



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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April 27, 2025

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

Re: Financial Statements
For the Eight Months Ended February 28, 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 2/28/25, the year-to-date operating net profit is \$36,710.62. Comparatively, the year-to-date operating net profit as of 2/29/24 was \$24,871.15. This is a favorable difference of \$11,839.47. This year there is a significant decrease to accounting, legal, snow removal, water & sewer, elevator, fire alarm and bad debt. This was partially offset by an increase to insurance, manager's unit, pool maintenance, repairs & maintenance and trash removal. There was also a decrease to the operating portion of the dues and late fees.

The association budgeted net income as of 2/28/25 was \$-316.76. Actual net income was \$36,710.62. This is a favorable difference of \$37,027.38 as of 2/28/25. Insurance, legal, pool gas, snow removal, repairs & maintenance, water & sewer, landscaping, gas/heating and roof snow removal are under budget. Manager's unit, 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 February 28, 2025

	Feb 28, 25
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	310,090.18
102.8 · Cash in Op. Checking - Citywide	1,216,762.29
Total Checking/Savings	1,526,852.47
Accounts Receivable	
104.00 · Accounts Receivable	(78,879.90)
Total Accounts Receivable	(78,879.90)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	6,383.35
108.20 · Prepaid Flood Insurance	1,339.75
108.00 · Prepaid Expenses - Other	2,150.32
Total 108.00 · Prepaid Expenses	9,873.42
110.00 · Bill to Owner	38.00
Total Other Current Assets	9,911.42
Total Current Assets	1,457,883.99
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	(96,747.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(104,292.49)
Total Fixed Assets	114,447.00
TOTAL ASSETS	1,572,330.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	84,709.40
Total Accounts Payable	84,709.40
Total Current Liabilities	84,709.40
Total Liabilities	84,709.40
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	286,991.32
217.20 · Reserve Fund 300	374,596.32
217.30 · Reserve Fund 400	263,429.63
217.40 · Reserve Fund 500	372,175.94
217.50 · Reserve Fund Garage	38,573.42
Total 217.01 · Reserve Fund - Appropriated	1,335,766.63
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	36,710.62
Total Equity	1,487,621.59
TOTAL LIABILITIES & EQUITY	1,572,330.99

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

	Feb 25	Feb 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	47.25	0.00	47.25
304.00 · Finance Charges & Late Fees	332.34	3.36	328.98
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	49,669.08	49,163.95	505.13
Expense			
401.00 · Accounting	946.33	12,141.50	(11,195.17)
402.00 · Administrative	867.72	805.39	62.33
403.00 · Manager's Fee	3,722.47	3,614.05	108.42
406.00 · Insurance	7,769.50	6,803.67	965.83
408.00 · Legal	0.00	10,982.00	(10,982.00)
409.00 · Manager's Unit	6,794.25	647.15	6,147.10
410.00 · Pool Maintenance	2,313.95	920.83	1,393.12
410.02 · Pool - Gas Expense	1,094.35	986.91	107.44
411.00 · Snow Removal	1,500.00	2,265.00	(765.00)
412.00 · Repairs & Maint. - Project	383.53	353.06	30.47
414.00 · Trash	2,807.83	2,483.54	324.29
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	4,928.64	4,992.26	(63.62)
424.00 · Water & Sewer	4,176.52	6,105.90	(1,929.38)
Total Expense	37,627.59	53,423.76	(15,796.17)
Net Ordinary Income	12,041.49	(4,259.81)	16,301.30
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,416.23	4,285.33	130.90
425.00 · Repairs & Maint. Bldg.	9,071.33	918.56	8,152.77
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
431.00 · Fire Alarm Bldg	0.00	2,387.35	(2,387.35)
436.00 · Bad Debt	0.00	8,529.50	(8,529.50)
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	22,308.18	24,331.94	(2,023.76)
Net Other Income	(22,308.18)	(24,331.94)	2,023.76
Net Income	(10,266.69)	(28,591.75)	18,325.06

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

	Jul '24 - Feb 25	Jul '23 - Feb 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	335,518.41	339,817.04	(4,298.63)
303.00 · Interest Income	243.12	3.54	239.58
304.00 · Finance Charges & Late Fees	750.85	2,119.84	(1,368.99)
305.00 · Holy Cross Equity Refund	514.31	481.37	32.94
307.00 · Reserve Assessments	17,200.19	14,000.08	3,200.11
308.00 · Cable TV Assessments	41,597.82	39,467.52	2,130.30
Total Income	395,824.70	395,889.39	(64.69)
Expense			
401.00 · Accounting	8,454.00	19,474.50	(11,020.50)
402.00 · Administrative	6,571.16	6,161.94	409.22
403.00 · Manager's Fee	29,779.76	28,912.40	867.36
406.00 · Insurance	55,812.07	50,365.21	5,446.86
408.00 · Legal	876.00	11,456.00	(10,580.00)
409.00 · Manager's Unit	17,481.41	5,721.99	11,759.42
410.00 · Pool Maintenance	9,596.83	6,999.51	2,597.32
410.02 · Pool - Gas Expense	5,703.90	5,709.06	(5.16)
411.00 · Snow Removal	6,916.53	8,569.53	(1,653.00)
412.00 · Repairs & Maint. - Project	7,391.48	5,516.05	1,875.43
414.00 · Trash	19,891.90	14,259.53	5,632.37
421.00 · Depreciation - Mgr's Unit 504	2,580.00	2,580.00	0.00
422.00 · Electricity	21,066.60	20,638.30	428.30
424.00 · Water & Sewer	42,074.92	45,031.57	(2,956.65)
437.00 · Landscaping	4,000.00	4,180.00	(180.00)
438.00 · 504 Repairs & Maintenance	0.00	350.00	(350.00)
Total Expense	238,196.56	235,925.59	2,270.97
Net Ordinary Income	157,628.14	159,963.80	(2,335.66)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	23,121.54	23,567.33	(445.79)
425.00 · Repairs & Maint. Bldg.	15,813.65	9,185.34	6,628.31
427.00 · Elevator	8,002.82	12,393.18	(4,390.36)
430.00 · Reserve Funds Bldg	17,200.18	14,000.08	3,200.10
431.00 · Fire Alarm Bldg	4,880.41	17,757.91	(12,877.50)
436.00 · Bad Debt	0.00	8,529.50	(8,529.50)
453.00 · Flood Insurance	10,718.00	10,718.00	0.00
456.00 · Cable TV Expense	41,180.92	38,941.31	2,239.61
Total Other Expense	120,917.52	135,092.65	(14,175.13)
Net Other Income	(120,917.52)	(135,092.65)	14,175.13
Net Income	36,710.62	24,871.15	11,839.47

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

	Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	47.25	0.00	47.25
304.00 · Finance Charges & Late Fees	332.34	0.00	332.34
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	49,669.08	49,289.72	379.36
Expense			
401.00 · Accounting	946.33	1,000.00	(53.67)
402.00 · Administrative	867.72	833.33	34.39
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	2,313.95	1,250.01	1,063.94
410.02 · Pool - Gas Expense	1,094.35	995.37	98.98
411.00 · Snow Removal	1,500.00	2,666.66	(1,166.66)
412.00 · Repairs & Maint. - Project	383.53	666.67	(283.14)
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,807.83	2,096.85	710.98
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	4,928.64	2,686.73	2,241.91
424.00 · Water & Sewer	4,176.52	6,355.20	(2,178.68)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	37,627.59	31,669.27	5,958.32
Net Ordinary Income	12,041.49	17,620.45	(5,578.96)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,416.23	4,103.90	312.33
425.00 · Repairs & Maint. Bldg.	9,071.33	3,927.00	5,144.33
427.00 · Elevator	0.00	555.55	(555.55)
430.00 · Reserve Funds Bldg	2,150.03	2,150.00	0.03
431.00 · Fire Alarm Bldg	0.00	416.66	(416.66)
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	22,308.18	17,826.71	4,481.47
Net Other Income	(22,308.18)	(17,826.71)	(4,481.47)
Net Income	(10,266.69)	(206.26)	(10,060.43)

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

	Jul '24 - Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	335,518.41	335,518.80	(0.39)
303.00 · Interest Income	243.12	0.00	243.12
304.00 · Finance Charges & Late Fees	750.85	0.00	750.85
305.00 · Holy Cross Equity Refund	514.31	0.00	514.31
307.00 · Reserve Assessments	17,200.19	17,200.00	0.19
308.00 · Cable TV Assessments	41,597.82	41,598.96	(1.14)
Total Income	395,824.70	394,317.76	1,506.94
Expense			
401.00 · Accounting	8,454.00	8,000.00	454.00
402.00 · Administrative	6,571.16	6,666.64	(95.48)
403.00 · Manager's Fee	29,779.76	29,779.76	0.00
406.00 · Insurance	55,812.07	62,063.92	(6,251.85)
408.00 · Legal	876.00	2,000.08	(1,124.08)
409.00 · Manager's Unit	17,481.41	5,190.48	12,290.93
410.00 · Pool Maintenance	9,596.83	10,000.08	(403.25)
410.02 · Pool - Gas Expense	5,703.90	7,962.96	(2,259.06)
411.00 · Snow Removal	6,916.53	10,666.64	(3,750.11)
412.00 · Repairs & Maint. - Project	7,391.48	5,333.36	2,058.12
413.00 · Fire Alarm - Project	0.00	2,666.64	(2,666.64)
414.00 · Trash	19,891.90	16,774.80	3,117.10
421.00 · Depreciation - Mgr's Unit 504	2,580.00	2,580.00	0.00
422.00 · Electricity	21,066.60	21,493.84	(427.24)
424.00 · Water & Sewer	42,074.92	50,841.60	(8,766.68)
437.00 · Landscaping	4,000.00	5,333.32	(1,333.32)
438.00 · 504 Repairs & Maintenance	0.00	666.72	(666.72)
Total Expense	238,196.56	248,020.84	(9,824.28)
Net Ordinary Income	157,628.14	146,296.92	11,331.22
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	23,121.54	32,831.20	(9,709.66)
425.00 · Repairs & Maint. Bldg.	15,813.65	31,416.00	(15,602.35)
427.00 · Elevator	8,002.82	4,444.40	3,558.42
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	17,200.18	17,200.00	0.18
431.00 · Fire Alarm Bldg	4,880.41	3,333.28	1,547.13
453.00 · Flood Insurance	10,718.00	11,789.84	(1,071.84)
456.00 · Cable TV Expense	41,180.92	41,598.96	(418.04)
Total Other Expense	120,917.52	146,613.68	(25,696.16)
Net Other Income	(120,917.52)	(146,613.68)	25,696.16
Net Income	36,710.62	(316.76)	37,027.38

Breakaway West Association, Inc.
Disbursement Report
As of February 28, 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	02/01/2025	Draft	Vail Honeywagon Enterprises, LLC	2/1-2/28	(2,807.83)
Bill Pmt -Check	02/04/2025	Autopay	Xcel Energy	53-1013571-8	(5,412.46)
Bill Pmt -Check	02/06/2025	11344	Golden Eagle Htg Cooling & Drain Cleaning	500 Bldg - Heat system repairs	(320.00)
Bill Pmt -Check	02/06/2025	11345	Spaeth and Company, Inc.	January	(1,507.04)
Bill Pmt -Check	02/06/2025	11346	Vail Valley Ace Hardware	312	(33.47)
Check	02/06/2025	EFT	Colorado Division of Real Estate	Annual HOA license fee	(44.00)
Check	02/12/2025	Auto-Pay	Comcast	2/1-2/28	(5,330.84)
Check	02/15/2025	EFT	Farmers Insurance	1/15/25-1/15/26 Prop/Liab/Umbr	(9,018.74)
Check	02/19/2025	Draft	Comcast - DSL	DSL	(24.32)
Bill Pmt -Check	02/20/2025	11347	Golden Eagle Htg Cooling & Drain Cleaning		(1,086.33)
Bill Pmt -Check	02/20/2025	11348	Martin/Martin, Inc.		(14,780.74)
Bill Pmt -Check	02/20/2025	11349	OAC Management, Inc.	Re: Pool deck & common area project - January	(4,945.00)
Bill Pmt -Check	02/20/2025	11350	Specialized Pool and Spa, LLC	Commercial Route Service 1/3-1/30	(1,436.22)
Bill Pmt -Check	02/20/2025	11352	Vail Lock & Key	352 BTO - 1 Re-key & master	(35.35)
Bill Pmt -Check	02/20/2025	11353	Vail Valley Ace Hardware	312	(114.74)
Bill Pmt -Check	02/20/2025	11354	Western Paper Distributors	Ice melt	(916.53)
Bill Pmt -Check	02/20/2025	11355	Steve Burns		(5,322.47)
Bill Pmt -Check	02/20/2025	11356	Steve Burns	Re: Garage project work: Pool deck/grass sno...	(1,620.00)
Bill Pmt -Check	02/21/2025	Draft	Eagle River Water & Sanitation District	12/31-1/31	(4,869.44)
Check	02/28/2025	Draft	Century Link	2/19-3/18 970-476-7309 666B	(104.40)
Check	02/28/2025	Draft	Century Link	2/13-3/12 970-476-2196 518B	(133.06)
Check	02/28/2025	Draft	Century Link	2/13-3/12 970-476-3957 457B	(431.46)
Check	02/28/2025	Auto-Pay	Holy Cross Energy	1/21-2/22	(4,928.64)
Total 102.8 · Cash in Op. Checking - Citywide					(65,223.08)
TOTAL					(65,223.08)

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

	Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	10.19	0.00	10.19
304.00 · Finance Charges & Late Fees	71.72	0.00	71.72
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	9,950.99	9,869.14	81.85
Expense			
401.00 · Accounting	204.22	215.80	(11.58)
402.00 · Administrative	187.26	179.83	7.43
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	499.35	269.75	229.60
410.02 · Pool - Gas Expense	236.16	214.80	21.36
411.00 · Snow Removal	323.70	575.46	(251.76)
412.00 · Repairs & Maint. - Project	82.78	143.87	(61.09)
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	605.93	452.50	153.43
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	1,063.60	579.80	483.80
424.00 · Water & Sewer	901.29	1,371.45	(470.16)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	8,120.06	6,834.21	1,285.85
Net Ordinary Income	1,830.93	3,034.93	(1,204.00)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,234.31	1,007.31	227.00
425.00 · Repairs & Maint. Bldg.	6,815.00	838.51	5,976.49
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	9,300.61	3,151.35	6,149.26
Net Other Income	(9,300.61)	(3,151.35)	(6,149.26)
Net Income	(7,469.68)	(116.42)	(7,353.26)

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

	Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	14.64	0.00	14.64
304.00 · Finance Charges & Late Fees	102.96	0.00	102.96
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,665.38	14,547.85	117.53
Expense			
401.00 · Accounting	293.18	309.80	(16.62)
402.00 · Administrative	268.81	258.17	10.64
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	716.87	387.25	329.62
410.02 · Pool - Gas Expense	339.03	308.36	30.67
411.00 · Snow Removal	464.70	826.14	(361.44)
412.00 · Repairs & Maint. - Project	118.81	206.53	(87.72)
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	869.87	649.61	220.26
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	1,526.89	832.35	694.54
424.00 · Water & Sewer	1,293.89	1,968.84	(674.95)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	11,657.03	9,811.15	1,845.88
Net Ordinary Income	3,008.35	4,736.70	(1,728.35)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,194.88	1,203.64	(8.76)
425.00 · Repairs & Maint. Bldg.	861.33	1,617.88	(756.55)
427.00 · Elevator	0.00	333.33	(333.33)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,579.51	1,540.70	38.81
Total Other Expense	3,635.72	4,820.55	(1,184.83)
Net Other Income	(3,635.72)	(4,820.55)	1,184.83
Net Income	(627.37)	(83.85)	(543.52)

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

	Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	9.42	0.00	9.42
304.00 · Finance Charges & Late Fees	66.24	0.00	66.24
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,597.08	9,521.48	75.60
Expense			
401.00 · Accounting	188.60	199.30	(10.70)
402.00 · Administrative	172.95	166.08	6.87
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	461.17	249.13	212.04
410.02 · Pool - Gas Expense	218.10	198.38	19.72
411.00 · Snow Removal	298.94	531.46	(232.52)
412.00 · Repairs & Maint. - Project	76.44	132.87	(56.43)
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	559.60	417.90	141.70
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	982.28	535.46	446.82
424.00 · Water & Sewer	832.38	1,266.59	(434.21)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	7,499.17	6,311.68	1,187.49
Net Ordinary Income	2,097.91	3,209.80	(1,111.89)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	670.16	684.12	(13.96)
425.00 · Repairs & Maint. Bldg.	740.00	1,143.43	(403.43)
427.00 · Elevator	0.00	222.22	(222.22)
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	2,496.07	3,234.00	(737.93)
Net Other Income	(2,496.07)	(3,234.00)	737.93
Net Income	(398.16)	(24.20)	(373.96)

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

	Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	11.55	0.00	11.55
304.00 · Finance Charges & Late Fees	81.22	0.00	81.22
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	14,045.59	13,952.83	92.76
Expense			
401.00 · Accounting	231.28	244.40	(13.12)
402.00 · Administrative	212.06	203.67	8.39
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	565.53	305.50	260.03
410.02 · Pool - Gas Expense	267.46	243.27	24.19
411.00 · Snow Removal	366.60	651.74	(285.14)
412.00 · Repairs & Maint. - Project	93.73	162.93	(69.20)
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	686.23	512.47	173.76
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	1,204.56	656.64	547.92
424.00 · Water & Sewer	1,020.74	1,553.21	(532.47)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	9,196.17	7,739.98	1,456.19
Net Ordinary Income	4,849.42	6,212.85	(1,363.43)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	930.22	890.30	39.92
425.00 · Repairs & Maint. Bldg.	655.00	202.97	452.03
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	6,489.12	6,178.07	311.05
Net Other Income	(6,489.12)	(6,178.07)	(311.05)
Net Income	(1,639.70)	34.78	(1,674.48)

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

	Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	1.45	0.00	1.45
304.00 · Finance Charges & Late Fees	10.20	0.00	10.20
Total Income	1,410.04	1,398.42	11.62
Expense			
401.00 · Accounting	29.05	30.70	(1.65)
402.00 · Administrative	26.64	25.58	1.06
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	71.03	38.38	32.65
410.02 · Pool - Gas Expense	33.60	30.56	3.04
411.00 · Snow Removal	46.06	81.86	(35.80)
412.00 · Repairs & Maint. - Project	11.77	20.47	(8.70)
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	86.20	64.37	21.83
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	151.31	82.48	68.83
424.00 · Water & Sewer	128.22	195.11	(66.89)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	1,155.16	972.25	182.91
Net Ordinary Income	254.88	426.17	(171.29)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	386.66	318.53	68.13
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	386.66	442.74	(56.08)
Net Other Income	(386.66)	(442.74)	56.08
Net Income	(131.78)	(16.57)	(115.21)

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

	Jul '24 - Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	69,175.38	69,175.52	(0.14)
303.00 · Interest Income	52.45	0.00	52.45
304.00 · Finance Charges & Late Fees	162.03	0.00	162.03
305.00 · Holy Cross Equity Refund	110.99	0.00	110.99
307.00 · Reserve Assessments	533.34	533.36	(0.02)
308.00 · Cable TV Assessments	9,243.96	9,244.24	(0.28)
Total Income	79,278.15	78,953.12	325.03
Expense			
401.00 · Accounting	1,824.36	1,726.40	97.96
402.00 · Administrative	1,418.07	1,438.64	(20.57)
403.00 · Manager's Fee	6,426.48	6,426.48	0.00
406.00 · Insurance	12,044.23	13,393.36	(1,349.13)
408.00 · Legal	189.03	431.60	(242.57)
409.00 · Manager's Unit	3,772.49	1,120.08	2,652.41
410.00 · Pool Maintenance	2,070.99	2,158.00	(87.01)
410.02 · Pool - Gas Expense	1,230.90	1,718.40	(487.50)
411.00 · Snow Removal	1,492.59	2,301.84	(809.25)
412.00 · Repairs & Maint. - Project	1,595.12	1,150.96	444.16
413.00 · Fire Alarm - Project	0.00	575.44	(575.44)
414.00 · Trash	4,292.65	3,620.00	672.65
421.00 · Depreciation - Mgr's Unit 504	556.80	556.80	0.00
422.00 · Electricity	4,546.17	4,638.40	(92.23)
424.00 · Water & Sewer	9,079.75	10,971.60	(1,891.85)
437.00 · Landscaping	863.20	1,150.92	(287.72)
438.00 · 504 Repairs & Maintenance	0.00	143.84	(143.84)
Total Expense	51,402.83	53,522.76	(2,119.93)
Net Ordinary Income	27,875.32	25,430.36	2,444.96
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,770.28	8,058.48	(2,288.20)
425.00 · Repairs & Maint. Bldg.	9,617.32	6,708.08	2,909.24
430.00 · Reserve Funds Bldg	533.34	533.36	(0.02)
431.00 · Fire Alarm Bldg	1,129.00	666.64	462.36
456.00 · Cable TV Expense	9,151.33	9,244.24	(92.91)
Total Other Expense	26,201.27	25,210.80	990.47
Net Other Income	(26,201.27)	(25,210.80)	(990.47)
Net Income	1,674.05	219.56	1,454.49

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

	Jul '24 - Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	104,057.17	104,057.20	(0.03)
303.00 · Interest Income	75.33	0.00	75.33
304.00 · Finance Charges & Late Fees	232.61	0.00	232.61
305.00 · Holy Cross Equity Refund	159.33	0.00	159.33
308.00 · Cable TV Assessments	12,325.28	12,325.60	(0.32)
Total Income	116,849.72	116,382.80	466.92
Expense			
401.00 · Accounting	2,619.05	2,478.40	140.65
402.00 · Administrative	2,035.72	2,065.36	(29.64)
403.00 · Manager's Fee	9,225.76	9,225.76	0.00
406.00 · Insurance	17,290.60	19,227.44	(1,936.84)
408.00 · Legal	271.38	619.60	(348.22)
409.00 · Manager's Unit	5,415.74	1,608.00	3,807.74
410.00 · Pool Maintenance	2,973.12	3,098.00	(124.88)
410.02 · Pool - Gas Expense	1,767.10	2,466.88	(699.78)
411.00 · Snow Removal	2,142.74	3,304.56	(1,161.82)
412.00 · Repairs & Maint. - Project	2,289.84	1,652.24	637.60
413.00 · Fire Alarm - Project	0.00	826.16	(826.16)
414.00 · Trash	6,162.53	5,196.88	965.65
421.00 · Depreciation - Mgr's Unit 504	799.28	799.28	0.00
422.00 · Electricity	6,526.43	6,658.80	(132.37)
424.00 · Water & Sewer	13,034.82	15,750.72	(2,715.90)
437.00 · Landscaping	1,239.20	1,652.28	(413.08)
438.00 · 504 Repairs & Maintenance	0.00	206.56	(206.56)
Total Expense	73,793.31	76,836.92	(3,043.61)
Net Ordinary Income	43,056.41	39,545.88	3,510.53
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,611.74	9,629.12	(3,017.38)
425.00 · Repairs & Maint. Bldg.	1,721.33	12,943.04	(11,221.71)
427.00 · Elevator	4,742.41	2,666.64	2,075.77
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	1,786.91	1,000.00	786.91
456.00 · Cable TV Expense	12,201.73	12,325.60	(123.87)
Total Other Expense	27,064.12	39,564.40	(12,500.28)
Net Other Income	(27,064.12)	(39,564.40)	12,500.28
Net Income	15,992.29	(18.52)	16,010.81

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

	Jul '24 - Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	67,697.88	67,698.00	(0.12)
303.00 · Interest Income	48.44	0.00	48.44
304.00 · Finance Charges & Late Fees	149.66	0.00	149.66
305.00 · Holy Cross Equity Refund	102.50	0.00	102.50
308.00 · Cable TV Assessments	8,473.63	8,473.84	(0.21)
Total Income	76,472.11	76,171.84	300.27
Expense			
401.00 · Accounting	1,684.83	1,594.40	90.43
402.00 · Administrative	1,309.64	1,328.64	(19.00)
403.00 · Manager's Fee	5,935.12	5,935.12	0.00
406.00 · Insurance	11,123.34	12,369.36	(1,246.02)
408.00 · Legal	174.59	398.64	(224.05)
409.00 · Manager's Unit	3,484.04	1,034.48	2,449.56
410.00 · Pool Maintenance	1,912.64	1,993.04	(80.40)
410.02 · Pool - Gas Expense	1,136.77	1,587.04	(450.27)
411.00 · Snow Removal	1,378.42	2,125.84	(747.42)
412.00 · Repairs & Maint. - Project	1,473.12	1,062.96	410.16
413.00 · Fire Alarm - Project	0.00	531.44	(531.44)
414.00 · Trash	3,964.44	3,343.20	621.24
421.00 · Depreciation - Mgr's Unit 504	514.16	514.16	0.00
422.00 · Electricity	4,198.58	4,283.68	(85.10)
424.00 · Water & Sewer	8,385.53	10,132.72	(1,747.19)
437.00 · Landscaping	797.20	1,062.92	(265.72)
438.00 · 504 Repairs & Maintenance	0.00	132.88	(132.88)
Total Expense	47,472.42	49,430.52	(1,958.10)
Net Ordinary Income	28,999.69	26,741.32	2,258.37
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,751.40	5,472.96	(1,721.56)
425.00 · Repairs & Maint. Bldg.	3,500.00	9,147.44	(5,647.44)
427.00 · Elevator	3,260.41	1,777.76	1,482.65
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	1,228.50	1,000.00	228.50
456.00 · Cable TV Expense	8,388.73	8,473.84	(85.11)
Total Other Expense	20,129.04	26,872.00	(6,742.96)
Net Other Income	(20,129.04)	(26,872.00)	6,742.96
Net Income	8,870.65	(130.68)	9,001.33

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

	Jul '24 - Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	83,400.86	83,400.72	0.14
303.00 · Interest Income	59.42	0.00	59.42
304.00 · Finance Charges & Late Fees	183.51	0.00	183.51
305.00 · Holy Cross Equity Refund	125.70	0.00	125.70
307.00 · Reserve Assessments	16,666.85	16,666.64	0.21
308.00 · Cable TV Assessments	11,554.95	11,555.28	(0.33)
Total Income	111,991.29	111,622.64	368.65
Expense			
401.00 · Accounting	2,066.16	1,955.20	110.96
402.00 · Administrative	1,605.95	1,629.36	(23.41)
403.00 · Manager's Fee	7,278.16	7,278.16	0.00
406.00 · Insurance	13,640.49	15,168.40	(1,527.91)
408.00 · Legal	214.09	488.80	(274.71)
409.00 · Manager's Unit	4,272.46	1,268.56	3,003.90
410.00 · Pool Maintenance	2,345.46	2,444.00	(98.54)
410.02 · Pool - Gas Expense	1,394.02	1,946.16	(552.14)
411.00 · Snow Removal	1,690.40	2,606.96	(916.56)
412.00 · Repairs & Maint. - Project	1,806.49	1,303.44	503.05
413.00 · Fire Alarm - Project	0.00	651.76	(651.76)
414.00 · Trash	4,861.59	4,099.76	761.83
421.00 · Depreciation - Mgr's Unit 504	630.56	630.56	0.00
422.00 · Electricity	5,148.67	5,253.12	(104.45)
424.00 · Water & Sewer	10,283.11	12,425.68	(2,142.57)
437.00 · Landscaping	977.60	1,303.48	(325.88)
438.00 · 504 Repairs & Maintenance	0.00	162.96	(162.96)
Total Expense	58,215.21	60,616.36	(2,401.15)
Net Ordinary Income	53,776.08	51,006.28	2,769.80
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,238.94	7,122.40	(1,883.46)
425.00 · Repairs & Maint. Bldg.	975.00	1,623.76	(648.76)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	16,666.84	16,666.64	0.20
431.00 · Fire Alarm Bldg	736.00	666.64	69.36
453.00 · Flood Insurance	10,718.00	11,789.84	(1,071.84)
456.00 · Cable TV Expense	11,439.13	11,555.28	(116.15)
Total Other Expense	45,773.91	51,424.56	(5,650.65)
Net Other Income	(45,773.91)	(51,424.56)	5,650.65
Net Income	8,002.17	(418.28)	8,420.45

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

	Jul '24 - Feb 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	11,187.12	11,187.36	(0.24)
303.00 · Interest Income	7.48	0.00	7.48
304.00 · Finance Charges & Late Fees	23.04	0.00	23.04
305.00 · Holy Cross Equity Refund	15.79	0.00	15.79
Total Income	11,233.43	11,187.36	46.07
Expense			
401.00 · Accounting	259.60	245.60	14.00
402.00 · Administrative	201.78	204.64	(2.86)
403.00 · Manager's Fee	914.24	914.24	0.00
406.00 · Insurance	1,713.41	1,905.36	(191.95)
408.00 · Legal	26.91	61.44	(34.53)
409.00 · Manager's Unit	536.68	159.36	377.32
410.00 · Pool Maintenance	294.62	307.04	(12.42)
410.02 · Pool - Gas Expense	175.11	244.48	(69.37)
411.00 · Snow Removal	212.38	327.44	(115.06)
412.00 · Repairs & Maint. - Project	226.91	163.76	63.15
413.00 · Fire Alarm - Project	0.00	81.84	(81.84)
414.00 · Trash	610.69	514.96	95.73
421.00 · Depreciation - Mgr's Unit 504	79.20	79.20	0.00
422.00 · Electricity	646.75	659.84	(13.09)
424.00 · Water & Sewer	1,291.71	1,560.88	(269.17)
437.00 · Landscaping	122.80	163.72	(40.92)
438.00 · 504 Repairs & Maintenance	0.00	20.48	(20.48)
Total Expense	7,312.79	7,614.28	(301.49)
Net Ordinary Income	3,920.64	3,573.08	347.56
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,749.18	2,548.24	(799.06)
425.00 · Repairs & Maint. Bldg.	0.00	993.68	(993.68)
Total Other Expense	1,749.18	3,541.92	(1,792.74)
Net Other Income	(1,749.18)	(3,541.92)	1,792.74
Net Income	2,171.46	31.16	2,140.30