)
Check	10/12/2024	Auto-Pay	Comcast	10/1-10/31	(5,121.44)
Check	10/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	10/19/2024	Draft	Comcast - DSL	DSL	(11.59)
Bill Pmt -Check	10/19/2024	Draft	Eagle River Water & Sanitation District	8/30-9/30	(5,786.95)
Bill Pmt -Check	10/22/2024	11295	EB Structural, LLC	Visual structural engineering investigation - Re...	(6,290.00)
Bill Pmt -Check	10/22/2024	11296	OAC Management, Inc.	Re: Pool deck & common area project - Septe...	(7,211.25)
Bill Pmt -Check	10/22/2024	11297	Pierce Architects	Re: Garage and Pool Deck - September	(143.75)
Bill Pmt -Check	10/22/2024	11298	Steve Burns		(4,822.47)
Bill Pmt -Check	10/22/2024	11299	Vail Valley Ace Hardware	312	(41.32)
Check	10/31/2024	Draft	Century Link	10/19-11/18 970-476-7309 666B	(104.30)
Check	10/31/2024	Draft	Century Link	10/13-11/12 970-476-2196 518B	(134.58)
Check	10/31/2024	Draft	Century Link	10/13-11/12 970-476-3957 457B	(431.17)
Check	10/31/2024	Auto-Pay	Holy Cross Energy	9/22-10/22	(922.95)
Total 102.8 · Cash in Op. Checking - Citywide					(45,395.08)
TOTAL					(45,395.08)

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

	Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	8.53	0.00	8.53
304.00 · Finance Charges & Late Fees	25.24	0.00	25.24
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	9,902.85	9,869.14	33.71
Expense			
401.00 · Accounting	173.83	215.80	(41.97)
402.00 · Administrative	180.41	179.83	0.58
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	1.08	53.95	(52.87)
409.00 · Manager's Unit	140.02	140.01	0.01
410.00 · Pool Maintenance	156.45	269.75	(113.30)
410.02 · Pool - Gas Expense	66.56	214.80	(148.24)
412.00 · Repairs & Maint. - Project	551.73	143.87	407.86
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	199.17	579.80	(380.63)
424.00 · Water & Sewer	1,247.63	1,371.45	(123.82)
437.00 · Landscaping	215.80	287.73	(71.93)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	5,792.50	6,546.48	(753.98)
Net Ordinary Income	4,110.35	3,322.66	787.69
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	394.89	1,007.31	(612.42)
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	1,599.66	3,151.35	(1,551.69)
Net Other Income	(1,599.66)	(3,151.35)	1,551.69
Net Income	2,510.69	171.31	2,339.38

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

	Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	12.24	0.00	12.24
304.00 · Finance Charges & Late Fees	36.23	0.00	36.23
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,596.25	14,547.85	48.40
Expense			
401.00 · Accounting	249.54	309.80	(60.26)
402.00 · Administrative	258.99	258.17	0.82
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	1.55	77.45	(75.90)
409.00 · Manager's Unit	201.00	201.00	0.00
410.00 · Pool Maintenance	224.61	387.25	(162.64)
410.02 · Pool - Gas Expense	95.56	308.36	(212.80)
412.00 · Repairs & Maint. - Project	792.04	206.53	585.51
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	285.93	832.35	(546.42)
424.00 · Water & Sewer	1,791.08	1,968.84	(177.76)
437.00 · Landscaping	309.80	413.07	(103.27)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	8,315.63	9,398.08	(1,082.45)
Net Ordinary Income	6,280.62	5,149.77	1,130.85
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	437.02	1,203.64	(766.62)
425.00 · Repairs & Maint. Bldg.	0.00	1,617.88	(1,617.88)
427.00 · Elevator	1,248.01	333.33	914.68
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,517.46	1,540.70	(23.24)
Total Other Expense	3,202.49	4,820.55	(1,618.06)
Net Other Income	(3,202.49)	(4,820.55)	1,618.06
Net Income	3,078.13	329.22	2,748.91

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

	Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	7.87	0.00	7.87
304.00 · Finance Charges & Late Fees	23.31	0.00	23.31
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,552.60	9,521.48	31.12
Expense			
401.00 · Accounting	160.53	199.30	(38.77)
402.00 · Administrative	166.61	166.08	0.53
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	1.00	49.83	(48.83)
409.00 · Manager's Unit	129.31	129.31	0.00
410.00 · Pool Maintenance	144.49	249.13	(104.64)
410.02 · Pool - Gas Expense	61.47	198.38	(136.91)
412.00 · Repairs & Maint. - Project	509.54	132.87	376.67
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	183.94	535.46	(351.52)
424.00 · Water & Sewer	1,152.23	1,266.59	(114.36)
437.00 · Landscaping	199.30	265.73	(66.43)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	5,349.57	6,045.95	(696.38)
Net Ordinary Income	4,203.03	3,475.53	727.50
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	247.86	684.12	(436.26)
425.00 · Repairs & Maint. Bldg.	0.00	1,143.43	(1,143.43)
427.00 · Elevator	858.00	222.22	635.78
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,043.26	1,059.23	(15.97)
Total Other Expense	2,149.12	3,234.00	(1,084.88)
Net Other Income	(2,149.12)	(3,234.00)	1,084.88
Net Income	2,053.91	241.53	1,812.38

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

	Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	9.66	0.00	9.66
304.00 · Finance Charges & Late Fees	28.59	0.00	28.59
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	13,991.07	13,952.83	38.24
Expense			
401.00 · Accounting	196.86	244.40	(47.54)
402.00 · Administrative	204.31	203.67	0.64
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	1.22	61.10	(59.88)
409.00 · Manager's Unit	158.57	158.57	0.00
410.00 · Pool Maintenance	177.19	305.50	(128.31)
410.02 · Pool - Gas Expense	75.38	243.27	(167.89)
412.00 · Repairs & Maint. - Project	624.85	162.93	461.92
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	225.57	656.64	(431.07)
424.00 · Water & Sewer	1,412.97	1,553.21	(140.24)
437.00 · Landscaping	244.40	325.87	(81.47)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	6,560.16	7,414.11	(853.95)
Net Ordinary Income	7,430.91	6,538.72	892.19
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	393.40	890.30	(496.90)
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	5,239.13	6,178.07	(938.94)
Net Other Income	(5,239.13)	(6,178.07)	938.94
Net Income	2,191.78	360.65	1,831.13

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

	Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	1.21	0.00	1.21
304.00 · Finance Charges & Late Fees	3.59	0.00	3.59
Total Income	1,403.19	1,398.42	4.77
Expense			
401.00 · Accounting	24.74	30.70	(5.96)
402.00 · Administrative	25.67	25.58	0.09
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	208.87	238.17	(29.30)
408.00 · Legal	0.15	7.68	(7.53)
409.00 · Manager's Unit	19.92	19.92	0.00
410.00 · Pool Maintenance	22.26	38.38	(16.12)
410.02 · Pool - Gas Expense	9.47	30.56	(21.09)
412.00 · Repairs & Maint. - Project	78.50	20.47	58.03
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	28.34	82.48	(54.14)
424.00 · Water & Sewer	177.49	195.11	(17.62)
437.00 · Landscaping	30.70	40.93	(10.23)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	824.08	931.32	(107.24)
Net Ordinary Income	579.11	467.10	112.01
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	103.90	318.53	(214.63)
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	103.90	442.74	(338.84)
Net Other Income	(103.90)	(442.74)	338.84
Net Income	475.21	24.36	450.85

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

	Jul - Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	34,587.66	34,587.76	(0.10)
303.00 · Interest Income	9.30	0.00	9.30
304.00 · Finance Charges & Late Fees	41.40	0.00	41.40
307.00 · Reserve Assessments	266.66	266.68	(0.02)
308.00 · Cable TV Assessments	4,622.04	4,622.12	(0.08)
Total Income	39,527.06	39,476.56	50.50
Expense			
401.00 · Accounting	868.42	863.20	5.22
402.00 · Administrative	674.99	719.32	(44.33)
403.00 · Manager's Fee	3,213.24	3,213.24	0.00
406.00 · Insurance	5,872.92	6,696.68	(823.76)
408.00 · Legal	51.79	215.80	(164.01)
409.00 · Manager's Unit	560.05	560.04	0.01
410.00 · Pool Maintenance	946.48	1,079.00	(132.52)
410.02 · Pool - Gas Expense	314.97	859.20	(544.23)
412.00 · Repairs & Maint. - Project	750.40	575.48	174.92
413.00 · Fire Alarm - Project	0.00	287.72	(287.72)
414.00 · Trash	2,074.72	1,810.00	264.72
421.00 · Depreciation - Mgr's Unit 504	278.40	278.40	0.00
422.00 · Electricity	884.58	2,319.20	(1,434.62)
424.00 · Water & Sewer	5,155.87	5,485.80	(329.93)
437.00 · Landscaping	863.20	1,150.92	(287.72)
438.00 · 504 Repairs & Maintenance	0.00	71.92	(71.92)
Total Expense	22,510.03	26,185.92	(3,675.89)
Net Ordinary Income	17,017.03	13,290.64	3,726.39
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	998.59	4,029.24	(3,030.65)
425.00 · Repairs & Maint. Bldg.	0.00	3,354.04	(3,354.04)
430.00 · Reserve Funds Bldg	266.66	266.68	(0.02)
431.00 · Fire Alarm Bldg	0.00	333.32	(333.32)
456.00 · Cable TV Expense	4,552.40	4,622.12	(69.72)
Total Other Expense	5,817.65	12,605.40	(6,787.75)
Net Other Income	(5,817.65)	(12,605.40)	6,787.75
Net Income	11,199.38	685.24	10,514.14

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

	Jul - Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	52,028.61	52,028.60	0.01
303.00 · Interest Income	13.37	0.00	13.37
304.00 · Finance Charges & Late Fees	59.43	0.00	59.43
308.00 · Cable TV Assessments	6,162.72	6,162.80	(0.08)
Total Income	58,264.13	58,191.40	72.73
Expense			
401.00 · Accounting	1,246.67	1,239.20	7.47
402.00 · Administrative	969.00	1,032.68	(63.68)
403.00 · Manager's Fee	4,612.88	4,612.88	0.00
406.00 · Insurance	8,431.12	9,613.72	(1,182.60)
408.00 · Legal	74.35	309.80	(235.45)
409.00 · Manager's Unit	804.02	804.00	0.02
410.00 · Pool Maintenance	1,358.77	1,549.00	(190.23)
410.02 · Pool - Gas Expense	452.20	1,233.44	(781.24)
412.00 · Repairs & Maint. - Project	1,077.22	826.12	251.10
413.00 · Fire Alarm - Project	0.00	413.08	(413.08)
414.00 · Trash	2,978.48	2,598.44	380.04
421.00 · Depreciation - Mgr's Unit 504	399.64	399.64	0.00
422.00 · Electricity	1,269.89	3,329.40	(2,059.51)
424.00 · Water & Sewer	7,401.74	7,875.36	(473.62)
437.00 · Landscaping	1,239.20	1,652.28	(413.08)
438.00 · 504 Repairs & Maintenance	0.00	103.28	(103.28)
Total Expense	32,315.18	37,592.32	(5,277.14)
Net Ordinary Income	25,948.95	20,599.08	5,349.87
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,400.06	4,814.56	(3,414.50)
425.00 · Repairs & Maint. Bldg.	180.00	6,471.52	(6,291.52)
427.00 · Elevator	3,598.11	1,333.32	2,264.79
431.00 · Fire Alarm Bldg	495.06	500.00	(4.94)
456.00 · Cable TV Expense	6,069.84	6,162.80	(92.96)
Total Other Expense	11,743.07	19,282.20	(7,539.13)
Net Other Income	(11,743.07)	(19,282.20)	7,539.13
Net Income	14,205.88	1,316.88	12,889.00

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

	Jul - Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	33,848.96	33,849.00	(0.04)
303.00 · Interest Income	8.58	0.00	8.58
304.00 · Finance Charges & Late Fees	38.24	0.00	38.24
308.00 · Cable TV Assessments	4,236.87	4,236.92	(0.05)
Total Income	38,132.65	38,085.92	46.73
Expense			
401.00 · Accounting	801.99	797.20	4.79
402.00 · Administrative	623.36	664.32	(40.96)
403.00 · Manager's Fee	2,967.56	2,967.56	0.00
406.00 · Insurance	5,423.88	6,184.68	(760.80)
408.00 · Legal	47.84	199.32	(151.48)
409.00 · Manager's Unit	517.24	517.24	0.00
410.00 · Pool Maintenance	874.11	996.52	(122.41)
410.02 · Pool - Gas Expense	290.89	793.52	(502.63)
412.00 · Repairs & Maint. - Project	693.02	531.48	161.54
413.00 · Fire Alarm - Project	0.00	265.72	(265.72)
414.00 · Trash	1,916.08	1,671.60	244.48
421.00 · Depreciation - Mgr's Unit 504	257.08	257.08	0.00
422.00 · Electricity	816.94	2,141.84	(1,324.90)
424.00 · Water & Sewer	4,761.67	5,066.36	(304.69)
437.00 · Landscaping	797.20	1,062.92	(265.72)
438.00 · 504 Repairs & Maintenance	0.00	66.44	(66.44)
Total Expense	20,788.86	24,183.80	(3,394.94)
Net Ordinary Income	17,343.79	13,902.12	3,441.67
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	790.97	2,736.48	(1,945.51)
425.00 · Repairs & Maint. Bldg.	850.00	4,573.72	(3,723.72)
427.00 · Elevator	2,473.70	888.88	1,584.82
431.00 · Fire Alarm Bldg	340.35	500.00	(159.65)
456.00 · Cable TV Expense	4,173.04	4,236.92	(63.88)
Total Other Expense	8,628.06	12,936.00	(4,307.94)
Net Other Income	(8,628.06)	(12,936.00)	4,307.94
Net Income	8,715.73	966.12	7,749.61

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

	Jul - Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,700.42	41,700.36	0.06
303.00 · Interest Income	10.55	0.00	10.55
304.00 · Finance Charges & Late Fees	46.90	0.00	46.90
307.00 · Reserve Assessments	8,333.41	8,333.32	0.09
308.00 · Cable TV Assessments	5,777.55	5,777.64	(0.09)
Total Income	55,868.83	55,811.32	57.51
Expense			
401.00 · Accounting	983.50	977.60	5.90
402.00 · Administrative	764.43	814.68	(50.25)
403.00 · Manager's Fee	3,639.08	3,639.08	0.00
406.00 · Insurance	6,651.28	7,584.20	(932.92)
408.00 · Legal	58.65	244.40	(185.75)
409.00 · Manager's Unit	634.28	634.28	0.00
410.00 · Pool Maintenance	1,071.92	1,222.00	(150.08)
410.02 · Pool - Gas Expense	356.72	973.08	(616.36)
412.00 · Repairs & Maint. - Project	849.86	651.72	198.14
413.00 · Fire Alarm - Project	0.00	325.88	(325.88)
414.00 · Trash	2,349.72	2,049.88	299.84
421.00 · Depreciation - Mgr's Unit 504	315.28	315.28	0.00
422.00 · Electricity	1,001.81	2,626.56	(1,624.75)
424.00 · Water & Sewer	5,839.19	6,212.84	(373.65)
437.00 · Landscaping	977.60	1,303.48	(325.88)
438.00 · 504 Repairs & Maintenance	0.00	81.48	(81.48)
Total Expense	25,493.32	29,656.44	(4,163.12)
Net Ordinary Income	30,375.51	26,154.88	4,220.63
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,067.47	3,561.20	(2,493.73)
425.00 · Repairs & Maint. Bldg.	0.00	811.88	(811.88)
430.00 · Reserve Funds Bldg	8,333.40	8,333.32	0.08
431.00 · Fire Alarm Bldg	183.00	333.32	(150.32)
453.00 · Flood Insurance	5,359.00	5,894.92	(535.92)
456.00 · Cable TV Expense	5,690.48	5,777.64	(87.16)
Total Other Expense	20,633.35	24,712.28	(4,078.93)
Net Other Income	(20,633.35)	(24,712.28)	4,078.93
Net Income	9,742.16	1,442.60	8,299.56

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

	Jul - Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	5,593.56	5,593.68	(0.12)
303.00 · Interest Income	1.33	0.00	1.33
304.00 · Finance Charges & Late Fees	5.89	0.00	5.89
Total Income	5,600.78	5,593.68	7.10
Expense			
401.00 · Accounting	123.58	122.80	0.78
402.00 · Administrative	96.10	102.32	(6.22)
403.00 · Manager's Fee	457.12	457.12	0.00
406.00 · Insurance	835.48	952.68	(117.20)
408.00 · Legal	7.37	30.72	(23.35)
409.00 · Manager's Unit	79.68	79.68	0.00
410.00 · Pool Maintenance	134.65	153.52	(18.87)
410.02 · Pool - Gas Expense	44.81	122.24	(77.43)
412.00 · Repairs & Maint. - Project	106.76	81.88	24.88
413.00 · Fire Alarm - Project	0.00	40.92	(40.92)
414.00 · Trash	295.16	257.48	37.68
421.00 · Depreciation - Mgr's Unit 504	39.60	39.60	0.00
422.00 · Electricity	125.84	329.92	(204.08)
424.00 · Water & Sewer	733.48	780.44	(46.96)
437.00 · Landscaping	122.80	163.72	(40.92)
438.00 · 504 Repairs & Maintenance	0.00	10.24	(10.24)
Total Expense	3,202.43	3,725.28	(522.85)
Net Ordinary Income	2,398.35	1,868.40	529.95
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	440.35	1,274.12	(833.77)
425.00 · Repairs & Maint. Bldg.	0.00	496.84	(496.84)
Total Other Expense	440.35	1,770.96	(1,330.61)
Net Other Income	(440.35)	(1,770.96)	1,330.61
Net Income	1,958.00	97.44	1,860.56