



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

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December 29, 2025

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

Re: Financial Statements  
For the Four Months Ended October 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 10/31/25, the year-to-date operating net profit is \$52,663.86. Comparatively, the year-to-date operating net profit as of 10/31/24 was \$45,821.15. This is a favorable difference of \$6,842.71. This year there is a significant decrease to pool maintenance, pool gas, trash removal, electricity and water & sewer. There was also an increase to the operating portion of the dues and high interest income. This was partially offset by an increase to insurance, manager's unit, repairs & maintenance, elevator and fire alarm.

The association budgeted net income as of 10/31/25 was \$7,841.56. Actual net income was \$52,663.86. This is a favorable difference of \$44,822.30 as of 10/31/25. Accounting, insurance, trash removal, electricity, water & sewer and gas/heating are under budget. There is also a significant increase to interest income. 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 October 31, 2025

|                                              | Oct 31, 25          |
|----------------------------------------------|---------------------|
| <b>ASSETS</b>                                |                     |
| Current Assets                               |                     |
| Checking/Savings                             |                     |
| 102.10 · Cash in Reserve - UMB               | 4,501,256.66        |
| 102.8 · Cash in Op. Checking - UMB           | 53,065.79           |
| Total Checking/Savings                       | 4,554,322.45        |
| Accounts Receivable                          |                     |
| 104.00 · Accounts Receivable                 | 3,604.48            |
| Total Accounts Receivable                    | 3,604.48            |
| Other Current Assets                         |                     |
| 108.00 · Prepaid Expenses                    |                     |
| 108.10 · Prepaid Insurance                   | 3,884.77            |
| 108.20 · Prepaid Flood Insurance             | 6,698.75            |
| 108.00 · Prepaid Expenses - Other            | 707.41              |
| Total 108.00 · Prepaid Expenses              | 11,290.93           |
| 110.00 · Bill to Owner                       | 126.66              |
| Total Other Current Assets                   | 11,417.59           |
| Total Current Assets                         | 4,569,344.52        |
| 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        | (99,327.74)         |
| 114.30 · Accum. Depreciation-Equipment       | (7,544.75)          |
| Total 114.00 · Accum. Depreciation           | (106,872.49)        |
| Total Fixed Assets                           | 111,867.00          |
| <b>TOTAL ASSETS</b>                          | <b>4,681,211.52</b> |
| <b>LIABILITIES &amp; EQUITY</b>              |                     |
| Liabilities                                  |                     |
| Current Liabilities                          |                     |
| Accounts Payable                             |                     |
| 201.00 · Accounts Payable                    | 609,926.60          |
| Total Accounts Payable                       | 609,926.60          |
| Total Current Liabilities                    | 609,926.60          |
| Total Liabilities                            | 609,926.60          |
| Equity                                       |                     |
| 215.00 · Working Capital Deposits            | 26,500.00           |
| 217.01 · Reserve Fund - Appropriated         |                     |
| 217.10 · Reserve Fund 100/200                | 828,628.08          |
| 217.20 · Reserve Fund 300                    | 1,163,540.39        |
| 217.30 · Reserve Fund 400                    | 771,029.08          |
| 217.40 · Reserve Fund 500                    | 996,696.71          |
| 217.50 · Reserve Fund Garage                 | 113,900.13          |
| Total 217.01 · Reserve Fund - Appropriated   | 3,873,794.39        |
| 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                                   | 52,663.86           |
| Total Equity                                 | 4,071,284.92        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>        | <b>4,681,211.52</b> |

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

|                                        | Oct 25      | Oct 24      | \$ Change   |
|----------------------------------------|-------------|-------------|-------------|
| Ordinary Income/Expense                |             |             |             |
| Income                                 |             |             |             |
| 301.00 · Operating Assessments         | 42,663.29   | 41,939.80   | 723.49      |
| 303.00 · Interest Income               | 12,903.81   | 39.51       | 12,864.30   |
| 304.00 · Finance Charges & Late Fees   | 161.07      | 116.96      | 44.11       |
| 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                           | 62,851.92   | 49,445.96   | 13,405.96   |
| Expense                                |             |             |             |
| 401.00 · Accounting                    | 1,370.67    | 805.50      | 565.17      |
| 402.00 · Administrative                | 705.79      | 835.99      | (130.20)    |
| 403.00 · Manager's Fee                 | 3,834.14    | 3,722.47    | 111.67      |
| 406.00 · Insurance                     | 7,769.50    | 6,803.67    | 965.83      |
| 408.00 · Legal                         | 864.00      | 5.00        | 859.00      |
| 409.00 · Manager's Unit                | 650.50      | 648.82      | 1.68        |
| 410.00 · Pool Maintenance              | 0.00        | 725.00      | (725.00)    |
| 410.02 · Pool - Gas Expense            | 57.22       | 308.44      | (251.22)    |
| 412.00 · Repairs & Maint. - Project    | 2,877.20    | 2,556.66    | 320.54      |
| 414.00 · Trash                         | 2,144.71    | 2,403.54    | (258.83)    |
| 421.00 · Depreciation - Mgr's Unit 504 | 322.50      | 322.50      | 0.00        |
| 422.00 · Electricity                   | 766.45      | 922.95      | (156.50)    |
| 424.00 · Water & Sewer                 | 3,772.51    | 5,781.40    | (2,008.89)  |
| 437.00 · Landscaping                   | 1,000.00    | 1,000.00    | 0.00        |
| Total Expense                          | 26,135.19   | 26,841.94   | (706.75)    |
| Net Ordinary Income                    | 36,716.73   | 22,604.02   | 14,112.71   |
| Other Income/Expense                   |             |             |             |
| Other Expense                          |             |             |             |
| 423.00 · Gas/Heating                   | 2,438.96    | 1,577.07    | 861.89      |
| 425.00 · Repairs & Maint. Bldg.        | 7,441.80    | 0.00        | 7,441.80    |
| 427.00 · Elevator                      | 1,256.61    | 2,106.01    | (849.40)    |
| 430.00 · Reserve Funds Bldg            | 1,654.63    | 2,150.03    | (495.40)    |
| 431.00 · Fire Alarm Bldg               | 4,795.00    | 0.00        | 4,795.00    |
| 453.00 · Flood Insurance               | 1,339.75    | 1,339.75    | 0.00        |
| 456.00 · Cable TV Expense              | 5,331.88    | 5,121.44    | 210.44      |
| Total Other Expense                    | 24,258.63   | 12,294.30   | 11,964.33   |
| Net Other Income                       | (24,258.63) | (12,294.30) | (11,964.33) |
| Net Income                             | 12,458.10   | 10,309.72   | 2,148.38    |

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

|                                        | Jul - Oct 25 | Jul - Oct 24 | \$ Change   |
|----------------------------------------|--------------|--------------|-------------|
| Ordinary Income/Expense                |              |              |             |
| Income                                 |              |              |             |
| 301.00 · Operating Assessments         | 170,653.40   | 167,759.21   | 2,894.19    |
| 303.00 · Interest Income               | 45,894.86    | 43.13        | 45,851.73   |
| 304.00 · Finance Charges & Late Fees   | 492.70       | 191.86       | 300.84      |
| 307.00 · Reserve Assessments           | 6,618.36     | 8,600.07     | (1,981.71)  |
| 308.00 · Cable TV Assessments          | 21,876.48    | 20,799.18    | 1,077.30    |
| Total Income                           | 245,535.80   | 197,393.45   | 48,142.35   |
| Expense                                |              |              |             |
| 401.00 · Accounting                    | 5,139.00     | 4,024.16     | 1,114.84    |
| 402.00 · Administrative                | 3,304.48     | 3,127.88     | 176.60      |
| 403.00 · Manager's Fee                 | 15,336.56    | 14,889.88    | 446.68      |
| 406.00 · Insurance                     | 31,078.00    | 27,214.68    | 3,863.32    |
| 408.00 · Legal                         | 1,529.00     | 240.00       | 1,289.00    |
| 409.00 · Manager's Unit                | 14,892.85    | 2,595.27     | 12,297.58   |
| 410.00 · Pool Maintenance              | 0.00         | 4,385.93     | (4,385.93)  |
| 410.02 · Pool - Gas Expense            | 228.82       | 1,459.59     | (1,230.77)  |
| 412.00 · Repairs & Maint. - Project    | 5,219.50     | 3,477.26     | 1,742.24    |
| 414.00 · Trash                         | 8,578.84     | 9,614.16     | (1,035.32)  |
| 421.00 · Depreciation - Mgr's Unit 504 | 1,290.00     | 1,290.00     | 0.00        |
| 422.00 · Electricity                   | 2,652.46     | 4,099.06     | (1,446.60)  |
| 424.00 · Water & Sewer                 | 15,810.93    | 23,891.95    | (8,081.02)  |
| 437.00 · Landscaping                   | 4,000.00     | 4,000.00     | 0.00        |
| Total Expense                          | 109,060.44   | 104,309.82   | 4,750.62    |
| Net Ordinary Income                    | 136,475.36   | 93,083.63    | 43,391.73   |
| Other Income/Expense                   |              |              |             |
| Other Expense                          |              |              |             |
| 423.00 · Gas/Heating                   | 5,161.97     | 4,697.44     | 464.53      |
| 425.00 · Repairs & Maint. Bldg.        | 23,686.97    | 1,030.00     | 22,656.97   |
| 427.00 · Elevator                      | 14,386.22    | 6,071.81     | 8,314.41    |
| 430.00 · Reserve Funds Bldg            | 6,618.36     | 8,600.06     | (1,981.70)  |
| 431.00 · Fire Alarm Bldg               | 7,271.46     | 1,018.41     | 6,253.05    |
| 453.00 · Flood Insurance               | 5,359.00     | 5,359.00     | 0.00        |
| 456.00 · Cable TV Expense              | 21,327.52    | 20,485.76    | 841.76      |
| Total Other Expense                    | 83,811.50    | 47,262.48    | 36,549.02   |
| Net Other Income                       | (83,811.50)  | (47,262.48)  | (36,549.02) |
| Net Income                             | 52,663.86    | 45,821.15    | 6,842.71    |

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

|                                        | Oct 25      | Budget      | \$ Over Budget |
|----------------------------------------|-------------|-------------|----------------|
| Ordinary Income/Expense                |             |             |                |
| Income                                 |             |             |                |
| 301.00 · Operating Assessments         | 42,663.29   | 42,663.41   | (0.12)         |
| 303.00 · Interest Income               | 12,903.81   | 0.00        | 12,903.81      |
| 304.00 · Finance Charges & Late Fees   | 161.07      | 0.00        | 161.07         |
| 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                           | 62,851.92   | 49,787.12   | 13,064.80      |
| Expense                                |             |             |                |
| 401.00 · Accounting                    | 1,370.67    | 2,125.01    | (754.34)       |
| 402.00 · Administrative                | 705.79      | 916.66      | (210.87)       |
| 403.00 · Manager's Fee                 | 3,834.14    | 3,834.14    | 0.00           |
| 406.00 · Insurance                     | 7,769.50    | 8,326.96    | (557.46)       |
| 408.00 · Legal                         | 864.00      | 250.01      | 613.99         |
| 409.00 · Manager's Unit                | 650.50      | 2,822.02    | (2,171.52)     |
| 410.02 · Pool - Gas Expense            | 57.22       | 0.00        | 57.22          |
| 412.00 · Repairs & Maint. - Project    | 2,877.20    | 666.67      | 2,210.53       |
| 414.00 · Trash                         | 2,144.71    | 2,617.32    | (472.61)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 322.50      | 322.50      | 0.00           |
| 422.00 · Electricity                   | 766.45      | 2,728.58    | (1,962.13)     |
| 424.00 · Water & Sewer                 | 3,772.51    | 5,300.82    | (1,528.31)     |
| 437.00 · Landscaping                   | 1,000.00    | 1,000.00    | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00        | 83.34       | (83.34)        |
| Total Expense                          | 26,135.19   | 30,994.03   | (4,858.84)     |
| Net Ordinary Income                    | 36,716.73   | 18,793.09   | 17,923.64      |
| Other Income/Expense                   |             |             |                |
| Other Expense                          |             |             |                |
| 423.00 · Gas/Heating                   | 2,438.96    | 4,103.90    | (1,664.94)     |
| 425.00 · Repairs & Maint. Bldg.        | 7,441.80    | 1,825.81    | 5,615.99       |
| 427.00 · Elevator                      | 1,256.61    | 555.55      | 701.06         |
| 430.00 · Reserve Funds Bldg            | 1,654.63    | 1,654.59    | 0.04           |
| 431.00 · Fire Alarm Bldg               | 4,795.00    | 1,750.00    | 3,045.00       |
| 453.00 · Flood Insurance               | 1,339.75    | 1,473.73    | (133.98)       |
| 456.00 · Cable TV Expense              | 5,331.88    | 5,469.12    | (137.24)       |
| Total Other Expense                    | 24,258.63   | 16,832.70   | 7,425.93       |
| Net Other Income                       | (24,258.63) | (16,832.70) | (7,425.93)     |
| Net Income                             | 12,458.10   | 1,960.39    | 10,497.71      |

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

|                                        | Jul - Oct 25 | Budget         | \$ Over Budget |
|----------------------------------------|--------------|----------------|----------------|
| Ordinary Income/Expense                |              |                |                |
| Income                                 |              |                |                |
| 301.00 · Operating Assessments         | 170,653.40   | 170,653.64     | (0.24)         |
| 303.00 · Interest Income               | 45,894.86    | 0.00           | 45,894.86      |
| 304.00 · Finance Charges & Late Fees   | 492.70       | 0.00           | 492.70         |
| 307.00 · Reserve Assessments           | 6,618.36     | 1,153,618.24   | (1,146,999.88) |
| 308.00 · Cable TV Assessments          | 21,876.48    | 21,876.48      | 0.00           |
| Total Income                           | 245,535.80   | 1,346,148.36   | (1,100,612.56) |
| Expense                                |              |                |                |
| 401.00 · Accounting                    | 5,139.00     | 8,500.04       | (3,361.04)     |
| 402.00 · Administrative                | 3,304.48     | 3,666.64       | (362.16)       |
| 403.00 · Manager's Fee                 | 15,336.56    | 15,336.56      | 0.00           |
| 406.00 · Insurance                     | 31,078.00    | 33,307.84      | (2,229.84)     |
| 408.00 · Legal                         | 1,529.00     | 1,000.04       | 528.96         |
| 409.00 · Manager's Unit                | 14,892.85    | 11,288.08      | 3,604.77       |
| 410.02 · Pool - Gas Expense            | 228.82       | 0.00           | 228.82         |
| 412.00 · Repairs & Maint. - Project    | 5,219.50     | 2,666.68       | 2,552.82       |
| 414.00 · Trash                         | 8,578.84     | 10,469.28      | (1,890.44)     |
| 421.00 · Depreciation - Mgr's Unit 504 | 1,290.00     | 1,290.00       | 0.00           |
| 422.00 · Electricity                   | 2,652.46     | 10,914.32      | (8,261.86)     |
| 424.00 · Water & Sewer                 | 15,810.93    | 21,203.28      | (5,392.35)     |
| 437.00 · Landscaping                   | 4,000.00     | 4,000.00       | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00         | 333.36         | (333.36)       |
| Total Expense                          | 109,060.44   | 123,976.12     | (14,915.68)    |
| Net Ordinary Income                    | 136,475.36   | 1,222,172.24   | (1,085,696.88) |
| Other Income/Expense                   |              |                |                |
| Other Expense                          |              |                |                |
| 423.00 · Gas/Heating                   | 5,161.97     | 16,415.60      | (11,253.63)    |
| 425.00 · Repairs & Maint. Bldg.        | 23,686.97    | 7,303.24       | 16,383.73      |
| 427.00 · Elevator                      | 14,386.22    | 2,222.20       | 12,164.02      |
| 430.00 · Reserve Funds Bldg            | 6,618.36     | 1,153,618.24   | (1,146,999.88) |
| 431.00 · Fire Alarm Bldg               | 7,271.46     | 7,000.00       | 271.46         |
| 453.00 · Flood Insurance               | 5,359.00     | 5,894.92       | (535.92)       |
| 456.00 · Cable TV Expense              | 21,327.52    | 21,876.48      | (548.96)       |
| Total Other Expense                    | 83,811.50    | 1,214,330.68   | (1,130,519.18) |
| Net Other Income                       | (83,811.50)  | (1,214,330.68) | 1,130,519.18   |
| Net Income                             | 52,663.86    | 7,841.56       | 44,822.30      |

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

| 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                              | 10/01/2025 | Draft    | Vail Honeywagon Enterprises, LLC          | 10/1-10/31                                           | (2,144.71)  |
| Bill Pmt -Check                              | 10/02/2025 | Autopay  | Xcel Energy                               | 53-1013571-8                                         | (827.06)    |
| Bill Pmt -Check                              | 10/08/2025 | 11440    | CMT Technical Services (Corp)             | Re: Garage and Pool Deck - 7/14-9/14                 | (536.25)    |
| Bill Pmt -Check                              | 10/08/2025 | 11441    | Golden Eagle Htg Cooling & Drain Cleaning | 400 Bldg - Heat system repairs                       | (1,949.70)  |
| Bill Pmt -Check                              | 10/08/2025 | 11442    | Martin/Martin, Inc.                       |                                                      | (4,457.90)  |
| Bill Pmt -Check                              | 10/08/2025 | 11443    | Vail Valley Ace Hardware                  | 312                                                  | (86.39)     |
| Check                                        | 10/12/2025 | Auto-Pay | Comcast                                   | 10/1-10/31                                           | (5,331.88)  |
| Check                                        | 10/15/2025 | EFT      | Farmers Insurance                         | 1/15/25-1/15/26 Prop/Liab/Umbr                       | (7,769.49)  |
| Check                                        | 10/19/2025 | Draft    | Comcast - DSL                             | DSL                                                  | (30.60)     |
| Bill Pmt -Check                              | 10/19/2025 | Draft    | Eagle River Water & Sanitation District   | 8/29-9/30                                            | (4,120.64)  |
| Bill Pmt -Check                              | 10/22/2025 | 11444    | Golden Eagle Htg Cooling & Drain Cleaning | VOID: 500 Bldg - Boiler repairs - Deduct 3% c...     | 0.00        |
| Bill Pmt -Check                              | 10/22/2025 | 11445    | Martin/Martin, Inc.                       |                                                      | (6,300.80)  |
| Bill Pmt -Check                              | 10/22/2025 | 11446    | OAC Management, Inc.                      | Re: Pool deck & common area project - Septe...       | (10,010.00) |
| Bill Pmt -Check                              | 10/22/2025 | 11447    | Proactive Elevator Services LLC           | Install new elevator hydraulic oil line - Balance... | (4,660.00)  |
| Bill Pmt -Check                              | 10/22/2025 | 11448    | Schindler Elevator Corporation            | 5000027664                                           | (1,256.61)  |
| Bill Pmt -Check                              | 10/22/2025 | 11449    | Spaeth and Company, Inc.                  | September                                            | (993.36)    |
| Bill Pmt -Check                              | 10/22/2025 | 11450    | Steve Burns                               |                                                      | (4,934.14)  |
| Bill Pmt -Check                              | 10/22/2025 | 11451    | Tower Electric, Inc                       |                                                      | (1,612.93)  |
| Bill Pmt -Check                              | 10/22/2025 | 11452    | Vail Alarm Inc.                           |                                                      | (3,252.00)  |
| Bill Pmt -Check                              | 10/22/2025 | 11453    | Vail Valley Ace Hardware                  | 312                                                  | (18.59)     |
| Bill Pmt -Check                              | 10/22/2025 | 11454    | Vail Valley MEP Engineering               |                                                      | (1,384.77)  |
| Bill Pmt -Check                              | 10/22/2025 | 11455    | Golden Eagle Htg Cooling & Drain Cleaning | 500 Bldg - Boiler repairs                            | (841.80)    |
| Check                                        | 10/31/2025 | Draft    | Century Link                              | 10/13-11/12 970-476-2196 518B                        | (150.66)    |
| Check                                        | 10/31/2025 | Draft    | Century Link                              | 10/13-11/12 970-476-3957 457B                        | (461.13)    |
| Check                                        | 10/31/2025 | Draft    | Century Link                              | 10/19-11/18 970-476-7309 666B                        | (111.00)    |
| Check                                        | 10/31/2025 | Auto-Pay | Holy Cross Energy                         | 9/22-10/22                                           | (766.45)    |
| Total 102.8 · Cash in Op. Checking - UMB     |            |          |                                           |                                                      | (64,008.86) |
| TOTAL                                        |            |          |                                           |                                                      | (64,008.86) |

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

|                                        | Oct 25     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 9,151.14   | 9,151.19   | (0.05)         |
| 303.00 · Interest Income               | 2,784.64   | 0.00       | 2,784.64       |
| 304.00 · Finance Charges & Late Fees   | 34.76      | 0.00       | 34.76          |
| 308.00 · Cable TV Assessments          | 1,215.36   | 1,215.36   | 0.00           |
| Total Income                           | 13,185.90  | 10,366.55  | 2,819.35       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 295.79     | 458.58     | (162.79)       |
| 402.00 · Administrative                | 152.30     | 197.82     | (45.52)        |
| 403.00 · Manager's Fee                 | 827.41     | 827.41     | 0.00           |
| 406.00 · Insurance                     | 1,676.66   | 1,796.96   | (120.30)       |
| 408.00 · Legal                         | 186.45     | 53.95      | 132.50         |
| 409.00 · Manager's Unit                | 140.38     | 608.99     | (468.61)       |
| 410.02 · Pool - Gas Expense            | 12.35      | 0.00       | 12.35          |
| 412.00 · Repairs & Maint. - Project    | 620.90     | 143.87     | 477.03         |
| 414.00 · Trash                         | 462.83     | 564.82     | (101.99)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 69.60      | 69.60      | 0.00           |
| 422.00 · Electricity                   | 165.40     | 588.83     | (423.43)       |
| 424.00 · Water & Sewer                 | 814.11     | 1,143.92   | (329.81)       |
| 437.00 · Landscaping                   | 215.80     | 215.80     | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 17.98      | (17.98)        |
| Total Expense                          | 5,639.98   | 6,688.53   | (1,048.55)     |
| Net Ordinary Income                    | 7,545.92   | 3,678.02   | 3,867.90       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 428.70     | 1,007.31   | (578.61)       |
| 425.00 · Repairs & Maint. Bldg.        | 0.00       | 669.60     | (669.60)       |
| 431.00 · Fire Alarm Bldg               | 331.00     | 434.65     | (103.65)       |
| 456.00 · Cable TV Expense              | 1,184.86   | 1,215.36   | (30.50)        |
| Total Other Expense                    | 1,944.56   | 3,326.92   | (1,382.36)     |
| Net Other Income                       | (1,944.56) | (3,326.92) | 1,382.36       |
| Net Income                             | 5,601.36   | 351.10     | 5,250.26       |

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

|                                        | Oct 25     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 12,835.71  | 12,835.70  | 0.01           |
| 303.00 · Interest Income               | 3,997.60   | 0.00       | 3,997.60       |
| 304.00 · Finance Charges & Late Fees   | 49.90      | 0.00       | 49.90          |
| 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                           | 18,595.34  | 14,547.85  | 4,047.49       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 424.63     | 658.33     | (233.70)       |
| 402.00 · Administrative                | 218.65     | 283.98     | (65.33)        |
| 403.00 · Manager's Fee                 | 1,187.82   | 1,187.82   | 0.00           |
| 406.00 · Insurance                     | 2,406.99   | 2,579.69   | (172.70)       |
| 408.00 · Legal                         | 267.67     | 77.45      | 190.22         |
| 409.00 · Manager's Unit                | 201.53     | 874.26     | (672.73)       |
| 410.02 · Pool - Gas Expense            | 17.73      | 0.00       | 17.73          |
| 412.00 · Repairs & Maint. - Project    | 891.35     | 206.53     | 684.82         |
| 414.00 · Trash                         | 664.43     | 810.85     | (146.42)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 99.91      | 99.91      | 0.00           |
| 422.00 · Electricity                   | 237.45     | 845.31     | (607.86)       |
| 424.00 · Water & Sewer                 | 1,168.72   | 1,642.19   | (473.47)       |
| 437.00 · Landscaping                   | 309.80     | 309.80     | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 25.82      | (25.82)        |
| Total Expense                          | 8,096.68   | 9,601.94   | (1,505.26)     |
| Net Ordinary Income                    | 10,498.66  | 4,945.91   | 5,552.75       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 801.84     | 1,203.64   | (401.80)       |
| 425.00 · Repairs & Maint. Bldg.        | 2,200.00   | 666.90     | 1,533.10       |
| 427.00 · Elevator                      | 744.66     | 333.33     | 411.33         |
| 430.00 · Reserve Funds Bldg            | 91.65      | 91.67      | (0.02)         |
| 431.00 · Fire Alarm Bldg               | 3,835.37   | 442.48     | 3,392.89       |
| 456.00 · Cable TV Expense              | 1,579.82   | 1,620.48   | (40.66)        |
| Total Other Expense                    | 9,253.34   | 4,358.50   | 4,894.84       |
| Net Other Income                       | (9,253.34) | (4,358.50) | (4,894.84)     |
| Net Income                             | 1,245.32   | 587.41     | 657.91         |

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

|                                        | Oct 25     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 8,257.39   | 8,257.39   | 0.00           |
| 303.00 · Interest Income               | 2,571.73   | 0.00       | 2,571.73       |
| 304.00 · Finance Charges & Late Fees   | 32.10      | 0.00       | 32.10          |
| 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                           | 12,125.29  | 9,521.47   | 2,603.82       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 273.17     | 423.51     | (150.34)       |
| 402.00 · Administrative                | 140.66     | 182.69     | (42.03)        |
| 403.00 · Manager's Fee                 | 764.14     | 764.14     | 0.00           |
| 406.00 · Insurance                     | 1,548.46   | 1,659.56   | (111.10)       |
| 408.00 · Legal                         | 172.20     | 49.83      | 122.37         |
| 409.00 · Manager's Unit                | 129.64     | 562.43     | (432.79)       |
| 410.02 · Pool - Gas Expense            | 11.40      | 0.00       | 11.40          |
| 412.00 · Repairs & Maint. - Project    | 573.43     | 132.87     | 440.56         |
| 414.00 · Trash                         | 427.44     | 521.63     | (94.19)        |
| 421.00 · Depreciation - Mgr's Unit 504 | 64.27      | 64.27      | 0.00           |
| 422.00 · Electricity                   | 152.75     | 543.81     | (391.06)       |
| 424.00 · Water & Sewer                 | 751.86     | 1,056.45   | (304.59)       |
| 437.00 · Landscaping                   | 199.30     | 199.30     | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 16.61      | (16.61)        |
| Total Expense                          | 5,208.72   | 6,177.10   | (968.38)       |
| Net Ordinary Income                    | 6,916.57   | 3,344.37   | 3,572.20       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 414.79     | 684.12     | (269.33)       |
| 425.00 · Repairs & Maint. Bldg.        | 2,200.00   | 333.06     | 1,866.94       |
| 427.00 · Elevator                      | 511.95     | 222.22     | 289.73         |
| 430.00 · Reserve Funds Bldg            | 149.99     | 150.00     | (0.01)         |
| 431.00 · Fire Alarm Bldg               | 628.63     | 433.28     | 195.35         |
| 456.00 · Cable TV Expense              | 1,086.12   | 1,114.08   | (27.96)        |
| Total Other Expense                    | 4,991.48   | 2,936.76   | 2,054.72       |
| Net Other Income                       | (4,991.48) | (2,936.76) | (2,054.72)     |
| Net Income                             | 1,925.09   | 407.61     | 1,517.48       |

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

|                                        | Oct 25     | Budget     | \$ Over Budget |
|----------------------------------------|------------|------------|----------------|
| Ordinary Income/Expense                |            |            |                |
| Income                                 |            |            |                |
| 301.00 · Operating Assessments         | 11,026.15  | 11,026.13  | 0.02           |
| 303.00 · Interest Income               | 3,153.69   | 0.00       | 3,153.69       |
| 304.00 · Finance Charges & Late Fees   | 39.37      | 0.00       | 39.37          |
| 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                           | 17,145.91  | 13,952.83  | 3,193.08       |
| Expense                                |            |            |                |
| 401.00 · Accounting                    | 334.98     | 519.35     | (184.37)       |
| 402.00 · Administrative                | 172.49     | 224.03     | (51.54)        |
| 403.00 · Manager's Fee                 | 937.06     | 937.06     | 0.00           |
| 406.00 · Insurance                     | 1,898.87   | 2,035.11   | (136.24)       |
| 408.00 · Legal                         | 211.16     | 61.10      | 150.06         |
| 409.00 · Manager's Unit                | 158.98     | 689.70     | (530.72)       |
| 410.02 · Pool - Gas Expense            | 13.98      | 0.00       | 13.98          |
| 412.00 · Repairs & Maint. - Project    | 703.18     | 162.93     | 540.25         |
| 414.00 · Trash                         | 524.17     | 639.67     | (115.50)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 78.82      | 78.82      | 0.00           |
| 422.00 · Electricity                   | 187.32     | 666.86     | (479.54)       |
| 424.00 · Water & Sewer                 | 922.00     | 1,295.52   | (373.52)       |
| 437.00 · Landscaping                   | 244.40     | 244.40     | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00       | 20.37      | (20.37)        |
| Total Expense                          | 6,387.41   | 7,574.92   | (1,187.51)     |
| Net Ordinary Income                    | 10,758.50  | 6,377.91   | 4,380.59       |
| Other Income/Expense                   |            |            |                |
| Other Expense                          |            |            |                |
| 423.00 · Gas/Heating                   | 493.35     | 890.30     | (396.95)       |
| 425.00 · Repairs & Maint. Bldg.        | 3,041.80   | 85.81      | 2,955.99       |
| 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              | 1,481.08   | 1,519.20   | (38.12)        |
| Total Other Expense                    | 7,763.48   | 5,813.57   | 1,949.91       |
| Net Other Income                       | (7,763.48) | (5,813.57) | (1,949.91)     |
| Net Income                             | 2,995.02   | 564.34     | 2,430.68       |

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

|                                        | Oct 25   | Budget   | \$ Over Budget |
|----------------------------------------|----------|----------|----------------|
| Ordinary Income/Expense                |          |          |                |
| Income                                 |          |          |                |
| 301.00 · Operating Assessments         | 1,392.90 | 1,393.00 | (0.10)         |
| 303.00 · Interest Income               | 396.15   | 0.00     | 396.15         |
| 304.00 · Finance Charges & Late Fees   | 4.94     | 0.00     | 4.94           |
| 307.00 · Reserve Assessments           | 5.49     | 5.42     | 0.07           |
| Total Income                           | 1,799.48 | 1,398.42 | 401.06         |
| Expense                                |          |          |                |
| 401.00 · Accounting                    | 42.10    | 65.24    | (23.14)        |
| 402.00 · Administrative                | 21.69    | 28.14    | (6.45)         |
| 403.00 · Manager's Fee                 | 117.71   | 117.71   | 0.00           |
| 406.00 · Insurance                     | 238.52   | 255.64   | (17.12)        |
| 408.00 · Legal                         | 26.52    | 7.68     | 18.84          |
| 409.00 · Manager's Unit                | 19.97    | 86.64    | (66.67)        |
| 410.02 · Pool - Gas Expense            | 1.76     | 0.00     | 1.76           |
| 412.00 · Repairs & Maint. - Project    | 88.34    | 20.47    | 67.87          |
| 414.00 · Trash                         | 65.84    | 80.35    | (14.51)        |
| 421.00 · Depreciation - Mgr's Unit 504 | 9.90     | 9.90     | 0.00           |
| 422.00 · Electricity                   | 23.53    | 83.77    | (60.24)        |
| 424.00 · Water & Sewer                 | 115.82   | 162.74   | (46.92)        |
| 437.00 · Landscaping                   | 30.70    | 30.70    | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00     | 2.56     | (2.56)         |
| Total Expense                          | 802.40   | 951.54   | (149.14)       |
| Net Ordinary Income                    | 997.08   | 446.88   | 550.20         |
| Other Income/Expense                   |          |          |                |
| Other Expense                          |          |          |                |
| 423.00 · Gas/Heating                   | 300.28   | 318.53   | (18.25)        |
| 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                    | 305.77   | 396.95   | (91.18)        |
| Net Other Income                       | (305.77) | (396.95) | 91.18          |
| Net Income                             | 691.31   | 49.93    | 641.38         |

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

|                                        | Jul - Oct 25 | Budget       | \$ Over Budget |
|----------------------------------------|--------------|--------------|----------------|
| Ordinary Income/Expense                |              |              |                |
| Income                                 |              |              |                |
| 301.00 · Operating Assessments         | 36,604.62    | 36,604.76    | (0.14)         |
| 303.00 · Interest Income               | 9,904.11     | 0.00         | 9,904.11       |
| 304.00 · Finance Charges & Late Fees   | 106.32       | 0.00         | 106.32         |
| 307.00 · Reserve Assessments           | 0.00         | 246,499.26   | (246,499.26)   |
| 308.00 · Cable TV Assessments          | 4,861.44     | 4,861.44     | 0.00           |
| Total Income                           | 51,476.49    | 287,965.46   | (236,488.97)   |
| Expense                                |              |              |                |
| 401.00 · Accounting                    | 1,109.01     | 1,834.32     | (725.31)       |
| 402.00 · Administrative                | 713.07       | 791.28       | (78.21)        |
| 403.00 · Manager's Fee                 | 3,309.64     | 3,309.64     | 0.00           |
| 406.00 · Insurance                     | 6,706.64     | 7,187.84     | (481.20)       |
| 408.00 · Legal                         | 329.96       | 215.80       | 114.16         |
| 409.00 · Manager's Unit                | 3,213.88     | 2,435.96     | 777.92         |
| 410.02 · Pool - Gas Expense            | 49.37        | 0.00         | 49.37          |
| 412.00 · Repairs & Maint. - Project    | 1,126.38     | 575.48       | 550.90         |
| 414.00 · Trash                         | 1,851.32     | 2,259.28     | (407.96)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 278.40       | 278.40       | 0.00           |
| 422.00 · Electricity                   | 572.40       | 2,355.32     | (1,782.92)     |
| 424.00 · Water & Sewer                 | 3,411.99     | 4,575.68     | (1,163.69)     |
| 437.00 · Landscaping                   | 863.20       | 863.20       | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00         | 71.92        | (71.92)        |
| Total Expense                          | 23,535.26    | 26,754.12    | (3,218.86)     |
| Net Ordinary Income                    | 27,941.23    | 261,211.34   | (233,270.11)   |
| Other Income/Expense                   |              |              |                |
| Other Expense                          |              |              |                |
| 423.00 · Gas/Heating                   | 900.50       | 4,029.24     | (3,128.74)     |
| 425.00 · Repairs & Maint. Bldg.        | 5,105.49     | 2,678.40     | 2,427.09       |
| 430.00 · Reserve Funds Bldg            | 0.00         | 246,499.26   | (246,499.26)   |
| 431.00 · Fire Alarm Bldg               | 1,588.46     | 1,738.60     | (150.14)       |
| 456.00 · Cable TV Expense              | 4,739.44     | 4,861.44     | (122.00)       |
| Total Other Expense                    | 12,333.89    | 259,806.94   | (247,473.05)   |
| Net Other Income                       | (12,333.89)  | (259,806.94) | 247,473.05     |
| Net Income                             | 15,607.34    | 1,404.40     | 14,202.94      |

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

|                                        | Jul - Oct 25 | Budget       | \$ Over Budget |
|----------------------------------------|--------------|--------------|----------------|
| Ordinary Income/Expense                |              |              |                |
| Income                                 |              |              |                |
| 301.00 · Operating Assessments         | 51,342.84    | 51,342.80    | 0.04           |
| 303.00 · Interest Income               | 14,218.23    | 0.00         | 14,218.23      |
| 304.00 · Finance Charges & Late Fees   | 152.64       | 0.00         | 152.64         |
| 307.00 · Reserve Assessments           | 366.59       | 358,117.04   | (357,750.45)   |
| 308.00 · Cable TV Assessments          | 6,481.92     | 6,481.92     | 0.00           |
| Total Income                           | 72,562.22    | 415,941.76   | (343,379.54)   |
| Expense                                |              |              |                |
| 401.00 · Accounting                    | 1,592.07     | 2,633.32     | (1,041.25)     |
| 402.00 · Administrative                | 1,023.72     | 1,135.92     | (112.20)       |
| 403.00 · Manager's Fee                 | 4,751.27     | 4,751.28     | (0.01)         |
| 406.00 · Insurance                     | 9,627.96     | 10,318.76    | (690.80)       |
| 408.00 · Legal                         | 473.69       | 309.80       | 163.89         |
| 409.00 · Manager's Unit                | 4,613.81     | 3,497.04     | 1,116.77       |
| 410.02 · Pool - Gas Expense            | 70.89        | 0.00         | 70.89          |
| 412.00 · Repairs & Maint. - Project    | 1,617.00     | 826.12       | 790.88         |
| 414.00 · Trash                         | 2,657.72     | 3,243.40     | (585.68)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 399.64       | 399.64       | 0.00           |
| 422.00 · Electricity                   | 821.73       | 3,381.24     | (2,559.51)     |
| 424.00 · Water & Sewer                 | 4,898.22     | 6,568.76     | (1,670.54)     |
| 437.00 · Landscaping                   | 1,239.20     | 1,239.20     | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00         | 103.28       | (103.28)       |
| Total Expense                          | 33,786.92    | 38,407.76    | (4,620.84)     |
| Net Ordinary Income                    | 38,775.30    | 377,534.00   | (338,758.70)   |
| Other Income/Expense                   |              |              |                |
| Other Expense                          |              |              |                |
| 423.00 · Gas/Heating                   | 1,744.56     | 4,814.56     | (3,070.00)     |
| 425.00 · Repairs & Maint. Bldg.        | 2,200.00     | 2,667.60     | (467.60)       |
| 427.00 · Elevator                      | 8,525.17     | 1,333.32     | 7,191.85       |
| 430.00 · Reserve Funds Bldg            | 366.59       | 358,117.04   | (357,750.45)   |
| 431.00 · Fire Alarm Bldg               | 3,835.37     | 1,769.92     | 2,065.45       |
| 456.00 · Cable TV Expense              | 6,319.28     | 6,481.92     | (162.64)       |
| Total Other Expense                    | 22,990.97    | 375,184.36   | (352,193.39)   |
| Net Other Income                       | (22,990.97)  | (375,184.36) | 352,193.39     |
| Net Income                             | 15,784.33    | 2,349.64     | 13,434.69      |

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

|                                        | Jul - Oct 25 | Budget       | \$ Over Budget |
|----------------------------------------|--------------|--------------|----------------|
| Ordinary Income/Expense                |              |              |                |
| Income                                 |              |              |                |
| 301.00 · Operating Assessments         | 33,029.52    | 33,029.56    | (0.04)         |
| 303.00 · Interest Income               | 9,146.85     | 0.00         | 9,146.85       |
| 304.00 · Finance Charges & Late Fees   | 98.19        | 0.00         | 98.19          |
| 307.00 · Reserve Assessments           | 599.95       | 230,599.78   | (229,999.83)   |
| 308.00 · Cable TV Assessments          | 4,456.32     | 4,456.32     | 0.00           |
| Total Income                           | 47,330.83    | 268,085.66   | (220,754.83)   |
| Expense                                |              |              |                |
| 401.00 · Accounting                    | 1,024.19     | 1,694.04     | (669.85)       |
| 402.00 · Administrative                | 658.59       | 730.76       | (72.17)        |
| 403.00 · Manager's Fee                 | 3,056.57     | 3,056.56     | 0.01           |
| 406.00 · Insurance                     | 6,193.84     | 6,638.24     | (444.40)       |
| 408.00 · Legal                         | 304.73       | 199.32       | 105.41         |
| 409.00 · Manager's Unit                | 2,968.13     | 2,249.72     | 718.41         |
| 410.02 · Pool - Gas Expense            | 45.60        | 0.00         | 45.60          |
| 412.00 · Repairs & Maint. - Project    | 1,040.24     | 531.48       | 508.76         |
| 414.00 · Trash                         | 1,709.76     | 2,086.52     | (376.76)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 257.08       | 257.08       | 0.00           |
| 422.00 · Electricity                   | 528.64       | 2,175.24     | (1,646.60)     |
| 424.00 · Water & Sewer                 | 3,151.11     | 4,225.80     | (1,074.69)     |
| 437.00 · Landscaping                   | 797.20       | 797.20       | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00         | 66.44        | (66.44)        |
| Total Expense                          | 21,735.68    | 24,708.40    | (2,972.72)     |
| Net Ordinary Income                    | 25,595.15    | 243,377.26   | (217,782.11)   |
| Other Income/Expense                   |              |              |                |
| Other Expense                          |              |              |                |
| 423.00 · Gas/Heating                   | 718.35       | 2,736.48     | (2,018.13)     |
| 425.00 · Repairs & Maint. Bldg.        | 13,076.66    | 1,332.24     | 11,744.42      |
| 427.00 · Elevator                      | 5,861.05     | 888.88       | 4,972.17       |
| 430.00 · Reserve Funds Bldg            | 599.95       | 230,599.78   | (229,999.83)   |
| 431.00 · Fire Alarm Bldg               | 628.63       | 1,733.12     | (1,104.49)     |
| 456.00 · Cable TV Expense              | 4,344.48     | 4,456.32     | (111.84)       |
| Total Other Expense                    | 25,229.12    | 241,746.82   | (216,517.70)   |
| Net Other Income                       | (25,229.12)  | (241,746.82) | 216,517.70     |
| Net Income                             | 366.03       | 1,630.44     | (1,264.41)     |

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

|                                        | Jul - Oct 25 | Budget       | \$ Over Budget |
|----------------------------------------|--------------|--------------|----------------|
| Ordinary Income/Expense                |              |              |                |
| Income                                 |              |              |                |
| 301.00 · Operating Assessments         | 44,104.60    | 44,104.52    | 0.08           |
| 303.00 · Interest Income               | 11,216.70    | 0.00         | 11,216.70      |
| 304.00 · Finance Charges & Late Fees   | 120.42       | 0.00         | 120.42         |
| 307.00 · Reserve Assessments           | 5,629.86     | 283,880.28   | (278,250.42)   |
| 308.00 · Cable TV Assessments          | 6,076.80     | 6,076.80     | 0.00           |
| Total Income                           | 67,148.38    | 334,061.60   | (266,913.22)   |
| Expense                                |              |              |                |
| 401.00 · Accounting                    | 1,255.95     | 2,077.40     | (821.45)       |
| 402.00 · Administrative                | 807.62       | 896.12       | (88.50)        |
| 403.00 · Manager's Fee                 | 3,748.24     | 3,748.24     | 0.00           |
| 406.00 · Insurance                     | 7,595.48     | 8,140.44     | (544.96)       |
| 408.00 · Legal                         | 373.69       | 244.40       | 129.29         |
| 409.00 · Manager's Unit                | 3,639.82     | 2,758.80     | 881.02         |
| 410.02 · Pool - Gas Expense            | 55.92        | 0.00         | 55.92          |
| 412.00 · Repairs & Maint. - Project    | 1,275.62     | 651.72       | 623.90         |
| 414.00 · Trash                         | 2,096.68     | 2,558.68     | (462.00)       |
| 421.00 · Depreciation - Mgr's Unit 504 | 315.28       | 315.28       | 0.00           |
| 422.00 · Electricity                   | 648.26       | 2,667.44     | (2,019.18)     |
| 424.00 · Water & Sewer                 | 3,864.19     | 5,182.08     | (1,317.89)     |
| 437.00 · Landscaping                   | 977.60       | 977.60       | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00         | 81.48        | (81.48)        |
| Total Expense                          | 26,654.35    | 30,299.68    | (3,645.33)     |
| Net Ordinary Income                    | 40,494.03    | 303,761.92   | (263,267.89)   |
| Other Income/Expense                   |              |              |                |
| Other Expense                          |              |              |                |
| 423.00 · Gas/Heating                   | 1,101.98     | 3,561.20     | (2,459.22)     |
| 425.00 · Repairs & Maint. Bldg.        | 3,304.82     | 343.24       | 2,961.58       |
| 430.00 · Reserve Funds Bldg            | 5,629.86     | 283,880.28   | (278,250.42)   |
| 431.00 · Fire Alarm Bldg               | 1,219.00     | 1,748.12     | (529.12)       |
| 453.00 · Flood Insurance               | 5,359.00     | 5,894.92     | (535.92)       |
| 456.00 · Cable TV Expense              | 5,924.32     | 6,076.80     | (152.48)       |
| Total Other Expense                    | 22,538.98    | 301,504.56   | (278,965.58)   |
| Net Other Income                       | (22,538.98)  | (301,504.56) | 278,965.58     |
| Net Income                             | 17,955.05    | 2,257.36     | 15,697.69      |

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

|                                        | Jul - Oct 25 | Budget      | \$ Over Budget |
|----------------------------------------|--------------|-------------|----------------|
| Ordinary Income/Expense                |              |             |                |
| Income                                 |              |             |                |
| 301.00 · Operating Assessments         | 5,571.82     | 5,572.00    | (0.18)         |
| 303.00 · Interest Income               | 1,408.97     | 0.00        | 1,408.97       |
| 304.00 · Finance Charges & Late Fees   | 15.13        | 0.00        | 15.13          |
| 307.00 · Reserve Assessments           | 21.96        | 34,521.88   | (34,499.92)    |
| Total Income                           | 7,017.88     | 40,093.88   | (33,076.00)    |
| Expense                                |              |             |                |
| 401.00 · Accounting                    | 157.78       | 260.96      | (103.18)       |
| 402.00 · Administrative                | 101.48       | 112.56      | (11.08)        |
| 403.00 · Manager's Fee                 | 470.84       | 470.84      | 0.00           |
| 406.00 · Insurance                     | 954.08       | 1,022.56    | (68.48)        |
| 408.00 · Legal                         | 46.93        | 30.72       | 16.21          |
| 409.00 · Manager's Unit                | 457.21       | 346.56      | 110.65         |
| 410.02 · Pool - Gas Expense            | 7.04         | 0.00        | 7.04           |
| 412.00 · Repairs & Maint. - Project    | 160.26       | 81.88       | 78.38          |
| 414.00 · Trash                         | 263.36       | 321.40      | (58.04)        |
| 421.00 · Depreciation - Mgr's Unit 504 | 39.60        | 39.60       | 0.00           |
| 422.00 · Electricity                   | 81.43        | 335.08      | (253.65)       |
| 424.00 · Water & Sewer                 | 485.42       | 650.96      | (165.54)       |
| 437.00 · Landscaping                   | 122.80       | 122.80      | 0.00           |
| 438.00 · 504 Repairs & Maintenance     | 0.00         | 10.24       | (10.24)        |
| Total Expense                          | 3,348.23     | 3,806.16    | (457.93)       |
| Net Ordinary Income                    | 3,669.65     | 36,287.72   | (32,618.07)    |
| Other Income/Expense                   |              |             |                |
| Other Expense                          |              |             |                |
| 423.00 · Gas/Heating                   | 696.58       | 1,274.12    | (577.54)       |
| 425.00 · Repairs & Maint. Bldg.        | 0.00         | 281.76      | (281.76)       |
| 430.00 · Reserve Funds Bldg            | 21.96        | 34,521.88   | (34,499.92)    |
| 431.00 · Fire Alarm Bldg               | 0.00         | 10.24       | (10.24)        |
| Total Other Expense                    | 718.54       | 36,088.00   | (35,369.46)    |
| Net Other Income                       | (718.54)     | (36,088.00) | 35,369.46      |
| Net Income                             | 2,951.11     | 199.72      | 2,751.39       |