



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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February 22, 2025

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

Re: Financial Statements
For the Six Months Ended December 31, 2024

Dear Board of Directors:

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

As of 12/31/24, the year-to-date operating net profit is \$51,716.08. Comparatively, the year-to-date operating net profit as of 12/31/23 was \$56,015.30. This is an unfavorable difference of \$4,299.22. This year there is a significant increase to insurance 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 manager's unit, snow removal, gas, elevator and fire alarm.

The association budgeted net income as of 12/31/24 was \$4,095.76. Actual net income was \$51,716.08. This is a favorable difference of \$47,620.32 as of 12/31/24. Insurance, legal, pool maintenance, pool gas, snow removal, repairs & maintenance, electricity, water & sewer, landscaping and gas/heating are under budget. Trash removal and elevator are over budget.

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

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

Sincerely yours,

Christine A. Spaeth, EA

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

Breakaway West Association, Inc.

Balance Sheet

As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - Citywide	305,690.93
102.8 · Cash in Op. Checking - Citywide	33,363.07
Total Checking/Savings	339,054.00
Accounts Receivable	
104.00 · Accounts Receivable	(9,877.74)
Total Accounts Receivable	(9,877.74)
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,335.80
108.20 · Prepaid Flood Insurance	4,019.25
108.00 · Prepaid Expenses - Other	2,687.90
Total 108.00 · Prepaid Expenses	10,042.95
110.00 · Bill to Owner	265.00
Total Other Current Assets	10,307.95
Total Current Assets	339,484.21
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	(96,102.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(103,647.49)
Total Fixed Assets	115,092.00
TOTAL ASSETS	454,576.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	23,532.60
Total Accounts Payable	23,532.60
Total Current Liabilities	23,532.60
Total Liabilities	23,532.60
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	57,561.51
217.20 · Reserve Fund 300	41,542.15
217.30 · Reserve Fund 400	49,317.33
217.40 · Reserve Fund 500	109,241.62
217.50 · Reserve Fund Garage	6,520.58
Total 217.01 · Reserve Fund - Appropriated	264,183.19
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	51,716.08
Total Equity	431,043.61
TOTAL LIABILITIES & EQUITY	454,576.21

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

	Dec 24	Dec 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	42,477.14	(537.34)
303.00 · Interest Income	51.41	0.78	50.63
304.00 · Finance Charges & Late Fees	54.87	280.21	(225.34)
305.00 · Holy Cross Equity Refund	514.31	481.37	32.94
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	49,910.08	49,922.95	(12.87)
Expense			
401.00 · Accounting	984.34	780.00	204.34
402.00 · Administrative	835.21	740.77	94.44
403.00 · Manager's Fee	3,722.47	3,614.05	108.42
406.00 · Insurance	6,803.67	6,178.42	625.25
408.00 · Legal	496.00	0.00	496.00
409.00 · Manager's Unit	648.82	647.15	1.67
410.00 · Pool Maintenance	735.73	700.00	35.73
410.02 · Pool - Gas Expense	1,077.59	1,092.24	(14.65)
411.00 · Snow Removal	2,416.53	2,964.53	(548.00)
412.00 · Repairs & Maint. - Project	1,572.06	2,615.46	(1,043.40)
414.00 · Trash	2,403.54	1,446.01	957.53
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	4,200.94	4,160.05	40.89
424.00 · Water & Sewer	3,422.54	5,961.60	(2,539.06)
438.00 · 504 Repairs & Maintenance	0.00	350.00	(350.00)
Total Expense	29,641.94	31,572.78	(1,930.84)
Net Ordinary Income	20,268.14	18,350.17	1,917.97
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,334.87	4,804.66	(469.79)
425.00 · Repairs & Maint. Bldg.	4,245.00	1,325.00	2,920.00
427.00 · Elevator	700.00	0.00	700.00
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	17,891.09	14,050.83	3,840.26
Net Other Income	(17,891.09)	(14,050.83)	(3,840.26)
Net Income	2,377.05	4,299.34	(1,922.29)

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

	Jul - Dec 24	Jul - Dec 23	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	251,638.81	254,862.76	(3,223.95)
303.00 · Interest Income	143.93	3.44	140.49
304.00 · Finance Charges & Late Fees	246.73	1,816.42	(1,569.69)
305.00 · Holy Cross Equity Refund	514.31	481.37	32.94
307.00 · Reserve Assessments	12,900.13	10,500.06	2,400.07
308.00 · Cable TV Assessments	31,198.50	29,600.64	1,597.86
Total Income	296,642.41	297,264.69	(622.28)
Expense			
401.00 · Accounting	6,048.34	6,398.00	(349.66)
402.00 · Administrative	4,859.13	4,590.59	268.54
403.00 · Manager's Fee	22,334.82	21,684.30	650.52
406.00 · Insurance	40,822.02	37,070.50	3,751.52
408.00 · Legal	736.00	140.00	596.00
409.00 · Manager's Unit	3,892.91	4,427.69	(534.78)
410.00 · Pool Maintenance	5,846.66	5,212.03	634.63
410.02 · Pool - Gas Expense	3,428.80	3,650.53	(221.73)
411.00 · Snow Removal	3,916.53	4,464.53	(548.00)
412.00 · Repairs & Maint. - Project	5,841.79	4,867.07	974.72
414.00 · Trash	14,476.24	8,622.53	5,853.71
421.00 · Depreciation - Mgr's Unit 504	1,935.00	1,935.00	0.00
422.00 · Electricity	11,563.97	10,800.51	763.46
424.00 · Water & Sewer	33,028.96	32,508.13	520.83
437.00 · Landscaping	4,000.00	4,180.00	(180.00)
438.00 · 504 Repairs & Maintenance	0.00	350.00	(350.00)
Total Expense	162,731.17	150,901.41	11,829.76
Net Ordinary Income	133,911.24	146,363.28	(12,452.04)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	12,988.36	14,002.26	(1,013.90)
425.00 · Repairs & Maint. Bldg.	5,887.32	6,751.78	(864.46)
427.00 · Elevator	6,771.81	6,696.36	75.45
430.00 · Reserve Funds Bldg	12,900.12	10,500.06	2,400.06
431.00 · Fire Alarm Bldg	4,880.41	15,370.56	(10,490.15)
453.00 · Flood Insurance	8,038.50	8,038.50	0.00
456.00 · Cable TV Expense	30,728.64	28,988.46	1,740.18
Total Other Expense	82,195.16	90,347.98	(8,152.82)
Net Other Income	(82,195.16)	(90,347.98)	8,152.82
Net Income	51,716.08	56,015.30	(4,299.22)

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

	Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	41,939.80	41,939.85	(0.05)
303.00 · Interest Income	51.41	0.00	51.41
304.00 · Finance Charges & Late Fees	54.87	0.00	54.87
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	49,395.77	49,289.72	106.05
Expense			
401.00 · Accounting	984.34	1,000.00	(15.66)
402.00 · Administrative	835.21	833.33	1.88
403.00 · Manager's Fee	3,722.47	3,722.47	0.00
406.00 · Insurance	6,803.67	7,757.99	(954.32)
408.00 · Legal	496.00	250.01	245.99
409.00 · Manager's Unit	648.82	648.81	0.01
410.00 · Pool Maintenance	735.73	1,250.01	(514.28)
410.02 · Pool - Gas Expense	1,077.59	995.37	82.22
411.00 · Snow Removal	2,416.53	2,666.66	(250.13)
412.00 · Repairs & Maint. - Project	1,572.06	666.67	905.39
413.00 · Fire Alarm - Project	0.00	333.33	(333.33)
414.00 · Trash	2,403.54	2,096.85	306.69
421.00 · Depreciation - Mgr's Unit 504	322.50	322.50	0.00
422.00 · Electricity	4,200.94	2,686.73	1,514.21
424.00 · Water & Sewer	3,422.54	6,355.20	(2,932.66)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	29,641.94	31,669.27	(2,027.33)
Net Ordinary Income	19,753.83	17,620.45	2,133.38
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,334.87	4,103.90	230.97
425.00 · Repairs & Maint. Bldg.	4,245.00	3,927.00	318.00
427.00 · Elevator	700.00	555.55	144.45
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	17,891.09	17,826.71	64.38
Net Other Income	(17,891.09)	(17,826.71)	(64.38)
Net Income	1,862.74	(206.26)	2,069.00

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

	Jul - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	251,638.81	251,639.10	(0.29)
303.00 · Interest Income	143.93	0.00	143.93
304.00 · Finance Charges & Late Fees	246.73	0.00	246.73
307.00 · Reserve Assessments	12,900.13	12,900.00	0.13
308.00 · Cable TV Assessments	31,198.50	31,199.22	(0.72)
Total Income	296,128.10	295,738.32	389.78
Expense			
401.00 · Accounting	6,048.34	6,000.00	48.34
402.00 · Administrative	4,859.13	4,999.98	(140.85)
403.00 · Manager's Fee	22,334.82	22,334.82	0.00
406.00 · Insurance	40,822.02	46,547.94	(5,725.92)
408.00 · Legal	736.00	1,500.06	(764.06)
409.00 · Manager's Unit	3,892.91	3,892.86	0.05
410.00 · Pool Maintenance	5,846.66	7,500.06	(1,653.40)
410.02 · Pool - Gas Expense	3,428.80	5,972.22	(2,543.42)
411.00 · Snow Removal	3,916.53	5,333.32	(1,416.79)
412.00 · Repairs & Maint. - Project	5,841.79	4,000.02	1,841.77
413.00 · Fire Alarm - Project	0.00	1,999.98	(1,999.98)
414.00 · Trash	14,476.24	12,581.10	1,895.14
421.00 · Depreciation - Mgr's Unit 504	1,935.00	1,935.00	0.00
422.00 · Electricity	11,563.97	16,120.38	(4,556.41)
424.00 · Water & Sewer	33,028.96	38,131.20	(5,102.24)
437.00 · Landscaping	4,000.00	5,333.32	(1,333.32)
438.00 · 504 Repairs & Maintenance	0.00	500.04	(500.04)
Total Expense	162,731.17	184,682.30	(21,951.13)
Net Ordinary Income	133,396.93	111,056.02	22,340.91
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	12,988.36	24,623.40	(11,635.04)
425.00 · Repairs & Maint. Bldg.	5,887.32	23,562.00	(17,674.68)
427.00 · Elevator	6,771.81	3,333.30	3,438.51
430.00 · Reserve Funds Bldg	12,900.12	12,900.00	0.12
431.00 · Fire Alarm Bldg	4,880.41	2,499.96	2,380.45
453.00 · Flood Insurance	8,038.50	8,842.38	(803.88)
456.00 · Cable TV Expense	30,728.64	31,199.22	(470.58)
Total Other Expense	82,195.16	106,960.26	(24,765.10)
Net Other Income	(82,195.16)	(106,960.26)	24,765.10
Net Income	51,201.77	4,095.76	47,106.01

Breakaway West Association, Inc.
Disbursement Report
As of December 31, 2024

Type	Date	Num	Name	Memo	Amount
102.10 · Cash in Reserve - Citywide					
Total 102.10 · Cash in Reserve - Citywide					
102.13 · Cash in Spec. As. - Citywide					
Total 102.13 · Cash in Spec. As. - Citywide					
102.16 · Cash in Renovation - Citywide					
Total 102.16 · Cash in Renovation - Citywide					
102.8 · Cash in Op. Checking - Citywide					
Bill Pmt -Check	12/01/2024	Draft	Vail Honeywagon Enterprises, LLC	12/1-12/31	(2,403.54)
Bill Pmt -Check	12/04/2024	Autopay	Xcel Energy	53-1013571-8	(1,885.51)
Bill Pmt -Check	12/05/2024	11313	Alpine Valley Fireplace	#352 BTO - Fireplace repairs	(259.00)
Bill Pmt -Check	12/05/2024	11314	Golden Eagle Htg Cooling & Drain Cleaning	100 Bldg - Zone valve repairs	(365.00)
Bill Pmt -Check	12/05/2024	11315	Northwest Colorado Council of Governme...	L7533 Elevator inspection - Notice of violation ...	(700.00)
Bill Pmt -Check	12/05/2024	11316	Porterfield & Associates, LLC	Re: Triangle/Covenants	(385.00)
Bill Pmt -Check	12/05/2024	11317	Spaeth and Company, Inc.	November	(1,137.50)
Bill Pmt -Check	12/05/2024	11318	Steve Burns	Reimbursement for anti-freeze - Ferguson rec...	(877.81)
Bill Pmt -Check	12/05/2024	11319	Vail Alarm Inc.		(1,367.00)
Bill Pmt -Check	12/05/2024	11320	Vail Valley Ace Hardware	312	(335.81)
Bill Pmt -Check	12/05/2024	11321	Vail Valley Garage Door LLC	100 Bldg - Garage maintenance	(247.32)
Check	12/12/2024	Auto-Pay	Comcast	12/1-12/31	(5,121.44)
Check	12/15/2024	EFT	Farmers Insurance	1/15/24-1/15-25 Prop/Liab/Umbr	(6,797.66)
Check	12/19/2024	Draft	Comcast - DSL	DSL	(22.18)
Bill Pmt -Check	12/20/2024	Draft	Eagle River Water & Sanitation District	10/31-11/27	(5,714.47)
Bill Pmt -Check	12/20/2024	11322	Golden Eagle Htg Cooling & Drain Cleaning		(4,325.00)
Bill Pmt -Check	12/20/2024	11323	Martin/Martin, Inc.		(3,680.00)
Bill Pmt -Check	12/20/2024	11324	OAC Management, Inc.	Re: Pool deck & common area project - Nove...	(5,851.25)
Bill Pmt -Check	12/20/2024	11325	Spaeth and Company, Inc.	ROFR fee paid by Title Co. to Breakaway Wes...	(500.00)
Bill Pmt -Check	12/20/2024	11326	Specialized Pool and Spa, LLC	Commercial Route Service 11/1-11/27	(725.00)
Bill Pmt -Check	12/20/2024	11327	Steve Burns		(6,582.47)
Bill Pmt -Check	12/20/2024	11328	Vail Valley Ace Hardware	312	(254.04)
Bill Pmt -Check	12/20/2024	11329	Vision Security LLC(C)		(405.00)
Check	12/31/2024	Draft	Century Link	12/13-1/12 970-476-2196 518B	(137.26)
Check	12/31/2024	Draft	Century Link	12/13-1/12 970-476-3957 457B	(431.17)
Check	12/31/2024	Draft	Century Link	12/19-1/18 970-476-7309 666B	(104.30)
Check	12/31/2024	Auto-Pay	Holy Cross Energy	11/22-12/22	(4,200.94)
Total 102.8 · Cash in Op. Checking - Citywide					(54,815.67)
TOTAL					(54,815.67)

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

	Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,646.93	8,646.94	(0.01)
303.00 · Interest Income	11.09	0.00	11.09
304.00 · Finance Charges & Late Fees	11.84	0.00	11.84
305.00 · Holy Cross Equity Refund	221.98	0.00	221.98
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	10,113.99	9,869.14	244.85
Expense			
401.00 · Accounting	212.41	215.80	(3.39)
402.00 · Administrative	180.25	179.83	0.42
403.00 · Manager's Fee	803.31	803.31	0.00
406.00 · Insurance	1,468.23	1,674.17	(205.94)
408.00 · Legal	107.03	53.95	53.08
409.00 · Manager's Unit	140.02	140.01	0.01
410.00 · Pool Maintenance	158.77	269.75	(110.98)
410.02 · Pool - Gas Expense	232.55	214.80	17.75
411.00 · Snow Removal	521.49	575.46	(53.97)
412.00 · Repairs & Maint. - Project	339.25	143.87	195.38
413.00 · Fire Alarm - Project	0.00	71.93	(71.93)
414.00 · Trash	518.68	452.50	66.18
421.00 · Depreciation - Mgr's Unit 504	69.60	69.60	0.00
422.00 · Electricity	906.56	579.80	326.76
424.00 · Water & Sewer	738.58	1,371.45	(632.87)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	6,396.73	6,834.21	(437.48)
Net Ordinary Income	3,717.26	3,034.93	682.33
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,018.80	1,007.31	11.49
425.00 · Repairs & Maint. Bldg.	1,825.00	838.51	986.49
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	4,048.57	3,151.35	897.22
Net Other Income	(4,048.57)	(3,151.35)	(897.22)
Net Income	(331.31)	(116.42)	(214.89)

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

	Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	13,007.14	13,007.15	(0.01)
303.00 · Interest Income	15.93	0.00	15.93
304.00 · Finance Charges & Late Fees	17.00	0.00	17.00
305.00 · Holy Cross Equity Refund	318.66	0.00	318.66
308.00 · Cable TV Assessments	1,540.64	1,540.70	(0.06)
Total Income	14,899.37	14,547.85	351.52
Expense			
401.00 · Accounting	304.95	309.80	(4.85)
402.00 · Administrative	258.74	258.17	0.57
403.00 · Manager's Fee	1,153.22	1,153.22	0.00
406.00 · Insurance	2,107.78	2,403.43	(295.65)
408.00 · Legal	153.66	77.45	76.21
409.00 · Manager's Unit	201.00	201.00	0.00
410.00 · Pool Maintenance	227.93	387.25	(159.32)
410.02 · Pool - Gas Expense	333.84	308.36	25.48
411.00 · Snow Removal	748.64	826.14	(77.50)
412.00 · Repairs & Maint. - Project	487.03	206.53	280.50
413.00 · Fire Alarm - Project	0.00	103.27	(103.27)
414.00 · Trash	744.62	649.61	95.01
421.00 · Depreciation - Mgr's Unit 504	99.91	99.91	0.00
422.00 · Electricity	1,301.45	832.35	469.10
424.00 · Water & Sewer	1,060.30	1,968.84	(908.54)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	9,183.07	9,811.15	(628.08)
Net Ordinary Income	5,716.30	4,736.70	979.60
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,218.92	1,203.64	15.28
425.00 · Repairs & Maint. Bldg.	510.00	1,617.88	(1,107.88)
427.00 · Elevator	414.81	333.33	81.48
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	3,661.19	4,820.55	(1,159.36)
Net Other Income	(3,661.19)	(4,820.55)	1,159.36
Net Income	2,055.11	(83.85)	2,138.96

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

	Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,462.23	8,462.25	(0.02)
303.00 · Interest Income	10.25	0.00	10.25
304.00 · Finance Charges & Late Fees	10.94	0.00	10.94
305.00 · Holy Cross Equity Refund	205.00	0.00	205.00
308.00 · Cable TV Assessments	1,059.19	1,059.23	(0.04)
Total Income	9,747.61	9,521.48	226.13
Expense			
401.00 · Accounting	196.17	199.30	(3.13)
402.00 · Administrative	166.46	166.08	0.38
403.00 · Manager's Fee	741.89	741.89	0.00
406.00 · Insurance	1,355.97	1,546.17	(190.20)
408.00 · Legal	98.85	49.83	49.02
409.00 · Manager's Unit	129.31	129.31	0.00
410.00 · Pool Maintenance	146.63	249.13	(102.50)
410.02 · Pool - Gas Expense	214.76	198.38	16.38
411.00 · Snow Removal	481.60	531.46	(49.86)
412.00 · Repairs & Maint. - Project	313.30	132.87	180.43
413.00 · Fire Alarm - Project	0.00	66.43	(66.43)
414.00 · Trash	479.03	417.90	61.13
421.00 · Depreciation - Mgr's Unit 504	64.27	64.27	0.00
422.00 · Electricity	837.25	535.46	301.79
424.00 · Water & Sewer	682.11	1,266.59	(584.48)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	5,907.60	6,311.68	(404.08)
Net Ordinary Income	3,840.01	3,209.80	630.21
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	722.88	684.12	38.76
425.00 · Repairs & Maint. Bldg.	1,910.00	1,143.43	766.57
427.00 · Elevator	285.19	222.22	62.97
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	3,961.33	3,234.00	727.33
Net Other Income	(3,961.33)	(3,234.00)	(727.33)
Net Income	(121.32)	(24.20)	(97.12)

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

	Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	10,425.11	10,425.09	0.02
303.00 · Interest Income	12.56	0.00	12.56
304.00 · Finance Charges & Late Fees	13.41	0.00	13.41
305.00 · Holy Cross Equity Refund	251.40	0.00	251.40
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	14,230.19	13,952.83	277.36
Expense			
401.00 · Accounting	240.58	244.40	(3.82)
402.00 · Administrative	204.13	203.67	0.46
403.00 · Manager's Fee	909.77	909.77	0.00
406.00 · Insurance	1,662.82	1,896.05	(233.23)
408.00 · Legal	121.22	61.10	60.12
409.00 · Manager's Unit	158.57	158.57	0.00
410.00 · Pool Maintenance	179.81	305.50	(125.69)
410.02 · Pool - Gas Expense	263.36	243.27	20.09
411.00 · Snow Removal	590.60	651.74	(61.14)
412.00 · Repairs & Maint. - Project	384.21	162.93	221.28
413.00 · Fire Alarm - Project	0.00	81.47	(81.47)
414.00 · Trash	587.42	512.47	74.95
421.00 · Depreciation - Mgr's Unit 504	78.82	78.82	0.00
422.00 · Electricity	1,026.71	656.64	370.07
424.00 · Water & Sewer	836.47	1,553.21	(716.74)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	7,244.49	7,739.98	(495.49)
Net Ordinary Income	6,985.70	6,212.85	772.85
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,064.78	890.30	174.48
425.00 · Repairs & Maint. Bldg.	0.00	202.97	(202.97)
430.00 · Reserve Funds Bldg	2,083.36	2,083.33	0.03
431.00 · Fire Alarm Bldg	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	5,910.51	6,178.07	(267.56)
Net Other Income	(5,910.51)	(6,178.07)	267.56
Net Income	1,075.19	34.78	1,040.41

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

	Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,398.39	1,398.42	(0.03)
303.00 · Interest Income	1.58	0.00	1.58
304.00 · Finance Charges & Late Fees	1.68	0.00	1.68
305.00 · Holy Cross Equity Refund	31.58	0.00	31.58
Total Income	1,433.23	1,398.42	34.81
Expense			
401.00 · Accounting	30.23	30.70	(0.47)
402.00 · Administrative	25.63	25.58	0.05
403.00 · Manager's Fee	114.28	114.28	0.00
406.00 · Insurance	208.87	238.17	(29.30)
408.00 · Legal	15.24	7.68	7.56
409.00 · Manager's Unit	19.92	19.92	0.00
410.00 · Pool Maintenance	22.59	38.38	(15.79)
410.02 · Pool - Gas Expense	33.08	30.56	2.52
411.00 · Snow Removal	74.20	81.86	(7.66)
412.00 · Repairs & Maint. - Project	48.27	20.47	27.80
413.00 · Fire Alarm - Project	0.00	10.23	(10.23)
414.00 · Trash	73.79	64.37	9.42
421.00 · Depreciation - Mgr's Unit 504	9.90	9.90	0.00
422.00 · Electricity	128.97	82.48	46.49
424.00 · Water & Sewer	105.08	195.11	(90.03)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	910.05	972.25	(62.20)
Net Ordinary Income	523.18	426.17	97.01
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	309.49	318.53	(9.04)
425.00 · Repairs & Maint. Bldg.	0.00	124.21	(124.21)
Total Other Expense	309.49	442.74	(133.25)
Net Other Income	(309.49)	(442.74)	133.25
Net Income	213.69	(16.57)	230.26

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

	Jul - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	51,881.52	51,881.64	(0.12)
303.00 · Interest Income	31.05	0.00	31.05
304.00 · Finance Charges & Late Fees	53.24	0.00	53.24
305.00 · Holy Cross Equity Refund	221.98	0.00	221.98
307.00 · Reserve Assessments	400.00	400.02	(0.02)
308.00 · Cable TV Assessments	6,933.00	6,933.18	(0.18)
Total Income	59,520.79	59,214.84	305.95
Expense			
401.00 · Accounting	1,305.22	1,294.80	10.42
402.00 · Administrative	1,048.60	1,078.98	(30.38)
403.00 · Manager's Fee	4,819.86	4,819.86	0.00
406.00 · Insurance	8,809.38	10,045.02	(1,235.64)
408.00 · Legal	158.82	323.70	(164.88)
409.00 · Manager's Unit	840.09	840.06	0.03
410.00 · Pool Maintenance	1,261.70	1,618.50	(356.80)
410.02 · Pool - Gas Expense	739.93	1,288.80	(548.87)
411.00 · Snow Removal	845.19	1,150.92	(305.73)
412.00 · Repairs & Maint. - Project	1,260.67	863.22	397.45
413.00 · Fire Alarm - Project	0.00	431.58	(431.58)
414.00 · Trash	3,123.95	2,715.00	408.95
421.00 · Depreciation - Mgr's Unit 504	417.60	417.60	0.00
422.00 · Electricity	2,495.50	3,478.80	(983.30)
424.00 · Water & Sewer	7,127.63	8,228.70	(1,101.07)
437.00 · Landscaping	863.20	1,150.92	(287.72)
438.00 · 504 Repairs & Maintenance	0.00	107.88	(107.88)
Total Expense	35,117.34	39,854.34	(4,737.00)
Net Ordinary Income	24,403.45	19,360.50	5,042.95
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,035.79	6,043.86	(3,008.07)
425.00 · Repairs & Maint. Bldg.	2,437.32	5,031.06	(2,593.74)
430.00 · Reserve Funds Bldg	400.00	400.02	(0.02)
431.00 · Fire Alarm Bldg	1,129.00	499.98	629.02
456.00 · Cable TV Expense	6,828.60	6,933.18	(104.58)
Total Other Expense	13,830.71	18,908.10	(5,077.39)
Net Other Income	(13,830.71)	(18,908.10)	5,077.39
Net Income	10,572.74	452.40	10,120.34

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

	Jul - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	78,042.89	78,042.90	(0.01)
303.00 · Interest Income	44.60	0.00	44.60
304.00 · Finance Charges & Late Fees	76.43	0.00	76.43
305.00 · Holy Cross Equity Refund	318.66	0.00	318.66
308.00 · Cable TV Assessments	9,244.00	9,244.20	(0.20)
Total Income	87,726.58	87,287.10	439.48
Expense			
401.00 · Accounting	1,873.77	1,858.80	14.97
402.00 · Administrative	1,505.34	1,549.02	(43.68)
403.00 · Manager's Fee	6,919.32	6,919.32	0.00
406.00 · Insurance	12,646.68	14,420.58	(1,773.90)
408.00 · Legal	228.01	464.70	(236.69)
409.00 · Manager's Unit	1,206.02	1,206.00	0.02
410.00 · Pool Maintenance	1,811.31	2,323.50	(512.19)
410.02 · Pool - Gas Expense	1,062.27	1,850.16	(787.89)
411.00 · Snow Removal	1,213.34	1,652.28	(438.94)
412.00 · Repairs & Maint. - Project	1,809.75	1,239.18	570.57
413.00 · Fire Alarm - Project	0.00	619.62	(619.62)
414.00 · Trash	4,484.75	3,897.66	587.09
421.00 · Depreciation - Mgr's Unit 504	599.46	599.46	0.00
422.00 · Electricity	3,582.52	4,994.10	(1,411.58)
424.00 · Water & Sewer	10,232.38	11,813.04	(1,580.66)
437.00 · Landscaping	1,239.20	1,652.28	(413.08)
438.00 · 504 Repairs & Maintenance	0.00	154.92	(154.92)
Total Expense	50,414.12	57,214.62	(6,800.50)
Net Ordinary Income	37,312.46	30,072.48	7,239.98
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,824.58	7,221.84	(3,397.26)
425.00 · Repairs & Maint. Bldg.	690.00	9,707.28	(9,017.28)
427.00 · Elevator	4,012.92	1,999.98	2,012.94
431.00 · Fire Alarm Bldg	1,786.91	750.00	1,036.91
456.00 · Cable TV Expense	9,104.76	9,244.20	(139.44)
Total Other Expense	19,419.17	28,923.30	(9,504.13)
Net Other Income	(19,419.17)	(28,923.30)	9,504.13
Net Income	17,893.29	1,149.18	16,744.11

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

	Jul - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	50,773.42	50,773.50	(0.08)
303.00 · Interest Income	28.67	0.00	28.67
304.00 · Finance Charges & Late Fees	49.18	0.00	49.18
305.00 · Holy Cross Equity Refund	205.00	0.00	205.00
308.00 · Cable TV Assessments	6,355.25	6,355.38	(0.13)
Total Income	57,411.52	57,128.88	282.64
Expense			
401.00 · Accounting	1,205.39	1,195.80	9.59
402.00 · Administrative	968.40	996.48	(28.08)
403.00 · Manager's Fee	4,451.34	4,451.34	0.00
406.00 · Insurance	8,135.82	9,277.02	(1,141.20)
408.00 · Legal	146.69	298.98	(152.29)
409.00 · Manager's Unit	775.86	775.86	0.00
410.00 · Pool Maintenance	1,165.23	1,494.78	(329.55)
410.02 · Pool - Gas Expense	683.35	1,190.28	(506.93)
411.00 · Snow Removal	780.54	1,062.92	(282.38)
412.00 · Repairs & Maint. - Project	1,164.26	797.22	367.04
413.00 · Fire Alarm - Project	0.00	398.58	(398.58)
414.00 · Trash	2,885.10	2,507.40	377.70
421.00 · Depreciation - Mgr's Unit 504	385.62	385.62	0.00
422.00 · Electricity	2,304.70	3,212.76	(908.06)
424.00 · Water & Sewer	6,582.67	7,599.54	(1,016.87)
437.00 · Landscaping	797.20	1,062.92	(265.72)
438.00 · 504 Repairs & Maintenance	0.00	99.66	(99.66)
Total Expense	32,432.17	36,807.16	(4,374.99)
Net Ordinary Income	24,979.35	20,321.72	4,657.63
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,175.94	4,104.72	(1,928.78)
425.00 · Repairs & Maint. Bldg.	2,760.00	6,860.58	(4,100.58)
427.00 · Elevator	2,758.89	1,333.32	1,425.57
431.00 · Fire Alarm Bldg	1,228.50	750.00	478.50
456.00 · Cable TV Expense	6,259.56	6,355.38	(95.82)
Total Other Expense	15,182.89	19,404.00	(4,221.11)
Net Other Income	(15,182.89)	(19,404.00)	4,221.11
Net Income	9,796.46	917.72	8,878.74

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

	Jul - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	62,550.64	62,550.54	0.10
303.00 · Interest Income	35.18	0.00	35.18
304.00 · Finance Charges & Late Fees	60.31	0.00	60.31
305.00 · Holy Cross Equity Refund	251.40	0.00	251.40
307.00 · Reserve Assessments	12,500.13	12,499.98	0.15
308.00 · Cable TV Assessments	8,666.25	8,666.46	(0.21)
Total Income	84,063.91	83,716.98	346.93
Expense			
401.00 · Accounting	1,478.22	1,466.40	11.82
402.00 · Administrative	1,187.55	1,222.02	(34.47)
403.00 · Manager's Fee	5,458.62	5,458.62	0.00
406.00 · Insurance	9,976.92	11,376.30	(1,399.38)
408.00 · Legal	179.87	366.60	(186.73)
409.00 · Manager's Unit	951.42	951.42	0.00
410.00 · Pool Maintenance	1,428.92	1,833.00	(404.08)
410.02 · Pool - Gas Expense	837.99	1,459.62	(621.63)
411.00 · Snow Removal	957.20	1,303.48	(346.28)
412.00 · Repairs & Maint. - Project	1,427.75	977.58	450.17
413.00 · Fire Alarm - Project	0.00	488.82	(488.82)
414.00 · Trash	3,538.01	3,074.82	463.19
421.00 · Depreciation - Mgr's Unit 504	472.92	472.92	0.00
422.00 · Electricity	2,826.23	3,939.84	(1,113.61)
424.00 · Water & Sewer	8,072.28	9,319.26	(1,246.98)
437.00 · Landscaping	977.60	1,303.48	(325.88)
438.00 · 504 Repairs & Maintenance	0.00	122.22	(122.22)
Total Expense	39,771.50	45,136.40	(5,364.90)
Net Ordinary Income	44,292.41	38,580.58	5,711.83
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,037.54	5,341.80	(2,304.26)
425.00 · Repairs & Maint. Bldg.	0.00	1,217.82	(1,217.82)
430.00 · Reserve Funds Bldg	12,500.12	12,499.98	0.14
431.00 · Fire Alarm Bldg	736.00	499.98	236.02
453.00 · Flood Insurance	8,038.50	8,842.38	(803.88)
456.00 · Cable TV Expense	8,535.72	8,666.46	(130.74)
Total Other Expense	32,847.88	37,068.42	(4,220.54)
Net Other Income	(32,847.88)	(37,068.42)	4,220.54
Net Income	11,444.53	1,512.16	9,932.37

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

	Jul - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,390.34	8,390.52	(0.18)
303.00 · Interest Income	4.43	0.00	4.43
304.00 · Finance Charges & Late Fees	7.57	0.00	7.57
305.00 · Holy Cross Equity Refund	31.58	0.00	31.58
Total Income	8,433.92	8,390.52	43.40
Expense			
401.00 · Accounting	185.74	184.20	1.54
402.00 · Administrative	149.24	153.48	(4.24)
403.00 · Manager's Fee	685.68	685.68	0.00
406.00 · Insurance	1,253.22	1,429.02	(175.80)
408.00 · Legal	22.61	46.08	(23.47)
409.00 · Manager's Unit	119.52	119.52	0.00
410.00 · Pool Maintenance	179.50	230.28	(50.78)
410.02 · Pool - Gas Expense	105.26	183.36	(78.10)
411.00 · Snow Removal	120.26	163.72	(43.46)
412.00 · Repairs & Maint. - Project	179.36	122.82	56.54
413.00 · Fire Alarm - Project	0.00	61.38	(61.38)
414.00 · Trash	444.43	386.22	58.21
421.00 · Depreciation - Mgr's Unit 504	59.40	59.40	0.00
422.00 · Electricity	355.02	494.88	(139.86)
424.00 · Water & Sewer	1,014.00	1,170.66	(156.66)
437.00 · Landscaping	122.80	163.72	(40.92)
438.00 · 504 Repairs & Maintenance	0.00	15.36	(15.36)
Total Expense	4,996.04	5,669.78	(673.74)
Net Ordinary Income	3,437.88	2,720.74	717.14
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	914.51	1,911.18	(996.67)
425.00 · Repairs & Maint. Bldg.	0.00	745.26	(745.26)
Total Other Expense	914.51	2,656.44	(1,741.93)
Net Other Income	(914.51)	(2,656.44)	1,741.93
Net Income	2,523.37	64.30	2,459.07