



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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March 22, 2025

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

Re: Financial Statements
For the Seven Months Ended January 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 1/31/25, the year-to-date operating net profit is \$46,977.31. Comparatively, the year-to-date operating net profit as of 1/31/24 was \$53,462.90. This is an unfavorable difference of \$6,485.59. This year there is a significant increase to insurance, manager's unit, pool maintenance and trash removal. There was also a decrease to the operating portion of the dues and late fees. This was partially offset by a decrease to snow removal, water & sewer, gas, elevator and fire alarm.

The association budgeted net income as of 1/31/25 was \$-110.50. Actual net income was \$46,977.31. This is a favorable difference of \$47,087.8 as of 1/31/25. Insurance, legal, pool maintenance, pool gas, snow removal, repairs & maintenance, electricity, water & sewer, landscaping, gas/heating and roof snow removal are under budget. Trash removal 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 January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	307,892.90
102.8 · Cash in Op. Checking - Citywide	696,342.22
Total Checking/Savings	1,004,235.12
Accounts Receivable	
104.00 · Accounts Receivable	(107,449.63)
Total Accounts Receivable	(107,449.63)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	5,134.11
108.20 · Prepaid Flood Insurance	2,679.50
108.00 · Prepaid Expenses - Other	2,419.11
Total 108.00 · Prepaid Expenses	10,232.72
110.00 · Bill to Owner	35.35
Total Other Current Assets	10,268.07
Total Current Assets	907,053.56
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	(96,425.24)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(103,969.99)
Total Fixed Assets	114,769.50
TOTAL ASSETS	1,021,823.06
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	41,766.45
Total Accounts Payable	41,766.45
Total Current Liabilities	41,766.45
Total Liabilities	41,766.45
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	176,152.19
217.20 · Reserve Fund 300	213,633.26
217.30 · Reserve Fund 400	159,952.91
217.40 · Reserve Fund 500	245,098.21
217.50 · Reserve Fund Garage	23,098.39
Total 217.01 · Reserve Fund - Appropriated	817,934.96
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	46,977.31
Total Equity	980,056.61
TOTAL LIABILITIES & EQUITY	1,021,823.06

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

	Jan 25	Jan 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	51.94	0.10	51.84
304.00 · Finance Charges & Late Fees	171.78	300.06	(128.28)
307.00 · Reserve Assessments	2,150.03	1,750.01	400.02
308.00 · Cable TV Assessments	5,199.66	4,933.44	266.22
Total Income	49,513.21	49,460.75	52.46
Expense			
401.00 · Accounting	1,459.33	935.00	524.33
402.00 · Administrative	844.31	765.96	78.35
403.00 · Manager's Fee	3,722.47	3,614.05	108.42
406.00 · Insurance	7,220.55	6,491.04	729.51
408.00 · Legal	140.00	334.00	(194.00)
409.00 · Manager's Unit	6,794.25	647.15	6,147.10
410.00 · Pool Maintenance	1,436.22	866.65	569.57
410.02 · Pool - Gas Expense	1,180.75	1,071.62	109.13
411.00 · Snow Removal	1,500.00	1,840.00	(340.00)
412.00 · Repairs & Maint. - Project	1,166.16	295.92	870.24
414.00 · Trash	2,607.83	3,153.46	(545.63)
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	4,573.99	4,845.53	(271.54)
424.00 · Water & Sewer	4,869.44	6,417.54	(1,548.10)
Total Expense	37,837.80	31,600.42	6,237.38
Net Ordinary Income	11,675.41	17,860.33	(6,184.92)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,716.95	5,279.74	437.21
425.00 · Repairs & Maint. Bldg.	855.00	1,515.00	(660.00)
427.00 · Elevator	1,231.01	5,696.82	(4,465.81)
430.00 · Reserve Funds Bldg	2,150.03	1,750.01	400.02
453.00 · Flood Insurance	1,339.75	1,339.75	0.00
456.00 · Cable TV Expense	5,121.44	4,831.41	290.03
Total Other Expense	16,414.18	20,412.73	(3,998.55)
Net Other Income	(16,414.18)	(20,412.73)	3,998.55
Net Income	(4,738.77)	(2,552.40)	(2,186.37)

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

	Jul '24 - Jan 25	Jul '23 - Jan 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	293,578.61	297,339.90	(3,761.29)
303.00 · Interest Income	195.87	3.54	192.33
304.00 · Finance Charges & Late Fees	418.51	2,116.48	(1,697.97)
305.00 · Holy Cross Equity Refund	514.31	481.37	32.94
307.00 · Reserve Assessments	15,050.16	12,250.07	2,800.09
308.00 · Cable TV Assessments	36,398.16	34,534.08	1,864.08
Total Income	346,155.62	346,725.44	(569.82)
Expense			
401.00 · Accounting	7,507.67	7,333.00	174.67
402.00 · Administrative	5,703.44	5,356.55	346.89
403.00 · Manager's Fee	26,057.29	25,298.35	758.94
406.00 · Insurance	48,042.57	43,561.54	4,481.03
408.00 · Legal	876.00	474.00	402.00
409.00 · Manager's Unit	10,687.16	5,074.84	5,612.32
410.00 · Pool Maintenance	7,282.88	6,078.68	1,204.20
410.02 · Pool - Gas Expense	4,609.55	4,722.15	(112.60)
411.00 · Snow Removal	5,416.53	6,304.53	(888.00)
412.00 · Repairs & Maint. - Project	7,007.95	5,162.99	1,844.96
414.00 · Trash	17,084.07	11,775.99	5,308.08
421.00 · Depreciation - Mgr's Unit 504	2,257.50	2,257.50	0.00
422.00 · Electricity	16,137.96	15,646.04	491.92
424.00 · Water & Sewer	37,898.40	38,925.67	(1,027.27)
437.00 · Landscaping	4,000.00	4,180.00	(180.00)
438.00 · 504 Repairs & Maintenance	0.00	350.00	(350.00)
Total Expense	200,568.97	182,501.83	18,067.14
Net Ordinary Income	145,586.65	164,223.61	(18,636.96)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	18,705.31	19,282.00	(576.69)
425.00 · Repairs & Maint. Bldg.	6,742.32	8,266.78	(1,524.46)
427.00 · Elevator	8,002.82	12,393.18	(4,390.36)
430.00 · Reserve Funds Bldg	15,050.15	12,250.07	2,800.08
431.00 · Fire Alarm Bldg	4,880.41	15,370.56	(10,490.15)
453.00 · Flood Insurance	9,378.25	9,378.25	0.00
456.00 · Cable TV Expense	35,850.08	33,819.87	2,030.21
Total Other Expense	98,609.34	110,760.71	(12,151.37)
Net Other Income	(98,609.34)	(110,760.71)	12,151.37
Net Income	46,977.31	53,462.90	(6,485.59)

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

	Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	51.94	0.00	51.94
304.00 · Finance Charges & Late Fees	171.78	0.00	171.78
307.00 · Reserve Assessments	2,150.03	2,150.00	0.03
308.00 · Cable TV Assessments	5,199.66	5,199.87	(0.21)
Total Income	49,513.21	49,289.72	223.49
Expense			
401.00 · Accounting	1,459.33	1,000.00	459.33
402.00 · Administrative	844.31	833.33	10.98
403.00 · Manager's Fee	3,722.47	3,722.47	0.00
406.00 · Insurance	7,220.55	7,757.99	(537.44)
408.00 · Legal	140.00	250.01	(110.01)
409.00 · Manager's Unit	6,794.25	648.81	6,145.44
410.00 · Pool Maintenance	1,436.22	1,250.01	186.21
410.02 · Pool - Gas Expense	1,180.75	995.37	185.38
411.00 · Snow Removal	1,500.00	2,666.66	(1,166.66)
412.00 · Repairs & Maint. - Project	1,166.16	666.67	499.49
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	4,573.99	2,686.73	1,887.26
424.00 · Water & Sewer	4,869.44	6,355.20	(1,485.76)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	37,837.80	31,669.27	6,168.53
Net Ordinary Income	11,675.41	17,620.45	(5,945.04)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,716.95	4,103.90	1,613.05
425.00 · Repairs & Maint. Bldg.	855.00	3,927.00	(3,072.00)
427.00 · Elevator	1,231.01	555.55	675.46
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	2,150.03	2,150.00	0.03
431.00 · Fire Alarm Bldg	0.00	416.66	(416.66)
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	5,121.44	5,199.87	(78.43)
Total Other Expense	16,414.18	21,826.71	(5,412.53)
Net Other Income	(16,414.18)	(21,826.71)	5,412.53
Net Income	(4,738.77)	(4,206.26)	(532.51)

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

	Jul '24 - Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	293,578.61	293,578.95	(0.34)
303.00 · Interest Income	195.87	0.00	195.87
304.00 · Finance Charges & Late Fees	418.51	0.00	418.51
305.00 · Holy Cross Equity Refund	514.31	0.00	514.31
307.00 · Reserve Assessments	15,050.16	15,050.00	0.16
308.00 · Cable TV Assessments	36,398.16	36,399.09	(0.93)
Total Income	346,155.62	345,028.04	1,127.58
Expense			
401.00 · Accounting	7,507.67	7,000.00	507.67
402.00 · Administrative	5,703.44	5,833.31	(129.87)
403.00 · Manager's Fee	26,057.29	26,057.29	0.00
406.00 · Insurance	48,042.57	54,305.93	(6,263.36)
408.00 · Legal	876.00	1,750.07	(874.07)
409.00 · Manager's Unit	10,687.16	4,541.67	6,145.49
410.00 · Pool Maintenance	7,282.88	8,750.07	(1,467.19)
410.02 · Pool - Gas Expense	4,609.55	6,967.59	(2,358.04)
411.00 · Snow Removal	5,416.53	7,999.98	(2,583.45)
412.00 · Repairs & Maint. - Project	7,007.95	4,666.69	2,341.26
413.00 · Fire Alarm - Project	0.00	2,333.31	(2,333.31)
414.00 · Trash	17,084.07	14,677.95	2,406.12
421.00 · Depreciation - Mgr's Unit 504	2,257.50	2,257.50	0.00
422.00 · Electricity	16,137.96	18,807.11	(2,669.15)
424.00 · Water & Sewer	37,898.40	44,486.40	(6,588.00)
437.00 · Landscaping	4,000.00	5,333.32	(1,333.32)
438.00 · 504 Repairs & Maintenance	0.00	583.38	(583.38)
Total Expense	200,568.97	216,351.57	(15,782.60)
Net Ordinary Income	145,586.65	128,676.47	16,910.18
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	18,705.31	28,727.30	(10,021.99)
425.00 · Repairs & Maint. Bldg.	6,742.32	27,489.00	(20,746.68)
427.00 · Elevator	8,002.82	3,888.85	4,113.97
429.00 · Roof Snow Removal	0.00	4,000.00	(4,000.00)
430.00 · Reserve Funds Bldg	15,050.15	15,050.00	0.15
431.00 · Fire Alarm Bldg	4,880.41	2,916.62	1,963.79
453.00 · Flood Insurance	9,378.25	10,316.11	(937.86)
456.00 · Cable TV Expense	35,850.08	36,399.09	(549.01)
Total Other Expense	98,609.34	128,786.97	(30,177.63)
Net Other Income	(98,609.34)	(128,786.97)	30,177.63
Net Income	46,977.31	(110.50)	47,087.81

Breakaway West Association, Inc.
Disbursement Report
As of January 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	01/01/2025	Draft	Vail Honeywagon Enterprises, LLC	1/1-1/31	(2,607.83)
Bill Pmt -Check	01/03/2025	Autopay	Xcel Energy	53-1013571-8	(4,847.67)
Bill Pmt -Check	01/07/2025	11330	970 Handyman	300 Bldg - Drain clean up	(170.00)
Bill Pmt -Check	01/07/2025	11331	Golden Eagle Htg Cooling & Drain Cleaning		(550.00)
Bill Pmt -Check	01/07/2025	11332	Porterfield & Associates, LLC	Re: Triangle/Covenants	(140.00)
Bill Pmt -Check	01/07/2025	11333	Spaeth and Company, Inc.	December	(1,024.64)
Bill Pmt -Check	01/07/2025	11334	Vail Valley Ace Hardware	312	(96.15)
Bill Pmt -Check	01/07/2025	11335	Western States Fire Protection Co. (Inc)	Annual sprinkler/backflow inspection	(2,090.00)
Check	01/12/2025	Auto-Pay	Comcast	1/1-1/31	(5,121.44)
Check	01/15/2025	EFT	Farmers Insurance	1/15/25-1/15/26 Prop/Liab/Umbr	(9,018.86)
Check	01/19/2025	Draft	Comcast - DSL	DSL	(22.18)
Bill Pmt -Check	01/20/2025	Draft	Eagle River Water & Sanitation District	11/27-12/31	(3,422.54)
Bill Pmt -Check	01/22/2025	11336	Altitude Community Law P.C.	Draft Resolution to adopt a Special Assessme...	(111.00)
Bill Pmt -Check	01/22/2025	11337	Martin/Martin, Inc.	Re: Pool deck & common area project - Monit...	(382.50)
Bill Pmt -Check	01/22/2025	11338	OAC Management, Inc.	Re: Pool deck & common area project - Dece...	(4,328.75)
Bill Pmt -Check	01/22/2025	11339	Schindler Elevator Corporation	5000027664	(1,231.01)
Bill Pmt -Check	01/22/2025	11340	Specialized Pool and Spa, LLC	Commercial Route Service 12/6-12/27	(735.73)
Bill Pmt -Check	01/22/2025	11341	Steve Burns		(6,882.47)
Bill Pmt -Check	01/22/2025	11342	Thunder Peak Electric	Troubleshoot concrete heat, adapt fluorescent ...	(692.98)
Bill Pmt -Check	01/22/2025	11343	Vail Valley Ace Hardware	312	(150.55)
Check	01/31/2025	Draft	Century Link	1/19-2/18 970-476-7309 666B	(104.40)
Check	01/31/2025	Draft	Century Link	1/13-2/12 970-476-2196 518B	(138.56)
Check	01/31/2025	Draft	Century Link	1/13-2/12 970-476-3957 457B	(431.46)
Check	01/31/2025	Auto-Pay	Holy Cross Energy	12/22-1/21	(4,573.99)
Total 102.8 · Cash in Op. Checking - Citywide					(48,874.71)
TOTAL					(48,874.71)

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

	Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	11.21	0.00	11.21
304.00 · Finance Charges & Late Fees	37.07	0.00	37.07
307.00 · Reserve Assessments	66.67	66.67	0.00
308.00 · Cable TV Assessments	1,155.48	1,155.53	(0.05)
Total Income	9,917.36	9,869.14	48.22
Expense			
401.00 · Accounting	314.92	215.80	99.12
402.00 · Administrative	182.21	179.83	2.38
403.00 · Manager's Fee	803.31	803.31	0.00
406.00 · Insurance	1,558.19	1,674.17	(115.98)
408.00 · Legal	30.21	53.95	(23.74)
409.00 · Manager's Unit	1,466.20	140.01	1,326.19
410.00 · Pool Maintenance	309.94	269.75	40.19
410.02 · Pool - Gas Expense	254.81	214.80	40.01
411.00 · Snow Removal	323.70	575.46	(251.76)
412.00 · Repairs & Maint. - Project	251.67	143.87	107.80
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	987.07	579.80	407.27
424.00 · Water & Sewer	1,050.83	1,371.45	(320.62)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	8,165.43	6,834.21	1,331.22
Net Ordinary Income	1,751.93	3,034.93	(1,283.00)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,500.18	1,007.31	492.87
425.00 · Repairs & Maint. Bldg.	365.00	838.51	(473.51)
430.00 · Reserve Funds Bldg	66.67	66.67	0.00
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
456.00 · Cable TV Expense	1,138.10	1,155.53	(17.43)
Total Other Expense	3,069.95	3,151.35	(81.40)
Net Other Income	(3,069.95)	(3,151.35)	81.40
Net Income	(1,318.02)	(116.42)	(1,201.60)

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

	Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	16.09	0.00	16.09
304.00 · Finance Charges & Late Fees	53.22	0.00	53.22
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,617.09	14,547.85	69.24
Expense			
401.00 · Accounting	452.10	309.80	142.30
402.00 · Administrative	261.57	258.17	3.40
403.00 · Manager's Fee	1,153.22	1,153.22	0.00
406.00 · Insurance	2,236.93	2,403.43	(166.50)
408.00 · Legal	43.37	77.45	(34.08)
409.00 · Manager's Unit	2,104.86	201.00	1,903.86
410.00 · Pool Maintenance	444.94	387.25	57.69
410.02 · Pool - Gas Expense	365.80	308.36	57.44
411.00 · Snow Removal	464.70	826.14	(361.44)
412.00 · Repairs & Maint. - Project	361.28	206.53	154.75
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	1,417.02	832.35	584.67
424.00 · Water & Sewer	1,508.55	1,968.84	(460.29)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	11,722.16	9,811.15	1,911.01
Net Ordinary Income	2,894.93	4,736.70	(1,841.77)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,592.28	1,203.64	388.64
425.00 · Repairs & Maint. Bldg.	170.00	1,617.88	(1,447.88)
427.00 · Elevator	729.49	333.33	396.16
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,517.46	1,540.70	(23.24)
Total Other Expense	4,009.23	5,820.55	(1,811.32)
Net Other Income	(4,009.23)	(5,820.55)	1,811.32
Net Income	(1,114.30)	(1,083.85)	(30.45)

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

	Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	10.35	0.00	10.35
304.00 · Finance Charges & Late Fees	34.24	0.00	34.24
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,566.01	9,521.48	44.53
Expense			
401.00 · Accounting	290.84	199.30	91.54
402.00 · Administrative	168.29	166.08	2.21
403.00 · Manager's Fee	741.89	741.89	0.00
406.00 · Insurance	1,439.06	1,546.17	(107.11)
408.00 · Legal	27.90	49.83	(21.93)
409.00 · Manager's Unit	1,354.09	129.31	1,224.78
410.00 · Pool Maintenance	286.24	249.13	37.11
410.02 · Pool - Gas Expense	235.32	198.38	36.94
411.00 · Snow Removal	298.94	531.46	(232.52)
412.00 · Repairs & Maint. - Project	232.42	132.87	99.55
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	911.60	535.46	376.14
424.00 · Water & Sewer	970.48	1,266.59	(296.11)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	7,541.08	6,311.68	1,229.40
Net Ordinary Income	2,024.93	3,209.80	(1,184.87)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	905.30	684.12	221.18
425.00 · Repairs & Maint. Bldg.	0.00	1,143.43	(1,143.43)
427.00 · Elevator	501.52	222.22	279.30
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	0.00	125.00	(125.00)
456.00 · Cable TV Expense	1,043.26	1,059.23	(15.97)
Total Other Expense	2,450.08	4,234.00	(1,783.92)
Net Other Income	(2,450.08)	(4,234.00)	1,783.92
Net Income	(425.15)	(1,024.20)	599.05

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

	Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	12.69	0.00	12.69
304.00 · Finance Charges & Late Fees	41.98	0.00	41.98
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	14,007.49	13,952.83	54.66
Expense			
401.00 · Accounting	356.66	244.40	112.26
402.00 · Administrative	206.34	203.67	2.67
403.00 · Manager's Fee	909.77	909.77	0.00
406.00 · Insurance	1,764.70	1,896.05	(131.35)
408.00 · Legal	34.22	61.10	(26.88)
409.00 · Manager's Unit	1,660.52	158.57	1,501.95
410.00 · Pool Maintenance	351.01	305.50	45.51
410.02 · Pool - Gas Expense	288.57	243.27	45.30
411.00 · Snow Removal	366.60	651.74	(285.14)
412.00 · Repairs & Maint. - Project	285.01	162.93	122.08
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	1,117.88	656.64	461.24
424.00 · Water & Sewer	1,190.09	1,553.21	(363.12)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	9,247.54	7,739.98	1,507.56
Net Ordinary Income	4,759.95	6,212.85	(1,452.90)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,271.18	890.30	380.88
425.00 · Repairs & Maint. Bldg.	320.00	202.97	117.03
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	2,083.36	2,083.33	0.03
431.00 · Fire Alarm Bldg	0.00	83.33	(83.33)
453.00 · Flood Insurance	1,339.75	1,473.73	(133.98)
456.00 · Cable TV Expense	1,422.62	1,444.41	(21.79)
Total Other Expense	6,436.91	8,178.07	(1,741.16)
Net Other Income	(6,436.91)	(8,178.07)	1,741.16
Net Income	(1,676.96)	(1,965.22)	288.26

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

	Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	1.60	0.00	1.60
304.00 · Finance Charges & Late Fees	5.27	0.00	5.27
Total Income	1,405.26	1,398.42	6.84
Expense			
401.00 · Accounting	44.81	30.70	14.11
402.00 · Administrative	25.90	25.58	0.32
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	221.67	238.17	(16.50)
408.00 · Legal	4.30	7.68	(3.38)
409.00 · Manager's Unit	208.58	19.92	188.66
410.00 · Pool Maintenance	44.09	38.38	5.71
410.02 · Pool - Gas Expense	36.25	30.56	5.69
411.00 · Snow Removal	46.06	81.86	(35.80)
412.00 · Repairs & Maint. - Project	35.78	20.47	15.31
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	140.42	82.48	57.94
424.00 · Water & Sewer	149.49	195.11	(45.62)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	1,161.59	972.25	189.34
Net Ordinary Income	243.67	426.17	(182.50)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	448.01	318.53	129.48
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	448.01	442.74	5.27
Net Other Income	(448.01)	(442.74)	(5.27)
Net Income	(204.34)	(16.57)	(187.77)

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

	Jul '24 - Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	60,528.45	60,528.58	(0.13)
303.00 · Interest Income	42.26	0.00	42.26
304.00 · Finance Charges & Late Fees	90.31	0.00	90.31
305.00 · Holy Cross Equity Refund	110.99	0.00	110.99
307.00 · Reserve Assessments	466.67	466.69	(0.02)
308.00 · Cable TV Assessments	8,088.48	8,088.71	(0.23)
Total Income	69,327.16	69,083.98	243.18
Expense			
401.00 · Accounting	1,620.14	1,510.60	109.54
402.00 · Administrative	1,230.81	1,258.81	(28.00)
403.00 · Manager's Fee	5,623.17	5,623.17	0.00
406.00 · Insurance	10,367.57	11,719.19	(1,351.62)
408.00 · Legal	189.03	377.65	(188.62)
409.00 · Manager's Unit	2,306.29	980.07	1,326.22
410.00 · Pool Maintenance	1,571.64	1,888.25	(316.61)
410.02 · Pool - Gas Expense	994.74	1,503.60	(508.86)
411.00 · Snow Removal	1,168.89	1,726.38	(557.49)
412.00 · Repairs & Maint. - Project	1,512.34	1,007.09	505.25
413.00 · Fire Alarm - Project	0.00	503.51	(503.51)
414.00 · Trash	3,686.72	3,167.50	519.22
421.00 · Depreciation - Mgr's Unit 504	487.20	487.20	0.00
422.00 · Electricity	3,482.57	4,058.60	(576.03)
424.00 · Water & Sewer	8,178.46	9,600.15	(1,421.69)
437.00 · Landscaping	863.20	1,150.92	(287.72)
438.00 · 504 Repairs & Maintenance	0.00	125.86	(125.86)
Total Expense	43,282.77	46,688.55	(3,405.78)
Net Ordinary Income	26,044.39	22,395.43	3,648.96
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,535.97	7,051.17	(2,515.20)
425.00 · Repairs & Maint. Bldg.	2,802.32	5,869.57	(3,067.25)
430.00 · Reserve Funds Bldg	466.67	466.69	(0.02)
431.00 · Fire Alarm Bldg	1,129.00	583.31	545.69
456.00 · Cable TV Expense	7,966.70	8,088.71	(122.01)
Total Other Expense	16,900.66	22,059.45	(5,158.79)
Net Other Income	(16,900.66)	(22,059.45)	5,158.79
Net Income	9,143.73	335.98	8,807.75

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

	Jul '24 - Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	91,050.03	91,050.05	(0.02)
303.00 · Interest Income	60.69	0.00	60.69
304.00 · Finance Charges & Late Fees	129.65	0.00	129.65
305.00 · Holy Cross Equity Refund	159.33	0.00	159.33
308.00 · Cable TV Assessments	10,784.64	10,784.90	(0.26)
Total Income	102,184.34	101,834.95	349.39
Expense			
401.00 · Accounting	2,325.87	2,168.60	157.27
402.00 · Administrative	1,766.91	1,807.19	(40.28)
403.00 · Manager's Fee	8,072.54	8,072.54	0.00
406.00 · Insurance	14,883.61	16,824.01	(1,940.40)
408.00 · Legal	271.38	542.15	(270.77)
409.00 · Manager's Unit	3,310.88	1,407.00	1,903.88
410.00 · Pool Maintenance	2,256.25	2,710.75	(454.50)
410.02 · Pool - Gas Expense	1,428.07	2,158.52	(730.45)
411.00 · Snow Removal	1,678.04	2,478.42	(800.38)
412.00 · Repairs & Maint. - Project	2,171.03	1,445.71	725.32
413.00 · Fire Alarm - Project	0.00	722.89	(722.89)
414.00 · Trash	5,292.66	4,547.27	745.39
421.00 · Depreciation - Mgr's Unit 504	699.37	699.37	0.00
422.00 · Electricity	4,999.54	5,826.45	(826.91)
424.00 · Water & Sewer	11,740.93	13,781.88	(2,040.95)
437.00 · Landscaping	1,239.20	1,652.28	(413.08)
438.00 · 504 Repairs & Maintenance	0.00	180.74	(180.74)
Total Expense	62,136.28	67,025.77	(4,889.49)
Net Ordinary Income	40,048.06	34,809.18	5,238.88
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	5,416.86	8,425.48	(3,008.62)
425.00 · Repairs & Maint. Bldg.	860.00	11,325.16	(10,465.16)
427.00 · Elevator	4,742.41	2,333.31	2,409.10
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	1,786.91	875.00	911.91
456.00 · Cable TV Expense	10,622.22	10,784.90	(162.68)
Total Other Expense	23,428.40	34,743.85	(11,315.45)
Net Other Income	(23,428.40)	(34,743.85)	11,315.45
Net Income	16,619.66	65.33	16,554.33

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

	Jul '24 - Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	59,235.65	59,235.75	(0.10)
303.00 · Interest Income	39.02	0.00	39.02
304.00 · Finance Charges & Late Fees	83.42	0.00	83.42
305.00 · Holy Cross Equity Refund	102.50	0.00	102.50
308.00 · Cable TV Assessments	7,414.44	7,414.61	(0.17)
Total Income	66,875.03	66,650.36	224.67
Expense			
401.00 · Accounting	1,496.23	1,395.10	101.13
402.00 · Administrative	1,136.69	1,162.56	(25.87)
403.00 · Manager's Fee	5,193.23	5,193.23	0.00
406.00 · Insurance	9,574.88	10,823.19	(1,248.31)
408.00 · Legal	174.59	348.81	(174.22)
409.00 · Manager's Unit	2,129.95	905.17	1,224.78
410.00 · Pool Maintenance	1,451.47	1,743.91	(292.44)
410.02 · Pool - Gas Expense	918.67	1,388.66	(469.99)
411.00 · Snow Removal	1,079.48	1,594.38	(514.90)
412.00 · Repairs & Maint. - Project	1,396.68	930.09	466.59
413.00 · Fire Alarm - Project	0.00	465.01	(465.01)
414.00 · Trash	3,404.84	2,925.30	479.54
421.00 · Depreciation - Mgr's Unit 504	449.89	449.89	0.00
422.00 · Electricity	3,216.30	3,748.22	(531.92)
424.00 · Water & Sewer	7,553.15	8,866.13	(1,312.98)
437.00 · Landscaping	797.20	1,062.92	(265.72)
438.00 · 504 Repairs & Maintenance	0.00	116.27	(116.27)
Total Expense	39,973.25	43,118.84	(3,145.59)
Net Ordinary Income	26,901.78	23,531.52	3,370.26
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,081.24	4,788.84	(1,707.60)
425.00 · Repairs & Maint. Bldg.	2,760.00	8,004.01	(5,244.01)
427.00 · Elevator	3,260.41	1,555.54	1,704.87
429.00 · Roof Snow Removal	0.00	1,000.00	(1,000.00)
431.00 · Fire Alarm Bldg	1,228.50	875.00	353.50
456.00 · Cable TV Expense	7,302.82	7,414.61	(111.79)
Total Other Expense	17,632.97	23,638.00	(6,005.03)
Net Other Income	(17,632.97)	(23,638.00)	6,005.03
Net Income	9,268.81	(106.48)	9,375.29

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

	Jul '24 - Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	72,975.75	72,975.63	0.12
303.00 · Interest Income	47.87	0.00	47.87
304.00 · Finance Charges & Late Fees	102.29	0.00	102.29
305.00 · Holy Cross Equity Refund	125.70	0.00	125.70
307.00 · Reserve Assessments	14,583.49	14,583.31	0.18
308.00 · Cable TV Assessments	10,110.60	10,110.87	(0.27)
Total Income	97,945.70	97,669.81	275.89
Expense			
401.00 · Accounting	1,834.88	1,710.80	124.08
402.00 · Administrative	1,393.89	1,425.69	(31.80)
403.00 · Manager's Fee	6,368.39	6,368.39	0.00
406.00 · Insurance	11,741.62	13,272.35	(1,530.73)
408.00 · Legal	214.09	427.70	(213.61)
409.00 · Manager's Unit	2,611.94	1,109.99	1,501.95
410.00 · Pool Maintenance	1,779.93	2,138.50	(358.57)
410.02 · Pool - Gas Expense	1,126.56	1,702.89	(576.33)
411.00 · Snow Removal	1,323.80	1,955.22	(631.42)
412.00 · Repairs & Maint. - Project	1,712.76	1,140.51	572.25
413.00 · Fire Alarm - Project	0.00	570.29	(570.29)
414.00 · Trash	4,175.36	3,587.29	588.07
421.00 · Depreciation - Mgr's Unit 504	551.74	551.74	0.00
422.00 · Electricity	3,944.11	4,596.48	(652.37)
424.00 · Water & Sewer	9,262.37	10,872.47	(1,610.10)
437.00 · Landscaping	977.60	1,303.48	(325.88)
438.00 · 504 Repairs & Maintenance	0.00	142.59	(142.59)
Total Expense	49,019.04	52,876.38	(3,857.34)
Net Ordinary Income	48,926.66	44,793.43	4,133.23
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,308.72	6,232.10	(1,923.38)
425.00 · Repairs & Maint. Bldg.	320.00	1,420.79	(1,100.79)
429.00 · Roof Snow Removal	0.00	2,000.00	(2,000.00)
430.00 · Reserve Funds Bldg	14,583.48	14,583.31	0.17
431.00 · Fire Alarm Bldg	736.00	583.31	152.69
453.00 · Flood Insurance	9,378.25	10,316.11	(937.86)
456.00 · Cable TV Expense	9,958.34	10,110.87	(152.53)
Total Other Expense	39,284.79	45,246.49	(5,961.70)
Net Other Income	(39,284.79)	(45,246.49)	5,961.70
Net Income	9,641.87	(453.06)	10,094.93

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

	Jul '24 - Jan 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	9,788.73	9,788.94	(0.21)
303.00 · Interest Income	6.03	0.00	6.03
304.00 · Finance Charges & Late Fees	12.84	0.00	12.84
305.00 · Holy Cross Equity Refund	15.79	0.00	15.79
Total Income	9,823.39	9,788.94	34.45
Expense			
401.00 · Accounting	230.55	214.90	15.65
402.00 · Administrative	175.14	179.06	(3.92)
403.00 · Manager's Fee	799.96	799.96	0.00
406.00 · Insurance	1,474.89	1,667.19	(192.30)
408.00 · Legal	26.91	53.76	(26.85)
409.00 · Manager's Unit	328.10	139.44	188.66
410.00 · Pool Maintenance	223.59	268.66	(45.07)
410.02 · Pool - Gas Expense	141.51	213.92	(72.41)
411.00 · Snow Removal	166.32	245.58	(79.26)
412.00 · Repairs & Maint. - Project	215.14	143.29	71.85
413.00 · Fire Alarm - Project	0.00	71.61	(71.61)
414.00 · Trash	524.49	450.59	73.90
421.00 · Depreciation - Mgr's Unit 504	69.30	69.30	0.00
422.00 · Electricity	495.44	577.36	(81.92)
424.00 · Water & Sewer	1,163.49	1,365.77	(202.28)
437.00 · Landscaping	122.80	163.72	(40.92)
438.00 · 504 Repairs & Maintenance	0.00	17.92	(17.92)
Total Expense	6,157.63	6,642.03	(484.40)
Net Ordinary Income	3,665.76	3,146.91	518.85
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,362.52	2,229.71	(867.19)
425.00 · Repairs & Maint. Bldg.	0.00	869.47	(869.47)
Total Other Expense	1,362.52	3,099.18	(1,736.66)
Net Other Income	(1,362.52)	(3,099.18)	1,736.66
Net Income	2,303.24	47.73	2,255.51