



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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

January 9, 2025

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

Re: Financial Statements
For the Five Months Ended November 30, 2024

Dear Board of Directors:

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

As of 11/30/24, the year-to-date operating net profit is \$49,339.03. Comparatively, the year-to-date operating net profit as of 11/30/23 was \$51,715.96. This is an unfavorable difference of \$2,376.93. This year there is a significant increase to insurance, trash removal and water & sewer. There was also a decrease to the operating portion of the dues. This was partially offset by a decrease to accounting, manager's unit, gas, repairs & maintenance, elevator and fire alarm.

The association budgeted net income as of 11/30/24 was \$4,302.02. Actual net income was \$49,339.03. This is a favorable difference of \$45,037.01 as of 11/30/24. Insurance, legal, pool maintenance, pool gas, snow removal, repairs & maintenance, electricity, water & sewer, landscaping and gas/heating are under budget. Trash removal, elevator and fire alarm are over budget.

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

Please call if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

Breakaway West Association, Inc.

Balance Sheet

As of November 30, 2024

	Nov 30, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	303,489.49
102.8 · Cash in Op. Checking - Citywide	35,012.40
Total Checking/Savings	338,501.89
Accounts Receivable	
104.00 · Accounts Receivable	(4,742.72)
Total Accounts Receivable	(4,742.72)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,341.81
108.20 · Prepaid Flood Insurance	5,359.00
108.00 · Prepaid Expenses - Other	2,956.69
Total 108.00 · Prepaid Expenses	11,657.50
110.00 · Bill to Owner	471.50
Total Other Current Assets	12,129.00
Total Current Assets	345,888.17
Fixed Assets	
112.00 · Manager Condo Unit	23,000.00
112.50 · Improvements - 504	188,194.74
113.50 · Equipment	7,544.75
114.00 · Accum. Depreciation	
114.10 · Accum. Depreciation-Unit 504	(95,780.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(103,324.99)
Total Fixed Assets	115,414.50
TOTAL ASSETS	461,302.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	28,814.89
Total Accounts Payable	28,814.89
Total Current Liabilities	28,814.89
Total Liabilities	28,814.89
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	58,783.43
217.20 · Reserve Fund 300	43,392.05
217.30 · Reserve Fund 400	50,507.40
217.40 · Reserve Fund 500	108,617.63
217.50 · Reserve Fund Garage	6,703.90
Total 217.01 · Reserve Fund - Appropriated	268,004.41
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	49,339.03
Total Equity	432,487.78
TOTAL LIABILITIES & EQUITY	461,302.67

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

	Nov 24	Nov 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	49.39	0.62	48.77
304.00 · Finance Charges & Late Fees	0.00	270.81	(270.81)
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	49,338.88	49,432.02	(93.14)
Expense			
401.00 · Accounting	1,039.84	1,146.00	(106.16)
402.00 · Administrative	896.04	751.19	144.85
403.00 · Manager's Fee	3,722.47	4,035.13	(312.66)
406.00 · Insurance	6,803.67	6,178.42	625.25
409.00 · Manager's Unit	648.82	647.15	1.67
410.00 · Pool Maintenance	725.00	525.00	200.00
410.02 · Pool - Gas Expense	891.62	1,017.20	(125.58)
411.00 · Snow Removal	1,500.00	1,500.00	0.00
412.00 · Repairs & Maint. - Project	792.47	530.08	262.39
414.00 · Trash	2,458.54	1,446.01	1,012.53
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	3,263.97	2,376.11	887.86
424.00 · Water & Sewer	5,714.47	5,221.71	492.76
Total Expense	28,779.41	25,696.50	3,082.91
Net Ordinary Income	20,559.47	23,735.52	(3,176.05)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,956.05	4,069.51	(113.46)
425.00 · Repairs & Maint. Bldg.	612.32	3,395.00	(2,782.68)
427.00 · Elevator	0.00	856.52	(856.52)
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
431.00 · Fire Alarm Bldg	3,862.00	3,860.02	1.98
453.00 · Flood Insurance	1,339.75	1,339.75	0.00
456.00 · Cable TV Expense	5,121.44	4,831.41	290.03
Total Other Expense	17,041.59	20,102.22	(3,060.63)
Net Other Income	(17,041.59)	(20,102.22)	3,060.63
Net Income	3,517.88	3,633.30	(115.42)

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

	Jul - Nov 24	Jul - Nov 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	209,699.01	212,385.62	(2,686.61)
303.00 · Interest Income	92.52	2.66	89.86
304.00 · Finance Charges & Late Fees	191.86	1,536.21	(1,344.35)
307.00 · Reserve Assessments	10,750.10	8,750.05	2,000.05
308.00 · Cable TV Assessments	25,998.84	24,667.20	1,331.64
Total Income	246,732.33	247,341.74	(609.41)
Expense			
401.00 · Accounting	5,064.00	5,618.00	(554.00)
402.00 · Administrative	4,023.92	3,849.82	174.10
403.00 · Manager's Fee	18,612.35	18,070.25	542.10
406.00 · Insurance	34,018.35	30,892.08	3,126.27
408.00 · Legal	240.00	140.00	100.00
409.00 · Manager's Unit	3,244.09	3,780.54	(536.45)
410.00 · Pool Maintenance	5,110.93	4,512.03	598.90
410.02 · Pool - Gas Expense	2,351.21	2,558.29	(207.08)
411.00 · Snow Removal	1,500.00	1,500.00	0.00
412.00 · Repairs & Maint. - Project	4,269.73	2,251.61	2,018.12
414.00 · Trash	12,072.70	7,176.52	4,896.18
421.00 · Depreciation - Mgr's Unit 504	1,612.50	1,612.50	0.00
422.00 · Electricity	7,363.03	6,640.46	722.57
424.00 · Water & Sewer	29,606.42	26,546.53	3,059.89
437.00 · Landscaping	4,000.00	4,180.00	(180.00)
Total Expense	133,089.23	119,328.63	13,760.60
Net Ordinary Income	113,643.10	128,013.11	(14,370.01)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	8,653.49	9,197.60	(544.11)
425.00 · Repairs & Maint. Bldg.	1,642.32	5,426.78	(3,784.46)
427.00 · Elevator	6,071.81	6,696.36	(624.55)
430.00 · Reserve Funds Bldg	10,750.09	8,750.05	2,000.04
431.00 · Fire Alarm Bldg	4,880.41	15,370.56	(10,490.15)
453.00 · Flood Insurance	6,698.75	6,698.75	0.00
456.00 · Cable TV Expense	25,607.20	24,157.05	1,450.15
Total Other Expense	64,304.07	76,297.15	(11,993.08)
Net Other Income	(64,304.07)	(76,297.15)	11,993.08
Net Income	49,339.03	51,715.96	(2,376.93)

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

	Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	49.39	0.00	49.39
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	49,338.88	49,289.72	49.16
Expense			
401.00 · Accounting	1,039.84	1,000.00	39.84
402.00 · Administrative	896.04	833.33	62.71
403.00 · Manager's Fee	3,722.47	3,722.47	0.00
406.00 · Insurance	6,803.67	7,757.99	(954.32)
408.00 · Legal	0.00	250.01	(250.01)
409.00 · Manager's Unit	648.82	648.81	0.01
410.00 · Pool Maintenance	725.00	1,250.01	(525.01)
410.02 · Pool - Gas Expense	891.62	995.37	(103.75)
411.00 · Snow Removal	1,500.00	2,666.66	(1,166.66)
412.00 · Repairs & Maint. - Project	792.47	666.67	125.80
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,458.54	2,096.85	361.69
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	3,263.97	2,686.73	577.24
424.00 · Water & Sewer	5,714.47	6,355.20	(640.73)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	28,779.41	31,669.27	(2,889.86)
Net Ordinary Income	20,559.47	17,620.45	2,939.02
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,956.05	4,103.90	(147.85)
425.00 · Repairs & Maint. Bldg.	612.32	3,927.00	(3,314.68)
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	3,862.00	416.66	3,445.34
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	5,121.44	5,199.87	(78.43)
Total Other Expense	17,041.59	17,826.71	(785.12)
Net Other Income	(17,041.59)	(17,826.71)	785.12
Net Income	3,517.88	(206.26)	3,724.14

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

	Jul - Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	209,699.01	209,699.25	(0.24)
303.00 · Interest Income	92.52	0.00	92.52
304.00 · Finance Charges & Late Fees	191.86	0.00	191.86
307.00 · Reserve Assessments	10,750.10	10,750.00	0.10
308.00 · Cable TV Assessments	25,998.84	25,999.35	(0.51)
Total Income	246,732.33	246,448.60	283.73
Expense			
401.00 · Accounting	5,064.00	5,000.00	64.00
402.00 · Administrative	4,023.92	4,166.65	(142.73)
403.00 · Manager's Fee	18,612.35	18,612.35	0.00
406.00 · Insurance	34,018.35	38,789.95	(4,771.60)
408.00 · Legal	240.00	1,250.05	(1,010.05)
409.00 · Manager's Unit	3,244.09	3,244.05	0.04
410.00 · Pool Maintenance	5,110.93	6,250.05	(1,139.12)
410.02 · Pool - Gas Expense	2,351.21	4,976.85	(2,625.64)
411.00 · Snow Removal	1,500.00	2,666.66	(1,166.66)
412.00 · Repairs & Maint. - Project	4,269.73	3,333.35	936.38
413.00 · Fire Alarm - Project	0.00	1,666.65	(1,666.65)
414.00 · Trash	12,072.70	10,484.25	1,588.45
421.00 · Depreciation - Mgr's Unit 504	1,612.50	1,612.50	0.00
422.00 · Electricity	7,363.03	13,433.65	(6,070.62)
424.00 · Water & Sewer	29,606.42	31,776.00	(2,169.58)
437.00 · Landscaping	4,000.00	5,333.32	(1,333.32)
438.00 · 504 Repairs & Maintenance	0.00	416.70	(416.70)
Total Expense	133,089.23	153,013.03	(19,923.80)
Net Ordinary Income	113,643.10	93,435.57	20,207.53
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	8,653.49	20,519.50	(11,866.01)
425.00 · Repairs & Maint. Bldg.	1,642.32	19,635.00	(17,992.68)
427.00 · Elevator	6,071.81	2,777.75	3,294.06
430.00 · Reserve Funds Bldg	10,750.09	10,750.00	0.09
431.00 · Fire Alarm Bldg	4,880.41	2,083.30	2,797.11
453.00 · Flood Insurance	6,698.75	7,368.65	(669.90)
456.00 · Cable TV Expense	25,607.20	25,999.35	(392.15)
Total Other Expense	64,304.07	89,133.55	(24,829.48)
Net Other Income	(64,304.07)	(89,133.55)	24,829.48
Net Income	49,339.03	4,302.02	45,037.01

Breakaway West Association, Inc.
Disbursement Report
As of November 30, 2024

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Total 102.10 · Cash in Reserve - Citywide					
102.13 · Cash in Spec. As. - Citywide					
Total 102.13 · Cash in Spec. As. - Citywide					
102.16 · Cash in Renovation - Citywide					
Total 102.16 · Cash in Renovation - Citywide					
102.8 · Cash in Op. Checking - Citywide					
Bill Pmt -Check	11/01/2024	Autopay	Xcel Energy	53-1013571-8	(1,586.63)
Bill Pmt -Check	11/01/2024	Draft	Vail Honeywagon Enterprises, LLC	11/1-11/30	(2,458.54)
Bill Pmt -Check	11/06/2024	11300	Altitude Community Law P.C.	Cost to obtain O&E Report on parcel 2103-12...	(5.00)
Bill Pmt -Check	11/06/2024	11301	Martin/Martin, Inc.		(4,420.00)
Bill Pmt -Check	11/06/2024	11302	Nedbo Construction, Inc.	Manlift equipment rental for gutter/downspout ...	(2,185.00)
Bill Pmt -Check	11/06/2024	11303	Orkin Pest Control (Corp)	Pest Control 11/1/24-10/31/25	(3,225.48)
Bill Pmt -Check	11/06/2024	11304	Spaeth and Company, Inc.	October	(859.85)
Bill Pmt -Check	11/06/2024	11305	Specialized Pool and Spa, LLC	Commercial Route Service 10/4-10/25	(725.00)
Bill Pmt -Check	11/06/2024	11306	Vail Valley Ace Hardware	312	(85.55)
Check	11/12/2024	Auto-Pay	Comcast	11/1-11/30	(5,121.44)
Check	11/15/2024	EFT	Farmers Insurance	1/15/24- 1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	11/19/2024	Draft	Comcast - DSL	DSL	(28.33)
Bill Pmt -Check	11/21/2024	Draft	Eagle River Water & Sanitation District	9/30-10/31	(5,781.40)
Bill Pmt -Check	11/21/2024	11307	970 Handyman	#322 BTO - Plumbing leak repairs	(212.50)
Bill Pmt -Check	11/21/2024	11308	Martin/Martin, Inc.		(2,197.50)
Bill Pmt -Check	11/21/2024	11309	Northwest Colorado Council of Governme...	L7533 Elevator inspection	(875.00)
Bill Pmt -Check	11/21/2024	11310	OAC Management, Inc.	Re: Pool deck & common area project - October	(5,121.25)
Bill Pmt -Check	11/21/2024	11311	Steve Burns		(5,802.47)
Bill Pmt -Check	11/21/2024	11312	Vail Valley Ace Hardware	312	(283.51)
Check	11/30/2024	Draft	Century Link	11/13-12/12 970-476-2196 518B	(134.58)
Check	11/30/2024	Draft	Century Link	11/13-12/12 970-476-3957 457B	(431.17)
Check	11/30/2024	Draft	Century Link	11/19-12/18 970-476-7309 666B	(104.30)
Check	11/30/2024	Auto-Pay	Holy Cross Energy	10/22-11/22	(3,263.97)
Total 102.8 · Cash in Op. Checking - Citywide					(51,706.13)
TOTAL					(51,706.13)

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

	Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	10.66	0.00	10.66
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	9,879.74	9,869.14	10.60
Expense			
401.00 · Accounting	224.39	215.80	8.59
402.00 · Administrative	193.36	179.83	13.53
403.00 · Manager's Fee	803.31	803.31	0.00
406.00 · Insurance	1,468.23	1,674.17	(205.94)
408.00 · Legal	0.00	53.95	(53.95)
409.00 · Manager's Unit	140.02	140.01	0.01
410.00 · Pool Maintenance	156.45	269.75	(113.30)
410.02 · Pool - Gas Expense	192.41	214.80	(22.39)
411.00 · Snow Removal	323.70	575.46	(251.76)
412.00 · Repairs & Maint. - Project	171.02	143.87	27.15
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	530.55	452.50	78.05
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	704.36	579.80	124.56
424.00 · Water & Sewer	1,233.18	1,371.45	(138.27)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	6,210.58	6,834.21	(623.63)
Net Ordinary Income	3,669.16	3,034.93	634.23
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,018.40	1,007.31	11.09
425.00 · Repairs & Maint. Bldg.	612.32	838.51	(226.19)
430.00 · Reserve Funds Bldg	66.67	66.67	0.00
431.00 · Fire Alarm Bldg	1,129.00	83.33	1,045.67
456.00 · Cable TV Expense	1,138.10	1,155.53	(17.43)
Total Other Expense	3,964.49	3,151.35	813.14
Net Other Income	(3,964.49)	(3,151.35)	(813.14)
Net Income	(295.33)	(116.42)	(178.91)

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

	Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	15.30	0.00	15.30
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,563.08	14,547.85	15.23
Expense			
401.00 · Accounting	322.15	309.80	12.35
402.00 · Administrative	277.60	258.17	19.43
403.00 · Manager's Fee	1,153.22	1,153.22	0.00
406.00 · Insurance	2,107.78	2,403.43	(295.65)
408.00 · Legal	0.00	77.45	(77.45)
409.00 · Manager's Unit	201.00	201.00	0.00
410.00 · Pool Maintenance	224.61	387.25	(162.64)
410.02 · Pool - Gas Expense	276.23	308.36	(32.13)
411.00 · Snow Removal	464.70	826.14	(361.44)
412.00 · Repairs & Maint. - Project	245.50	206.53	38.97
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	761.65	649.61	112.04
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	1,011.18	832.35	178.83
424.00 · Water & Sewer	1,770.34	1,968.84	(198.50)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	8,915.87	9,811.15	(895.28)
Net Ordinary Income	5,647.21	4,736.70	910.51
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,205.60	1,203.64	1.96
425.00 · Repairs & Maint. Bldg.	0.00	1,617.88	(1,617.88)
427.00 · Elevator	0.00	333.33	(333.33)
431.00 · Fire Alarm Bldg	1,291.85	125.00	1,166.85
456.00 · Cable TV Expense	1,517.46	1,540.70	(23.24)
Total Other Expense	4,014.91	4,820.55	(805.64)
Net Other Income	(4,014.91)	(4,820.55)	805.64
Net Income	1,632.30	(83.85)	1,716.15

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

	Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	9.84	0.00	9.84
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,531.26	9,521.48	9.78
Expense			
401.00 · Accounting	207.23	199.30	7.93
402.00 · Administrative	178.58	166.08	12.50
403.00 · Manager's Fee	741.89	741.89	0.00
406.00 · Insurance	1,355.97	1,546.17	(190.20)
408.00 · Legal	0.00	49.83	(49.83)
409.00 · Manager's Unit	129.31	129.31	0.00
410.00 · Pool Maintenance	144.49	249.13	(104.64)
410.02 · Pool - Gas Expense	177.70	198.38	(20.68)
411.00 · Snow Removal	298.94	531.46	(232.52)
412.00 · Repairs & Maint. - Project	157.94	132.87	25.07
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	489.99	417.90	72.09
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	650.51	535.46	115.05
424.00 · Water & Sewer	1,138.89	1,266.59	(127.70)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	5,735.71	6,311.68	(575.97)
Net Ordinary Income	3,795.55	3,209.80	585.75
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	662.09	684.12	(22.03)
425.00 · Repairs & Maint. Bldg.	0.00	1,143.43	(1,143.43)
427.00 · Elevator	0.00	222.22	(222.22)
431.00 · Fire Alarm Bldg	888.15	125.00	763.15
456.00 · Cable TV Expense	1,043.26	1,059.23	(15.97)
Total Other Expense	2,593.50	3,234.00	(640.50)
Net Other Income	(2,593.50)	(3,234.00)	640.50
Net Income	1,202.05	(24.20)	1,226.25

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

	Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	12.07	0.00	12.07
307.00 · Reserve Assessments	2,083.36	2,083.33	0.03
308.00 · Cable TV Assessments	1,444.35	1,444.41	(0.06)
Total Income	13,964.89	13,952.83	12.06
Expense			
401.00 · Accounting	254.14	244.40	9.74
402.00 · Administrative	218.99	203.67	15.32
403.00 · Manager's Fee	909.77	909.77	0.00
406.00 · Insurance	1,662.82	1,896.05	(233.23)
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	158.57	158.57	0.00
410.00 · Pool Maintenance	177.19	305.50	(128.31)
410.02 · Pool - Gas Expense	217.91	243.27	(25.36)
411.00 · Snow Removal	366.60	651.74	(285.14)
412.00 · Repairs & Maint. - Project	193.68	162.93	30.75
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	600.87	512.47	88.40
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	797.71	656.64	141.07
424.00 · Water & Sewer	1,396.62	1,553.21	(156.59)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	7,033.69	7,739.98	(706.29)
Net Ordinary Income	6,931.20	6,212.85	718.35
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	905.29	890.30	14.99
425.00 · Repairs & Maint. Bldg.	0.00	202.97	(202.97)
430.00 · Reserve Funds Bldg	2,083.36	2,083.33	0.03
431.00 · Fire Alarm Bldg	553.00	83.33	469.67
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	1,422.62	1,444.41	(21.79)
Total Other Expense	6,304.02	6,178.07	125.95
Net Other Income	(6,304.02)	(6,178.07)	(125.95)
Net Income	627.18	34.78	592.40

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

	Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	1.52	0.00	1.52
Total Income	1,399.91	1,398.42	1.49
Expense			
401.00 · Accounting	31.93	30.70	1.23
402.00 · Administrative	27.51	25.58	1.93
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	208.87	238.17	(29.30)
408.00 · Legal	0.00	7.68	(7.68)
409.00 · Manager's Unit	19.92	19.92	0.00
410.00 · Pool Maintenance	22.26	38.38	(16.12)
410.02 · Pool - Gas Expense	27.37	30.56	(3.19)
411.00 · Snow Removal	46.06	81.86	(35.80)
412.00 · Repairs & Maint. - Project	24.33	20.47	3.86
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	75.48	64.37	11.11
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	100.21	82.48	17.73
424.00 · Water & Sewer	175.44	195.11	(19.67)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	883.56	972.25	(88.69)
Net Ordinary Income	516.35	426.17	90.18
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	164.67	318.53	(153.86)
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	164.67	442.74	(278.07)
Net Other Income	(164.67)	(442.74)	278.07
Net Income	351.68	(16.57)	368.25

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

	Jul - Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	43,234.59	43,234.70	(0.11)
303.00 · Interest Income	19.96	0.00	19.96
304.00 · Finance Charges & Late Fees	41.40	0.00	41.40
307.00 · Reserve Assessments	333.33	333.35	(0.02)
308.00 · Cable TV Assessments	5,777.52	5,777.65	(0.13)
Total Income	49,406.80	49,345.70	61.10
Expense			
401.00 · Accounting	1,092.81	1,079.00	13.81
402.00 · Administrative	868.35	899.15	(30.80)
403.00 · Manager's Fee	4,016.55	4,016.55	0.00
406.00 · Insurance	7,341.15	8,370.85	(1,029.70)
408.00 · Legal	51.79	269.75	(217.96)
409.00 · Manager's Unit	700.07	700.05	0.02
410.00 · Pool Maintenance	1,102.93	1,348.75	(245.82)
410.02 · Pool - Gas Expense	507.38	1,074.00	(566.62)
411.00 · Snow Removal	323.70	575.46	(251.76)
412.00 · Repairs & Maint. - Project	921.42	719.35	202.07
413.00 · Fire Alarm - Project	0.00	359.65	(359.65)
414.00 · Trash	2,605.27	2,262.50	342.77
421.00 · Depreciation - Mgr's Unit 504	348.00	348.00	0.00
422.00 · Electricity	1,588.94	2,899.00	(1,310.06)
424.00 · Water & Sewer	6,389.05	6,857.25	(468.20)
437.00 · Landscaping	863.20	1,150.92	(287.72)
438.00 · 504 Repairs & Maintenance	0.00	89.90	(89.90)
Total Expense	28,720.61	33,020.13	(4,299.52)
Net Ordinary Income	20,686.19	16,325.57	4,360.62
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,016.99	5,036.55	(3,019.56)
425.00 · Repairs & Maint. Bldg.	612.32	4,192.55	(3,580.23)
430.00 · Reserve Funds Bldg	333.33	333.35	(0.02)
431.00 · Fire Alarm Bldg	1,129.00	416.65	712.35
456.00 · Cable TV Expense	5,690.50	5,777.65	(87.15)
Total Other Expense	9,782.14	15,756.75	(5,974.61)
Net Other Income	(9,782.14)	(15,756.75)	5,974.61
Net Income	10,904.05	568.82	10,335.23

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

	Jul - Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	65,035.75	65,035.75	0.00
303.00 · Interest Income	28.67	0.00	28.67
304.00 · Finance Charges & Late Fees	59.43	0.00	59.43
308.00 · Cable TV Assessments	7,703.36	7,703.50	(0.14)
Total Income	72,827.21	72,739.25	87.96
Expense			
401.00 · Accounting	1,568.82	1,549.00	19.82
402.00 · Administrative	1,246.60	1,290.85	(44.25)
403.00 · Manager's Fee	5,766.10	5,766.10	0.00
406.00 · Insurance	10,538.90	12,017.15	(1,478.25)
408.00 · Legal	74.35	387.25	(312.90)
409.00 · Manager's Unit	1,005.02	1,005.00	0.02
410.00 · Pool Maintenance	1,583.38	1,936.25	(352.87)
410.02 · Pool - Gas Expense	728.43	1,541.80	(813.37)
411.00 · Snow Removal	464.70	826.14	(361.44)
412.00 · Repairs & Maint. - Project	1,322.72	1,032.65	290.07
413.00 · Fire Alarm - Project	0.00	516.35	(516.35)
414.00 · Trash	3,740.13	3,248.05	492.08
421.00 · Depreciation - Mgr's Unit 504	499.55	499.55	0.00
422.00 · Electricity	2,281.07	4,161.75	(1,880.68)
424.00 · Water & Sewer	9,172.08	9,844.20	(672.12)
437.00 · Landscaping	1,239.20	1,652.28	(413.08)
438.00 · 504 Repairs & Maintenance	0.00	129.10	(129.10)
Total Expense	41,231.05	47,403.47	(6,172.42)
Net Ordinary Income	31,596.16	25,335.78	6,260.38
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,605.66	6,018.20	(3,412.54)
425.00 · Repairs & Maint. Bldg.	180.00	8,089.40	(7,909.40)
427.00 · Elevator	3,598.11	1,666.65	1,931.46
431.00 · Fire Alarm Bldg	1,786.91	625.00	1,161.91
456.00 · Cable TV Expense	7,587.30	7,703.50	(116.20)
Total Other Expense	15,757.98	24,102.75	(8,344.77)
Net Other Income	(15,757.98)	(24,102.75)	8,344.77
Net Income	15,838.18	1,233.03	14,605.15

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

	Jul - Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,311.19	42,311.25	(0.06)
303.00 · Interest Income	18.42	0.00	18.42
304.00 · Finance Charges & Late Fees	38.24	0.00	38.24
308.00 · Cable TV Assessments	5,296.06	5,296.15	(0.09)
Total Income	47,663.91	47,607.40	56.51
Expense			
401.00 · Accounting	1,009.22	996.50	12.72
402.00 · Administrative	801.94	830.40	(28.46)
403.00 · Manager's Fee	3,709.45	3,709.45	0.00
406.00 · Insurance	6,779.85	7,730.85	(951.00)
408.00 · Legal	47.84	249.15	(201.31)
409.00 · Manager's Unit	646.55	646.55	0.00
410.00 · Pool Maintenance	1,018.60	1,245.65	(227.05)
410.02 · Pool - Gas Expense	468.59	991.90	(523.31)
411.00 · Snow Removal	298.94	531.46	(232.52)
412.00 · Repairs & Maint. - Project	850.96	664.35	186.61
413.00 · Fire Alarm - Project	0.00	332.15	(332.15)
414.00 · Trash	2,406.07	2,089.50	316.57
421.00 · Depreciation - Mgr's Unit 504	321.35	321.35	0.00
422.00 · Electricity	1,467.45	2,677.30	(1,209.85)
424.00 · Water & Sewer	5,900.56	6,332.95	(432.39)
437.00 · Landscaping	797.20	1,062.92	(265.72)
438.00 · 504 Repairs & Maintenance	0.00	83.05	(83.05)
Total Expense	26,524.57	30,495.48	(3,970.91)
Net Ordinary Income	21,139.34	17,111.92	4,027.42
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,453.06	3,420.60	(1,967.54)
425.00 · Repairs & Maint. Bldg.	850.00	5,717.15	(4,867.15)
427.00 · Elevator	2,473.70	1,111.10	1,362.60
431.00 · Fire Alarm Bldg	1,228.50	625.00	603.50
456.00 · Cable TV Expense	5,216.30	5,296.15	(79.85)
Total Other Expense	11,221.56	16,170.00	(4,948.44)
Net Other Income	(11,221.56)	(16,170.00)	4,948.44
Net Income	9,917.78	941.92	8,975.86

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

	Jul - Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	52,125.53	52,125.45	0.08
303.00 · Interest Income	22.62	0.00	22.62
304.00 · Finance Charges & Late Fees	46.90	0.00	46.90
307.00 · Reserve Assessments	10,416.77	10,416.65	0.12
308.00 · Cable TV Assessments	7,221.90	7,222.05	(0.15)
Total Income	69,833.72	69,764.15	69.57
Expense			
401.00 · Accounting	1,237.64	1,222.00	15.64
402.00 · Administrative	983.42	1,018.35	(34.93)
403.00 · Manager's Fee	4,548.85	4,548.85	0.00
406.00 · Insurance	8,314.10	9,480.25	(1,166.15)
408.00 · Legal	58.65	305.50	(246.85)
409.00 · Manager's Unit	792.85	792.85	0.00
410.00 · Pool Maintenance	1,249.11	1,527.50	(278.39)
410.02 · Pool - Gas Expense	574.63	1,216.35	(641.72)
411.00 · Snow Removal	366.60	651.74	(285.14)
412.00 · Repairs & Maint. - Project	1,043.54	814.65	228.89
413.00 · Fire Alarm - Project	0.00	407.35	(407.35)
414.00 · Trash	2,950.59	2,562.35	388.24
421.00 · Depreciation - Mgr's Unit 504	394.10	394.10	0.00
422.00 · Electricity	1,799.52	3,283.20	(1,483.68)
424.00 · Water & Sewer	7,235.81	7,766.05	(530.24)
437.00 · Landscaping	977.60	1,303.48	(325.88)
438.00 · 504 Repairs & Maintenance	0.00	101.85	(101.85)
Total Expense	32,527.01	37,396.42	(4,869.41)
Net Ordinary Income	37,306.71	32,367.73	4,938.98
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,972.76	4,451.50	(2,478.74)
425.00 · Repairs & Maint. Bldg.	0.00	1,014.85	(1,014.85)
430.00 · Reserve Funds Bldg	10,416.76	10,416.65	0.11
431.00 · Fire Alarm Bldg	736.00	416.65	319.35
453.00 · Flood Insurance	6,698.75	7,368.65	(669.90)
456.00 · Cable TV Expense	7,113.10	7,222.05	(108.95)
Total Other Expense	26,937.37	30,890.35	(3,952.98)
Net Other Income	(26,937.37)	(30,890.35)	3,952.98
Net Income	10,369.34	1,477.38	8,891.96

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

	Jul - Nov 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	6,991.95	6,992.10	(0.15)
303.00 · Interest Income	2.85	0.00	2.85
304.00 · Finance Charges & Late Fees	5.89	0.00	5.89
Total Income	7,000.69	6,992.10	8.59
Expense			
401.00 · Accounting	155.51	153.50	2.01
402.00 · Administrative	123.61	127.90	(4.29)
403.00 · Manager's Fee	571.40	571.40	0.00
406.00 · Insurance	1,044.35	1,190.85	(146.50)
408.00 · Legal	7.37	38.40	(31.03)
409.00 · Manager's Unit	99.60	99.60	0.00
410.00 · Pool Maintenance	156.91	191.90	(34.99)
410.02 · Pool - Gas Expense	72.18	152.80	(80.62)
411.00 · Snow Removal	46.06	81.86	(35.80)
412.00 · Repairs & Maint. - Project	131.09	102.35	28.74
413.00 · Fire Alarm - Project	0.00	51.15	(51.15)
414.00 · Trash	370.64	321.85	48.79
421.00 · Depreciation - Mgr's Unit 504	49.50	49.50	0.00
422.00 · Electricity	226.05	412.40	(186.35)
424.00 · Water & Sewer	908.92	975.55	(66.63)
437.00 · Landscaping	122.80	163.72	(40.92)
438.00 · 504 Repairs & Maintenance	0.00	12.80	(12.80)
Total Expense	4,085.99	4,697.53	(611.54)
Net Ordinary Income	2,914.70	2,294.57	620.13
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	605.02	1,592.65	(987.63)
425.00 · Repairs & Maint. Bldg.	0.00	621.05	(621.05)
Total Other Expense	605.02	2,213.70	(1,608.68)
Net Other Income	(605.02)	(2,213.70)	1,608.68
Net Income	2,309.68	80.87	2,228.81