



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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July 19, 2025

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

Re: Financial Statements
For the Eleven Months Ended May 31, 2025

Dear Board of Directors:

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

As of 5/31/25, the year-to-date operating net profit is \$26,476.79. Comparatively, the year-to-date operating net profit as of 5/31/24 was \$25,876.27. This is a favorable difference of \$600.52. This year there is a significant decrease to accounting, legal, water & sewer, gas, elevator, fire alarm and bad debt. This was partially offset by an increase to insurance, manager's unit, snow removal-loader, repairs & maintenance and trash removal. There was also a decrease to the operating portion of the dues and late fees.

The association budgeted net income as of 5/31/25 was \$-1,127.26. Actual net income was \$26,476.79. This is a favorable difference of \$27,604.05 as of 5/31/25. Insurance, legal, pool maintenance, pool gas, repairs & maintenance, water & sewer, landscaping, gas/heating, roof snow removal and flood insurance are under budget. Manager's unit, snow removal, trash removal, elevator and fire alarm 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 May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	2,545,422.40
102.8 · Cash in Op. Checking - Citywide	582,402.63
Total Checking/Savings	3,127,825.03
Accounts Receivable	
104.00 · Accounts Receivable	(75,260.16)
Total Accounts Receivable	(75,260.16)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,884.82
108.20 · Prepaid Flood Insurance	13,397.50
108.00 · Prepaid Expenses - Other	1,343.95
Total 108.00 · Prepaid Expenses	18,626.27
110.00 · Bill to Owner	164.67
Total Other Current Assets	18,790.94
Total Current Assets	3,071,355.81
Fixed Assets	
112.00 · Manager Condo Unit	23,000.00
112.50 · Improvements - 504	188,194.74
113.50 · Equipment	7,544.75
114.00 · Accum. Depreciation	
114.10 · Accum. Depreciation-Unit 504	(97,715.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(105,259.99)
Total Fixed Assets	113,479.50
TOTAL ASSETS	3,184,835.31
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	16,219.05
Total Accounts Payable	16,219.05
Total Current Liabilities	16,219.05
Total Liabilities	16,219.05
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	643,045.35
217.20 · Reserve Fund 300	919,617.88
217.30 · Reserve Fund 400	595,596.78
217.40 · Reserve Fund 500	780,065.01
217.50 · Reserve Fund Garage	88,346.89
Total 217.01 · Reserve Fund - Appropriated	3,026,671.91
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	26,800.01
Total Equity	3,168,616.26
TOTAL LIABILITIES & EQUITY	3,184,835.31

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

	May 25	May 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	431.11	1.22	429.89
304.00 · Finance Charges & Late Fees	355.77	211.98	143.79
305.00 · Holy Cross Equity Refund	0.00	330.08	(330.08)
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	50,076.37	49,703.87	372.50
Expense			
401.00 · Accounting	889.33	1,009.00	(119.67)
402.00 · Administrative	937.29	933.27	4.02
403.00 · Manager's Fee	3,722.47	3,614.05	108.42
406.00 · Insurance	7,769.50	6,803.67	965.83
409.00 · Manager's Unit	6,794.25	1,828.75	4,965.50
410.00 · Pool Maintenance	0.00	1,197.33	(1,197.33)
410.02 · Pool - Gas Expense	57.32	429.22	(371.90)
412.00 · Repairs & Maint. - Project	423.71	612.64	(188.93)
413.00 · Fire Alarm - Project	0.00	598.78	(598.78)
414.00 · Trash	2,607.83	2,403.54	204.29
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	779.37	1,139.57	(360.20)
424.00 · Water & Sewer	3,742.75	5,714.16	(1,971.41)
437.00 · Landscaping	1,000.00	1,000.00	0.00
Total Expense	29,046.32	27,606.48	1,439.84
Net Ordinary Income	21,030.05	22,097.39	(1,067.34)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,862.96	1,933.18	(70.22)
425.00 · Repairs & Maint. Bldg.	365.00	0.00	365.00
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
431.00 · Fire Alarm Bldg	1,515.95	152.49	1,363.46
453.00 · Flood Insurance	1,339.75	1,339.75	0.00
456.00 · Cable TV Expense	5,330.84	5,121.44	209.40
Total Other Expense	12,564.53	10,296.87	2,267.66
Net Other Income	(12,564.53)	(10,296.87)	(2,267.66)
Net Income	8,465.52	11,800.52	(3,335.00)

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

	Jul '24 - May 25	Jul '23 - May 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	461,337.81	467,248.46	(5,910.65)
303.00 · Interest Income	1,134.24	5.31	1,128.93
304.00 · Finance Charges & Late Fees	1,655.40	2,650.93	(995.53)
305.00 · Holy Cross Equity Refund	514.31	811.45	(297.14)
307.00 · Reserve Assessments	23,650.28	19,250.11	4,400.17
308.00 · Cable TV Assessments	57,196.80	54,267.84	2,928.96
Total Income	545,488.84	544,234.10	1,254.74
Expense			
401.00 · Accounting	11,305.66	23,142.83	(11,837.17)
402.00 · Administrative	9,584.92	8,851.58	733.34
403.00 · Manager's Fee	40,947.17	39,754.55	1,192.62
406.00 · Insurance	79,120.57	70,776.22	8,344.35
408.00 · Legal	948.00	11,472.81	(10,524.81)
409.00 · Manager's Unit	37,864.16	11,208.24	26,655.92
410.00 · Pool Maintenance	11,337.92	10,410.58	927.34
410.02 · Pool - Gas Expense	7,165.32	7,552.18	(386.86)
411.00 · Snow Removal	24,916.53	11,994.53	12,922.00
412.00 · Repairs & Maint. - Project	8,604.93	7,559.54	1,045.39
413.00 · Fire Alarm - Project	0.00	598.78	(598.78)
414.00 · Trash	28,384.02	22,025.81	6,358.21
416.00 · Real Estate Taxes	1,522.12	1,525.80	(3.68)
421.00 · Depreciation - Mgr's Unit 504	3,547.50	3,547.50	0.00
422.00 · Electricity	29,137.45	28,220.80	916.65
424.00 · Water & Sewer	54,024.38	62,749.94	(8,725.56)
437.00 · Landscaping	5,000.00	5,180.00	(180.00)
438.00 · 504 Repairs & Maintenance	0.00	350.00	(350.00)
Total Expense	353,410.65	326,921.69	26,488.96
Net Ordinary Income	192,078.19	217,312.41	(25,234.22)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	30,209.00	31,384.68	(1,175.68)
425.00 · Repairs & Maint. Bldg.	20,891.65	13,727.38	7,164.27
427.00 · Elevator	9,259.43	13,624.19	(4,364.76)
430.00 · Reserve Funds Bldg	23,650.27	19,250.11	4,400.16
431.00 · Fire Alarm Bldg	9,680.36	35,877.40	(26,197.04)
436.00 · Bad Debt	0.00	8,529.50	(8,529.50)
453.00 · Flood Insurance	14,737.25	14,737.25	0.00
456.00 · Cable TV Expense	57,173.44	54,305.63	2,867.81
Total Other Expense	165,601.40	191,436.14	(25,834.74)
Net Other Income	(165,601.40)	(191,436.14)	25,834.74
Net Income	26,476.79	25,876.27	600.52

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

	May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	431.11	0.00	431.11
304.00 · Finance Charges & Late Fees	355.77	0.00	355.77
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	50,076.37	49,289.72	786.65
Expense			
401.00 · Accounting	889.33	1,000.00	(110.67)
402.00 · Administrative	937.29	833.33	103.96
403.00 · Manager's Fee	3,722.47	3,722.47	0.00
406.00 · Insurance	7,769.50	7,757.99	11.51
408.00 · Legal	0.00	250.01	(250.01)
409.00 · Manager's Unit	6,794.25	648.81	6,145.44
410.00 · Pool Maintenance	0.00	1,250.01	(1,250.01)
410.02 · Pool - Gas Expense	57.32	995.37	(938.05)
412.00 · Repairs & Maint. - Project	423.71	666.67	(242.96)
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,607.83	2,096.85	510.98
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	779.37	2,686.73	(1,907.36)
424.00 · Water & Sewer	3,742.75	6,355.20	(2,612.45)
437.00 · Landscaping	1,000.00	1,333.33	(333.33)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	29,046.32	30,335.94	(1,289.62)
Net Ordinary Income	21,030.05	18,953.78	2,076.27
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,862.96	4,103.90	(2,240.94)
425.00 · Repairs & Maint. Bldg.	365.00	3,927.00	(3,562.00)
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	1,515.95	416.66	1,099.29
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	5,330.84	5,199.87	130.97
Total Other Expense	12,564.53	17,826.71	(5,262.18)
Net Other Income	(12,564.53)	(17,826.71)	5,262.18
Net Income	8,465.52	1,127.07	7,338.45

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

	Jul '24 - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	461,337.81	461,338.35	(0.54)
303.00 · Interest Income	1,134.24	0.00	1,134.24
304.00 · Finance Charges & Late Fees	1,655.40	0.00	1,655.40
305.00 · Holy Cross Equity Refund	514.31	0.00	514.31
307.00 · Reserve Assessments	23,650.28	23,650.00	0.28
308.00 · Cable TV Assessments	57,196.80	57,198.57	(1.77)
Total Income	545,488.84	542,186.92	3,301.92
Expense			
401.00 · Accounting	11,305.66	11,000.00	305.66
402.00 · Administrative	9,584.92	9,166.63	418.29
403.00 · Manager's Fee	40,947.17	40,947.17	0.00
406.00 · Insurance	79,120.57	85,337.89	(6,217.32)
408.00 · Legal	948.00	2,750.11	(1,802.11)
409.00 · Manager's Unit	37,864.16	7,136.91	30,727.25
410.00 · Pool Maintenance	11,337.92	13,750.11	(2,412.19)
410.02 · Pool - Gas Expense	7,165.32	10,949.07	(3,783.75)
411.00 · Snow Removal	24,916.53	16,000.00	8,916.53
412.00 · Repairs & Maint. - Project	8,604.93	7,333.37	1,271.56
413.00 · Fire Alarm - Project	0.00	3,666.63	(3,666.63)
414.00 · Trash	28,384.02	23,065.35	5,318.67
416.00 · Real Estate Taxes	1,522.12	1,525.01	(2.89)
421.00 · Depreciation - Mgr's Unit 504	3,547.50	3,547.50	0.00
422.00 · Electricity	29,137.45	29,554.03	(416.58)
424.00 · Water & Sewer	54,024.38	69,907.20	(15,882.82)
437.00 · Landscaping	5,000.00	6,666.65	(1,666.65)
438.00 · 504 Repairs & Maintenance	0.00	916.74	(916.74)
Total Expense	353,410.65	343,220.37	10,190.28
Net Ordinary Income	192,078.19	198,966.55	(6,888.36)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	30,209.00	45,142.90	(14,933.90)
425.00 · Repairs & Maint. Bldg.	20,891.65	43,197.00	(22,305.35)
427.00 · Elevator	9,259.43	6,111.05	3,148.38
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	23,650.27	23,650.00	0.27
431.00 · Fire Alarm Bldg	9,680.36	4,583.26	5,097.10
453.00 · Flood Insurance	14,737.25	16,211.03	(1,473.78)
456.00 · Cable TV Expense	57,173.44	57,198.57	(25.13)
Total Other Expense	165,601.40	200,093.81	(34,492.41)
Net Other Income	(165,601.40)	(200,093.81)	34,492.41
Net Income	26,476.79	(1,127.26)	27,604.05

Breakaway West Association, Inc.
Disbursement Report
As of May 31, 2025

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Total 102.10 · Cash in Reserve - Citywide					
102.13 · Cash in Spec. As. - Citywide					
Total 102.13 · Cash in Spec. As. - Citywide					
102.16 · Cash in Renovation - Citywide					
Total 102.16 · Cash in Renovation - Citywide					
102.8 · Cash in Op. Checking - Citywide					
Bill Pmt -Check	05/01/2025	Draft	Vail Honeywagon Enterprises, LLC	5/1-5/31	(2,607.83)
Bill Pmt -Check	05/02/2025	Autopay	Xcel Energy	53-1013571-8	(3,514.92)
Check	05/02/2025		CityWide Bank	Stop payment Fee	(35.00)
Bill Pmt -Check	05/07/2025	11387	Alpenglow Law	Re: Garage and Pool deck project - AIA Const...	(380.00)
Bill Pmt -Check	05/07/2025	11388	Golden Eagle Htg Cooling & Drain Cleaning	#322 - Replaced zone valve	(365.00)
Bill Pmt -Check	05/07/2025	11389	OAC Management, Inc.	Re: Pool deck & common area project - April	(5,647.50)
Bill Pmt -Check	05/07/2025	11390	Spaeth and Company, Inc.	April	(1,135.24)
Bill Pmt -Check	05/07/2025	11391	Specialized Pool and Spa, LLC	Commercial Route Service 4/3-4/18	(543.75)
Bill Pmt -Check	05/07/2025	11392	Steve Burns		(5,322.47)
Bill Pmt -Check	05/07/2025	11393	Thunder Peak Electric	Replace corroded fire alarm box	(660.00)
Bill Pmt -Check	05/07/2025	11394	Vail Valley Ace Hardware	312	(76.42)
Check	05/12/2025	Auto-Pay	Comcast	5/1-5/31	(5,330.84)
Check	05/15/2025	EFT	Farmers Insurance	1/15/25-1/15/26 Prop/Liab/Umbr	(7,769.49)
Check	05/19/2025	Draft	Comcast - DSL	DSL	(30.60)
Bill Pmt -Check	05/19/2025	Draft	Eagle River Water & Sanitation District	3/31-4/30	(3,849.71)
Bill Pmt -Check	05/19/2025	11395	Golden Eagle Htg Cooling & Drain Cleaning	#522 - Zone valve repairs	(365.00)
Bill Pmt -Check	05/19/2025	11396	Martin/Martin, Inc.		(3,082.50)
Bill Pmt -Check	05/19/2025	11397	Pye-Barker Fire & Safety, LLC	Fire Extinguishers - annual inspection, maint, ...	(1,515.95)
Bill Pmt -Check	05/19/2025	11398	Steve Burns		(4,822.47)
Bill Pmt -Check	05/19/2025	11399	Vail Valley Ace Hardware	312	(72.86)
Check	05/31/2025	Draft	Century Link	5/13-6/12 970-476-2196 518B	(147.05)
Check	05/31/2025	Draft	Century Link	5/13 -6/12 970-476-3957 457B	(456.68)
Check	05/31/2025	Draft	Century Link	5/19-6/18 970-476-7309 666B	(110.24)
Check	05/31/2025	Auto-Pay	Holy Cross Energy	4/22-5/22	(779.37)
Total 102.8 · Cash in Op. Checking - Citywide					(48,620.89)
TOTAL					(48,620.89)

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

	May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	93.03	0.00	93.03
304.00 · Finance Charges & Late Fees	76.78	0.00	76.78
307.00 · Reserve Assessments	66.67	66.67	0.00
308.00 · Cable TV Assessments	1,155.48	1,155.53	(0.05)
Total Income	10,038.89	9,869.14	169.75
Expense			
401.00 · Accounting	191.92	215.80	(23.88)
402.00 · Administrative	202.26	179.83	22.43
403.00 · Manager's Fee	803.31	803.31	0.00
406.00 · Insurance	1,676.66	1,674.17	2.49
408.00 · Legal	0.00	53.95	(53.95)
409.00 · Manager's Unit	1,466.20	140.01	1,326.19
410.00 · Pool Maintenance	0.00	269.75	(269.75)
410.02 · Pool - Gas Expense	12.37	214.80	(202.43)
412.00 · Repairs & Maint. - Project	91.44	143.87	(52.43)
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	562.77	452.50	110.27
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	168.19	579.80	(411.61)
424.00 · Water & Sewer	807.69	1,371.45	(563.76)
437.00 · Landscaping	215.80	287.73	(71.93)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	6,268.21	6,546.48	(278.27)
Net Ordinary Income	3,770.68	3,322.66	448.02
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	290.25	1,007.31	(717.06)
425.00 · Repairs & Maint. Bldg.	0.00	838.51	(838.51)
430.00 · Reserve Funds Bldg	66.67	66.67	0.00
431.00 · Fire Alarm Bldg	327.14	83.33	243.81
456.00 · Cable TV Expense	1,184.63	1,155.53	29.10
Total Other Expense	1,868.69	3,151.35	(1,282.66)
Net Other Income	(1,868.69)	(3,151.35)	1,282.66
Net Income	1,901.99	171.31	1,730.68

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

	May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	133.56	0.00	133.56
304.00 · Finance Charges & Late Fees	110.22	0.00	110.22
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,791.56	14,547.85	243.71
Expense			
401.00 · Accounting	275.52	309.80	(34.28)
402.00 · Administrative	290.37	258.17	32.20
403.00 · Manager's Fee	1,153.22	1,153.22	0.00
406.00 · Insurance	2,406.99	2,403.43	3.56
408.00 · Legal	0.00	77.45	(77.45)
409.00 · Manager's Unit	2,104.86	201.00	1,903.86
410.00 · Pool Maintenance	0.00	387.25	(387.25)
410.02 · Pool - Gas Expense	17.76	308.36	(290.60)
412.00 · Repairs & Maint. - Project	131.26	206.53	(75.27)
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	807.91	649.61	158.30
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	241.45	832.35	(590.90)
424.00 · Water & Sewer	1,159.50	1,968.84	(809.34)
437.00 · Landscaping	309.80	413.07	(103.27)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	8,998.55	9,398.08	(399.53)
Net Ordinary Income	5,793.01	5,149.77	643.24
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	763.56	1,203.64	(440.08)
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	469.64	125.00	344.64
456.00 · Cable TV Expense	1,579.51	1,540.70	38.81
Total Other Expense	2,812.71	4,820.55	(2,007.84)
Net Other Income	(2,812.71)	(4,820.55)	2,007.84
Net Income	2,980.30	329.22	2,651.08

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

	May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	85.92	0.00	85.92
304.00 · Finance Charges & Late Fees	70.90	0.00	70.90
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,678.24	9,521.48	156.76
Expense			
401.00 · Accounting	177.24	199.30	(22.06)
402.00 · Administrative	186.81	166.08	20.73
403.00 · Manager's Fee	741.89	741.89	0.00
406.00 · Insurance	1,548.46	1,546.17	2.29
408.00 · Legal	0.00	49.83	(49.83)
409.00 · Manager's Unit	1,354.09	129.31	1,224.78
410.00 · Pool Maintenance	0.00	249.13	(249.13)
410.02 · Pool - Gas Expense	11.42	198.38	(186.96)
412.00 · Repairs & Maint. - Project	84.44	132.87	(48.43)
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	519.74	417.90	101.84
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	155.33	535.46	(380.13)
424.00 · Water & Sewer	745.93	1,266.59	(520.66)
437.00 · Landscaping	199.30	265.73	(66.43)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	5,788.92	6,045.95	(257.03)
Net Ordinary Income	3,889.32	3,475.53	413.79
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	296.89	684.12	(387.23)
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	302.13	125.00	177.13
456.00 · Cable TV Expense	1,085.91	1,059.23	26.68
Total Other Expense	1,684.93	3,234.00	(1,549.07)
Net Other Income	(1,684.93)	(3,234.00)	1,549.07
Net Income	2,204.39	241.53	1,962.86

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

	May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	105.36	0.00	105.36
304.00 · Finance Charges & Late Fees	86.95	0.00	86.95
307.00 · Reserve Assessments	2,083.36	2,083.33	0.03
308.00 · Cable TV Assessments	1,444.35	1,444.41	(0.06)
Total Income	14,145.13	13,952.83	192.30
Expense			
401.00 · Accounting	217.35	244.40	(27.05)
402.00 · Administrative	229.07	203.67	25.40
403.00 · Manager's Fee	909.77	909.77	0.00
406.00 · Insurance	1,898.87	1,896.05	2.82
408.00 · Legal	0.00	61.10	(61.10)
409.00 · Manager's Unit	1,660.52	158.57	1,501.95
410.00 · Pool Maintenance	0.00	305.50	(305.50)
410.02 · Pool - Gas Expense	14.01	243.27	(229.26)
412.00 · Repairs & Maint. - Project	103.55	162.93	(59.38)
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	637.35	512.47	124.88
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	190.48	656.64	(466.16)
424.00 · Water & Sewer	914.73	1,553.21	(638.48)
437.00 · Landscaping	244.40	325.87	(81.47)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	7,098.92	7,414.11	(315.19)
Net Ordinary Income	7,046.21	6,538.72	507.49
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	371.76	890.30	(518.54)
425.00 · Repairs & Maint. Bldg.	365.00	202.97	162.03
430.00 · Reserve Funds Bldg	2,083.36	2,083.33	0.03
431.00 · Fire Alarm Bldg	370.50	83.33	287.17
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	1,480.79	1,444.41	36.38
Total Other Expense	6,011.16	6,178.07	(166.91)
Net Other Income	(6,011.16)	(6,178.07)	166.91
Net Income	1,035.05	360.65	674.40

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

	May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	13.24	0.00	13.24
304.00 · Finance Charges & Late Fees	10.92	0.00	10.92
Total Income	1,422.55	1,398.42	24.13
Expense			
401.00 · Accounting	27.30	30.70	(3.40)
402.00 · Administrative	28.78	25.58	3.20
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	238.52	238.17	0.35
408.00 · Legal	0.00	7.68	(7.68)
409.00 · Manager's Unit	208.58	19.92	188.66
410.00 · Pool Maintenance	0.00	38.38	(38.38)
410.02 · Pool - Gas Expense	1.76	30.56	(28.80)
412.00 · Repairs & Maint. - Project	13.02	20.47	(7.45)
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	80.06	64.37	15.69
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	23.92	82.48	(58.56)
424.00 · Water & Sewer	114.90	195.11	(80.21)
437.00 · Landscaping	30.70	40.93	(10.23)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	891.72	931.32	(39.60)
Net Ordinary Income	530.83	467.10	63.73
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	140.50	318.53	(178.03)
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
431.00 · Fire Alarm Bldg	46.54	0.00	46.54
Total Other Expense	187.04	442.74	(255.70)
Net Other Income	(187.04)	(442.74)	255.70
Net Income	343.79	24.36	319.43

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

	Jul '24 - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	95,116.17	95,116.34	(0.17)
303.00 · Interest Income	244.75	0.00	244.75
304.00 · Finance Charges & Late Fees	357.23	0.00	357.23
305.00 · Holy Cross Equity Refund	110.99	0.00	110.99
307.00 · Reserve Assessments	733.35	733.37	(0.02)
308.00 · Cable TV Assessments	12,710.40	12,710.83	(0.43)
Total Income	109,272.89	108,560.54	712.35
Expense			
401.00 · Accounting	2,439.75	2,373.80	65.95
402.00 · Administrative	2,068.43	1,978.13	90.30
403.00 · Manager's Fee	8,836.41	8,836.41	0.00
406.00 · Insurance	17,074.21	18,415.87	(1,341.66)
408.00 · Legal	204.57	593.45	(388.88)
409.00 · Manager's Unit	8,171.09	1,540.11	6,630.98
410.00 · Pool Maintenance	2,446.72	2,967.25	(520.53)
410.02 · Pool - Gas Expense	1,546.28	2,362.80	(816.52)
411.00 · Snow Removal	5,376.99	3,452.80	1,924.19
412.00 · Repairs & Maint. - Project	1,857.01	1,582.57	274.44
413.00 · Fire Alarm - Project	0.00	791.23	(791.23)
414.00 · Trash	6,125.25	4,977.50	1,147.75
416.00 · Real Estate Taxes	328.47	329.10	(0.63)
421.00 · Depreciation - Mgr's Unit 504	765.60	765.60	0.00
422.00 · Electricity	6,287.86	6,377.80	(89.94)
424.00 · Water & Sewer	11,658.45	15,085.95	(3,427.50)
437.00 · Landscaping	1,079.00	1,438.65	(359.65)
438.00 · 504 Repairs & Maintenance	0.00	197.78	(197.78)
Total Expense	76,266.09	74,066.80	2,199.29
Net Ordinary Income	33,006.80	34,493.74	(1,486.94)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	7,095.61	11,080.41	(3,984.80)
425.00 · Repairs & Maint. Bldg.	13,535.32	9,223.61	4,311.71
430.00 · Reserve Funds Bldg	733.35	733.37	(0.02)
431.00 · Fire Alarm Bldg	1,816.14	916.63	899.51
456.00 · Cable TV Expense	12,705.22	12,710.83	(5.61)
Total Other Expense	35,885.64	34,664.85	1,220.79
Net Other Income	(35,885.64)	(34,664.85)	(1,220.79)
Net Income	(2,878.84)	(171.11)	(2,707.73)

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

	Jul '24 - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	143,078.59	143,078.65	(0.06)
303.00 · Interest Income	351.40	0.00	351.40
304.00 · Finance Charges & Late Fees	512.85	0.00	512.85
305.00 · Holy Cross Equity Refund	159.33	0.00	159.33
308.00 · Cable TV Assessments	16,947.20	16,947.70	(0.50)
Total Income	161,049.37	160,026.35	1,023.02
Expense			
401.00 · Accounting	3,502.50	3,407.80	94.70
402.00 · Administrative	2,969.37	2,839.87	129.50
403.00 · Manager's Fee	12,685.42	12,685.42	0.00
406.00 · Insurance	24,511.57	26,437.73	(1,926.16)
408.00 · Legal	293.68	851.95	(558.27)
409.00 · Manager's Unit	11,730.32	2,211.00	9,519.32
410.00 · Pool Maintenance	3,512.50	4,259.75	(747.25)
410.02 · Pool - Gas Expense	2,219.85	3,391.96	(1,172.11)
411.00 · Snow Removal	7,719.14	4,956.80	2,762.34
412.00 · Repairs & Maint. - Project	2,665.76	2,271.83	393.93
413.00 · Fire Alarm - Project	0.00	1,135.97	(1,135.97)
414.00 · Trash	8,793.40	7,145.71	1,647.69
416.00 · Real Estate Taxes	471.55	472.45	(0.90)
421.00 · Depreciation - Mgr's Unit 504	1,099.01	1,099.01	0.00
422.00 · Electricity	9,026.78	9,155.85	(129.07)
424.00 · Water & Sewer	16,736.76	21,657.24	(4,920.48)
437.00 · Landscaping	1,549.00	2,065.35	(516.35)
438.00 · 504 Repairs & Maintenance	0.00	284.02	(284.02)
Total Expense	109,486.61	106,329.71	3,156.90
Net Ordinary Income	51,562.76	53,696.64	(2,133.88)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	9,132.34	13,240.04	(4,107.70)
425.00 · Repairs & Maint. Bldg.	2,086.33	17,796.68	(15,710.35)
427.00 · Elevator	5,487.07	3,666.63	1,820.44
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	3,599.95	1,375.00	2,224.95
456.00 · Cable TV Expense	16,940.26	16,947.70	(7.44)
Total Other Expense	37,245.95	54,026.05	(16,780.10)
Net Other Income	(37,245.95)	(54,026.05)	16,780.10
Net Income	14,316.81	(329.41)	14,646.22

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

	Jul '24 - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	93,084.57	93,084.75	(0.18)
303.00 · Interest Income	226.04	0.00	226.04
304.00 · Finance Charges & Late Fees	329.93	0.00	329.93
305.00 · Holy Cross Equity Refund	102.50	0.00	102.50
308.00 · Cable TV Assessments	11,651.20	11,651.53	(0.33)
Total Income	105,394.24	104,736.28	657.96
Expense			
401.00 · Accounting	2,253.14	2,192.30	60.84
402.00 · Administrative	1,910.31	1,826.88	83.43
403.00 · Manager's Fee	8,160.79	8,160.79	0.00
406.00 · Insurance	15,768.72	17,007.87	(1,239.15)
408.00 · Legal	188.94	548.13	(359.19)
409.00 · Manager's Unit	7,546.31	1,422.41	6,123.90
410.00 · Pool Maintenance	2,259.64	2,740.43	(480.79)
410.02 · Pool - Gas Expense	1,428.03	2,182.18	(754.15)
411.00 · Snow Removal	4,965.80	3,188.80	1,777.00
412.00 · Repairs & Maint. - Project	1,714.95	1,461.57	253.38
413.00 · Fire Alarm - Project	0.00	730.73	(730.73)
414.00 · Trash	5,656.91	4,596.90	1,060.01
416.00 · Real Estate Taxes	303.36	303.93	(0.57)
421.00 · Depreciation - Mgr's Unit 504	706.97	706.97	0.00
422.00 · Electricity	5,807.10	5,890.06	(82.96)
424.00 · Water & Sewer	10,767.06	13,932.49	(3,165.43)
437.00 · Landscaping	996.50	1,328.65	(332.15)
438.00 · 504 Repairs & Maintenance	0.00	182.71	(182.71)
Total Expense	70,434.53	68,403.80	2,030.73
Net Ordinary Income	34,959.71	36,332.48	(1,372.77)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,926.43	7,525.32	(2,598.89)
425.00 · Repairs & Maint. Bldg.	3,500.00	12,577.73	(9,077.73)
427.00 · Elevator	3,772.36	2,444.42	1,327.94
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	2,454.23	1,375.00	1,079.23
456.00 · Cable TV Expense	11,646.46	11,651.53	(5.07)
Total Other Expense	26,299.48	36,574.00	(10,274.52)
Net Other Income	(26,299.48)	(36,574.00)	10,274.52
Net Income	8,660.23	(241.52)	8,901.75

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

	Jul '24 - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	114,676.19	114,675.99	0.20
303.00 · Interest Income	277.20	0.00	277.20
304.00 · Finance Charges & Late Fees	404.59	0.00	404.59
305.00 · Holy Cross Equity Refund	125.70	0.00	125.70
307.00 · Reserve Assessments	22,916.93	22,916.63	0.30
308.00 · Cable TV Assessments	15,888.00	15,888.51	(0.51)
Total Income	154,288.61	153,481.13	807.48
Expense			
401.00 · Accounting	2,763.11	2,688.40	74.71
402.00 · Administrative	2,342.50	2,240.37	102.13
403.00 · Manager's Fee	10,007.47	10,007.47	0.00
406.00 · Insurance	19,337.10	20,856.55	(1,519.45)
408.00 · Legal	231.69	672.10	(440.41)
409.00 · Manager's Unit	9,254.02	1,744.27	7,509.75
410.00 · Pool Maintenance	2,770.98	3,360.50	(589.52)
410.02 · Pool - Gas Expense	1,751.19	2,675.97	(924.78)
411.00 · Snow Removal	6,089.60	3,910.40	2,179.20
412.00 · Repairs & Maint. - Project	2,103.05	1,792.23	310.82
413.00 · Fire Alarm - Project	0.00	896.17	(896.17)
414.00 · Trash	6,937.06	5,637.17	1,299.89
416.00 · Real Estate Taxes	372.01	372.71	(0.70)
421.00 · Depreciation - Mgr's Unit 504	867.02	867.02	0.00
422.00 · Electricity	7,121.19	7,223.04	(101.85)
424.00 · Water & Sewer	13,203.56	17,085.31	(3,881.75)
437.00 · Landscaping	1,222.00	1,629.35	(407.35)
438.00 · 504 Repairs & Maintenance	0.00	224.07	(224.07)
Total Expense	86,373.55	83,883.10	2,490.45
Net Ordinary Income	67,915.06	69,598.03	(1,682.97)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,665.53	9,793.30	(3,127.77)
425.00 · Repairs & Maint. Bldg.	1,770.00	2,232.67	(462.67)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	22,916.92	22,916.63	0.29
431.00 · Fire Alarm Bldg	1,763.50	916.63	846.87
453.00 · Flood Insurance	14,737.25	16,211.03	(1,473.78)
456.00 · Cable TV Expense	15,881.50	15,888.51	(7.01)
Total Other Expense	63,734.70	69,958.77	(6,224.07)
Net Other Income	(63,734.70)	(69,958.77)	6,224.07
Net Income	4,180.36	(360.74)	4,541.10

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

	Jul '24 - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	15,382.29	15,382.62	(0.33)
303.00 · Interest Income	34.85	0.00	34.85
304.00 · Finance Charges & Late Fees	50.80	0.00	50.80
305.00 · Holy Cross Equity Refund	15.79	0.00	15.79
Total Income	15,483.73	15,382.62	101.11
Expense			
401.00 · Accounting	347.16	337.70	9.46
402.00 · Administrative	294.31	281.38	12.93
403.00 · Manager's Fee	1,257.08	1,257.08	0.00
406.00 · Insurance	2,428.97	2,619.87	(190.90)
408.00 · Legal	29.12	84.48	(55.36)
409.00 · Manager's Unit	1,162.42	219.12	943.30
410.00 · Pool Maintenance	348.08	422.18	(74.10)
410.02 · Pool - Gas Expense	219.97	336.16	(116.19)
411.00 · Snow Removal	765.00	491.20	273.80
412.00 · Repairs & Maint. - Project	264.16	225.17	38.99
413.00 · Fire Alarm - Project	0.00	112.53	(112.53)
414.00 · Trash	871.40	708.07	163.33
416.00 · Real Estate Taxes	46.73	46.82	(0.09)
421.00 · Depreciation - Mgr's Unit 504	108.90	108.90	0.00
422.00 · Electricity	894.52	907.28	(12.76)
424.00 · Water & Sewer	1,658.55	2,146.21	(487.66)
437.00 · Landscaping	153.50	204.65	(51.15)
438.00 · 504 Repairs & Maintenance	0.00	28.16	(28.16)
Total Expense	10,849.87	10,536.96	312.91
Net Ordinary Income	4,633.86	4,845.66	(211.80)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,389.09	3,503.83	(1,114.74)
425.00 · Repairs & Maint. Bldg.	0.00	1,366.31	(1,366.31)
431.00 · Fire Alarm Bldg	46.54	0.00	46.54
Total Other Expense	2,435.63	4,870.14	(2,434.51)
Net Other Income	(2,435.63)	(4,870.14)	2,434.51
Net Income	2,198.23	(24.48)	2,222.71