Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2026

	Jun 30, 26	
ASSETS		
Current Assets		
Checking/Savings		
102.10 · Cash in Reserve - UMB		3,690,948.24
102.8 · Cash in Op. Checking - UMB		394,859.13
Total Checking/Savings		4,085,807.37
Accounts Receivable		
104.00 · Accounts Receivable		153,426.84
Total Accounts Receivable		153,426.84
Other Current Assets		
108.00 · Prepaid Expenses		
108.10 · Prepaid Insurance	5,505.29	
108.20 · Prepaid Flood Insurance	12,057.75	
108.30 · Prepaid Income Tax	7,365.00	
108.00 · Prepaid Expenses - Other	1,886.37	
Total 108.00 · Prepaid Expenses		26,814.41
110.00 · Bill to Owner		501.00
Total Other Current Assets		27,315.41
Total Current Assets		4,266,549.62
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	(101,907.74)	
114.30 · Accum. Depreciation-Equipment	(7,544.75)	
Total 114.00 · Accum. Depreciation		(109,452.49)
Total Fixed Assets		109,287.00
TOTAL ASSETS		4,375,836.62

Breakaway West Association, Inc.
Balance Sheet
As of June 30, 2026

	Jun 30, 26	
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
201.00 · Accounts Payable		78,375.50
Total Accounts Payable		78,375.50
Other Current Liabilities		
209.00 · Due to UMB Bank		200.00
Total Other Current Liabilities		200.00
Total Current Liabilities		78,575.50
Total Liabilities		78,575.50
Equity		
215.00 · Working Capital Deposits		26,500.00
217.01 · Reserve Fund - Appropriated		
217.10 · Reserve Fund 100/200	896,237.97	
217.20 · Reserve Fund 300	1,267,941.47	
217.30 · Reserve Fund 400	830,004.89	
217.40 · Reserve Fund 500	1,053,979.44	
217.50 · Reserve Fund Garage	140,123.87	
Total 217.01 · Reserve Fund - Appropriated		4,188,287.64
218.01 · Owner Equity - Unappropriated		
218.00 · Operating Fund 100/200	(4,669.62)	
219.00 · Operating Fund 300	(3,126.08)	
220.00 · Operating Fund 400	1,158.64	
221.00 · Operating Fund 500	11,302.81	
222.00 · Operating Fund Garage	503.92	
Total 218.01 · Owner Equity - Unappropriated		5,169.67
223 · Investment in Mgr. Unit 504		113,157.00
Net Income		(35,853.19)
Total Equity		4,297,261.12
TOTAL LIABILITIES & EQUITY		4,375,836.62

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

	Jul '25 - Jun 26	Jul '24 - Jun 25	$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	511,959.72	503,277.61	8,682.11
303.00 · Interest Income	122,349.40	1,809.69	120,539.71
304.00 · Finance Charges & Late Fees	5,150.86	1,848.40	3,302.46
305.00 · Holy Cross Equity Refund	0.00	837.53	(837.53)
307.00 · Reserve Assessments	19,855.40	25,800.31	(5,944.91)
308.00 · Cable TV Assessments	65,629.44	62,396.46	3,232.98
Total Income	724,944.82	595,970.00	128,974.82
Expense			
401.00 · Accounting	25,499.16	12,144.33	13,354.83
402.00 · Administrative	11,193.94	10,552.45	641.49
403.00 · Manager's Fee	46,009.68	44,669.64	1,340.04
406.00 · Insurance	111,059.98	86,890.07	24,169.91
408.00 · Legal	5,251.00	948.00	4,303.00
409.00 · Manager's Unit	49,234.04	44,658.41	4,575.63
410.00 · Pool Maintenance	0.00	11,337.92	(11,337.92)
410.02 · Pool - Gas Expense	696.86	7,222.62	(6,525.76)
411.00 · Snow Removal	24,768.15	24,916.53	(148.38)
412.00 · Repairs & Maint. - Project	19,831.18	8,922.47	10,908.71
414.00 · Trash	25,097.74	30,493.02	(5,395.28)
416.00 · Real Estate Taxes	1,941.13	1,522.12	419.01
421.00 · Depreciation - Mgr's Unit 504	3,870.00	3,870.00	0.00
422.00 · Electricity	23,970.99	29,766.31	(5,795.32)
424.00 · Water & Sewer	47,345.62	57,827.11	(10,481.49)
437.00 · Landscaping	6,096.27	6,000.00	96.27
442.00 · Federal Taxes	17,529.00	0.00	17,529.00
443.00 · State Taxes	3,863.00	0.00	3,863.00
Total Expense	423,257.74	381,741.00	41,516.74
Net Ordinary Income	301,687.08	214,229.00	87,458.08
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	35,428.43	31,147.74	4,280.69
425.00 · Repairs & Maint. Bldg.	51,467.49	24,829.12	26,638.37
427.00 · Elevator	19,081.85	12,698.18	6,383.67
430.00 · Reserve Funds Bldg	142,204.80	25,800.30	116,404.50
431.00 · Fire Alarm Bldg	13,466.31	9,680.36	3,785.95
453.00 · Flood Insurance	16,077.00	16,077.00	0.00
456.00 · Cable TV Expense	59,571.39	62,504.28	(2,932.89)
803.00 · Penalties	243.00	0.00	243.00
Total Other Expense	337,540.27	182,736.98	154,803.29
Net Other Income	(337,540.27)	(182,736.98)	(154,803.29)
Net Income	(35,853.19)	31,492.02	(67,345.21)

Breakaway West Association, Inc.
Combined Operating Profit & Loss Budget vs. Actual YTD
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	511,959.72	511,961.00	(1.28)
303.00 · Interest Income	122,349.40	0.00	122,349.40
304.00 · Finance Charges & Late Fees	5,150.86	0.00	5,150.86
307.00 · Reserve Assessments	19,855.40	1,166,854.88	(1,146,999.48)
308.00 · Cable TV Assessments	65,629.44	65,629.49	(0.05)
Total Income	724,944.82	1,744,445.37	(1,019,500.55)
Expense			
401.00 · Accounting	25,499.16	25,500.00	(0.84)
402.00 · Administrative	11,193.94	11,000.00	193.94
403.00 · Manager's Fee	46,009.68	46,009.65	0.03
406.00 · Insurance	111,059.98	99,923.58	11,136.40
408.00 · Legal	5,251.00	3,000.00	2,251.00
409.00 · Manager's Unit	49,234.04	33,864.14	15,369.90
410.02 · Pool - Gas Expense	696.86	0.00	696.86
411.00 · Snow Removal	24,768.15	24,000.00	768.15
412.00 · Repairs & Maint. - Project	19,831.18	8,000.00	11,831.18
414.00 · Trash	25,097.74	31,407.82	(6,310.08)
416.00 · Real Estate Taxes	1,941.13	1,525.01	416.12
421.00 · Depreciation - Mgr's Unit 504	3,870.00	3,870.01	(0.01)
422.00 · Electricity	23,970.99	32,742.94	(8,771.95)
424.00 · Water & Sewer	47,345.62	63,609.82	(16,264.20)
437.00 · Landscaping	6,096.27	6,000.00	96.27
438.00 · 504 Repairs & Maintenance	0.00	1,000.00	(1,000.00)
442.00 · Federal Taxes	17,529.00	0.00	17,529.00
443.00 · State Taxes	3,863.00	0.00	3,863.00
Total Expense	423,257.74	391,452.97	31,804.77
Net Ordinary Income	301,687.08	1,352,992.40	(1,051,305.32)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	35,428.43	49,246.83	(13,818.40)
425.00 · Repairs & Maint. Bldg.	51,467.49	21,909.83	29,557.66
427.00 · Elevator	19,081.85	6,666.67	12,415.18
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	142,204.80	1,166,854.88	(1,024,650.08)
431.00 · Fire Alarm Bldg	13,466.31	21,000.00	(7,533.69)
453.00 · Flood Insurance	16,077.00	17,684.70	(1,607.70)
456.00 · Cable TV Expense	59,571.39	65,629.49	(6,058.10)
803.00 · Penalties	243.00	0.00	243.00
Total Other Expense	337,540.27	1,352,992.40	(1,015,452.13)
Net Other Income	(337,540.27)	(1,352,992.40)	1,015,452.13
Net Income	(35,853.19)	0.00	(35,853.19)

Breakaway West Association, Inc.
Building 100/200 Comparison to Budget - YTD
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	109,813.74	109,814.26	(0.52)
303.00 · Interest Income	26,403.01	0.00	26,403.01
304.00 · Finance Charges & Late Fees	1,111.55	0.00	1,111.55
307.00 · Reserve Assessments	0.00	246,499.26	(246,499.26)
308.00 · Cable TV Assessments	14,584.32	14,584.34	(0.02)
Total Income	151,912.62	370,897.86	(218,985.24)
Expense			
401.00 · Accounting	5,502.74	5,502.90	(0.16)
402.00 · Administrative	2,415.60	2,373.80	41.80
403.00 · Manager's Fee	9,928.92	9,928.88	0.04
406.00 · Insurance	23,966.75	21,563.51	2,403.24
408.00 · Legal	1,133.17	647.40	485.77
409.00 · Manager's Unit	10,624.72	7,307.88	3,316.84
410.02 · Pool - Gas Expense	150.38	0.00	150.38
411.00 · Snow Removal	5,344.97	5,179.20	165.77
412.00 · Repairs & Maint. - Project	4,279.62	1,726.40	2,553.22
414.00 · Trash	5,416.08	6,777.81	(1,361.73)
416.00 · Real Estate Taxes	418.90	329.10	89.80
421.00 · Depreciation - Mgr's Unit 504	835.20	835.15	0.05
422.00 · Electricity	5,172.94	7,065.93	(1,892.99)
424.00 · Water & Sewer	10,217.17	13,727.00	(3,509.83)
437.00 · Landscaping	1,315.58	1,294.80	20.78
438.00 · 504 Repairs & Maintenance	0.00	215.80	(215.80)
442.00 · Federal Taxes	3,782.76	0.00	3,782.76
443.00 · State Taxes	833.64	0.00	833.64
Total Expense	91,339.14	84,475.56	6,863.58
Net Ordinary Income	60,573.48	286,422.30	(225,848.82)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,926.11	12,087.75	(6,161.64)
425.00 · Repairs & Maint. Bldg.	2,961.70	8,035.15	(5,073.45)
430.00 · Reserve Funds Bldg	26,403.01	246,499.26	(220,096.25)
431.00 · Fire Alarm Bldg	2,212.57	5,215.80	(3,003.23)
456.00 · Cable TV Expense	13,238.05	14,584.34	(1,346.29)
803.00 · Penalties	52.44	0.00	52.44
Total Other Expense	50,793.88	286,422.30	(235,628.42)
Net Other Income	(50,793.88)	(286,422.30)	235,628.42
Net Income	9,779.60	0.00	9,779.60

Breakaway West Association, Inc.
300 Comparison to Budget - YTD
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	154,028.52	154,028.45	0.07
303.00 · Interest Income	37,903.84	0.00	37,903.84
304.00 · Finance Charges & Late Fees	1,595.73	0.00	1,595.73
307.00 · Reserve Assessments	1,099.79	358,850.36	(357,750.57)
308.00 · Cable TV Assessments	19,445.76	19,445.76	0.00
Total Income	214,073.64	532,324.57	(318,250.93)
Expense			
401.00 · Accounting	7,899.63	7,899.90	(0.27)
402.00 · Administrative	3,467.83	3,407.80	60.03
403.00 · Manager's Fee	14,253.83	14,253.79	0.04
406.00 · Insurance	34,406.37	30,956.33	3,450.04
408.00 · Legal	1,626.75	929.40	697.35
409.00 · Manager's Unit	15,252.69	10,491.11	4,761.58
410.02 · Pool - Gas Expense	215.90	0.00	215.90
411.00 · Snow Removal	7,673.17	7,435.20	237.97
412.00 · Repairs & Maint. - Project	6,143.70	2,478.40	3,665.30
414.00 · Trash	7,775.26	9,730.14	(1,954.88)
416.00 · Real Estate Taxes	601.36	472.45	128.91
421.00 · Depreciation - Mgr's Unit 504	1,198.92	1,198.93	(0.01)
422.00 · Electricity	7,426.21	10,143.76	(2,717.55)
424.00 · Water & Sewer	14,667.67	19,706.32	(5,038.65)
437.00 · Landscaping	1,888.62	1,858.80	29.82
438.00 · 504 Repairs & Maintenance	0.00	309.80	(309.80)
442.00 · Federal Taxes	5,430.48	0.00	5,430.48
443.00 · State Taxes	1,196.76	0.00	1,196.76
Total Expense	131,125.15	121,272.13	9,853.02
Net Ordinary Income	82,948.49	411,052.44	(328,103.95)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	9,250.19	14,443.68	(5,193.49)
425.00 · Repairs & Maint. Bldg.	11,352.00	8,002.84	3,349.16
427.00 · Elevator	11,307.76	4,000.00	7,307.76
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
430.00 · Reserve Funds Bldg	39,003.63	358,850.36	(319,846.73)
431.00 · Fire Alarm Bldg	6,169.48	5,309.80	859.68
456.00 · Cable TV Expense	17,650.81	19,445.76	(1,794.95)
803.00 · Penalties	75.28	0.00	75.28
Total Other Expense	94,809.15	411,052.44	(316,243.29)
Net Other Income	(94,809.15)	(411,052.44)	316,243.29
Net Income	(11,860.66)	0.00	(11,860.66)

Breakaway West Association, Inc.
400 Comparison to Budget - YTD
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	99,088.64	99,088.72	(0.08)
303.00 · Interest Income	24,384.24	0.00	24,384.24
304.00 · Finance Charges & Late Fees	1,026.56	0.00	1,026.56
307.00 · Reserve Assessments	1,799.87	231,799.78	(229,999.91)
308.00 · Cable TV Assessments	13,368.96	13,368.99	(0.03)
Total Income	139,668.27	344,257.49	(204,589.22)
Expense			
401.00 · Accounting	5,081.94	5,082.15	(0.21)
402.00 · Administrative	2,230.96	2,192.30	38.66
403.00 · Manager's Fee	9,169.69	9,169.72	(0.03)
406.00 · Insurance	22,134.25	19,914.77	2,219.48
408.00 · Legal	1,046.52	597.90	448.62
409.00 · Manager's Unit	9,812.33	6,749.12	3,063.21
410.02 · Pool - Gas Expense	138.87	0.00	138.87
411.00 · Snow Removal	4,936.23	4,783.20	153.03
412.00 · Repairs & Maint. - Project	3,952.35	1,594.40	2,357.95
414.00 · Trash	5,001.97	6,259.58	(1,257.61)
416.00 · Real Estate Taxes	386.87	303.93	82.94
421.00 · Depreciation - Mgr's Unit 504	771.24	771.29	(0.05)
422.00 · Electricity	4,777.43	6,525.67	(1,748.24)
424.00 · Water & Sewer	9,435.96	12,677.44	(3,241.48)
437.00 · Landscaping	1,214.99	1,195.80	19.19
438.00 · 504 Repairs & Maintenance	0.00	199.30	(199.30)
442.00 · Federal Taxes	3,493.53	0.00	3,493.53
443.00 · State Taxes	769.89	0.00	769.89
Total Expense	84,355.02	78,016.57	6,338.45
Net Ordinary Income	55,313.25	266,240.92	(210,927.67)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,603.24	8,209.41	(2,606.17)
425.00 · Repairs & Maint. Bldg.	10,736.18	3,996.77	6,739.41
427.00 · Elevator	7,774.09	2,666.67	5,107.42
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
430.00 · Reserve Funds Bldg	26,184.11	231,799.78	(205,615.67)
431.00 · Fire Alarm Bldg	2,216.58	5,199.30	(2,982.72)
456.00 · Cable TV Expense	12,134.90	13,368.99	(1,234.09)
803.00 · Penalties	48.43	0.00	48.43
Total Other Expense	64,697.53	266,240.92	(201,543.39)
Net Other Income	(64,697.53)	(266,240.92)	201,543.39
Net Income	(9,384.28)	0.00	(9,384.28)

Breakaway West Association, Inc.
500 Comparison to Budget - YTD
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	132,313.80	132,313.57	0.23
303.00 · Interest Income	29,902.18	0.00	29,902.18
304.00 · Finance Charges & Late Fees	1,258.88	0.00	1,258.88
307.00 · Reserve Assessments	16,889.86	295,140.28	(278,250.42)
308.00 · Cable TV Assessments	18,230.40	18,230.40	0.00
Total Income	198,595.12	445,684.25	(247,089.13)
Expense			
401.00 · Accounting	6,231.93	6,232.20	(0.27)
402.00 · Administrative	2,735.79	2,688.40	47.39
403.00 · Manager's Fee	11,244.72	11,244.76	(0.04)
406.00 · Insurance	27,143.10	24,421.32	2,721.78
408.00 · Legal	1,283.35	733.20	550.15
409.00 · Manager's Unit	12,032.83	8,276.40	3,756.43
410.02 · Pool - Gas Expense	170.29	0.00	170.29
411.00 · Snow Removal	6,053.34	5,865.60	187.74
412.00 · Repairs & Maint. - Project	4,846.70	1,955.20	2,891.50
414.00 · Trash	6,133.90	7,676.07	(1,542.17)
416.00 · Real Estate Taxes	474.41	372.71	101.70
421.00 · Depreciation - Mgr's Unit 504	945.84	945.83	0.01
422.00 · Electricity	5,858.50	8,002.37	(2,143.87)
424.00 · Water & Sewer	11,571.28	15,546.24	(3,974.96)
437.00 · Landscaping	1,489.93	1,466.40	23.53
438.00 · 504 Repairs & Maintenance	0.00	244.40	(244.40)
442.00 · Federal Taxes	4,284.09	0.00	4,284.09
443.00 · State Taxes	944.12	0.00	944.12
Total Expense	103,444.12	95,671.10	7,773.02
Net Ordinary Income	95,151.00	350,013.15	(254,862.15)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,776.81	10,683.63	(3,906.82)
425.00 · Repairs & Maint. Bldg.	26,117.61	1,029.74	25,087.87
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	46,792.04	295,140.28	(248,348.24)
431.00 · Fire Alarm Bldg	2,830.11	5,244.40	(2,414.29)
453.00 · Flood Insurance	16,077.00	17,684.70	(1,607.70)
456.00 · Cable TV Expense	16,547.63	18,230.40	(1,682.77)
803.00 · Penalties	59.39	0.00	59.39
Total Other Expense	115,200.59	350,013.15	(234,812.56)
Net Other Income	(115,200.59)	(350,013.15)	234,812.56
Net Income	(20,049.59)	0.00	(20,049.59)

Breakaway West Association, Inc.
Garage Comparison To Budget - YTD
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	16,715.02	16,716.00	(0.98)
303.00 · Interest Income	3,756.13	0.00	3,756.13
304.00 · Finance Charges & Late Fees	158.14	0.00	158.14
307.00 · Reserve Assessments	65.88	34,565.20	(34,499.32)
Total Income	20,695.17	51,281.20	(30,586.03)
Expense			
401.00 · Accounting	782.92	782.85	0.07
402.00 · Administrative	343.76	337.70	6.06
403.00 · Manager's Fee	1,412.52	1,412.50	0.02
406.00 · Insurance	3,409.51	3,067.65	341.86
408.00 · Legal	161.21	92.10	69.11
409.00 · Manager's Unit	1,511.47	1,039.63	471.84
410.02 · Pool - Gas Expense	21.42	0.00	21.42
411.00 · Snow Removal	760.44	736.80	23.64
412.00 · Repairs & Maint. - Project	608.81	245.60	363.21
414.00 · Trash	770.53	964.22	(193.69)
416.00 · Real Estate Taxes	59.59	46.82	12.77
421.00 · Depreciation - Mgr's Unit 504	118.80	118.81	(0.01)
422.00 · Electricity	735.91	1,005.21	(269.30)
424.00 · Water & Sewer	1,453.54	1,952.82	(499.28)
437.00 · Landscaping	187.15	184.20	2.95
438.00 · 504 Repairs & Maintenance	0.00	30.70	(30.70)
442.00 · Federal Taxes	538.14	0.00	538.14
443.00 · State Taxes	118.59	0.00	118.59
Total Expense	12,994.31	12,017.61	976.70
Net Ordinary Income	7,700.86	39,263.59	(31,562.73)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,872.08	3,822.36	4,049.72
425.00 · Repairs & Maint. Bldg.	300.00	845.33	(545.33)
430.00 · Reserve Funds Bldg	3,822.01	34,565.20	(30,743.19)
431.00 · Fire Alarm Bldg	37.57	30.70	6.87
803.00 · Penalties	7.46	0.00	7.46
Total Other Expense	12,039.12	39,263.59	(27,224.47)
Net Other Income	(12,039.12)	(39,263.59)	27,224.47
Net Income	(4,338.26)	0.00	(4,338.26)