



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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June 17, 2025

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

Re: Financial Statements
For the Ten Months Ended April 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 4/30/25, the year-to-date operating net profit is \$18,011.27. Comparatively, the year-to-date operating net profit as of 4/30/24 was \$14,075.75. This is a favorable difference of \$3,935.52. This year there is a significant decrease to accounting, legal, water & sewer, gas, elevator, fire alarm and bad debt. This was partially offset by an increase to insurance, manager's unit, pool maintenance, snow removal-loader, repairs & maintenance, trash removal and electricity. There was also a decrease to the operating portion of the dues and late fees.

The association budgeted net income as of 4/30/25 was \$-2,254.33. Actual net income was \$18,011.27. This is a favorable difference of \$20,265.60 as of 4/30/25. Insurance, legal, pool maintenance, pool gas, repairs & maintenance, water & sewer, landscaping, gas/heating, roof snow removal and flood insurance are under budget. Manager's unit, snow removal, trash removal, electricity 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 April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	2,392,841.26
102.8 · Cash in Op. Checking - Citywide	211,418.45
Total Checking/Savings	2,604,259.71
Accounts Receivable	
104.00 · Accounts Receivable	(110,769.45)
Total Accounts Receivable	(110,769.45)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,884.83
108.20 · Prepaid Flood Insurance	14,737.25
108.00 · Prepaid Expenses - Other	1,612.74
Total 108.00 · Prepaid Expenses	20,234.82
110.00 · Bill to Owner	38.00
Total Other Current Assets	20,272.82
Total Current Assets	2,513,763.08
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	(97,392.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(104,937.49)
Total Fixed Assets	113,802.00
TOTAL ASSETS	2,627,565.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	27,644.75
Total Accounts Payable	27,644.75
Total Current Liabilities	27,644.75
Total Liabilities	27,644.75
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	521,087.48
217.20 · Reserve Fund 300	752,140.70
217.30 · Reserve Fund 400	481,851.47
217.40 · Reserve Fund 500	640,395.00
217.50 · Reserve Fund Garage	71,290.07
Total 217.01 · Reserve Fund - Appropriated	2,466,764.72
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	18,011.27
Total Equity	2,599,920.33
TOTAL LIABILITIES & EQUITY	2,627,565.08

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

	Apr 25	Apr 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	333.77	0.55	333.22
304.00 · Finance Charges & Late Fees	347.37	158.01	189.36
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	49,970.63	49,319.15	651.48
Expense			
401.00 · Accounting	959.00	1,298.83	(339.83)
402.00 · Administrative	973.71	754.26	219.45
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	543.75	725.00	(181.25)
410.02 · Pool - Gas Expense	622.97	542.71	80.26
411.00 · Snow Removal	1,500.00	1,500.00	0.00
412.00 · Repairs & Maint. - Project	428.44	971.54	(543.10)
414.00 · Trash	3,126.46	2,535.20	591.26
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	3,071.55	2,298.36	773.19
424.00 · Water & Sewer	3,849.71	5,824.42	(1,974.71)
Total Expense	33,684.31	29,019.29	4,665.02
Net Ordinary Income	16,286.32	20,299.86	(4,013.54)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,490.71	2,457.79	32.92
425.00 · Repairs & Maint. Bldg.	795.00	4,250.00	(3,455.00)
427.00 · Elevator	1,256.61	1,231.01	25.60
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
431.00 · Fire Alarm Bldg	660.00	13,690.00	(13,030.00)
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	14,022.94	29,840.00	(15,817.06)
Net Other Income	(14,022.94)	(29,840.00)	15,817.06
Net Income	2,263.38	(9,540.14)	11,803.52

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

	Jul '24 - Apr 25	Jul '23 - Apr 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	419,398.01	424,771.32	(5,373.31)
303.00 · Interest Income	703.13	4.09	699.04
304.00 · Finance Charges & Late Fees	1,299.63	2,438.95	(1,139.32)
305.00 · Holy Cross Equity Refund	514.31	481.37	32.94
307.00 · Reserve Assessments	21,500.25	17,500.10	4,000.15
308.00 · Cable TV Assessments	51,997.14	49,334.40	2,662.74
Total Income	495,412.47	494,530.23	882.24
Expense			
401.00 · Accounting	10,416.33	22,133.83	(11,717.50)
402.00 · Administrative	8,647.63	7,918.31	729.32
403.00 · Manager's Fee	37,224.70	36,140.50	1,084.20
406.00 · Insurance	71,351.07	63,972.55	7,378.52
408.00 · Legal	948.00	11,472.81	(10,524.81)
409.00 · Manager's Unit	31,069.91	9,379.49	21,690.42
410.00 · Pool Maintenance	11,337.92	9,213.25	2,124.67
410.02 · Pool - Gas Expense	7,108.00	7,122.96	(14.96)
411.00 · Snow Removal	24,916.53	11,994.53	12,922.00
412.00 · Repairs & Maint. - Project	8,181.22	6,946.90	1,234.32
414.00 · Trash	25,776.19	19,622.27	6,153.92
416.00 · Real Estate Taxes	1,522.12	1,525.80	(3.68)
421.00 · Depreciation - Mgr's Unit 504	3,225.00	3,225.00	0.00
422.00 · Electricity	28,358.08	27,081.23	1,276.85
424.00 · Water & Sewer	50,281.63	57,035.78	(6,754.15)
437.00 · Landscaping	4,000.00	4,180.00	(180.00)
438.00 · 504 Repairs & Maintenance	0.00	350.00	(350.00)
Total Expense	324,364.33	299,315.21	25,049.12
Net Ordinary Income	171,048.14	195,215.02	(24,166.88)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	28,346.04	29,451.50	(1,105.46)
425.00 · Repairs & Maint. Bldg.	20,526.65	13,727.38	6,799.27
427.00 · Elevator	9,259.43	13,624.19	(4,364.76)
430.00 · Reserve Funds Bldg	21,500.24	17,500.10	4,000.14
431.00 · Fire Alarm Bldg	8,164.41	35,724.91	(27,560.50)
436.00 · Bad Debt	0.00	8,529.50	(8,529.50)
453.00 · Flood Insurance	13,397.50	13,397.50	0.00
456.00 · Cable TV Expense	51,842.60	49,184.19	2,658.41
Total Other Expense	153,036.87	181,139.27	(28,102.40)
Net Other Income	(153,036.87)	(181,139.27)	28,102.40
Net Income	18,011.27	14,075.75	3,935.52

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

	Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	333.77	0.00	333.77
304.00 · Finance Charges & Late Fees	347.37	0.00	347.37
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	49,970.63	49,289.72	680.91
Expense			
401.00 · Accounting	959.00	1,000.00	(41.00)
402.00 · Administrative	973.71	833.33	140.38
403.00 · Manager's Fee	3,722.47	3,722.47	0.00
406.00 · Insurance	7,769.50	7,757.99	11.51
408.00 · Legal	0.00	250.01	(250.01)
409.00 · Manager's Unit	6,794.25	648.81	6,145.44
410.00 · Pool Maintenance	543.75	1,250.01	(706.26)
410.02 · Pool - Gas Expense	622.97	995.37	(372.40)
411.00 · Snow Removal	1,500.00	2,666.70	(1,166.70)
412.00 · Repairs & Maint. - Project	428.44	666.67	(238.23)
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	3,126.46	2,096.85	1,029.61
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	3,071.55	2,686.73	384.82
424.00 · Water & Sewer	3,849.71	6,355.20	(2,505.49)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	33,684.31	31,669.31	2,015.00
Net Ordinary Income	16,286.32	17,620.41	(1,334.09)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,490.71	4,103.90	(1,613.19)
425.00 · Repairs & Maint. Bldg.	795.00	3,927.00	(3,132.00)
427.00 · Elevator	1,256.61	555.55	701.06
430.00 · Reserve Funds Bldg	2,150.03	2,150.00	0.03
431.00 · Fire Alarm Bldg	660.00	416.66	243.34
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	5,330.84	5,199.87	130.97
Total Other Expense	14,022.94	17,826.71	(3,803.77)
Net Other Income	(14,022.94)	(17,826.71)	3,803.77
Net Income	2,263.38	(206.30)	2,469.68

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

	Jul '24 - Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	419,398.01	419,398.50	(0.49)
303.00 · Interest Income	703.13	0.00	703.13
304.00 · Finance Charges & Late Fees	1,299.63	0.00	1,299.63
305.00 · Holy Cross Equity Refund	514.31	0.00	514.31
307.00 · Reserve Assessments	21,500.25	21,500.00	0.25
308.00 · Cable TV Assessments	51,997.14	51,998.70	(1.56)
Total Income	495,412.47	492,897.20	2,515.27
Expense			
401.00 · Accounting	10,416.33	10,000.00	416.33
402.00 · Administrative	8,647.63	8,333.30	314.33
403.00 · Manager's Fee	37,224.70	37,224.70	0.00
406.00 · Insurance	71,351.07	77,579.90	(6,228.83)
408.00 · Legal	948.00	2,500.10	(1,552.10)
409.00 · Manager's Unit	31,069.91	6,488.10	24,581.81
410.00 · Pool Maintenance	11,337.92	12,500.10	(1,162.18)
410.02 · Pool - Gas Expense	7,108.00	9,953.70	(2,845.70)
411.00 · Snow Removal	24,916.53	16,000.00	8,916.53
412.00 · Repairs & Maint. - Project	8,181.22	6,666.70	1,514.52
413.00 · Fire Alarm - Project	0.00	3,333.30	(3,333.30)
414.00 · Trash	25,776.19	20,968.50	4,807.69
416.00 · Real Estate Taxes	1,522.12	1,525.01	(2.89)
421.00 · Depreciation - Mgr's Unit 504	3,225.00	3,225.00	0.00
422.00 · Electricity	28,358.08	26,867.30	1,490.78
424.00 · Water & Sewer	50,281.63	63,552.00	(13,270.37)
437.00 · Landscaping	4,000.00	5,333.32	(1,333.32)
438.00 · 504 Repairs & Maintenance	0.00	833.40	(833.40)
Total Expense	324,364.33	312,884.43	11,479.90
Net Ordinary Income	171,048.14	180,012.77	(8,964.63)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	28,346.04	41,039.00	(12,692.96)
425.00 · Repairs & Maint. Bldg.	20,526.65	39,270.00	(18,743.35)
427.00 · Elevator	9,259.43	5,555.50	3,703.93
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	21,500.24	21,500.00	0.24
431.00 · Fire Alarm Bldg	8,164.41	4,166.60	3,997.81
453.00 · Flood Insurance	13,397.50	14,737.30	(1,339.80)
456.00 · Cable TV Expense	51,842.60	51,998.70	(156.10)
Total Other Expense	153,036.87	182,267.10	(29,230.23)
Net Other Income	(153,036.87)	(182,267.10)	29,230.23
Net Income	18,011.27	(2,254.33)	20,265.60

Breakaway West Association, Inc.
Disbursement Report
As of April 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	04/01/2025	Autopay	Xcel Energy	53-1013571-8	(5,510.58)
Bill Pmt -Check	04/01/2025	Draft	Vail Honeywagon Enterprises, LLC	4/1-4/30	(3,126.46)
Bill Pmt -Check	04/08/2025	11370	Alpenglow Law	Re: Garage and Pool deck project 3/12	(1,567.50)
Bill Pmt -Check	04/08/2025	11371	Altitude Community Law P.C.	Re: CTA Filing report 2/13,3/24	(72.00)
Bill Pmt -Check	04/08/2025	11372	Golden Eagle Htg Cooling & Drain Cleaning		(480.00)
Bill Pmt -Check	04/08/2025	11373	Marcin Engineering (LLCS)		(24,555.50)
Bill Pmt -Check	04/08/2025	11374	Martin/Martin, Inc.		(24,182.84)
Bill Pmt -Check	04/08/2025	11375	Pierce Architects	Re: Garage and Pool Deck - February	(2,263.75)
Bill Pmt -Check	04/08/2025	11376	Specialized Pool and Spa, LLC	Commercial Route Service 3/7-3/28	(1,197.34)
Bill Pmt -Check	04/08/2025	11377	Vail Alarm Inc.		(1,017.00)
Bill Pmt -Check	04/08/2025	11378	Vail Valley Ace Hardware	312	(133.85)
Bill Pmt -Check	04/09/2025	11379	OAC Management, Inc.	Re: Pool deck & common area project - March	(5,287.50)
Bill Pmt -Check	04/09/2025	11380	Spaeth and Company, Inc.	March	(1,046.96)
Check	04/12/2025	Auto-Pay	Comcast	4/1-4/30	(5,330.84)
Check	04/15/2025	EFT	Farmers Insurance	1/15/25-1/15/26 Prop/Liab/Umbr	(7,769.49)
Check	04/19/2025	Draft	Comcast - DSL	DSL	(24.32)
Bill Pmt -Check	04/19/2025	Draft	Eagle River Water & Sanitation District	2/28-3/31	(4,357.00)
Bill Pmt -Check	04/21/2025	11381	Golden Eagle Htg Cooling & Drain Cleaning	500 Bldg - Replaced bad zone valve	(430.00)
Bill Pmt -Check	04/21/2025	11382	Marcin Engineering (LLCS)	Re: Survey: Pool deck & common area project...	(747.50)
Bill Pmt -Check	04/21/2025	11383	Martin/Martin, Inc.		(39,220.71)
Bill Pmt -Check	04/21/2025	11384	Schindler Elevator Corporation	5000027664	(1,256.61)
Bill Pmt -Check	04/21/2025	11385	Steve Burns	VOID: Payment stopped, lost check	0.00
Bill Pmt -Check	04/21/2025	11386	Vail Valley Ace Hardware	312	(64.72)
Check	04/30/2025	Draft	Century Link	4/13-5/12 970-476-2196 518B	(144.23)
Check	04/30/2025	Draft	Century Link	4/13-5/12 970-476-3957 457B	(456.68)
Check	04/30/2025	Draft	Century Link	4/19-5/18 970-476-7309 666B	(110.24)
Check	04/30/2025	Auto-Pay	Holy Cross Energy	3/22-4/22	(3,071.55)
Total 102.8 · Cash in Op. Checking - Citywide					(133,425.17)
TOTAL					(133,425.17)

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

	Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	72.03	0.00	72.03
304.00 · Finance Charges & Late Fees	74.96	0.00	74.96
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	10,016.07	9,869.14	146.93
Expense			
401.00 · Accounting	206.95	215.80	(8.85)
402.00 · Administrative	210.12	179.83	30.29
403.00 · Manager's Fee	803.31	803.31	0.00
406.00 · Insurance	1,676.66	1,674.17	2.49
408.00 · Legal	0.00	53.95	(53.95)
409.00 · Manager's Unit	1,466.20	140.01	1,326.19
410.00 · Pool Maintenance	117.34	269.75	(152.41)
410.02 · Pool - Gas Expense	134.44	214.80	(80.36)
411.00 · Snow Removal	323.70	575.50	(251.80)
412.00 · Repairs & Maint. - Project	92.47	143.87	(51.40)
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	674.69	452.50	222.19
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	662.84	579.80	83.04
424.00 · Water & Sewer	830.77	1,371.45	(540.68)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	7,269.09	6,834.25	434.84
Net Ordinary Income	2,746.98	3,034.89	(287.91)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	400.88	1,007.31	(606.43)
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	1,184.63	1,155.53	29.10
Total Other Expense	1,652.18	3,151.35	(1,499.17)
Net Other Income	(1,652.18)	(3,151.35)	1,499.17
Net Income	1,094.80	(116.46)	1,211.26

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

	Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	103.40	0.00	103.40
304.00 · Finance Charges & Late Fees	107.62	0.00	107.62
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,758.80	14,547.85	210.95
Expense			
401.00 · Accounting	297.10	309.80	(12.70)
402.00 · Administrative	301.65	258.17	43.48
403.00 · Manager's Fee	1,153.22	1,153.22	0.00
406.00 · Insurance	2,406.99	2,403.43	3.56
408.00 · Legal	0.00	77.45	(77.45)
409.00 · Manager's Unit	2,104.86	201.00	1,903.86
410.00 · Pool Maintenance	168.45	387.25	(218.80)
410.02 · Pool - Gas Expense	193.00	308.36	(115.36)
411.00 · Snow Removal	464.70	826.10	(361.40)
412.00 · Repairs & Maint. - Project	132.73	206.53	(73.80)
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	968.58	649.61	318.97
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	951.57	832.35	119.22
424.00 · Water & Sewer	1,192.64	1,968.84	(776.20)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	10,435.40	9,811.11	624.29
Net Ordinary Income	4,323.40	4,736.74	(413.34)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	910.81	1,203.64	(292.83)
425.00 · Repairs & Maint. Bldg.	365.00	1,617.88	(1,252.88)
427.00 · Elevator	744.66	333.33	411.33
431.00 · Fire Alarm Bldg	391.11	125.00	266.11
456.00 · Cable TV Expense	1,579.51	1,540.70	38.81
Total Other Expense	3,991.09	4,820.55	(829.46)
Net Other Income	(3,991.09)	(4,820.55)	829.46
Net Income	332.31	(83.81)	416.12

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

	Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	66.52	0.00	66.52
304.00 · Finance Charges & Late Fees	69.23	0.00	69.23
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,657.17	9,521.48	135.69
Expense			
401.00 · Accounting	191.12	199.30	(8.18)
402.00 · Administrative	194.07	166.08	27.99
403.00 · Manager's Fee	741.89	741.89	0.00
406.00 · Insurance	1,548.46	1,546.17	2.29
408.00 · Legal	0.00	49.83	(49.83)
409.00 · Manager's Unit	1,354.09	129.31	1,224.78
410.00 · Pool Maintenance	108.37	249.13	(140.76)
410.02 · Pool - Gas Expense	124.16	198.38	(74.22)
411.00 · Snow Removal	298.94	531.50	(232.56)
412.00 · Repairs & Maint. - Project	85.38	132.87	(47.49)
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	623.10	417.90	205.20
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	612.16	535.46	76.70
424.00 · Water & Sewer	767.25	1,266.59	(499.34)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	6,713.26	6,311.72	401.54
Net Ordinary Income	2,943.91	3,209.76	(265.85)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	445.80	684.12	(238.32)
425.00 · Repairs & Maint. Bldg.	0.00	1,143.43	(1,143.43)
427.00 · Elevator	511.95	222.22	289.73
431.00 · Fire Alarm Bldg	268.89	125.00	143.89
456.00 · Cable TV Expense	1,085.91	1,059.23	26.68
Total Other Expense	2,312.55	3,234.00	(921.45)
Net Other Income	(2,312.55)	(3,234.00)	921.45
Net Income	631.36	(24.24)	655.60

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

	Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	81.57	0.00	81.57
304.00 · Finance Charges & Late Fees	84.90	0.00	84.90
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	14,119.29	13,952.83	166.46
Expense			
401.00 · Accounting	234.38	244.40	(10.02)
402.00 · Administrative	237.97	203.67	34.30
403.00 · Manager's Fee	909.77	909.77	0.00
406.00 · Insurance	1,898.87	1,896.05	2.82
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	1,660.52	158.57	1,501.95
410.00 · Pool Maintenance	132.89	305.50	(172.61)
410.02 · Pool - Gas Expense	152.25	243.27	(91.02)
411.00 · Snow Removal	366.60	651.70	(285.10)
412.00 · Repairs & Maint. - Project	104.71	162.93	(58.22)
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	764.11	512.47	251.64
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	750.69	656.64	94.05
424.00 · Water & Sewer	940.87	1,553.21	(612.34)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	8,232.45	7,739.94	492.51
Net Ordinary Income	5,886.84	6,212.89	(326.05)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	528.16	890.30	(362.14)
425.00 · Repairs & Maint. Bldg.	430.00	202.97	227.03
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	1,480.79	1,444.41	36.38
Total Other Expense	5,862.06	6,178.07	(316.01)
Net Other Income	(5,862.06)	(6,178.07)	316.01
Net Income	24.78	34.82	(10.04)

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

	Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	10.25	0.00	10.25
304.00 · Finance Charges & Late Fees	10.66	0.00	10.66
Total Income	1,419.30	1,398.42	20.88
Expense			
401.00 · Accounting	29.45	30.70	(1.25)
402.00 · Administrative	29.90	25.58	4.32
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	7.68	(7.68)
409.00 · Manager's Unit	208.58	19.92	188.66
410.00 · Pool Maintenance	16.70	38.38	(21.68)
410.02 · Pool - Gas Expense	19.12	30.56	(11.44)
411.00 · Snow Removal	46.06	81.90	(35.84)
412.00 · Repairs & Maint. - Project	13.15	20.47	(7.32)
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	95.98	64.37	31.61
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	94.29	82.48	11.81
424.00 · Water & Sewer	118.18	195.11	(76.93)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	1,034.11	972.29	61.82
Net Ordinary Income	385.19	426.13	(40.94)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	205.06	318.53	(113.47)
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	205.06	442.74	(237.68)
Net Other Income	(205.06)	(442.74)	237.68
Net Income	180.13	(16.61)	196.74

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

	Jul '24 - Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	86,469.24	86,469.40	(0.16)
303.00 · Interest Income	151.72	0.00	151.72
304.00 · Finance Charges & Late Fees	280.45	0.00	280.45
305.00 · Holy Cross Equity Refund	110.99	0.00	110.99
307.00 · Reserve Assessments	666.68	666.70	(0.02)
308.00 · Cable TV Assessments	11,554.92	11,555.30	(0.38)
Total Income	99,234.00	98,691.40	542.60
Expense			
401.00 · Accounting	2,247.83	2,158.00	89.83
402.00 · Administrative	1,866.17	1,798.30	67.87
403.00 · Manager's Fee	8,033.10	8,033.10	0.00
406.00 · Insurance	15,397.55	16,741.70	(1,344.15)
408.00 · Legal	204.57	539.50	(334.93)
409.00 · Manager's Unit	6,704.89	1,400.10	5,304.79
410.00 · Pool Maintenance	2,446.72	2,697.50	(250.78)
410.02 · Pool - Gas Expense	1,533.91	2,148.00	(614.09)
411.00 · Snow Removal	5,376.99	3,452.80	1,924.19
412.00 · Repairs & Maint. - Project	1,765.57	1,438.70	326.87
413.00 · Fire Alarm - Project	0.00	719.30	(719.30)
414.00 · Trash	5,562.48	4,525.00	1,037.48
416.00 · Real Estate Taxes	328.47	329.10	(0.63)
421.00 · Depreciation - Mgr's Unit 504	696.00	696.00	0.00
422.00 · Electricity	6,119.67	5,798.00	321.67
424.00 · Water & Sewer	10,850.76	13,714.50	(2,863.74)
437.00 · Landscaping	863.20	1,150.92	(287.72)
438.00 · 504 Repairs & Maintenance	0.00	179.80	(179.80)
Total Expense	69,997.88	67,520.32	2,477.56
Net Ordinary Income	29,236.12	31,171.08	(1,934.96)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,805.36	10,073.10	(3,267.74)
425.00 · Repairs & Maint. Bldg.	13,535.32	8,385.10	5,150.22
430.00 · Reserve Funds Bldg	666.68	666.70	(0.02)
431.00 · Fire Alarm Bldg	1,489.00	833.30	655.70
456.00 · Cable TV Expense	11,520.59	11,555.30	(34.71)
Total Other Expense	34,016.95	31,513.50	2,503.45
Net Other Income	(34,016.95)	(31,513.50)	(2,503.45)
Net Income	(4,780.83)	(342.42)	(4,438.41)

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

	Jul '24 - Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	130,071.45	130,071.50	(0.05)
303.00 · Interest Income	217.84	0.00	217.84
304.00 · Finance Charges & Late Fees	402.63	0.00	402.63
305.00 · Holy Cross Equity Refund	159.33	0.00	159.33
308.00 · Cable TV Assessments	15,406.56	15,407.00	(0.44)
Total Income	146,257.81	145,478.50	779.31
Expense			
401.00 · Accounting	3,226.98	3,098.00	128.98
402.00 · Administrative	2,679.00	2,581.70	97.30
403.00 · Manager's Fee	11,532.20	11,532.20	0.00
406.00 · Insurance	22,104.58	24,034.30	(1,929.72)
408.00 · Legal	293.68	774.50	(480.82)
409.00 · Manager's Unit	9,625.46	2,010.00	7,615.46
410.00 · Pool Maintenance	3,512.50	3,872.50	(360.00)
410.02 · Pool - Gas Expense	2,202.09	3,083.60	(881.51)
411.00 · Snow Removal	7,719.14	4,956.80	2,762.34
412.00 · Repairs & Maint. - Project	2,534.50	2,065.30	469.20
413.00 · Fire Alarm - Project	0.00	1,032.70	(1,032.70)
414.00 · Trash	7,985.49	6,496.10	1,489.39
416.00 · Real Estate Taxes	471.55	472.45	(0.90)
421.00 · Depreciation - Mgr's Unit 504	999.10	999.10	0.00
422.00 · Electricity	8,785.33	8,323.50	461.83
424.00 · Water & Sewer	15,577.26	19,688.40	(4,111.14)
437.00 · Landscaping	1,239.20	1,652.28	(413.08)
438.00 · 504 Repairs & Maintenance	0.00	258.20	(258.20)
Total Expense	100,488.06	96,931.63	3,556.43
Net Ordinary Income	45,769.75	48,546.87	(2,777.12)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	8,368.78	12,036.40	(3,667.62)
425.00 · Repairs & Maint. Bldg.	2,086.33	16,178.80	(14,092.47)
427.00 · Elevator	5,487.07	3,333.30	2,153.77
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	3,130.31	1,250.00	1,880.31
456.00 · Cable TV Expense	15,360.75	15,407.00	(46.25)
Total Other Expense	34,433.24	49,205.50	(14,772.26)
Net Other Income	(34,433.24)	(49,205.50)	14,772.26
Net Income	11,336.51	(658.63)	11,995.14

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

	Jul '24 - Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	84,622.34	84,622.50	(0.16)
303.00 · Interest Income	140.12	0.00	140.12
304.00 · Finance Charges & Late Fees	259.03	0.00	259.03
305.00 · Holy Cross Equity Refund	102.50	0.00	102.50
308.00 · Cable TV Assessments	10,592.01	10,592.30	(0.29)
Total Income	95,716.00	95,214.80	501.20
Expense			
401.00 · Accounting	2,075.90	1,993.00	82.90
402.00 · Administrative	1,723.50	1,660.80	62.70
403.00 · Manager's Fee	7,418.90	7,418.90	0.00
406.00 · Insurance	14,220.26	15,461.70	(1,241.44)
408.00 · Legal	188.94	498.30	(309.36)
409.00 · Manager's Unit	6,192.22	1,293.10	4,899.12
410.00 · Pool Maintenance	2,259.64	2,491.30	(231.66)
410.02 · Pool - Gas Expense	1,416.61	1,983.80	(567.19)
411.00 · Snow Removal	4,965.80	3,188.80	1,777.00
412.00 · Repairs & Maint. - Project	1,630.51	1,328.70	301.81
413.00 · Fire Alarm - Project	0.00	664.30	(664.30)
414.00 · Trash	5,137.17	4,179.00	958.17
416.00 · Real Estate Taxes	303.36	303.93	(0.57)
421.00 · Depreciation - Mgr's Unit 504	642.70	642.70	0.00
422.00 · Electricity	5,651.77	5,354.60	297.17
424.00 · Water & Sewer	10,021.13	12,665.90	(2,644.77)
437.00 · Landscaping	797.20	1,062.92	(265.72)
438.00 · 504 Repairs & Maintenance	0.00	166.10	(166.10)
Total Expense	64,645.61	62,357.85	2,287.76
Net Ordinary Income	31,070.39	32,856.95	(1,786.56)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,629.54	6,841.20	(2,211.66)
425.00 · Repairs & Maint. Bldg.	3,500.00	11,434.30	(7,934.30)
427.00 · Elevator	3,772.36	2,222.20	1,550.16
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	2,152.10	1,250.00	902.10
456.00 · Cable TV Expense	10,560.55	10,592.30	(31.75)
Total Other Expense	24,614.55	33,340.00	(8,725.45)
Net Other Income	(24,614.55)	(33,340.00)	8,725.45
Net Income	6,455.84	(483.05)	6,938.89

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

	Jul '24 - Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	104,251.08	104,250.90	0.18
303.00 · Interest Income	171.84	0.00	171.84
304.00 · Finance Charges & Late Fees	317.64	0.00	317.64
305.00 · Holy Cross Equity Refund	125.70	0.00	125.70
307.00 · Reserve Assessments	20,833.57	20,833.30	0.27
308.00 · Cable TV Assessments	14,443.65	14,444.10	(0.45)
Total Income	140,143.48	139,528.30	615.18
Expense			
401.00 · Accounting	2,545.76	2,444.00	101.76
402.00 · Administrative	2,113.43	2,036.70	76.73
403.00 · Manager's Fee	9,097.70	9,097.70	0.00
406.00 · Insurance	17,438.23	18,960.50	(1,522.27)
408.00 · Legal	231.69	611.00	(379.31)
409.00 · Manager's Unit	7,593.50	1,585.70	6,007.80
410.00 · Pool Maintenance	2,770.98	3,055.00	(284.02)
410.02 · Pool - Gas Expense	1,737.18	2,432.70	(695.52)
411.00 · Snow Removal	6,089.60	3,910.40	2,179.20
412.00 · Repairs & Maint. - Project	1,999.50	1,629.30	370.20
413.00 · Fire Alarm - Project	0.00	814.70	(814.70)
414.00 · Trash	6,299.71	5,124.70	1,175.01
416.00 · Real Estate Taxes	372.01	372.71	(0.70)
421.00 · Depreciation - Mgr's Unit 504	788.20	788.20	0.00
422.00 · Electricity	6,930.71	6,566.40	364.31
424.00 · Water & Sewer	12,288.83	15,532.10	(3,243.27)
437.00 · Landscaping	977.60	1,303.48	(325.88)
438.00 · 504 Repairs & Maintenance	0.00	203.70	(203.70)
Total Expense	79,274.63	76,468.99	2,805.64
Net Ordinary Income	60,868.85	63,059.31	(2,190.46)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,293.77	8,903.00	(2,609.23)
425.00 · Repairs & Maint. Bldg.	1,405.00	2,029.70	(624.70)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	20,833.56	20,833.30	0.26
431.00 · Fire Alarm Bldg	1,393.00	833.30	559.70
453.00 · Flood Insurance	13,397.50	14,737.30	(1,339.80)
456.00 · Cable TV Expense	14,400.71	14,444.10	(43.39)
Total Other Expense	57,723.54	63,780.70	(6,057.16)
Net Other Income	(57,723.54)	(63,780.70)	6,057.16
Net Income	3,145.31	(721.39)	3,866.70

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

	Jul '24 - Apr 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,983.90	13,984.20	(0.30)
303.00 · Interest Income	21.61	0.00	21.61
304.00 · Finance Charges & Late Fees	39.88	0.00	39.88
305.00 · Holy Cross Equity Refund	15.79	0.00	15.79
Total Income	14,061.18	13,984.20	76.98
Expense			
401.00 · Accounting	319.86	307.00	12.86
402.00 · Administrative	265.53	255.80	9.73
403.00 · Manager's Fee	1,142.80	1,142.80	0.00
406.00 · Insurance	2,190.45	2,381.70	(191.25)
408.00 · Legal	29.12	76.80	(47.68)
409.00 · Manager's Unit	953.84	199.20	754.64
410.00 · Pool Maintenance	348.08	383.80	(35.72)
410.02 · Pool - Gas Expense	218.21	305.60	(87.39)
411.00 · Snow Removal	765.00	491.20	273.80
412.00 · Repairs & Maint. - Project	251.14	204.70	46.44
413.00 · Fire Alarm - Project	0.00	102.30	(102.30)
414.00 · Trash	791.34	643.70	147.64
416.00 · Real Estate Taxes	46.73	46.82	(0.09)
421.00 · Depreciation - Mgr's Unit 504	99.00	99.00	0.00
422.00 · Electricity	870.60	824.80	45.80
424.00 · Water & Sewer	1,543.65	1,951.10	(407.45)
437.00 · Landscaping	122.80	163.72	(40.92)
438.00 · 504 Repairs & Maintenance	0.00	25.60	(25.60)
Total Expense	9,958.15	9,605.64	352.51
Net Ordinary Income	4,103.03	4,378.56	(275.53)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,248.59	3,185.30	(936.71)
425.00 · Repairs & Maint. Bldg.	0.00	1,242.10	(1,242.10)
Total Other Expense	2,248.59	4,427.40	(2,178.81)
Net Other Income	(2,248.59)	(4,427.40)	2,178.81
Net Income	1,854.44	(48.84)	1,903.28