



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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July 25, 2025

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

Re: Financial Statements
For the Twelve Months Ended June 30, 2025

Dear Board of Directors:

I am enclosing your balance sheet, profit & loss, comparatives, and disbursement report for the period indicated above. The enclosed financial statements were prepared from your books and records without audit.

As of 6/30/25, the year-to-date operating net profit is \$31,168.80. Comparatively, the year-to-date operating net profit as of 6/30/24 was \$36,456.85. This is an unfavorable difference of \$5,288.05. This year there is an increase to insurance, manager's unit, snow removal-loader, repairs & maintenance and trash removal. There was also a decrease to the operating portion of the dues and late fees. This was partially offset by a significant decrease to accounting, legal, pool maintenance, water & sewer, gas, fire alarm and bad debt.

The association budgeted net income as of 6/30/25 was \$0. Actual net income was \$31,168.80. This is a favorable difference of \$31,168.80 as of 6/30/25. Insurance, legal, pool maintenance, pool gas, repairs & maintenance, electricity, water & sewer, landscaping, gas/heating, roof snow removal and flood insurance are under budget. Manager's unit, snow removal, trash removal and elevator are over budget.

Each year, the association budgets to have no profit or loss in operating.

Please contact me if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

Breakaway West Association, Inc.

Balance Sheet

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	2,948,247.88
102.8 · Cash in Op. Checking - Citywide	711,546.04
Total Checking/Savings	3,659,793.92
Accounts Receivable	
104.00 · Accounts Receivable	(58,236.39)
Total Accounts Receivable	(58,236.39)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,884.81
108.20 · Prepaid Flood Insurance	12,057.75
108.00 · Prepaid Expenses - Other	1,075.16
Total 108.00 · Prepaid Expenses	17,017.72
Total Other Current Assets	17,017.72
Total Current Assets	3,618,575.25
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	(98,037.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(105,582.49)
Total Fixed Assets	113,157.00
TOTAL ASSETS	3,731,732.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	20,309.29
Total Accounts Payable	20,309.29
Total Current Liabilities	20,309.29
Total Liabilities	20,309.29
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	760,300.40
217.20 · Reserve Fund 300	1,080,343.74
217.30 · Reserve Fund 400	704,998.85
217.40 · Reserve Fund 500	914,408.94
217.50 · Reserve Fund Garage	104,734.67
Total 217.01 · Reserve Fund - Appropriated	3,564,786.60
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	31,492.02
Total Equity	3,711,422.96
TOTAL LIABILITIES & EQUITY	3,731,732.25

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

	Jun 25	Jun 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	675.45	1.18	674.27
304.00 · Finance Charges & Late Fees	193.00	95.40	97.60
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	50,157.94	49,257.17	900.77
Expense			
401.00 · Accounting	838.67	891.83	(53.16)
402.00 · Administrative	967.53	1,316.31	(348.78)
403.00 · Manager's Fee	3,722.47	3,614.05	108.42
406.00 · Insurance	7,769.50	6,803.67	965.83
409.00 · Manager's Unit	6,794.25	1,828.75	4,965.50
410.00 · Pool Maintenance	0.00	2,601.72	(2,601.72)
410.02 · Pool - Gas Expense	57.30	361.78	(304.48)
412.00 · Repairs & Maint. - Project	317.54	350.25	(32.71)
414.00 · Trash	2,109.00	2,403.54	(294.54)
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	628.86	1,088.91	(460.05)
424.00 · Water & Sewer	3,802.73	5,954.93	(2,152.20)
437.00 · Landscaping	1,000.00	1,095.72	(95.72)
Total Expense	28,330.35	28,633.96	(303.61)
Net Ordinary Income	21,827.59	20,623.21	1,204.38
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	938.74	996.02	(57.28)
425.00 · Repairs & Maint. Bldg.	3,937.47	0.00	3,937.47
427.00 · Elevator	3,438.75	0.00	3,438.75
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
431.00 · Fire Alarm Bldg	0.00	835.41	(835.41)
453.00 · Flood Insurance	1,339.75	1,339.75	0.00
456.00 · Cable TV Expense	5,330.84	5,121.44	209.40
Total Other Expense	17,135.58	10,042.63	7,092.95
Net Other Income	(17,135.58)	(10,042.63)	(7,092.95)
Net Income	4,692.01	10,580.58	(5,888.57)

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

	Jul '24 - Jun 25	Jul '23 - Jun 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	503,277.61	509,725.60	(6,447.99)
303.00 · Interest Income	1,809.69	6.49	1,803.20
304.00 · Finance Charges & Late Fees	1,848.40	2,746.33	(897.93)
305.00 · Holy Cross Equity Refund	514.31	811.45	(297.14)
307.00 · Reserve Assessments	25,800.31	21,000.12	4,800.19
308.00 · Cable TV Assessments	62,396.46	59,201.28	3,195.18
Total Income	595,646.78	593,491.27	2,155.51
Expense			
401.00 · Accounting	12,144.33	24,034.66	(11,890.33)
402.00 · Administrative	10,552.45	10,167.89	384.56
403.00 · Manager's Fee	44,669.64	43,368.60	1,301.04
406.00 · Insurance	86,890.07	77,579.89	9,310.18
408.00 · Legal	948.00	11,472.81	(10,524.81)
409.00 · Manager's Unit	44,658.41	13,036.99	31,621.42
410.00 · Pool Maintenance	11,337.92	13,012.30	(1,674.38)
410.02 · Pool - Gas Expense	7,222.62	7,913.96	(691.34)
411.00 · Snow Removal	24,916.53	11,994.53	12,922.00
412.00 · Repairs & Maint. - Project	8,922.47	7,909.79	1,012.68
413.00 · Fire Alarm - Project	0.00	598.78	(598.78)
414.00 · Trash	30,493.02	24,429.35	6,063.67
416.00 · Real Estate Taxes	1,522.12	1,525.80	(3.68)
421.00 · Depreciation - Mgr's Unit 504	3,870.00	3,870.00	0.00
422.00 · Electricity	29,766.31	29,309.71	456.60
424.00 · Water & Sewer	57,827.11	68,704.87	(10,877.76)
437.00 · Landscaping	6,000.00	6,275.72	(275.72)
438.00 · 504 Repairs & Maintenance	0.00	350.00	(350.00)
Total Expense	381,741.00	355,555.65	26,185.35
Net Ordinary Income	213,905.78	237,935.62	(24,029.84)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	31,147.74	32,380.70	(1,232.96)
425.00 · Repairs & Maint. Bldg.	24,829.12	13,727.38	11,101.74
427.00 · Elevator	12,698.18	13,624.19	(926.01)
430.00 · Reserve Funds Bldg	25,800.30	21,000.12	4,800.18
431.00 · Fire Alarm Bldg	9,680.36	36,712.81	(27,032.45)
436.00 · Bad Debt	0.00	8,529.50	(8,529.50)
453.00 · Flood Insurance	16,077.00	16,077.00	0.00
456.00 · Cable TV Expense	62,504.28	59,427.07	3,077.21
Total Other Expense	182,736.98	201,478.77	(18,741.79)
Net Other Income	(182,736.98)	(201,478.77)	18,741.79
Net Income	31,168.80	36,456.85	(5,288.05)

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual MTD
June 2025

	Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.72	0.08
303.00 · Interest Income	675.45	0.00	675.45
304.00 · Finance Charges & Late Fees	193.00	0.00	193.00
307.00 · Reserve Assessments	2,150.03	2,150.00	0.03
308.00 · Cable TV Assessments	5,199.66	5,199.85	(0.19)
Total Income	50,157.94	49,289.57	868.37
Expense			
401.00 · Accounting	838.67	1,000.00	(161.33)
402.00 · Administrative	967.53	833.35	134.18
403.00 · Manager's Fee	3,722.47	3,722.38	0.09
406.00 · Insurance	7,769.50	7,757.98	11.52
408.00 · Legal	0.00	249.89	(249.89)
409.00 · Manager's Unit	6,794.25	648.88	6,145.37
410.00 · Pool Maintenance	0.00	1,249.89	(1,249.89)
410.02 · Pool - Gas Expense	57.30	995.28	(937.98)
412.00 · Repairs & Maint. - Project	317.54	666.63	(349.09)
413.00 · Fire Alarm - Project	0.00	333.37	(333.37)
414.00 · Trash	2,109.00	2,096.88	12.12
421.00 · Depreciation - Mgr's Unit 504	322.50	322.51	(0.01)
422.00 · Electricity	628.86	2,686.65	(2,057.79)
424.00 · Water & Sewer	3,802.73	6,355.21	(2,552.48)
437.00 · Landscaping	1,000.00	1,333.37	(333.37)
438.00 · 504 Repairs & Maintenance	0.00	83.26	(83.26)
Total Expense	28,330.35	30,335.53	(2,005.18)
Net Ordinary Income	21,827.59	18,954.04	2,873.55
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	938.74	4,103.93	(3,165.19)
425.00 · Repairs & Maint. Bldg.	3,937.47	3,926.97	10.50
427.00 · Elevator	3,438.75	555.62	2,883.13
430.00 · Reserve Funds Bldg	2,150.03	2,150.00	0.03
431.00 · Fire Alarm Bldg	0.00	416.74	(416.74)
453.00 · Flood Insurance	1,339.75	1,473.67	(133.92)
456.00 · Cable TV Expense	5,330.84	5,199.85	130.99
Total Other Expense	17,135.58	17,826.78	(691.20)
Net Other Income	(17,135.58)	(17,826.78)	691.20
Net Income	4,692.01	1,127.26	3,564.75

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual YTD
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	503,277.61	503,278.07	(0.46)
303.00 · Interest Income	1,809.69	0.00	1,809.69
304.00 · Finance Charges & Late Fees	1,848.40	0.00	1,848.40
305.00 · Holy Cross Equity Refund	514.31	0.00	514.31
307.00 · Reserve Assessments	25,800.31	25,800.00	0.31
308.00 · Cable TV Assessments	62,396.46	62,398.42	(1.96)
Total Income	595,646.78	591,476.49	4,170.29
Expense			
401.00 · Accounting	12,144.33	12,000.00	144.33
402.00 · Administrative	10,552.45	9,999.98	552.47
403.00 · Manager's Fee	44,669.64	44,669.55	0.09
406.00 · Insurance	86,890.07	93,095.87	(6,205.80)
408.00 · Legal	948.00	3,000.00	(2,052.00)
409.00 · Manager's Unit	44,658.41	7,785.79	36,872.62
410.00 · Pool Maintenance	11,337.92	15,000.00	(3,662.08)
410.02 · Pool - Gas Expense	7,222.62	11,944.35	(4,721.73)
411.00 · Snow Removal	24,916.53	16,000.00	8,916.53
412.00 · Repairs & Maint. - Project	8,922.47	8,000.00	922.47
413.00 · Fire Alarm - Project	0.00	4,000.00	(4,000.00)
414.00 · Trash	30,493.02	25,162.23	5,330.79
416.00 · Real Estate Taxes	1,522.12	1,525.01	(2.89)
421.00 · Depreciation - Mgr's Unit 504	3,870.00	3,870.01	(0.01)
422.00 · Electricity	29,766.31	32,240.68	(2,474.37)
424.00 · Water & Sewer	57,827.11	76,262.41	(18,435.30)
437.00 · Landscaping	6,000.00	8,000.02	(2,000.02)
438.00 · 504 Repairs & Maintenance	0.00	1,000.00	(1,000.00)
Total Expense	381,741.00	373,555.90	8,185.10
Net Ordinary Income	213,905.78	217,920.59	(4,014.81)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	31,147.74	49,246.83	(18,099.09)
425.00 · Repairs & Maint. Bldg.	24,829.12	47,123.97	(22,294.85)
427.00 · Elevator	12,698.18	6,666.67	6,031.51
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	25,800.30	25,800.00	0.30
431.00 · Fire Alarm Bldg	9,680.36	5,000.00	4,680.36
453.00 · Flood Insurance	16,077.00	17,684.70	(1,607.70)
456.00 · Cable TV Expense	62,504.28	62,398.42	105.86
Total Other Expense	182,736.98	217,920.59	(35,183.61)
Net Other Income	(182,736.98)	(217,920.59)	35,183.61
Net Income	31,168.80	0.00	31,168.80

Breakaway West Association, Inc.
Disbursement Report
As of June 30, 2025

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	06/01/2025	Draft	Vail Honeywagon Enterprises, LLC	6/1-6/30	(2,109.00)
Bill Pmt -Check	06/03/2025	Autopay	Xcel Energy	53-1013571-8	(3,113.68)
Bill Pmt -Check	06/11/2025	11400	Golden Eagle Htg Cooling & Drain Cleaning	#322 - Backed up drain, ran snake	(450.00)
Bill Pmt -Check	06/11/2025	11401	OAC Management, Inc.	Re: Pool deck & common area project - May	(4,490.00)
Bill Pmt -Check	06/11/2025	11402	Spaeth and Company, Inc.	May	(1,111.72)
Bill Pmt -Check	06/11/2025	11403	Vail Valley Ace Hardware	312	(35.62)
Check	06/12/2025	Auto-Pay	Comcast	6/1-6/30	(5,330.84)
Check	06/15/2025	EFT	Farmers Insurance	1/15/25-1/15/26 Prop/Liab/Umbr	(7,769.49)
Check	06/19/2025	Draft	Comcast - DSL	DSL	(30.60)
Bill Pmt -Check	06/20/2025	Draft	Eagle River Water & Sanitation District	4/30-5/30	(3,742.75)
Bill Pmt -Check	06/23/2025	11404	A&M Group Inc	#322 - Kitchen sink back up 6/6	(2,321.00)
Bill Pmt -Check	06/23/2025	11405	Alpine Glass, Inc.	#322 - Replaced broken glass on slider shatter...	(1,166.47)
Bill Pmt -Check	06/23/2025	11406	Martin/Martin, Inc.		(1,805.00)
Bill Pmt -Check	06/23/2025	11407	Steve Burns		(4,822.47)
Bill Pmt -Check	06/23/2025	11408	Vail Valley Ace Hardware	312	(48.75)
Bill Pmt -Check	06/23/2025	11409	Vail Valley MEP Engineering	Re: Pool deck & common area project	(18,900.00)
Check	06/30/2025	Draft	Century Link	6/19-7/18 970-476-7309 666B	(110.27)
Check	06/30/2025	Draft	Century Link	6/13-7/12 970-476-2196 518B	(144.54)
Check	06/30/2025	Draft	Century Link	6/13-7/12 970-476-3957 457B	(456.80)
Check	06/30/2025	Auto-Pay	Holy Cross Energy	5/22-6/22	(628.86)
Total 102.8 · Cash in Op. Checking - Citywide					(58,587.86)
TOTAL					(58,587.86)

Breakaway West Association, Inc.
100/200 Comparison to Budget - MTD
June 2025

	Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.91	0.02
303.00 · Interest Income	145.76	0.00	145.76
304.00 · Finance Charges & Late Fees	41.65	0.00	41.65
307.00 · Reserve Assessments	66.67	66.63	0.04
308.00 · Cable TV Assessments	1,155.48	1,155.52	(0.04)
Total Income	10,056.49	9,869.06	187.43
Expense			
401.00 · Accounting	180.98	215.80	(34.82)
402.00 · Administrative	208.79	179.87	28.92
403.00 · Manager's Fee	803.31	803.28	0.03
406.00 · Insurance	1,676.66	1,674.22	2.44
408.00 · Legal	0.00	53.95	(53.95)
409.00 · Manager's Unit	1,466.20	140.06	1,326.14
410.00 · Pool Maintenance	0.00	269.75	(269.75)
410.02 · Pool - Gas Expense	12.37	214.79	(202.42)
412.00 · Repairs & Maint. - Project	68.53	143.83	(75.30)
413.00 · Fire Alarm - Project	0.00	71.97	(71.97)
414.00 · Trash	455.12	452.51	2.61
421.00 · Depreciation - Mgr's Unit 504	69.60	69.55	0.05
422.00 · Electricity	135.71	579.74	(444.03)
424.00 · Water & Sewer	820.63	1,371.48	(550.85)
437.00 · Landscaping	215.80	287.75	(71.95)
438.00 · 504 Repairs & Maintenance	0.00	18.02	(18.02)
Total Expense	6,113.70	6,546.57	(432.87)
Net Ordinary Income	3,942.79	3,322.49	620.30
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	133.74	1,007.34	(873.60)
425.00 · Repairs & Maint. Bldg.	0.00	838.52	(838.52)
430.00 · Reserve Funds Bldg	66.67	66.63	0.04
431.00 · Fire Alarm Bldg	0.00	83.37	(83.37)
456.00 · Cable TV Expense	1,184.63	1,155.52	29.11
Total Other Expense	1,385.04	3,151.38	(1,766.34)
Net Other Income	(1,385.04)	(3,151.38)	1,766.34
Net Income	2,557.75	171.11	2,386.64

Breakaway West Association, Inc.
300 Comparison to Budget - MTD
June 2025

	Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	209.25	0.00	209.25
304.00 · Finance Charges & Late Fees	59.79	0.00	59.79
308.00 · Cable TV Assessments	1,540.64	1,540.71	(0.07)
Total Income	14,816.82	14,547.86	268.96
Expense			
401.00 · Accounting	259.82	309.80	(49.98)
402.00 · Administrative	299.74	258.12	41.62
403.00 · Manager's Fee	1,153.22	1,153.21	0.01
406.00 · Insurance	2,406.99	2,403.37	3.62
408.00 · Legal	0.00	77.45	(77.45)
409.00 · Manager's Unit	2,104.86	201.04	1,903.82
410.00 · Pool Maintenance	0.00	387.25	(387.25)
410.02 · Pool - Gas Expense	17.75	308.40	(290.65)
412.00 · Repairs & Maint. - Project	98.37	206.57	(108.20)
413.00 · Fire Alarm - Project	0.00	103.23	(103.23)
414.00 · Trash	653.37	649.55	3.82
421.00 · Depreciation - Mgr's Unit 504	99.91	99.92	(0.01)
422.00 · Electricity	194.82	832.31	(637.49)
424.00 · Water & Sewer	1,178.09	1,968.85	(790.76)
437.00 · Landscaping	309.80	413.05	(103.25)
438.00 · 504 Repairs & Maintenance	0.00	25.78	(25.78)
Total Expense	8,776.74	9,397.90	(621.16)
Net Ordinary Income	6,040.08	5,149.96	890.12
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	346.17	1,203.64	(857.47)
425.00 · Repairs & Maint. Bldg.	3,937.47	1,617.83	2,319.64
427.00 · Elevator	2,037.78	333.37	1,704.41
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,579.51	1,540.71	38.80
Total Other Expense	7,900.93	4,820.55	3,080.38
Net Other Income	(7,900.93)	(4,820.55)	(3,080.38)
Net Income	(1,860.85)	329.41	(2,190.26)

Breakaway West Association, Inc.
400 Comparison to Budget - MTD
June 2025

	Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.20	0.03
303.00 · Interest Income	134.62	0.00	134.62
304.00 · Finance Charges & Late Fees	38.46	0.00	38.46
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,694.50	9,521.43	173.07
Expense			
401.00 · Accounting	167.14	199.30	(32.16)
402.00 · Administrative	192.84	166.12	26.72
403.00 · Manager's Fee	741.89	741.85	0.04
406.00 · Insurance	1,548.46	1,546.14	2.32
408.00 · Legal	0.00	49.77	(49.77)
409.00 · Manager's Unit	1,354.09	129.30	1,224.79
410.00 · Pool Maintenance	0.00	249.07	(249.07)
410.02 · Pool - Gas Expense	11.42	198.33	(186.91)
412.00 · Repairs & Maint. - Project	63.29	132.83	(69.54)
413.00 · Fire Alarm - Project	0.00	66.47	(66.47)
414.00 · Trash	420.32	417.93	2.39
421.00 · Depreciation - Mgr's Unit 504	64.27	64.32	(0.05)
422.00 · Electricity	125.33	535.51	(410.18)
424.00 · Water & Sewer	757.88	1,266.61	(508.73)
437.00 · Landscaping	199.30	265.75	(66.45)
438.00 · 504 Repairs & Maintenance	0.00	16.59	(16.59)
Total Expense	5,646.23	6,045.89	(399.66)
Net Ordinary Income	4,048.27	3,475.54	572.73
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	147.82	684.09	(536.27)
425.00 · Repairs & Maint. Bldg.	0.00	1,143.45	(1,143.45)
427.00 · Elevator	1,400.97	222.25	1,178.72
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,085.91	1,059.23	26.68
Total Other Expense	2,634.70	3,234.02	(599.32)
Net Other Income	(2,634.70)	(3,234.02)	599.32
Net Income	1,413.57	241.52	1,172.05

Breakaway West Association, Inc.
500 Comparison to Budget - MTD
June 2025

	Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.08	0.03
303.00 · Interest Income	165.08	0.00	165.08
304.00 · Finance Charges & Late Fees	47.17	0.00	47.17
307.00 · Reserve Assessments	2,083.36	2,083.37	(0.01)
308.00 · Cable TV Assessments	1,444.35	1,444.39	(0.04)
Total Income	14,165.07	13,952.84	212.23
Expense			
401.00 · Accounting	204.97	244.40	(39.43)
402.00 · Administrative	236.46	203.62	32.84
403.00 · Manager's Fee	909.77	909.76	0.01
406.00 · Insurance	1,898.87	1,896.08	2.79
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	1,660.52	158.58	1,501.94
410.00 · Pool Maintenance	0.00	305.50	(305.50)
410.02 · Pool - Gas Expense	14.00	243.23	(229.23)
412.00 · Repairs & Maint. - Project	77.60	162.97	(85.37)
413.00 · Fire Alarm - Project	0.00	81.43	(81.43)
414.00 · Trash	515.44	512.48	2.96
421.00 · Depreciation - Mgr's Unit 504	78.82	78.81	0.01
422.00 · Electricity	153.69	656.58	(502.89)
424.00 · Water & Sewer	929.39	1,553.22	(623.83)
437.00 · Landscaping	244.40	325.87	(81.47)
438.00 · 504 Repairs & Maintenance	0.00	20.33	(20.33)
Total Expense	6,923.93	7,413.96	(490.03)
Net Ordinary Income	7,241.14	6,538.88	702.26
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	188.67	890.33	(701.66)
425.00 · Repairs & Maint. Bldg.	0.00	203.01	(203.01)
430.00 · Reserve Funds Bldg	2,083.36	2,083.37	(0.01)
431.00 · Fire Alarm Bldg	0.00	83.37	(83.37)
453.00 · Flood Insurance	1,339.75	1,473.67	(133.92)
456.00 · Cable TV Expense	1,480.79	1,444.39	36.40
Total Other Expense	5,092.57	6,178.14	(1,085.57)
Net Other Income	(5,092.57)	(6,178.14)	1,085.57
Net Income	2,148.57	360.74	1,787.83

Breakaway West Association, Inc.
Garage Comparison To Budget - MTD
June 2025

	Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.38	0.01
303.00 · Interest Income	20.74	0.00	20.74
304.00 · Finance Charges & Late Fees	5.93	0.00	5.93
Total Income	1,425.06	1,398.38	26.68
Expense			
401.00 · Accounting	25.76	30.70	(4.94)
402.00 · Administrative	29.70	25.62	4.08
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	238.52	238.17	0.35
408.00 · Legal	0.00	7.62	(7.62)
409.00 · Manager's Unit	208.58	19.90	188.68
410.00 · Pool Maintenance	0.00	38.32	(38.32)
410.02 · Pool - Gas Expense	1.76	30.53	(28.77)
412.00 · Repairs & Maint. - Project	9.75	20.43	(10.68)
413.00 · Fire Alarm - Project	0.00	10.27	(10.27)
414.00 · Trash	64.75	64.41	0.34
421.00 · Depreciation - Mgr's Unit 504	9.90	9.91	(0.01)
422.00 · Electricity	19.31	82.51	(63.20)
424.00 · Water & Sewer	116.74	195.05	(78.31)
437.00 · Landscaping	30.70	40.95	(10.25)
438.00 · 504 Repairs & Maintenance	0.00	2.54	(2.54)
Total Expense	869.75	931.21	(61.46)
Net Ordinary Income	555.31	467.17	88.14
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	122.34	318.53	(196.19)
425.00 · Repairs & Maint. Bldg.	0.00	124.16	(124.16)
Total Other Expense	122.34	442.69	(320.35)
Net Other Income	(122.34)	(442.69)	320.35
Net Income	432.97	24.48	408.49

Breakaway West Association, Inc.
Building 100/200 Comparison to Budget - YTD
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	103,763.10	103,763.25	(0.15)
303.00 · Interest Income	390.51	0.00	390.51
304.00 · Finance Charges & Late Fees	398.88	0.00	398.88
305.00 · Holy Cross Equity Refund	110.99	0.00	110.99
307.00 · Reserve Assessments	800.02	800.00	0.02
308.00 · Cable TV Assessments	13,865.88	13,866.35	(0.47)
Total Income	119,329.38	118,429.60	899.78
Expense			
401.00 · Accounting	2,620.73	2,589.60	31.13
402.00 · Administrative	2,277.22	2,158.00	119.22
403.00 · Manager's Fee	9,639.72	9,639.69	0.03
406.00 · Insurance	18,750.87	20,090.09	(1,339.22)
408.00 · Legal	204.57	647.40	(442.83)
409.00 · Manager's Unit	9,637.29	1,680.17	7,957.12
410.00 · Pool Maintenance	2,446.72	3,237.00	(790.28)
410.02 · Pool - Gas Expense	1,558.65	2,577.59	(1,018.94)
411.00 · Snow Removal	5,376.99	3,452.80	1,924.19
412.00 · Repairs & Maint. - Project	1,925.54	1,726.40	199.14
413.00 · Fire Alarm - Project	0.00	863.20	(863.20)
414.00 · Trash	6,580.37	5,430.01	1,150.36
416.00 · Real Estate Taxes	328.47	329.10	(0.63)
421.00 · Depreciation - Mgr's Unit 504	835.20	835.15	0.05
422.00 · Electricity	6,423.57	6,957.54	(533.97)
424.00 · Water & Sewer	12,479.08	16,457.43	(3,978.35)
437.00 · Landscaping	1,294.80	1,726.40	(431.60)
438.00 · 504 Repairs & Maintenance	0.00	215.80	(215.80)
Total Expense	82,379.79	80,613.37	1,766.42
Net Ordinary Income	36,949.59	37,816.23	(866.64)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,229.35	12,087.75	(4,858.40)
425.00 · Repairs & Maint. Bldg.	13,535.32	10,062.13	3,473.19
430.00 · Reserve Funds Bldg	800.02	800.00	0.02
431.00 · Fire Alarm Bldg	1,816.14	1,000.00	816.14
456.00 · Cable TV Expense	13,889.85	13,866.35	23.50
Total Other Expense	37,270.68	37,816.23	(545.55)
Net Other Income	(37,270.68)	(37,816.23)	545.55
Net Income	(321.09)	0.00	(321.09)

Breakaway West Association, Inc.
300 Comparison to Budget - YTD
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	156,085.73	156,085.80	(0.07)
303.00 · Interest Income	560.65	0.00	560.65
304.00 · Finance Charges & Late Fees	572.64	0.00	572.64
305.00 · Holy Cross Equity Refund	159.33	0.00	159.33
308.00 · Cable TV Assessments	18,487.84	18,488.41	(0.57)
Total Income	175,866.19	174,574.21	1,291.98
Expense			
401.00 · Accounting	3,762.32	3,717.60	44.72
402.00 · Administrative	3,269.11	3,097.99	171.12
403.00 · Manager's Fee	13,838.64	13,838.63	0.01
406.00 · Insurance	26,918.56	28,841.10	(1,922.54)
408.00 · Legal	293.68	929.40	(635.72)
409.00 · Manager's Unit	13,835.18	2,412.04	11,423.14
410.00 · Pool Maintenance	3,512.50	4,647.00	(1,134.50)
410.02 · Pool - Gas Expense	2,237.60	3,700.36	(1,462.76)
411.00 · Snow Removal	7,719.14	4,956.80	2,762.34
412.00 · Repairs & Maint. - Project	2,764.13	2,478.40	285.73
413.00 · Fire Alarm - Project	0.00	1,239.20	(1,239.20)
414.00 · Trash	9,446.77	7,795.26	1,651.51
416.00 · Real Estate Taxes	471.55	472.45	(0.90)
421.00 · Depreciation - Mgr's Unit 504	1,198.92	1,198.93	(0.01)
422.00 · Electricity	9,221.60	9,988.16	(766.56)
424.00 · Water & Sewer	17,914.85	23,626.09	(5,711.24)
437.00 · Landscaping	1,858.80	2,478.40	(619.60)
438.00 · 504 Repairs & Maintenance	0.00	309.80	(309.80)
Total Expense	118,263.35	115,727.61	2,535.74
Net Ordinary Income	57,602.84	58,846.60	(1,243.76)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	9,478.51	14,443.68	(4,965.17)
425.00 · Repairs & Maint. Bldg.	6,023.80	19,414.51	(13,390.71)
427.00 · Elevator	7,524.85	4,000.00	3,524.85
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	3,599.95	1,500.00	2,099.95
456.00 · Cable TV Expense	18,519.77	18,488.41	31.36
Total Other Expense	45,146.88	58,846.60	(13,699.72)
Net Other Income	(45,146.88)	(58,846.60)	13,699.72
Net Income	12,455.96	0.00	12,455.96

Breakaway West Association, Inc.
400 Comparison to Budget - YTD
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	101,546.80	101,546.95	(0.15)
303.00 · Interest Income	360.66	0.00	360.66
304.00 · Finance Charges & Late Fees	368.39	0.00	368.39
305.00 · Holy Cross Equity Refund	102.50	0.00	102.50
308.00 · Cable TV Assessments	12,710.39	12,710.76	(0.37)
Total Income	115,088.74	114,257.71	831.03
Expense			
401.00 · Accounting	2,420.28	2,391.60	28.68
402.00 · Administrative	2,103.15	1,993.00	110.15
403.00 · Manager's Fee	8,902.68	8,902.64	0.04
406.00 · Insurance	17,317.18	18,554.01	(1,236.83)
408.00 · Legal	188.94	597.90	(408.96)
409.00 · Manager's Unit	8,900.40	1,551.71	7,348.69
410.00 · Pool Maintenance	2,259.64	2,989.50	(729.86)
410.02 · Pool - Gas Expense	1,439.45	2,380.51	(941.06)
411.00 · Snow Removal	4,965.80	3,188.80	1,777.00
412.00 · Repairs & Maint. - Project	1,778.24	1,594.40	183.84
413.00 · Fire Alarm - Project	0.00	797.20	(797.20)
414.00 · Trash	6,077.23	5,014.83	1,062.40
416.00 · Real Estate Taxes	303.36	303.93	(0.57)
421.00 · Depreciation - Mgr's Unit 504	771.24	771.29	(0.05)
422.00 · Electricity	5,932.43	6,425.57	(493.14)
424.00 · Water & Sewer	11,524.94	15,199.10	(3,674.16)
437.00 · Landscaping	1,195.80	1,594.40	(398.60)
438.00 · 504 Repairs & Maintenance	0.00	199.30	(199.30)
Total Expense	76,080.76	74,449.69	1,631.07
Net Ordinary Income	39,007.98	39,808.02	(800.04)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,074.25	8,209.41	(3,135.16)
425.00 · Repairs & Maint. Bldg.	3,500.00	13,721.18	(10,221.18)
427.00 · Elevator	5,173.33	2,666.67	2,506.66
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	2,454.23	1,500.00	954.23
456.00 · Cable TV Expense	12,732.37	12,710.76	21.61
Total Other Expense	28,934.18	39,808.02	(10,873.84)
Net Other Income	(28,934.18)	(39,808.02)	10,873.84
Net Income	10,073.80	0.00	10,073.80

Breakaway West Association, Inc.
500 Comparison to Budget - YTD
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	125,101.30	125,101.07	0.23
303.00 · Interest Income	442.28	0.00	442.28
304.00 · Finance Charges & Late Fees	451.76	0.00	451.76
305.00 · Holy Cross Equity Refund	125.70	0.00	125.70
307.00 · Reserve Assessments	25,000.29	25,000.00	0.29
308.00 · Cable TV Assessments	17,332.35	17,332.90	(0.55)
Total Income	168,453.68	167,433.97	1,019.71
Expense			
401.00 · Accounting	2,968.08	2,932.80	35.28
402.00 · Administrative	2,578.96	2,443.99	134.97
403.00 · Manager's Fee	10,917.24	10,917.23	0.01
406.00 · Insurance	21,235.97	22,752.63	(1,516.66)
408.00 · Legal	231.69	733.20	(501.51)
409.00 · Manager's Unit	10,914.54	1,902.85	9,011.69
410.00 · Pool Maintenance	2,770.98	3,666.00	(895.02)
410.02 · Pool - Gas Expense	1,765.19	2,919.20	(1,154.01)
411.00 · Snow Removal	6,089.60	3,910.40	2,179.20
412.00 · Repairs & Maint. - Project	2,180.65	1,955.20	225.45
413.00 · Fire Alarm - Project	0.00	977.60	(977.60)
414.00 · Trash	7,452.50	6,149.65	1,302.85
416.00 · Real Estate Taxes	372.01	372.71	(0.70)
421.00 · Depreciation - Mgr's Unit 504	945.84	945.83	0.01
422.00 · Electricity	7,274.88	7,879.62	(604.74)
424.00 · Water & Sewer	14,132.95	18,638.53	(4,505.58)
437.00 · Landscaping	1,466.40	1,955.22	(488.82)
438.00 · 504 Repairs & Maintenance	0.00	244.40	(244.40)
Total Expense	93,297.48	91,297.06	2,000.42
Net Ordinary Income	75,156.20	76,136.91	(980.71)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,854.20	10,683.63	(3,829.43)
425.00 · Repairs & Maint. Bldg.	1,770.00	2,435.68	(665.68)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	25,000.28	25,000.00	0.28
431.00 · Fire Alarm Bldg	1,763.50	1,000.00	763.50
453.00 · Flood Insurance	16,077.00	17,684.70	(1,607.70)
456.00 · Cable TV Expense	17,362.29	17,332.90	29.39
Total Other Expense	68,827.27	76,136.91	(7,309.64)
Net Other Income	(68,827.27)	(76,136.91)	7,309.64
Net Income	6,328.93	0.00	6,328.93

Breakaway West Association, Inc.
Garage Comparison To Budget - YTD
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	16,780.68	16,781.00	(0.32)
303.00 · Interest Income	55.59	0.00	55.59
304.00 · Finance Charges & Late Fees	56.73	0.00	56.73
305.00 · Holy Cross Equity Refund	15.79	0.00	15.79
Total Income	16,908.79	16,781.00	127.79
Expense			
401.00 · Accounting	372.92	368.40	4.52
402.00 · Administrative	324.01	307.00	17.01
403.00 · Manager's Fee	1,371.36	1,371.36	0.00
406.00 · Insurance	2,667.49	2,858.04	(190.55)
408.00 · Legal	29.12	92.10	(62.98)
409.00 · Manager's Unit	1,371.00	239.02	1,131.98
410.00 · Pool Maintenance	348.08	460.50	(112.42)
410.02 · Pool - Gas Expense	221.73	366.69	(144.96)
411.00 · Snow Removal	765.00	491.20	273.80
412.00 · Repairs & Maint. - Project	273.91	245.60	28.31
413.00 · Fire Alarm - Project	0.00	122.80	(122.80)
414.00 · Trash	936.15	772.48	163.67
416.00 · Real Estate Taxes	46.73	46.82	(0.09)
421.00 · Depreciation - Mgr's Unit 504	118.80	118.81	(0.01)
422.00 · Electricity	913.83	989.79	(75.96)
424.00 · Water & Sewer	1,775.29	2,341.26	(565.97)
437.00 · Landscaping	184.20	245.60	(61.40)
438.00 · 504 Repairs & Maintenance	0.00	30.70	(30.70)
Total Expense	11,719.62	11,468.17	251.45
Net Ordinary Income	5,189.17	5,312.83	(123.66)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,511.43	3,822.36	(1,310.93)
425.00 · Repairs & Maint. Bldg.	0.00	1,490.47	(1,490.47)
431.00 · Fire Alarm Bldg	46.54	0.00	46.54
Total Other Expense	2,557.97	5,312.83	(2,754.86)
Net Other Income	(2,557.97)	(5,312.83)	2,754.86
Net Income	2,631.20	0.00	2,631.20