



**SPAETH AND COMPANY, INC.**  
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717  
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[www.spaethandco.com](http://www.spaethandco.com)

June 22, 2026

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

Re: Financial Statements  
For the Ten Months Ended April 30, 2026

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 4/30/26, the year-to-date operating net profit is \$67,259.99. Comparatively, the year-to-date operating net profit as of 4/30/25 was \$18,011.27. This is a favorable difference of \$49,248.72. This year there is a significant decrease to pool maintenance, pool gas, trash removal, electricity and water & sewer. This was partially offset by an increase to accounting (audit), insurance, legal, manager's unit, repairs & maintenance, gas/heating, elevator and fire alarm. There was also an increase to the operating portion of the dues and high interest income.

The association budgeted net income as of 4/30/26 was \$-3,921.11. Actual net income was \$67,259.99. This is a favorable difference of \$71,181.10 as of 4/30/26. Trash removal, electricity, water & sewer, gas/heating, roof snow removal, fire alarm, flood insurance and cable TV/internet are under budget. There is also significant interest income. Accounting, insurance, legal, manager's unit, repairs & maintenance 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, 2026

|                                              | Apr 30, 26          |
|----------------------------------------------|---------------------|
| <b>ASSETS</b>                                |                     |
| Current Assets                               |                     |
| Checking/Savings                             |                     |
| 102.10 · Cash in Reserve - UMB               | 3,770,310.73        |
| 102.8 · Cash in Op. Checking - UMB           | 70,255.48           |
| Total Checking/Savings                       | 3,840,566.21        |
| Accounts Receivable                          |                     |
| 104.00 · Accounts Receivable                 | 65,688.08           |
| Total Accounts Receivable                    | 65,688.08           |
| Other Current Assets                         |                     |
| 108.00 · Prepaid Expenses                    |                     |
| 108.10 · Prepaid Insurance                   | 5,505.30            |
| 108.20 · Prepaid Flood Insurance             | 14,737.25           |
| 108.30 · Prepaid Income Tax                  | 29,000.00           |
| 108.00 · Prepaid Expenses - Other            | 2,248.21            |
| Total 108.00 · Prepaid Expenses              | 51,490.76           |
| 110.00 · Bill to Owner                       | 78.00               |
| Total Other Current Assets                   | 51,568.76           |
| Total Current Assets                         | 3,957,823.05        |
| 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        | (101,262.74)        |
| 114.30 · Accum. Depreciation-Equipment       | (7,544.75)          |
| Total 114.00 · Accum. Depreciation           | (108,807.49)        |
| Total Fixed Assets                           | 109,932.00          |
| <b>TOTAL ASSETS</b>                          | <b>4,067,755.05</b> |
| <b>LIABILITIES &amp; EQUITY</b>              |                     |
| Liabilities                                  |                     |
| Current Liabilities                          |                     |
| Accounts Payable                             |                     |
| 201.00 · Accounts Payable                    | 436,025.31          |
| Total Accounts Payable                       | 436,025.31          |
| Total Current Liabilities                    | 436,025.31          |
| Total Liabilities                            | 436,025.31          |
| Equity                                       |                     |
| 215.00 · Working Capital Deposits            | 26,500.00           |
| 217.01 · Reserve Fund - Appropriated         |                     |
| 217.10 · Reserve Fund 100/200                | 729,851.78          |
| 217.20 · Reserve Fund 300                    | 1,022,968.10        |
| 217.30 · Reserve Fund 400                    | 680,811.12          |
| 217.40 · Reserve Fund 500                    | 880,648.30          |
| 217.50 · Reserve Fund Garage                 | 105,363.78          |
| Total 217.01 · Reserve Fund - Appropriated   | 3,419,643.08        |
| 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                                   | 67,259.99           |
| Total Equity                                 | 3,631,729.74        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>        | <b>4,067,755.05</b> |

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

|                                        | Apr 26      | Apr 25      | \$ Change  |
|----------------------------------------|-------------|-------------|------------|
| Ordinary Income/Expense                |             |             |            |
| Income                                 |             |             |            |
| 301.00 · Operating Assessments         | 42,663.29   | 41,939.80   | 723.49     |
| 303.00 · Interest Income               | 9,128.05    | 333.77      | 8,794.28   |
| 304.00 · Finance Charges & Late Fees   | 758.92      | 347.37      | 411.55     |
| 307.00 · Reserve Assessments           | 1,654.63    | 2,150.03    | (495.40)   |
| 308.00 · Cable TV Assessments          | 5,469.12    | 5,199.66    | 269.46     |
| Total Income                           | 59,674.01   | 49,970.63   | 9,703.38   |
| Expense                                |             |             |            |
| 401.00 · Accounting                    | 906.00      | 959.00      | (53.00)    |
| 402.00 · Administrative                | 879.36      | 973.71      | (94.35)    |
| 403.00 · Manager's Fee                 | 3,834.14    | 3,722.47    | 111.67     |
| 406.00 · Insurance                     | 11,010.59   | 7,769.50    | 3,241.09   |
| 408.00 · Legal                         | 432.00      | 0.00        | 432.00     |
| 409.00 · Manager's Unit                | 5,016.31    | 6,794.25    | (1,777.94) |
| 410.00 · Pool Maintenance              | 0.00        | 543.75      | (543.75)   |
| 410.02 · Pool - Gas Expense            | 57.96       | 622.97      | (565.01)   |
| 411.00 · Snow Removal                  | 1,500.00    | 1,500.00    | 0.00       |
| 412.00 · Repairs & Maint. - Project    | 342.06      | 428.44      | (86.38)    |
| 414.00 · Trash                         | 2,411.79    | 3,126.46    | (714.67)   |
| 421.00 · Depreciation - Mgr's Unit 504 | 322.50      | 322.50      | 0.00       |
| 422.00 · Electricity                   | 1,354.18    | 3,071.55    | (1,717.37) |
| 424.00 · Water & Sewer                 | 3,761.01    | 3,849.71    | (88.70)    |
| 437.00 · Landscaping                   | 96.27       | 0.00        | 96.27      |
| Total Expense                          | 31,924.17   | 33,684.31   | (1,760.14) |
| Net Ordinary Income                    | 27,749.84   | 16,286.32   | 11,463.52  |
| Other Income/Expense                   |             |             |            |
| Other Expense                          |             |             |            |
| 423.00 · Gas/Heating                   | 2,096.91    | 2,490.71    | (393.80)   |
| 425.00 · Repairs & Maint. Bldg.        | 2,318.55    | 795.00      | 1,523.55   |
| 427.00 · Elevator                      | 1,306.01    | 1,256.61    | 49.40      |
| 430.00 · Reserve Funds Bldg            | 1,654.63    | 2,150.03    | (495.40)   |
| 431.00 · Fire Alarm Bldg               | 250.00      | 660.00      | (410.00)   |
| 453.00 · Flood Insurance               | 1,339.75    | 1,339.75    | 0.00       |
| 456.00 · Cable TV Expense              | 4,701.44    | 5,330.84    | (629.40)   |
| Total Other Expense                    | 13,667.29   | 14,022.94   | (355.65)   |
| Net Other Income                       | (13,667.29) | (14,022.94) | 355.65     |
| Net Income                             | 14,082.55   | 2,263.38    | 11,819.17  |

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

|                                        | Jul '25 - Apr 26 | Jul '24 - Apr 25 | \$ Change   |
|----------------------------------------|------------------|------------------|-------------|
| Ordinary Income/Expense                |                  |                  |             |
| Income                                 |                  |                  |             |
| 301.00 · Operating Assessments         | 426,633.14       | 419,398.01       | 7,235.13    |
| 303.00 · Interest Income               | 105,021.15       | 703.13           | 104,318.02  |
| 304.00 · Finance Charges & Late Fees   | 3,034.15         | 1,299.63         | 1,734.52    |
| 305.00 · Holy Cross Equity Refund      | 0.00             | 514.31           | (514.31)    |
| 307.00 · Reserve Assessments           | 16,546.14        | 21,500.25        | (4,954.11)  |
| 308.00 · Cable TV Assessments          | 54,691.20        | 51,997.14        | 2,694.06    |
| Total Income                           | 605,925.78       | 495,412.47       | 110,513.31  |
| Expense                                |                  |                  |             |
| 401.00 · Accounting                    | 23,596.16        | 10,416.33        | 13,179.83   |
| 402.00 · Administrative                | 9,391.43         | 8,647.63         | 743.80      |
| 403.00 · Manager's Fee                 | 38,341.40        | 37,224.70        | 1,116.70    |
| 406.00 · Insurance                     | 89,038.81        | 71,351.07        | 17,687.74   |
| 408.00 · Legal                         | 5,099.00         | 948.00           | 4,151.00    |
| 409.00 · Manager's Unit                | 39,923.18        | 31,069.91        | 8,853.27    |
| 410.00 · Pool Maintenance              | 0.00             | 11,337.92        | (11,337.92) |
| 410.02 · Pool - Gas Expense            | 581.11           | 7,108.00         | (6,526.89)  |
| 411.00 · Snow Removal                  | 24,768.15        | 24,916.53        | (148.38)    |
| 412.00 · Repairs & Maint. - Project    | 7,347.31         | 8,181.22         | (833.91)    |
| 414.00 · Trash                         | 22,515.42        | 25,776.19        | (3,260.77)  |
| 416.00 · Real Estate Taxes             | 1,941.13         | 1,522.12         | 419.01      |
| 421.00 · Depreciation - Mgr's Unit 504 | 3,225.00         | 3,225.00         | 0.00        |
| 422.00 · Electricity                   | 21,257.07        | 28,358.08        | (7,101.01)  |
| 424.00 · Water & Sewer                 | 39,767.57        | 50,281.63        | (10,514.06) |
| 437.00 · Landscaping                   | 4,096.27         | 4,000.00         | 96.27       |
| Total Expense                          | 330,889.01       | 324,364.33       | 6,524.68    |
| Net Ordinary Income                    | 275,036.77       | 171,048.14       | 103,988.63  |
| Other Income/Expense                   |                  |                  |             |
| Other Expense                          |                  |                  |             |
| 423.00 · Gas/Heating                   | 32,746.68        | 28,346.04        | 4,400.64    |
| 425.00 · Repairs & Maint. Bldg.        | 63,593.64        | 20,526.65        | 43,066.99   |
| 427.00 · Elevator                      | 19,081.85        | 9,259.43         | 9,822.42    |
| 430.00 · Reserve Funds Bldg            | 16,546.14        | 21,500.24        | (4,954.10)  |
| 431.00 · Fire Alarm Bldg               | 12,242.46        | 8,164.41         | 4,078.05    |
| 453.00 · Flood Insurance               | 13,397.50        | 13,397.50        | 0.00        |
| 456.00 · Cable TV Expense              | 50,168.51        | 51,842.60        | (1,674.09)  |
| Total Other Expense                    | 207,776.78       | 153,036.87       | 54,739.91   |
| Net Other Income                       | (207,776.78)     | (153,036.87)     | (54,739.91) |
| Net Income                             | 67,259.99        | 18,011.27        | 49,248.72   |

Breakaway West Association, Inc.  
Combined Operating Profit & Loss Budget vs. Actual MTD  
April 2026

|                                        | Apr 26      | Budget      | \$ Over Budget |
|----------------------------------------|-------------|-------------|----------------|
| Ordinary Income/Expense                |             |             |                |
| Income                                 |             |             |                |
| 301.00 · Operating Assessments         | 42,663.29   | 42,663.41   | (0.12)         |
| 303.00 · Interest Income               | 9,128.05    | 0.00        | 9,128.05       |
| 304.00 · Finance Charges & Late Fees   | 758.92      | 0.00        | 758.92         |
| 307.00 · Reserve Assessments           | 1,654.63    | 1,654.59    | 0.04           |
| 308.00 · Cable TV Assessments          | 5,469.12    | 5,469.12    | 0.00           |
| Total Income                           | 59,674.01   | 49,787.12   | 9,886.89       |
| Expense                                |             |             |                |
| 401.00 · Accounting                    | 906.00      | 2,125.01    | (1,219.01)     |
| 402.00 · Administrative                | 879.36      | 916.66      | (37.30)        |
| 403.00 · Manager's Fee                 | 3,834.14    | 3,834.14    | 0.00           |
| 406.00 · Insurance                     | 11,010.59   | 8,326.96    | 2,683.63       |
| 408.00 · Legal                         | 432.00      | 250.01      | 181.99         |
| 409.00 · Manager's Unit                | 5,016.31    | 2,822.02    | 2,194.29       |
| 410.02 · Pool - Gas Expense            | 57.96       | 0.00        | 57.96          |
| 411.00 · Snow Removal                  | 1,500.00    | 1,500.00    | 0.00           |
| 412.00 · Repairs & Maint. - Project    | 342.06      | 666.67      | (324.61)       |
| 414.00 · Trash                         | 2,411.79    | 2,617.32    | (205.53)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 322.50      | 322.50      | 0.00           |
| 422.00 · Electricity                   | 1,354.18    | 2,728.58    | (1,374.40)     |
| 424.00 · Water & Sewer                 | 3,761.01    | 5,300.82    | (1,539.81)     |
| 437.00 · Landscaping                   | 96.27       | 0.00        | 96.27          |
| 438.00 · 504 Repairs & Maintenance     | 0.00        | 83.34       | (83.34)        |
| Total Expense                          | 31,924.17   | 31,494.03   | 430.14         |
| Net Ordinary Income                    | 27,749.84   | 18,293.09   | 9,456.75       |
| Other Income/Expense                   |             |             |                |
| Other Expense                          |             |             |                |
| 423.00 · Gas/Heating                   | 2,096.91    | 4,103.90    | (2,006.99)     |
| 425.00 · Repairs & Maint. Bldg.        | 2,318.55    | 1,825.81    | 492.74         |
| 427.00 · Elevator                      | 1,306.01    | 555.55      | 750.46         |
| 430.00 · Reserve Funds Bldg            | 1,654.63    | 1,654.59    | 0.04           |
| 431.00 · Fire Alarm Bldg               | 250.00      | 1,750.00    | (1,500.00)     |
| 453.00 · Flood Insurance               | 1,339.75    | 1,473.73    | (133.98)       |
| 456.00 · Cable TV Expense              | 4,701.44    | 5,469.12    | (767.68)       |
| Total Other Expense                    | 13,667.29   | 16,832.70   | (3,165.41)     |
| Net Other Income                       | (13,667.29) | (16,832.70) | 3,165.41       |
| Net Income                             | 14,082.55   | 1,460.39    | 12,622.16      |

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

|                                        | Jul '25 - Apr 26 | Budget         | \$ Over Budget |
|----------------------------------------|------------------|----------------|----------------|
| Ordinary Income/Expense                |                  |                |                |
| Income                                 |                  |                |                |
| 301.00 · Operating Assessments         | 426,633.14       | 426,634.10     | (0.96)         |
| 303.00 · Interest Income               | 105,021.15       | 0.00           | 105,021.15     |
| 304.00 · Finance Charges & Late Fees   | 3,034.15         | 0.00           | 3,034.15       |
| 307.00 · Reserve Assessments           | 16,546.14        | 1,163,545.78   | (1,146,999.64) |
| 308.00 · Cable TV Assessments          | 54,691.20        | 54,691.20      | 0.00           |
| Total Income                           | 605,925.78       | 1,644,871.08   | (1,038,945.30) |
| Expense                                |                  |                |                |
| 401.00 · Accounting                    | 23,596.16        | 21,250.10      | 2,346.06       |
| 402.00 · Administrative                | 9,391.43         | 9,166.60       | 224.83         |
| 403.00 · Manager's Fee                 | 38,341.40        | 38,341.40      | 0.00           |
| 406.00 · Insurance                     | 89,038.81        | 83,269.60      | 5,769.21       |
| 408.00 · Legal                         | 5,099.00         | 2,500.10       | 2,598.90       |
| 409.00 · Manager's Unit                | 39,923.18        | 28,220.20      | 11,702.98      |
| 410.02 · Pool - Gas Expense            | 581.11           | 0.00           | 581.11         |
| 411.00 · Snow Removal                  | 24,768.15        | 24,000.00      | 768.15         |
| 412.00 · Repairs & Maint. - Project    | 7,347.31         | 6,666.70       | 680.61         |
| 414.00 · Trash                         | 22,515.42        | 26,173.20      | (3,657.78)     |
| 416.00 · Real Estate Taxes             | 1,941.13         | 1,525.01       | 416.12         |
| 421.00 · Depreciation - Mgr's Unit 504 | 3,225.00         | 3,225.00       | 0.00           |
| 422.00 · Electricity                   | 21,257.07        | 27,285.80      | (6,028.73)     |
| 424.00 · Water & Sewer                 | 39,767.57        | 53,008.20      | (13,240.63)    |
| 437.00 · Landscaping                   | 4,096.27         | 4,000.00       | 96.27          |
| 438.00 · 504 Repairs & Maintenance     | 0.00             | 833.40         | (833.40)       |
| Total Expense                          | 330,889.01       | 329,465.31     | 1,423.70       |
| Net Ordinary Income                    | 275,036.77       | 1,315,405.77   | (1,040,369.00) |
| Other Income/Expense                   |                  |                |                |
| Other Expense                          |                  |                |                |
| 423.00 · Gas/Heating                   | 32,746.68        | 41,039.00      | (8,292.32)     |
| 425.00 · Repairs & Maint. Bldg.        | 63,593.64        | 18,258.10      | 45,335.54      |
| 427.00 · Elevator                      | 19,081.85        | 5,555.50       | 13,526.35      |
| 429.00 · Roof Snow Removal             | 0.00             | 4,000.00       | (4,000.00)     |
| 430.00 · Reserve Funds Bldg            | 16,546.14        | 1,163,545.78   | (1,146,999.64) |
| 431.00 · Fire Alarm Bldg               | 12,242.46        | 17,500.00      | (5,257.54)     |
| 453.00 · Flood Insurance               | 13,397.50        | 14,737.30      | (1,339.80)     |
| 456.00 · Cable TV Expense              | 50,168.51        | 54,691.20      | (4,522.69)     |
| Total Other Expense                    | 207,776.78       | 1,319,326.88   | (1,111,550.10) |
| Net Other Income                       | (207,776.78)     | (1,319,326.88) | 1,111,550.10   |
| Net Income                             | 67,259.99        | (3,921.11)     | 71,181.10      |

**Breakaway West Association, Inc.**  
**Disbursement Report**  
**As of April 30, 2026**

| Type                                         | Date       | Num      | Name                                      | Memo                                            | Amount       |
|----------------------------------------------|------------|----------|-------------------------------------------|-------------------------------------------------|--------------|
| 102.10 · Cash in Reserve - UMB               |            |          |                                           |                                                 |              |
| Total 102.10 · Cash in Reserve - UMB         |            |          |                                           |                                                 |              |
| 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 - UMB           |            |          |                                           |                                                 |              |
| Bill Pmt -Check                              | 04/01/2026 | Autopay  | Xcel Energy                               | 53-1013571-8                                    | (5,442.77)   |
| Bill Pmt -Check                              | 04/01/2026 | Draft    | Vail Honeywagon Enterprises, LLC          | 4/1-4/30                                        | (2,411.79)   |
| Bill Pmt -Check                              | 04/06/2026 | 11529    | CMT Technical Services (Corp)             | Re: Garage and Pool Deck - 2/16-3/15            | (587.25)     |
| Bill Pmt -Check                              | 04/06/2026 | 11530    | Martin/Martin, Inc.                       | Re: Pool deck & common area project - Projec... | (6,031.25)   |
| Bill Pmt -Check                              | 04/06/2026 | 11531    | McMahan and Associates, LLC               | 2025 Audit Preparation                          | (11,460.00)  |
| Bill Pmt -Check                              | 04/06/2026 | 11532    | Spaeth and Company, Inc.                  |                                                 | (1,559.11)   |
| Bill Pmt -Check                              | 04/06/2026 | 11533    | Vail Alarm Inc.                           |                                                 | (1,017.00)   |
| Bill Pmt -Check                              | 04/06/2026 | 11534    | Vail Valley Ace Hardware                  | 312                                             | (229.47)     |
| Check                                        | 04/12/2026 | Auto-Pay | Comcast                                   | 4/1-4/30                                        | (4,701.44)   |
| Check                                        | 04/15/2026 | EFT      | Farmers Insurance                         | 1/15/26-1/15/27 Prop/Liab/Umbr                  | (11,010.58)  |
| Bill Pmt -Check                              | 04/19/2026 |          | Comcast - DSL                             | QuickBooks generated zero amount transactio...  | 0.00         |
| Bill Pmt -Check                              | 04/19/2026 | Draft    | Eagle River Water & Sanitation District   | 2/27-3/31                                       | (4,329.70)   |
| Bill Pmt -Check                              | 04/22/2026 | 11535    | A. D. Miller Services, Inc.               | Re: Garage and Pool Deck - 1/31-2/28            | (433,252.36) |
| Bill Pmt -Check                              | 04/22/2026 | 11536    | Golden Eagle Htg Cooling & Drain Cleaning | 500 Bldg - Heat system repairs                  | (1,824.00)   |
| Bill Pmt -Check                              | 04/22/2026 | 11537    | OAC Management, Inc.                      | Re: Pool deck & common area project - March     | (10,213.75)  |
| Bill Pmt -Check                              | 04/22/2026 | 11538    | Steve Burns                               |                                                 | (5,891.29)   |
| Bill Pmt -Check                              | 04/22/2026 | 11539    | Vail Alarm Inc.                           | 300/400 Bldg - Panel programming                | (250.00)     |
| Bill Pmt -Check                              | 04/22/2026 | 11540    | Vail Valley Ace Hardware                  | 312                                             | (45.93)      |
| Bill Pmt -Check                              | 04/22/2026 | 11541    | Vail Valley Garage Door LLC               | 100 Bldg - Garage door maintenance              | (252.66)     |
| Check                                        | 04/30/2026 | Draft    | Century Link                              | 4/19-5/18 970-476-7309 666B                     | (111.13)     |
| Check                                        | 04/30/2026 | Draft    | Century Link                              | 4/13-5/12 970-476-2196 518B                     | (155.33)     |
| Check                                        | 04/30/2026 | Draft    | Century Link                              | 4/13-5/12 970-476-3957 457B                     | (463.74)     |
| Check                                        | 04/30/2026 | Auto-Pay | Holy Cross Energy                         | 3/22-4/22                                       | (1,628.36)   |
| Total 102.8 · Cash in Op. Checking - UMB     |            |          |                                           |                                                 | (502,868.91) |
| TOTAL                                        |            |          |                                           |                                                 | (502,868.91) |

Breakaway West Association, Inc.  
100/200 Comparison to Budget - MTD  
April 2026

|                                        | Apr 26     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 9,151.14   | 9,151.19   | (0.05)         |
| 303.00 · Interest Income               | 1,969.83   | 0.00       | 1,969.83       |
| 304.00 · Finance Charges & Late Fees   | 163.78     | 0.00       | 163.78         |
| 308.00 · Cable TV Assessments          | 1,215.36   | 1,215.36   | 0.00           |
| Total Income                           | 12,500.11  | 10,366.55  | 2,133.56       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 195.51     | 458.58     | (263.07)       |
| 402.00 · Administrative                | 189.76     | 197.82     | (8.06)         |
| 403.00 · Manager's Fee                 | 827.41     | 827.41     | 0.00           |
| 406.00 · Insurance                     | 2,376.08   | 1,796.96   | 579.12         |
| 408.00 · Legal                         | 93.23      | 53.95      | 39.28          |
| 409.00 · Manager's Unit                | 1,082.52   | 608.99     | 473.53         |
| 410.02 · Pool - Gas Expense            | 12.51      | 0.00       | 12.51          |
| 411.00 · Snow Removal                  | 323.70     | 323.70     | 0.00           |
| 412.00 · Repairs & Maint. - Project    | 73.82      | 143.87     | (70.05)        |
| 414.00 · Trash                         | 520.46     | 564.82     | (44.36)        |
| 421.00 · Depreciation - Mgr's Unit 504 | 69.60      | 69.60      | 0.00           |
| 422.00 · Electricity                   | 292.23     | 588.83     | (296.60)       |
| 424.00 · Water & Sewer                 | 811.63     | 1,143.92   | (332.29)       |
| 437.00 · Landscaping                   | 20.78      | 0.00       | 20.78          |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 17.98      | (17.98)        |
| Total Expense                          | 6,889.24   | 6,796.43   | 92.81          |
| Net Ordinary Income                    | 5,610.87   | 3,570.12   | 2,040.75       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 369.35     | 1,007.31   | (637.96)       |
| 425.00 · Repairs & Maint. Bldg.        | 494.55     | 669.60     | (175.05)       |
| 431.00 · Fire Alarm Bldg               | 0.00       | 434.65     | (434.65)       |
| 456.00 · Cable TV Expense              | 1,044.76   | 1,215.36   | (170.60)       |
| Total Other Expense                    | 1,908.66   | 3,326.92   | (1,418.26)     |
| Net Other Income                       | (1,908.66) | (3,326.92) | 1,418.26       |
| Net Income                             | 3,702.21   | 243.20     | 3,459.01       |

Breakaway West Association, Inc.  
300 Comparison to Budget - MTD  
April 2026

|                                        | Apr 26     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 12,835.71  | 12,835.70  | 0.01           |
| 303.00 · Interest Income               | 2,827.87   | 0.00       | 2,827.87       |
| 304.00 · Finance Charges & Late Fees   | 235.11     | 0.00       | 235.11         |
| 307.00 · Reserve Assessments           | 91.65      | 91.67      | (0.02)         |
| 308.00 · Cable TV Assessments          | 1,620.48   | 1,620.48   | 0.00           |
| Total Income                           | 17,610.82  | 14,547.85  | 3,062.97       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 280.67     | 658.33     | (377.66)       |
| 402.00 · Administrative                | 272.43     | 283.98     | (11.55)        |
| 403.00 · Manager's Fee                 | 1,187.82   | 1,187.82   | 0.00           |
| 406.00 · Insurance                     | 3,411.08   | 2,579.69   | 831.39         |
| 408.00 · Legal                         | 133.83     | 77.45      | 56.38          |
| 409.00 · Manager's Unit                | 1,554.05   | 874.26     | 679.79         |
| 410.02 · Pool - Gas Expense            | 17.95      | 0.00       | 17.95          |
| 411.00 · Snow Removal                  | 464.70     | 464.70     | 0.00           |
| 412.00 · Repairs & Maint. - Project    | 105.97     | 206.53     | (100.56)       |
| 414.00 · Trash                         | 747.17     | 810.85     | (63.68)        |
| 421.00 · Depreciation - Mgr's Unit 504 | 99.91      | 99.91      | 0.00           |
| 422.00 · Electricity                   | 419.52     | 845.31     | (425.79)       |
| 424.00 · Water & Sewer                 | 1,165.16   | 1,642.19   | (477.03)       |
| 437.00 · Landscaping                   | 29.82      | 0.00       | 29.82          |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 25.82      | (25.82)        |
| Total Expense                          | 9,890.08   | 9,756.84   | 133.24         |
| Net Ordinary Income                    | 7,720.74   | 4,791.01   | 2,929.73       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 739.53     | 1,203.64   | (464.11)       |
| 425.00 · Repairs & Maint. Bldg.        | 0.00       | 666.90     | (666.90)       |
| 427.00 · Elevator                      | 773.93     | 333.33     | 440.60         |
| 430.00 · Reserve Funds Bldg            | 91.65      | 91.67      | (0.02)         |
| 431.00 · Fire Alarm Bldg               | 148.15     | 442.48     | (294.33)       |
| 456.00 · Cable TV Expense              | 1,393.02   | 1,620.48   | (227.46)       |
| Total Other Expense                    | 3,146.28   | 4,358.50   | (1,212.22)     |
| Net Other Income                       | (3,146.28) | (4,358.50) | 1,212.22       |
| Net Income                             | 4,574.46   | 432.51     | 4,141.95       |

Breakaway West Association, Inc.  
400 Comparison to Budget - MTD  
April 2026

|                                        | Apr 26     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 8,257.39   | 8,257.39   | 0.00           |
| 303.00 · Interest Income               | 1,819.22   | 0.00       | 1,819.22       |
| 304.00 · Finance Charges & Late Fees   | 151.25     | 0.00       | 151.25         |
| 307.00 · Reserve Assessments           | 149.99     | 150.00     | (0.01)         |
| 308.00 · Cable TV Assessments          | 1,114.08   | 1,114.08   | 0.00           |
| Total Income                           | 11,491.93  | 9,521.47   | 1,970.46       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 180.57     | 423.51     | (242.94)       |
| 402.00 · Administrative                | 175.26     | 182.69     | (7.43)         |
| 403.00 · Manager's Fee                 | 764.14     | 764.14     | 0.00           |
| 406.00 · Insurance                     | 2,194.41   | 1,659.56   | 534.85         |
| 408.00 · Legal                         | 86.10      | 49.83      | 36.27          |
| 409.00 · Manager's Unit                | 999.75     | 562.43     | 437.32         |
| 410.02 · Pool - Gas Expense            | 11.55      | 0.00       | 11.55          |
| 411.00 · Snow Removal                  | 298.94     | 298.94     | 0.00           |
| 412.00 · Repairs & Maint. - Project    | 68.17      | 132.87     | (64.70)        |
| 414.00 · Trash                         | 480.67     | 521.63     | (40.96)        |
| 421.00 · Depreciation - Mgr's Unit 504 | 64.27      | 64.27      | 0.00           |
| 422.00 · Electricity                   | 269.89     | 543.81     | (273.92)       |
| 424.00 · Water & Sewer                 | 749.57     | 1,056.45   | (306.88)       |
| 437.00 · Landscaping                   | 19.19      | 0.00       | 19.19          |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 16.61      | (16.61)        |
| Total Expense                          | 6,362.48   | 6,276.74   | 85.74          |
| Net Ordinary Income                    | 5,129.45   | 3,244.73   | 1,884.72       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 360.66     | 684.12     | (323.46)       |
| 425.00 · Repairs & Maint. Bldg.        | 0.00       | 333.06     | (333.06)       |
| 427.00 · Elevator                      | 532.08     | 222.22     | 309.86         |
| 430.00 · Reserve Funds Bldg            | 149.99     | 150.00     | (0.01)         |
| 431.00 · Fire Alarm Bldg               | 101.85     | 433.28     | (331.43)       |
| 456.00 · Cable TV Expense              | 957.70     | 1,114.08   | (156.38)       |
| Total Other Expense                    | 2,102.28   | 2,936.76   | (834.48)       |
| Net Other Income                       | (2,102.28) | (2,936.76) | 834.48         |
| Net Income                             | 3,027.17   | 307.97     | 2,719.20       |

Breakaway West Association, Inc.  
500 Comparison to Budget - MTD  
April 2026

|                                        | Apr 26     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 11,026.15  | 11,026.13  | 0.02           |
| 303.00 · Interest Income               | 2,230.90   | 0.00       | 2,230.90       |
| 304.00 · Finance Charges & Late Fees   | 185.48     | 0.00       | 185.48         |
| 307.00 · Reserve Assessments           | 1,407.50   | 1,407.50   | 0.00           |
| 308.00 · Cable TV Assessments          | 1,519.20   | 1,519.20   | 0.00           |
| Total Income                           | 16,369.23  | 13,952.83  | 2,416.40       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 221.42     | 519.35     | (297.93)       |
| 402.00 · Administrative                | 214.91     | 224.03     | (9.12)         |
| 403.00 · Manager's Fee                 | 937.06     | 937.06     | 0.00           |
| 406.00 · Insurance                     | 2,690.99   | 2,035.11   | 655.88         |
| 408.00 · Legal                         | 105.58     | 61.10      | 44.48          |
| 409.00 · Manager's Unit                | 1,225.99   | 689.70     | 536.29         |
| 410.02 · Pool - Gas Expense            | 14.17      | 0.00       | 14.17          |
| 411.00 · Snow Removal                  | 366.60     | 366.60     | 0.00           |
| 412.00 · Repairs & Maint. - Project    | 83.60      | 162.93     | (79.33)        |
| 414.00 · Trash                         | 589.44     | 639.67     | (50.23)        |
| 421.00 · Depreciation - Mgr's Unit 504 | 78.82      | 78.82      | 0.00           |
| 422.00 · Electricity                   | 330.96     | 666.86     | (335.90)       |
| 424.00 · Water & Sewer                 | 919.19     | 1,295.52   | (376.33)       |
| 437.00 · Landscaping                   | 23.53      | 0.00       | 23.53          |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 20.37      | (20.37)        |
| Total Expense                          | 7,802.26   | 7,697.12   | 105.14         |
| Net Ordinary Income                    | 8,566.97   | 6,255.71   | 2,311.26       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 488.95     | 890.30     | (401.35)       |
| 425.00 · Repairs & Maint. Bldg.        | 1,824.00   | 85.81      | 1,738.19       |
| 430.00 · Reserve Funds Bldg            | 1,407.50   | 1,407.50   | 0.00           |
| 431.00 · Fire Alarm Bldg               | 0.00       | 437.03     | (437.03)       |
| 453.00 · Flood Insurance               | 1,339.75   | 1,473.73   | (133.98)       |
| 456.00 · Cable TV Expense              | 1,305.96   | 1,519.20   | (213.24)       |
| Total Other Expense                    | 6,366.16   | 5,813.57   | 552.59         |
| Net Other Income                       | (6,366.16) | (5,813.57) | (552.59)       |
| Net Income                             | 2,200.81   | 442.14     | 1,758.67       |

Breakaway West Association, Inc.  
Garage Comparison To Budget - MTD  
April 2026

|                                        | Apr 26   | Budget   | \$ Over Budget |
|----------------------------------------|----------|----------|----------------|
| Ordinary Income/Expense                |          |          |                |
| Income                                 |          |          |                |
| 301.00 · Operating Assessments         | 1,392.90 | 1,393.00 | (0.10)         |
| 303.00 · Interest Income               | 280.23   | 0.00     | 280.23         |
| 304.00 · Finance Charges & Late Fees   | 23.30    | 0.00     | 23.30          |
| 307.00 · Reserve Assessments           | 5.49     | 5.42     | 0.07           |
| Total Income                           | 1,701.92 | 1,398.42 | 303.50         |
| Expense                                |          |          |                |
| 401.00 · Accounting                    | 27.83    | 65.24    | (37.41)        |
| 402.00 · Administrative                | 27.00    | 28.14    | (1.14)         |
| 403.00 · Manager's Fee                 | 117.71   | 117.71   | 0.00           |
| 406.00 · Insurance                     | 338.03   | 255.64   | 82.39          |
| 408.00 · Legal                         | 13.26    | 7.68     | 5.58           |
| 409.00 · Manager's Unit                | 154.00   | 86.64    | 67.36          |
| 410.02 · Pool - Gas Expense            | 1.78     | 0.00     | 1.78           |
| 411.00 · Snow Removal                  | 46.06    | 46.06    | 0.00           |
| 412.00 · Repairs & Maint. - Project    | 10.50    | 20.47    | (9.97)         |
| 414.00 · Trash                         | 74.05    | 80.35    | (6.30)         |
| 421.00 · Depreciation - Mgr's Unit 504 | 9.90     | 9.90     | 0.00           |
| 422.00 · Electricity                   | 41.58    | 83.77    | (42.19)        |
| 424.00 · Water & Sewer                 | 115.46   | 162.74   | (47.28)        |
| 437.00 · Landscaping                   | 2.95     | 0.00     | 2.95           |
| 438.00 · 504 Repairs & Maintenance     | 0.00     | 2.56     | (2.56)         |
| Total Expense                          | 980.11   | 966.90   | 13.21          |
| Net Ordinary Income                    | 721.81   | 431.52   | 290.29         |
| Other Income/Expense                   |          |          |                |
| Other Expense                          |          |          |                |
| 423.00 · Gas/Heating                   | 138.42   | 318.53   | (180.11)       |
| 425.00 · Repairs & Maint. Bldg.        | 0.00     | 70.44    | (70.44)        |
| 430.00 · Reserve Funds Bldg            | 5.49     | 5.42     | 0.07           |
| 431.00 · Fire Alarm Bldg               | 0.00     | 2.56     | (2.56)         |
| Total Other Expense                    | 143.91   | 396.95   | (253.04)       |
| Net Other Income                       | (143.91) | (396.95) | 253.04         |
| Net Income                             | 577.90   | 34.57    | 543.33         |

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

|                                        | Jul '25 - Apr 26 | Budget       | \$ Over Budget |
|----------------------------------------|------------------|--------------|----------------|
| Ordinary Income/Expense                |                  |              |                |
| Income                                 |                  |              |                |
| 301.00 · Operating Assessments         | 91,511.46        | 91,511.90    | (0.44)         |
| 303.00 · Interest Income               | 22,663.57        | 0.00         | 22,663.57      |
| 304.00 · Finance Charges & Late Fees   | 654.77           | 0.00         | 654.77         |
| 307.00 · Reserve Assessments           | 0.00             | 246,499.26   | (246,499.26)   |
| 308.00 · Cable TV Assessments          | 12,153.60        | 12,153.60    | 0.00           |
| Total Income                           | 126,983.40       | 350,164.76   | (223,181.36)   |
| Expense                                |                  |              |                |
| 401.00 · Accounting                    | 5,092.07         | 4,585.80     | 506.27         |
| 402.00 · Administrative                | 2,026.62         | 1,978.20     | 48.42          |
| 403.00 · Manager's Fee                 | 8,274.10         | 8,274.10     | 0.00           |
| 406.00 · Insurance                     | 19,214.59        | 17,969.60    | 1,244.99       |
| 408.00 · Legal                         | 1,100.37         | 539.50       | 560.87         |
| 409.00 · Manager's Unit                | 8,615.44         | 6,089.90     | 2,525.54       |
| 410.02 · Pool - Gas Expense            | 125.40           | 0.00         | 125.40         |
| 411.00 · Snow Removal                  | 5,344.97         | 5,179.20     | 165.77         |
| 412.00 · Repairs & Maint. - Project    | 1,585.59         | 1,438.70     | 146.89         |
| 414.00 · Trash                         | 4,858.82         | 5,648.20     | (789.38)       |
| 416.00 · Real Estate Taxes             | 418.90           | 329.10       | 89.80          |
| 421.00 · Depreciation - Mgr's Unit 504 | 696.00           | 696.00       | 0.00           |
| 422.00 · Electricity                   | 4,587.28         | 5,888.30     | (1,301.02)     |
| 424.00 · Water & Sewer                 | 8,581.83         | 11,439.20    | (2,857.37)     |
| 437.00 · Landscaping                   | 883.98           | 863.20       | 20.78          |
| 438.00 · 504 Repairs & Maintenance     | 0.00             | 179.80       | (179.80)       |
| Total Expense                          | 71,405.96        | 71,098.80    | 307.16         |
| Net Ordinary Income                    | 55,577.44        | 279,065.96   | (223,488.52)   |
| Other Income/Expense                   |                  |              |                |
| Other Expense                          |                  |              |                |
| 423.00 · Gas/Heating                   | 5,585.68         | 10,073.10    | (4,487.42)     |
| 425.00 · Repairs & Maint. Bldg.        | 7,395.04         | 6,696.00     | 699.04         |
| 430.00 · Reserve Funds Bldg            | 0.00             | 246,499.26   | (246,499.26)   |
| 431.00 · Fire Alarm Bldg               | 1,948.46         | 4,346.50     | (2,398.04)     |
| 456.00 · Cable TV Expense              | 11,148.53        | 12,153.60    | (1,005.07)     |
| Total Other Expense                    | 26,077.71        | 279,768.46   | (253,690.75)   |
| Net Other Income                       | (26,077.71)      | (279,768.46) | 253,690.75     |
| Net Income                             | 29,499.73        | (702.50)     | 30,202.23      |

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

|                                        | Jul '25 - Apr 26 | Budget       | \$ Over Budget |
|----------------------------------------|------------------|--------------|----------------|
| Ordinary Income/Expense                |                  |              |                |
| Income                                 |                  |              |                |
| 301.00 · Operating Assessments         | 128,357.10       | 128,357.00   | 0.10           |
| 303.00 · Interest Income               | 32,535.55        | 0.00         | 32,535.55      |
| 304.00 · Finance Charges & Late Fees   | 939.98           | 0.00         | 939.98         |
| 307.00 · Reserve Assessments           | 916.49           | 358,667.06   | (357,750.57)   |
| 308.00 · Cable TV Assessments          | 16,204.80        | 16,204.80    | 0.00           |
| Total Income                           | 178,953.92       | 503,228.86   | (324,274.94)   |
| Expense                                |                  |              |                |
| 401.00 · Accounting                    | 7,310.08         | 6,583.30     | 726.78         |
| 402.00 · Administrative                | 2,909.41         | 2,839.80     | 69.61          |
| 403.00 · Manager's Fee                 | 11,878.19        | 11,878.20    | (0.01)         |
| 406.00 · Insurance                     | 27,584.21        | 25,796.90    | 1,787.31       |
| 408.00 · Legal                         | 1,579.66         | 774.50       | 805.16         |
| 409.00 · Manager's Unit                | 12,368.19        | 8,742.60     | 3,625.59       |
| 410.02 · Pool - Gas Expense            | 180.04           | 0.00         | 180.04         |
| 411.00 · Snow Removal                  | 7,673.17         | 7,435.20     | 237.97         |
| 412.00 · Repairs & Maint. - Project    | 2,276.20         | 2,065.30     | 210.90         |
| 414.00 · Trash                         | 6,975.26         | 8,108.50     | (1,133.24)     |
| 416.00 · Real Estate Taxes             | 601.36           | 472.45       | 128.91         |
| 421.00 · Depreciation - Mgr's Unit 504 | 999.10           | 999.10       | 0.00           |
| 422.00 · Electricity                   | 6,585.43         | 8,453.10     | (1,867.67)     |
| 424.00 · Water & Sewer                 | 12,319.99        | 16,421.90    | (4,101.91)     |
| 437.00 · Landscaping                   | 1,269.02         | 1,239.20     | 29.82          |
| 438.00 · 504 Repairs & Maintenance     | 0.00             | 258.20       | (258.20)       |
| Total Expense                          | 102,509.31       | 102,068.25   | 441.06         |
| Net Ordinary Income                    | 76,444.61        | 401,160.61   | (324,716.00)   |
| Other Income/Expense                   |                  |              |                |
| Other Expense                          |                  |              |                |
| 423.00 · Gas/Heating                   | 8,457.76         | 12,036.40    | (3,578.64)     |
| 425.00 · Repairs & Maint. Bldg.        | 11,180.83        | 6,669.00     | 4,511.83       |
| 427.00 · Elevator                      | 11,307.76        | 3,333.30     | 7,974.46       |
| 429.00 · Roof Snow Removal             | 0.00             | 1,000.00     | (1,000.00)     |
| 430.00 · Reserve Funds Bldg            | 916.49           | 358,667.06   | (357,750.57)   |
| 431.00 · Fire Alarm Bldg               | 5,790.33         | 4,424.80     | 1,365.53       |
| 456.00 · Cable TV Expense              | 14,864.77        | 16,204.80    | (1,340.03)     |
| Total Other Expense                    | 52,517.94        | 402,335.36   | (349,817.42)   |
| Net Other Income                       | (52,517.94)      | (402,335.36) | 349,817.42     |
| Net Income                             | 23,926.67        | (1,174.75)   | 25,101.42      |

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

|                                        | Jul '25 - Apr 26 | Budget       | \$ Over Budget |
|----------------------------------------|------------------|--------------|----------------|
| Ordinary Income/Expense                |                  |              |                |
| Income                                 |                  |              |                |
| 301.00 · Operating Assessments         | 82,573.86        | 82,573.90    | (0.04)         |
| 303.00 · Interest Income               | 20,930.72        | 0.00         | 20,930.72      |
| 304.00 · Finance Charges & Late Fees   | 604.70           | 0.00         | 604.70         |
| 307.00 · Reserve Assessments           | 1,499.89         | 231,499.78   | (229,999.89)   |
| 308.00 · Cable TV Assessments          | 11,140.80        | 11,140.80    | 0.00           |
| Total Income                           | 116,749.97       | 325,214.48   | (208,464.51)   |
| Expense                                |                  |              |                |
| 401.00 · Accounting                    | 4,702.68         | 4,235.10     | 467.58         |
| 402.00 · Administrative                | 1,871.73         | 1,826.90     | 44.83          |
| 403.00 · Manager's Fee                 | 7,641.41         | 7,641.40     | 0.01           |
| 406.00 · Insurance                     | 17,745.43        | 16,595.60    | 1,149.83       |
| 408.00 · Legal                         | 1,016.23         | 498.30       | 517.93         |
| 409.00 · Manager's Unit                | 7,956.67         | 5,624.30     | 2,332.37       |
| 410.02 · Pool - Gas Expense            | 115.80           | 0.00         | 115.80         |
| 411.00 · Snow Removal                  | 4,936.23         | 4,783.20     | 153.03         |
| 412.00 · Repairs & Maint. - Project    | 1,464.30         | 1,328.70     | 135.60         |
| 414.00 · Trash                         | 4,487.32         | 5,216.30     | (728.98)       |
| 416.00 · Real Estate Taxes             | 386.87           | 303.93       | 82.94          |
| 421.00 · Depreciation - Mgr's Unit 504 | 642.70           | 642.70       | 0.00           |
| 422.00 · Electricity                   | 4,236.54         | 5,438.10     | (1,201.56)     |
| 424.00 · Water & Sewer                 | 7,925.66         | 10,564.50    | (2,638.84)     |
| 437.00 · Landscaping                   | 816.39           | 797.20       | 19.19          |
| 438.00 · 504 Repairs & Maintenance     | 0.00             | 166.10       | (166.10)       |
| Total Expense                          | 65,945.96        | 65,662.33    | 283.63         |
| Net Ordinary Income                    | 50,804.01        | 259,552.15   | (208,748.14)   |
| Other Income/Expense                   |                  |              |                |
| Other Expense                          |                  |              |                |
| 423.00 · Gas/Heating                   | 5,278.10         | 6,841.20     | (1,563.10)     |
| 425.00 · Repairs & Maint. Bldg.        | 18,900.16        | 3,330.60     | 15,569.56      |
| 427.00 · Elevator                      | 7,774.09         | 2,222.20     | 5,551.89       |
| 429.00 · Roof Snow Removal             | 0.00             | 1,000.00     | (1,000.00)     |
| 430.00 · Reserve Funds Bldg            | 1,499.89         | 231,499.78   | (229,999.89)   |
| 431.00 · Fire Alarm Bldg               | 1,972.67         | 4,332.80     | (2,360.13)     |
| 456.00 · Cable TV Expense              | 10,219.49        | 11,140.80    | (921.31)       |
| Total Other Expense                    | 45,644.40        | 260,367.38   | (214,722.98)   |
| Net Other Income                       | (45,644.40)      | (260,367.38) | 214,722.98     |
| Net Income                             | 5,159.61         | (815.23)     | 5,974.84       |

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

|                                        | Jul '25 - Apr 26 | Budget       | \$ Over Budget |
|----------------------------------------|------------------|--------------|----------------|
| Ordinary Income/Expense                |                  |              |                |
| Income                                 |                  |              |                |
| 301.00 · Operating Assessments         | 110,261.50       | 110,261.30   | 0.20           |
| 303.00 · Interest Income               | 25,667.16        | 0.00         | 25,667.16      |
| 304.00 · Finance Charges & Late Fees   | 741.55           | 0.00         | 741.55         |
| 307.00 · Reserve Assessments           | 14,074.86        | 292,325.28   | (278,250.42)   |
| 308.00 · Cable TV Assessments          | 15,192.00        | 15,192.00    | 0.00           |
| Total Income                           | 165,937.07       | 417,778.58   | (251,841.51)   |
| Expense                                |                  |              |                |
| 401.00 · Accounting                    | 5,766.85         | 5,193.50     | 573.35         |
| 402.00 · Administrative                | 2,295.25         | 2,240.30     | 54.95          |
| 403.00 · Manager's Fee                 | 9,370.60         | 9,370.60     | 0.00           |
| 406.00 · Insurance                     | 21,761.12        | 20,351.10    | 1,410.02       |
| 408.00 · Legal                         | 1,246.20         | 611.00       | 635.20         |
| 409.00 · Manager's Unit                | 9,757.25         | 6,897.00     | 2,860.25       |
| 410.02 · Pool - Gas Expense            | 142.01           | 0.00         | 142.01         |
| 411.00 · Snow Removal                  | 6,053.34         | 5,865.60     | 187.74         |
| 412.00 · Repairs & Maint. - Project    | 1,795.65         | 1,629.30     | 166.35         |
| 414.00 · Trash                         | 5,502.78         | 6,396.70     | (893.92)       |
| 416.00 · Real Estate Taxes             | 474.41           | 372.71       | 101.70         |
| 421.00 · Depreciation - Mgr's Unit 504 | 788.20           | 788.20       | 0.00           |
| 422.00 · Electricity                   | 5,195.22         | 6,668.60     | (1,473.38)     |
| 424.00 · Water & Sewer                 | 9,719.20         | 12,955.20    | (3,236.00)     |
| 437.00 · Landscaping                   | 1,001.13         | 977.60       | 23.53          |
| 438.00 · 504 Repairs & Maintenance     | 0.00             | 203.70       | (203.70)       |
| Total Expense                          | 80,869.21        | 80,521.11    | 348.10         |
| Net Ordinary Income                    | 85,067.86        | 337,257.47   | (252,189.61)   |
| Other Income/Expense                   |                  |              |                |
| Other Expense                          |                  |              |                |
| 423.00 · Gas/Heating                   | 6,131.94         | 8,903.00     | (2,771.06)     |
| 425.00 · Repairs & Maint. Bldg.        | 26,117.61        | 858.10       | 25,259.51      |
| 429.00 · Roof Snow Removal             | 0.00             | 2,000.00     | (2,000.00)     |
| 430.00 · Reserve Funds Bldg            | 14,074.86        | 292,325.28   | (278,250.42)   |
| 431.00 · Fire Alarm Bldg               | 2,531.00         | 4,370.30     | (1,839.30)     |
| 453.00 · Flood Insurance               | 13,397.50        | 14,737.30    | (1,339.80)     |
| 456.00 · Cable TV Expense              | 13,935.72        | 15,192.00    | (1,256.28)     |
| Total Other Expense                    | 76,188.63        | 338,385.98   | (262,197.35)   |
| Net Other Income                       | (76,188.63)      | (338,385.98) | 262,197.35     |
| Net Income                             | 8,879.23         | (1,128.51)   | 10,007.74      |

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

|                                        | Jul '25 - Apr 26 | Budget      | \$ Over Budget |
|----------------------------------------|------------------|-------------|----------------|
| Ordinary Income/Expense                |                  |             |                |
| Income                                 |                  |             |                |
| 301.00 · Operating Assessments         | 13,929.22        | 13,930.00   | (0.78)         |
| 303.00 · Interest Income               | 3,224.15         | 0.00        | 3,224.15       |
| 304.00 · Finance Charges & Late Fees   | 93.15            | 0.00        | 93.15          |
| 307.00 · Reserve Assessments           | 54.90            | 34,554.40   | (34,499.50)    |
| Total Income                           | 17,301.42        | 48,484.40   | (31,182.98)    |
| Expense                                |                  |             |                |
| 401.00 · Accounting                    | 724.48           | 652.40      | 72.08          |
| 402.00 · Administrative                | 288.42           | 281.40      | 7.02           |
| 403.00 · Manager's Fee                 | 1,177.10         | 1,177.10    | 0.00           |
| 406.00 · Insurance                     | 2,733.46         | 2,556.40    | 177.06         |
| 408.00 · Legal                         | 156.54           | 76.80       | 79.74          |
| 409.00 · Manager's Unit                | 1,225.63         | 866.40      | 359.23         |
| 410.02 · Pool - Gas Expense            | 17.86            | 0.00        | 17.86          |
| 411.00 · Snow Removal                  | 760.44           | 736.80      | 23.64          |
| 412.00 · Repairs & Maint. - Project    | 225.57           | 204.70      | 20.87          |
| 414.00 · Trash                         | 691.24           | 803.50      | (112.26)       |
| 416.00 · Real Estate Taxes             | 59.59            | 46.82       | 12.77          |
| 421.00 · Depreciation - Mgr's Unit 504 | 99.00            | 99.00       | 0.00           |
| 422.00 · Electricity                   | 652.60           | 837.70      | (185.10)       |
| 424.00 · Water & Sewer                 | 1,220.89         | 1,627.40    | (406.51)       |
| 437.00 · Landscaping                   | 125.75           | 122.80      | 2.95           |
| 438.00 · 504 Repairs & Maintenance     | 0.00             | 25.60       | (25.60)        |
| Total Expense                          | 10,158.57        | 10,114.82   | 43.75          |
| Net Ordinary Income                    | 7,142.85         | 38,369.58   | (31,226.73)    |
| Other Income/Expense                   |                  |             |                |
| Other Expense                          |                  |             |                |
| 423.00 · Gas/Heating                   | 7,293.20         | 3,185.30    | 4,107.90       |
| 425.00 · Repairs & Maint. Bldg.        | 0.00             | 704.40      | (704.40)       |
| 430.00 · Reserve Funds Bldg            | 54.90            | 34,554.40   | (34,499.50)    |
| 431.00 · Fire Alarm Bldg               | 0.00             | 25.60       | (25.60)        |
| Total Other Expense                    | 7,348.10         | 38,469.70   | (31,121.60)    |
| Net Other Income                       | (7,348.10)       | (38,469.70) | 31,121.60      |
| Net Income                             | (205.25)         | (100.12)    | (105.13)       |