



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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March 26, 2026

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

Re: Financial Statements
For the Six Months Ended December 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 12/31/25, the year-to-date operating net profit is \$42,513.81. Comparatively, the year-to-date operating net profit as of 12/31/24 was \$51,716.08. This is an unfavorable difference of \$9,202.27. This year there is a significant increase to insurance, legal, manager's unit, snow removal (bobcat rental), repairs & maintenance, gas/heating, elevator and fire alarm. This was partially offset by a 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.

The association budgeted net income as of 12/31/25 was \$10,762.34. Actual net income was \$42,513.81. This is a favorable difference of \$31,751.47 as of 12/31/25. Accounting, insurance, trash removal, electricity, water & sewer and gas/heating are under budget. There is also significant interest income. Legal, manager's unit, snow removal, 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 December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
102.10 · Cash in Reserve - UMB	3,925,333.76
102.8 · Cash in Op. Checking - UMB	400,193.84
Total Checking/Savings	4,325,527.60
Accounts Receivable	
104.00 · Accounts Receivable	29,484.66
Total Accounts Receivable	29,484.66
Other Current Assets	
108.00 · Prepaid Expenses	
108.10 · Prepaid Insurance	3,884.75
108.20 · Prepaid Flood Insurance	4,019.25
108.00 · Prepaid Expenses - Other	3,371.33
Total 108.00 · Prepaid Expenses	11,275.33
110.00 · Bill to Owner	88.67
Total Other Current Assets	11,364.00
Total Current Assets	4,366,376.26
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	(99,972.74)
114.30 · Accum. Depreciation-Equipment	(7,544.75)
Total 114.00 · Accum. Depreciation	(107,517.49)
Total Fixed Assets	111,222.00
TOTAL ASSETS	4,477,598.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
201.00 · Accounts Payable	862,370.63
Total Accounts Payable	862,370.63
Total Current Liabilities	862,370.63
Total Liabilities	862,370.63
Equity	
215.00 · Working Capital Deposits	26,500.00
217.01 · Reserve Fund - Appropriated	
217.10 · Reserve Fund 100/200	751,458.19
217.20 · Reserve Fund 300	1,016,776.43
217.30 · Reserve Fund 400	676,722.64
217.40 · Reserve Fund 500	883,548.67
217.50 · Reserve Fund Garage	99,381.22
Total 217.01 · Reserve Fund - Appropriated	3,427,887.15
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	42,513.81
Total Equity	3,615,227.63
TOTAL LIABILITIES & EQUITY	4,477,598.26

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

	Dec 25	Dec 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,663.29	41,939.80	723.49
303.00 · Interest Income	9,907.87	51.41	9,856.46
304.00 · Finance Charges & Late Fees	284.86	54.87	229.99
305.00 · Holy Cross Equity Refund	0.00	514.31	(514.31)
307.00 · Reserve Assessments	1,654.63	2,150.03	(495.40)
308.00 · Cable TV Assessments	5,469.12	5,199.66	269.46
Total Income	59,979.77	49,910.08	10,069.69
Expense			
401.00 · Accounting	1,453.00	984.34	468.66
402.00 · Administrative	1,006.07	835.21	170.86
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	828.00	496.00	332.00
409.00 · Manager's Unit	4,769.54	648.82	4,120.72
410.00 · Pool Maintenance	0.00	735.73	(735.73)
410.02 · Pool - Gas Expense	57.32	1,077.59	(1,020.27)
411.00 · Snow Removal	2,268.15	2,416.53	(148.38)
412.00 · Repairs & Maint. - Project	358.46	1,572.06	(1,213.60)
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	3,269.13	4,200.94	(931.81)
424.00 · Water & Sewer	3,822.90	3,422.54	400.36
Total Expense	31,903.42	29,641.94	2,261.48
Net Ordinary Income	28,076.35	20,268.14	7,808.21
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,093.61	4,334.87	1,758.74
425.00 · Repairs & Maint. Bldg.	10,292.31	4,245.00	6,047.31
427.00 · Elevator	0.00	700.00	(700.00)
430.00 · Reserve Funds Bldg	1,654.63	2,150.03	(495.40)
431.00 · Fire Alarm Bldg	2,439.00	0.00	2,439.00
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	27,151.18	17,891.09	9,260.09
Net Other Income	(27,151.18)	(17,891.09)	(9,260.09)
Net Income	925.17	2,377.05	(1,451.88)

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

	Jul - Dec 25	Jul - Dec 24	\$ Change
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	255,979.98	251,638.81	4,341.17
303.00 · Interest Income	66,662.70	143.93	66,518.77
304.00 · Finance Charges & Late Fees	966.92	246.73	720.19
305.00 · Holy Cross Equity Refund	0.00	514.31	(514.31)
307.00 · Reserve Assessments	9,927.62	12,900.13	(2,972.51)
308.00 · Cable TV Assessments	32,814.72	31,198.50	1,616.22
Total Income	366,351.94	296,642.41	69,709.53
Expense			
401.00 · Accounting	7,506.66	6,048.34	1,458.32
402.00 · Administrative	5,500.98	4,859.13	641.85
403.00 · Manager's Fee	23,004.84	22,334.82	670.02
406.00 · Insurance	46,617.00	40,822.02	5,794.98
408.00 · Legal	4,417.00	736.00	3,681.00
409.00 · Manager's Unit	20,312.89	3,892.91	16,419.98
410.00 · Pool Maintenance	0.00	5,846.66	(5,846.66)
410.02 · Pool - Gas Expense	343.36	3,428.80	(3,085.44)
411.00 · Snow Removal	18,768.15	3,916.53	14,851.62
412.00 · Repairs & Maint. - Project	5,938.15	5,841.79	96.36
414.00 · Trash	12,868.26	14,476.24	(1,607.98)
421.00 · Depreciation - Mgr's Unit 504	1,935.00	1,935.00	0.00
422.00 · Electricity	7,537.74	11,563.97	(4,026.23)
424.00 · Water & Sewer	23,463.13	33,028.96	(9,565.83)
437.00 · Landscaping	4,000.00	4,000.00	0.00
Total Expense	182,213.16	162,731.17	19,481.99
Net Ordinary Income	184,138.78	133,911.24	50,227.54
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	16,601.57	12,988.36	3,613.21
425.00 · Repairs & Maint. Bldg.	49,369.32	5,887.32	43,482.00
427.00 · Elevator	15,986.22	6,771.81	9,214.41
430.00 · Reserve Funds Bldg	9,927.62	12,900.12	(2,972.50)
431.00 · Fire Alarm Bldg	9,710.46	4,880.41	4,830.05
453.00 · Flood Insurance	8,038.50	8,038.50	0.00
456.00 · Cable TV Expense	31,991.28	30,728.64	1,262.64
Total Other Expense	141,624.97	82,195.16	59,429.81
Net Other Income	(141,624.97)	(82,195.16)	(59,429.81)
Net Income	42,513.81	51,716.08	(9,202.27)

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

	Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	42,663.29	42,663.41	(0.12)
303.00 · Interest Income	9,907.87	0.00	9,907.87
304.00 · Finance Charges & Late Fees	284.86	0.00	284.86
307.00 · Reserve Assessments	1,654.63	1,654.59	0.04
308.00 · Cable TV Assessments	5,469.12	5,469.12	0.00
Total Income	59,979.77	49,787.12	10,192.65
Expense			
401.00 · Accounting	1,453.00	2,125.01	(672.01)
402.00 · Administrative	1,006.07	916.66	89.41
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	828.00	250.01	577.99
409.00 · Manager's Unit	4,769.54	2,822.02	1,947.52
410.02 · Pool - Gas Expense	57.32	0.00	57.32
411.00 · Snow Removal	2,268.15	1,500.00	768.15
412.00 · Repairs & Maint. - Project	358.46	666.67	(308.21)
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	3,269.13	2,728.58	540.55
424.00 · Water & Sewer	3,822.90	5,300.82	(1,477.92)
438.00 · 504 Repairs & Maintenance	0.00	83.34	(83.34)
Total Expense	31,903.42	31,494.03	409.39
Net Ordinary Income	28,076.35	18,293.09	9,783.26
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	6,093.61	4,103.90	1,989.71
425.00 · Repairs & Maint. Bldg.	10,292.31	1,825.81	8,466.50
427.00 · Elevator	0.00	555.55	(555.55)
430.00 · Reserve Funds Bldg	1,654.63	1,654.59	0.04
431.00 · Fire Alarm Bldg	2,439.00	1,750.00	689.00
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	27,151.18	16,832.70	10,318.48
Net Other Income	(27,151.18)	(16,832.70)	(10,318.48)
Net Income	925.17	1,460.39	(535.22)

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

	Jul - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	255,979.98	255,980.46	(0.48)
303.00 · Interest Income	66,662.70	0.00	66,662.70
304.00 · Finance Charges & Late Fees	966.92	0.00	966.92
307.00 · Reserve Assessments	9,927.62	1,156,927.42	(1,146,999.80)
308.00 · Cable TV Assessments	32,814.72	32,814.72	0.00
Total Income	366,351.94	1,445,722.60	(1,079,370.66)
Expense			
401.00 · Accounting	7,506.66	12,750.06	(5,243.40)
402.00 · Administrative	5,500.98	5,499.96	1.02
403.00 · Manager's Fee	23,004.84	23,004.84	0.00
406.00 · Insurance	46,617.00	49,961.76	(3,344.76)
408.00 · Legal	4,417.00	1,500.06	2,916.94
409.00 · Manager's Unit	20,312.89	16,932.12	3,380.77
410.02 · Pool - Gas Expense	343.36	0.00	343.36
411.00 · Snow Removal	18,768.15	3,000.00	15,768.15
412.00 · Repairs & Maint. - Project	5,938.15	4,000.02	1,938.13
414.00 · Trash	12,868.26	15,703.92	(2,835.66)
421.00 · Depreciation - Mgr's Unit 504	1,935.00	1,935.00	0.00
422.00 · Electricity	7,537.74	16,371.48	(8,833.74)
424.00 · Water & Sewer	23,463.13	31,804.92	(8,341.79)
437.00 · Landscaping	4,000.00	4,000.00	0.00
438.00 · 504 Repairs & Maintenance	0.00	500.04	(500.04)
Total Expense	182,213.16	186,964.18	(4,751.02)
Net Ordinary Income	184,138.78	1,258,758.42	(1,074,619.64)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	16,601.57	24,623.40	(8,021.83)
425.00 · Repairs & Maint. Bldg.	49,369.32	10,954.86	38,414.46
427.00 · Elevator	15,986.22	3,333.30	12,652.92
430.00 · Reserve Funds Bldg	9,927.62	1,156,927.42	(1,146,999.80)
431.00 · Fire Alarm Bldg	9,710.46	10,500.00	(789.54)
453.00 · Flood Insurance	8,038.50	8,842.38	(803.88)
456.00 · Cable TV Expense	31,991.28	32,814.72	(823.44)
Total Other Expense	141,624.97	1,247,996.08	(1,106,371.11)
Net Other Income	(141,624.97)	(1,247,996.08)	1,106,371.11
Net Income	42,513.81	10,762.34	31,751.47

Breakaway West Association, Inc.
Disbursement Report
As of December 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	12/01/2025	Draft	Vail Honeywagon Enterprises, LLC	12/1-12/31	(2,144.71)
Bill Pmt -Check	12/04/2025	Autopay	Xcel Energy	53-1013571-8	(2,496.18)
Bill Pmt -Check	12/09/2025	11474	970 Handyman	#413 - Bathroom floor scratch repair	(185.00)
Bill Pmt -Check	12/09/2025	11475	Altitude Community Law P.C.		(2,060.00)
Bill Pmt -Check	12/09/2025	11476	CMT Technical Services (Corp)	Re: Garage and Pool Deck - 10/13-11/9	(1,548.50)
Bill Pmt -Check	12/09/2025	11477	Golden Eagle Htg Cooling & Drain Cleaning		(773.30)
Bill Pmt -Check	12/09/2025	11478	OAC Management, Inc.	Re: Pool deck & common area project - Nove...	(9,857.50)
Bill Pmt -Check	12/09/2025	11479	Spaeth and Company, Inc.	November	(1,242.53)
Bill Pmt -Check	12/09/2025	11480	Vail Valley Ace Hardware	312	(94.70)
Bill Pmt -Check	12/09/2025	11481	Western States Fire Protection Co. (Inc)	Annual sprinkler/backflow inspection	(2,439.00)
Check	12/12/2025	Auto-Pay	Comcast	12/1-12/31	(5,331.88)
Check	12/15/2025	EFT	Farmers Insurance	1/15/25-1/15/26 Prop/Liab/Umbr	(7,769.49)
Check	12/19/2025	Draft	Comcast - DSL	DSL	(30.60)
Bill Pmt -Check	12/19/2025	Draft	Eagle River Water & Sanitation District	10/31-11/26	(3,829.30)
Bill Pmt -Check	12/23/2025	11482	Golden Eagle Htg Cooling & Drain Cleaning		(4,837.00)
Bill Pmt -Check	12/23/2025	11483	Martin/Martin, Inc.		(4,642.34)
Bill Pmt -Check	12/23/2025	11484	Steve Burns		(5,434.14)
Bill Pmt -Check	12/23/2025	11485	Vail Alarm Inc.	VOID: CHECK RETURNED IN MAIL, PER VA...	0.00
Bill Pmt -Check	12/23/2025	11486	Vail Valley Ace Hardware	312	(8.74)
Bill Pmt -Check	12/23/2025	11487	Vail Valley MEP Engineering		(10,232.36)
Bill Pmt -Check	12/23/2025	11488	Western Paper Distributors	Ice melt	(768.15)
Bill Pmt -Check	12/23/2025	11489	Steve Burns	500 Bldg Heat system - Glycol - Ferguson	(736.96)
Check	12/31/2025	Draft	Century Link	12/13-1/12 970-476-2196 518B	(150.66)
Check	12/31/2025	Draft	Century Link	12/13-1/12 970-476-3957 457B	(461.13)
Check	12/31/2025	Draft	Century Link	12/19-1/18 970-476-7309 666B	(111.00)
Check	12/31/2025	Auto-Pay	Holy Cross Energy	11/22-12/22	(3,844.77)
Total 102.8 · Cash in Op. Checking - UMB					(71,029.94)
TOTAL					(71,029.94)

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

	Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	9,151.14	9,151.19	(0.05)
303.00 · Interest Income	2,138.12	0.00	2,138.12
304.00 · Finance Charges & Late Fees	61.47	0.00	61.47
308.00 · Cable TV Assessments	1,215.36	1,215.36	0.00
Total Income	12,566.09	10,366.55	2,199.54
Expense			
401.00 · Accounting	313.56	458.58	(145.02)
402.00 · Administrative	217.10	197.82	19.28
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	178.68	53.95	124.73
409.00 · Manager's Unit	1,029.27	608.99	420.28
410.02 · Pool - Gas Expense	12.37	0.00	12.37
411.00 · Snow Removal	489.47	323.70	165.77
412.00 · Repairs & Maint. - Project	77.36	143.87	(66.51)
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	705.48	588.83	116.65
424.00 · Water & Sewer	824.98	1,143.92	(318.94)
438.00 · 504 Repairs & Maintenance	0.00	17.98	(17.98)
Total Expense	6,884.77	6,796.43	88.34
Net Ordinary Income	5,681.32	3,570.12	2,111.20
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	838.41	1,007.31	(168.90)
425.00 · Repairs & Maint. Bldg.	1,175.00	669.60	505.40
431.00 · Fire Alarm Bldg	0.00	434.65	(434.65)
456.00 · Cable TV Expense	1,184.86	1,215.36	(30.50)
Total Other Expense	3,198.27	3,326.92	(128.65)
Net Other Income	(3,198.27)	(3,326.92)	128.65
Net Income	2,483.05	243.20	2,239.85

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

	Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	12,835.71	12,835.70	0.01
303.00 · Interest Income	3,069.46	0.00	3,069.46
304.00 · Finance Charges & Late Fees	88.25	0.00	88.25
307.00 · Reserve Assessments	91.65	91.67	(0.02)
308.00 · Cable TV Assessments	1,620.48	1,620.48	0.00
Total Income	17,705.55	14,547.85	3,157.70
Expense			
401.00 · Accounting	450.14	658.33	(208.19)
402.00 · Administrative	311.67	283.98	27.69
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	256.51	77.45	179.06
409.00 · Manager's Unit	1,477.60	874.26	603.34
410.02 · Pool - Gas Expense	17.76	0.00	17.76
411.00 · Snow Removal	702.67	464.70	237.97
412.00 · Repairs & Maint. - Project	111.05	206.53	(95.48)
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	1,012.78	845.31	167.47
424.00 · Water & Sewer	1,184.33	1,642.19	(457.86)
438.00 · 504 Repairs & Maintenance	0.00	25.82	(25.82)
Total Expense	9,883.66	9,756.84	126.82
Net Ordinary Income	7,821.89	4,791.01	3,030.88
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,232.22	1,203.64	28.58
425.00 · Repairs & Maint. Bldg.	5,486.85	666.90	4,819.95
427.00 · Elevator	0.00	333.33	(333.33)
430.00 · Reserve Funds Bldg	91.65	91.67	(0.02)
431.00 · Fire Alarm Bldg	1,445.33	442.48	1,002.85
456.00 · Cable TV Expense	1,579.82	1,620.48	(40.66)
Total Other Expense	9,835.87	4,358.50	5,477.37
Net Other Income	(9,835.87)	(4,358.50)	(5,477.37)
Net Income	(2,013.98)	432.51	(2,446.49)

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

	Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,257.39	8,257.39	0.00
303.00 · Interest Income	1,974.64	0.00	1,974.64
304.00 · Finance Charges & Late Fees	56.77	0.00	56.77
307.00 · Reserve Assessments	149.99	150.00	(0.01)
308.00 · Cable TV Assessments	1,114.08	1,114.08	0.00
Total Income	11,552.87	9,521.47	2,031.40
Expense			
401.00 · Accounting	289.57	423.51	(133.94)
402.00 · Administrative	200.50	182.69	17.81
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	165.02	49.83	115.19
409.00 · Manager's Unit	950.57	562.43	388.14
410.02 · Pool - Gas Expense	11.42	0.00	11.42
411.00 · Snow Removal	452.03	298.94	153.09
412.00 · Repairs & Maint. - Project	71.44	132.87	(61.43)
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	651.53	543.81	107.72
424.00 · Water & Sewer	761.90	1,056.45	(294.55)
438.00 · 504 Repairs & Maintenance	0.00	16.61	(16.61)
Total Expense	6,358.29	6,276.74	81.55
Net Ordinary Income	5,194.58	3,244.73	1,949.85
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,508.82	684.12	824.70
425.00 · Repairs & Maint. Bldg.	1,062.50	333.06	729.44
427.00 · Elevator	0.00	222.22	(222.22)
430.00 · Reserve Funds Bldg	149.99	150.00	(0.01)
431.00 · Fire Alarm Bldg	993.67	433.28	560.39
456.00 · Cable TV Expense	1,086.12	1,114.08	(27.96)
Total Other Expense	4,801.10	2,936.76	1,864.34
Net Other Income	(4,801.10)	(2,936.76)	(1,864.34)
Net Income	393.48	307.97	85.51

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

	Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	11,026.15	11,026.13	0.02
303.00 · Interest Income	2,421.48	0.00	2,421.48
304.00 · Finance Charges & Late Fees	69.62	0.00	69.62
307.00 · Reserve Assessments	1,407.50	1,407.50	0.00
308.00 · Cable TV Assessments	1,519.20	1,519.20	0.00
Total Income	16,443.95	13,952.83	2,491.12
Expense			
401.00 · Accounting	355.11	519.35	(164.24)
402.00 · Administrative	245.89	224.03	21.86
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	202.36	61.10	141.26
409.00 · Manager's Unit	1,165.68	689.70	475.98
410.02 · Pool - Gas Expense	14.01	0.00	14.01
411.00 · Snow Removal	554.34	366.60	187.74
412.00 · Repairs & Maint. - Project	87.61	162.93	(75.32)
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	798.97	666.86	132.11
424.00 · Water & Sewer	934.32	1,295.52	(361.20)
438.00 · 504 Repairs & Maintenance	0.00	20.37	(20.37)
Total Expense	7,797.21	7,697.12	100.09
Net Ordinary Income	8,646.74	6,255.71	2,391.03
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	964.20	890.30	73.90
425.00 · Repairs & Maint. Bldg.	2,567.96	85.81	2,482.15
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	7,760.49	5,813.57	1,946.92
Net Other Income	(7,760.49)	(5,813.57)	(1,946.92)
Net Income	886.25	442.14	444.11

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

	Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	1,392.90	1,393.00	(0.10)
303.00 · Interest Income	304.17	0.00	304.17
304.00 · Finance Charges & Late Fees	8.75	0.00	8.75
307.00 · Reserve Assessments	5.49	5.42	0.07
Total Income	1,711.31	1,398.42	312.89
Expense			
401.00 · Accounting	44.62	65.24	(20.62)
402.00 · Administrative	30.91	28.14	2.77
403.00 · Manager's Fee	117.71	117.71	0.00
406.00 · Insurance	238.52	255.64	(17.12)
408.00 · Legal	25.43	7.68	17.75
409.00 · Manager's Unit	146.42	86.64	59.78
410.02 · Pool - Gas Expense	1.76	0.00	1.76
411.00 · Snow Removal	69.64	46.06	23.58
412.00 · Repairs & Maint. - Project	11.00	20.47	(9.47)
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	100.37	83.77	16.60
424.00 · Water & Sewer	117.37	162.74	(45.37)
438.00 · 504 Repairs & Maintenance	0.00	2.56	(2.56)
Total Expense	979.49	966.90	12.59
Net Ordinary Income	731.82	431.52	300.30
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	1,549.96	318.53	1,231.43
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	1,555.45	396.95	1,158.50
Net Other Income	(1,555.45)	(396.95)	(1,158.50)
Net Income	(823.63)	34.57	(858.20)

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

	Jul - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	54,906.90	54,907.14	(0.24)
303.00 · Interest Income	14,385.81	0.00	14,385.81
304.00 · Finance Charges & Late Fees	208.66	0.00	208.66
307.00 · Reserve Assessments	0.00	246,499.26	(246,499.26)
308.00 · Cable TV Assessments	7,292.16	7,292.16	0.00
Total Income	76,793.53	308,698.56	(231,905.03)
Expense			
401.00 · Accounting	1,619.96	2,751.48	(1,131.52)
402.00 · Administrative	1,187.06	1,186.92	0.14
403.00 · Manager's Fee	4,964.46	4,964.46	0.00
406.00 · Insurance	10,059.96	10,781.76	(721.80)
408.00 · Legal	953.19	323.70	629.49
409.00 · Manager's Unit	4,383.53	3,653.94	729.59
410.02 · Pool - Gas Expense	74.09	0.00	74.09
411.00 · Snow Removal	4,050.17	647.40	3,402.77
412.00 · Repairs & Maint. - Project	1,281.48	863.22	418.26
414.00 · Trash	2,776.98	3,388.92	(611.94)
421.00 · Depreciation - Mgr's Unit 504	417.60	417.60	0.00
422.00 · Electricity	1,626.65	3,532.98	(1,906.33)
424.00 · Water & Sewer	5,063.33	6,863.52	(1,800.19)
437.00 · Landscaping	863.20	863.20	0.00
438.00 · 504 Repairs & Maintenance	0.00	107.88	(107.88)
Total Expense	39,321.66	40,346.98	(1,025.32)
Net Ordinary Income	37,471.87	268,351.58	(230,879.71)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,533.36	6,043.86	(3,510.50)
425.00 · Repairs & Maint. Bldg.	6,280.49	4,017.60	2,262.89
430.00 · Reserve Funds Bldg	0.00	246,499.26	(246,499.26)
431.00 · Fire Alarm Bldg	1,588.46	2,607.90	(1,019.44)
456.00 · Cable TV Expense	7,109.16	7,292.16	(183.00)
Total Other Expense	17,511.47	266,460.78	(248,949.31)
Net Other Income	(17,511.47)	(266,460.78)	248,949.31
Net Income	19,960.40	1,890.80	18,069.60

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

	Jul - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	77,014.26	77,014.20	0.06
303.00 · Interest Income	20,652.11	0.00	20,652.11
304.00 · Finance Charges & Late Fees	299.55	0.00	299.55
307.00 · Reserve Assessments	549.89	358,300.38	(357,750.49)
308.00 · Cable TV Assessments	9,722.88	9,722.88	0.00
Total Income	108,238.69	445,037.46	(336,798.77)
Expense			
401.00 · Accounting	2,325.57	3,949.98	(1,624.41)
402.00 · Administrative	1,704.17	1,703.88	0.29
403.00 · Manager's Fee	7,126.91	7,126.92	(0.01)
406.00 · Insurance	14,441.94	15,478.14	(1,036.20)
408.00 · Legal	1,368.38	464.70	903.68
409.00 · Manager's Unit	6,292.94	5,245.56	1,047.38
410.02 · Pool - Gas Expense	106.38	0.00	106.38
411.00 · Snow Removal	5,814.37	929.40	4,884.97
412.00 · Repairs & Maint. - Project	1,839.64	1,239.18	600.46
414.00 · Trash	3,986.58	4,865.10	(878.52)
421.00 · Depreciation - Mgr's Unit 504	599.46	599.46	0.00
422.00 · Electricity	2,335.19	5,071.86	(2,736.67)
424.00 · Water & Sewer	7,268.87	9,853.14	(2,584.27)
437.00 · Landscaping	1,239.20	1,239.20	0.00
438.00 · 504 Repairs & Maintenance	0.00	154.92	(154.92)
Total Expense	56,449.60	57,921.44	(1,471.84)
Net Ordinary Income	51,789.09	387,116.02	(335,326.93)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	4,238.47	7,221.84	(2,983.37)
425.00 · Repairs & Maint. Bldg.	7,690.52	4,001.40	3,689.12
427.00 · Elevator	9,473.32	1,999.98	7,473.34
430.00 · Reserve Funds Bldg	549.89	358,300.38	(357,750.49)
431.00 · Fire Alarm Bldg	5,280.70	2,654.88	2,625.82
456.00 · Cable TV Expense	9,478.92	9,722.88	(243.96)
Total Other Expense	36,711.82	383,901.36	(347,189.54)
Net Other Income	(36,711.82)	(383,901.36)	347,189.54
Net Income	15,077.27	3,214.66	11,862.61

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

	Jul - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	49,544.30	49,544.34	(0.04)
303.00 · Interest Income	13,285.88	0.00	13,285.88
304.00 · Finance Charges & Late Fees	192.70	0.00	192.70
307.00 · Reserve Assessments	899.93	230,899.78	(229,999.85)
308.00 · Cable TV Assessments	6,684.48	6,684.48	0.00
Total Income	70,607.29	287,128.60	(216,521.31)
Expense			
401.00 · Accounting	1,496.05	2,541.06	(1,045.01)
402.00 · Administrative	1,096.35	1,096.14	0.21
403.00 · Manager's Fee	4,584.85	4,584.84	0.01
406.00 · Insurance	9,290.76	9,957.36	(666.60)
408.00 · Legal	880.30	298.98	581.32
409.00 · Manager's Unit	4,048.34	3,374.58	673.76
410.02 · Pool - Gas Expense	68.42	0.00	68.42
411.00 · Snow Removal	3,740.47	597.88	3,142.59
412.00 · Repairs & Maint. - Project	1,183.46	797.22	386.24
414.00 · Trash	2,564.64	3,129.78	(565.14)
421.00 · Depreciation - Mgr's Unit 504	385.62	385.62	0.00
422.00 · Electricity	1,502.27	3,262.86	(1,760.59)
424.00 · Water & Sewer	4,676.19	6,338.70	(1,662.51)
437.00 · Landscaping	797.20	797.20	0.00
438.00 · 504 Repairs & Maintenance	0.00	99.66	(99.66)
Total Expense	36,314.92	37,261.88	(946.96)
Net Ordinary Income	34,292.37	249,866.72	(215,574.35)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,979.08	4,104.72	(1,125.64)
425.00 · Repairs & Maint. Bldg.	17,724.16	1,998.36	15,725.80
427.00 · Elevator	6,512.90	1,333.32	5,179.58
430.00 · Reserve Funds Bldg	899.93	230,899.78	(229,999.85)
431.00 · Fire Alarm Bldg	1,622.30	2,599.68	(977.38)
456.00 · Cable TV Expense	6,516.72	6,684.48	(167.76)
Total Other Expense	36,255.09	247,620.34	(211,365.25)
Net Other Income	(36,255.09)	(247,620.34)	211,365.25
Net Income	(1,962.72)	2,246.38	(4,209.10)

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

	Jul - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	66,156.90	66,156.78	0.12
303.00 · Interest Income	16,292.36	0.00	16,292.36
304.00 · Finance Charges & Late Fees	236.32	0.00	236.32
307.00 · Reserve Assessments	8,444.86	286,695.28	(278,250.42)
308.00 · Cable TV Assessments	9,115.20	9,115.20	0.00
Total Income	100,245.64	361,967.26	(261,721.62)
Expense			
401.00 · Accounting	1,834.60	3,116.10	(1,281.50)
402.00 · Administrative	1,344.45	1,344.18	0.27
403.00 · Manager's Fee	5,622.36	5,622.36	0.00
406.00 · Insurance	11,393.22	12,210.66	(817.44)
408.00 · Legal	1,079.52	366.60	712.92
409.00 · Manager's Unit	4,964.48	4,138.20	826.28
410.02 · Pool - Gas Expense	83.91	0.00	83.91
411.00 · Snow Removal	4,586.94	733.20	3,853.74
412.00 · Repairs & Maint. - Project	1,451.26	977.58	473.68
414.00 · Trash	3,145.02	3,838.02	(693.00)
421.00 · Depreciation - Mgr's Unit 504	472.92	472.92	0.00
422.00 · Electricity	1,842.22	4,001.16	(2,158.94)
424.00 · Water & Sewer	5,734.39	7,773.12	(2,038.73)
437.00 · Landscaping	977.60	977.60	0.00
438.00 · 504 Repairs & Maintenance	0.00	122.22	(122.22)
Total Expense	44,532.89	45,693.92	(1,161.03)
Net Ordinary Income	55,712.75	316,273.34	(260,560.59)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	2,973.57	5,341.80	(2,368.23)
425.00 · Repairs & Maint. Bldg.	17,674.15	514.86	17,159.29
430.00 · Reserve Funds Bldg	8,444.86	286,695.28	(278,250.42)
431.00 · Fire Alarm Bldg	1,219.00	2,622.18	(1,403.18)
453.00 · Flood Insurance	8,038.50	8,842.38	(803.88)
456.00 · Cable TV Expense	8,886.48	9,115.20	(228.72)
Total Other Expense	47,236.56	313,131.70	(265,895.14)
Net Other Income	(47,236.56)	(313,131.70)	265,895.14
Net Income	8,476.19	3,141.64	5,334.55

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

	Jul - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · Operating Assessments	8,357.62	8,358.00	(0.38)
303.00 · Interest Income	2,046.54	0.00	2,046.54
304.00 · Finance Charges & Late Fees	29.69	0.00	29.69
307.00 · Reserve Assessments	32.94	34,532.72	(34,499.78)
Total Income	10,466.79	42,890.72	(32,423.93)
Expense			
401.00 · Accounting	230.48	391.44	(160.96)
402.00 · Administrative	168.95	168.84	0.11
403.00 · Manager's Fee	706.26	706.26	0.00
406.00 · Insurance	1,431.12	1,533.84	(102.72)
408.00 · Legal	135.61	46.08	89.53
409.00 · Manager's Unit	623.60	519.84	103.76
410.02 · Pool - Gas Expense	10.56	0.00	10.56
411.00 · Snow Removal	576.20	92.12	484.08
412.00 · Repairs & Maint. - Project	182.31	122.82	59.49
414.00 · Trash	395.04	482.10	(87.06)
421.00 · Depreciation - Mgr's Unit 504	59.40	59.40	0.00
422.00 · Electricity	231.41	502.62	(271.21)
424.00 · Water & Sewer	720.35	976.44	(256.09)
437.00 · Landscaping	122.80	122.80	0.00
438.00 · 504 Repairs & Maintenance	0.00	15.36	(15.36)
Total Expense	5,594.09	5,739.96	(145.87)
Net Ordinary Income	4,872.70	37,150.76	(32,278.06)
Other Income/Expense			
Other Expense			
423.00 · Gas/Heating	3,877.09	1,911.18	1,965.91
425.00 · Repairs & Maint. Bldg.	0.00	422.64	(422.64)
430.00 · Reserve Funds Bldg	32.94	34,532.72	(34,499.78)
431.00 · Fire Alarm Bldg	0.00	15.36	(15.36)
Total Other Expense	3,910.03	36,881.90	(32,971.87)
Net Other Income	(3,910.03)	(36,881.90)	32,971.87
Net Income	962.67	268.86	693.81