

Copper Valley Condo Assoc
Financials
Month Ending
May 31, 2025

Budget vs Profit and Loss

Properties: Copper Valley Condominium Association - 0056 Uneva Place Copper Mountain, CO 80443

As of: May 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income										
40000	Dues	0.00	0.00	0.00	0.00%	190,989.30	190,989.30	0.00	0.00%	381,978.60
40051	Dues to Reserves	-6,955.92	-7,164.58	208.66	2.91%	-35,614.28	-35,822.94	208.66	0.58%	-85,975.00
40100	Late Fee	0.00	0.00	0.00	0.00%	-175.90	0.00	-175.90	—	250.00
44200	Laundry Income	0.00	33.33	-33.33	-100.00%	0.00	166.69	-166.69	-100.00%	400.00
44405	Trash Reimbursement	0.00	0.00	0.00	0.00%	0.00	1,433.00	-1,433.00	-100.00%	2,866.00
Total Operating Income		-6,955.92	-7,131.25	175.33	2.46%	155,199.12	156,766.05	-1,566.93	-1.00%	299,519.60
Expense										
Administrative Expenses										
50000	Management Fees	3,678.00	3,678.00	0.00	0.00%	18,390.00	18,390.00	0.00	0.00%	44,136.00
50004	Legal/Professional	0.00	416.67	416.67	100.00%	40.00	2,083.35	2,043.35	98.08%	5,000.00
50051	Admin Supplies	99.38	125.00	25.62	20.50%	439.38	625.00	185.62	29.70%	1,500.00
50052	Bank Fees	0.00	20.83	20.83	100.00%	0.00	104.19	104.19	100.00%	250.00
50055	Supplies & Materials	0.00	4.17	4.17	100.00%	0.00	20.85	20.85	100.00%	50.00
50058	Business License	0.00	0.00	0.00	0.00%	50.00	250.00	200.00	80.00%	250.00
50065	Property Tax	0.00	0.00	0.00	0.00%	1,846.21	3,500.00	1,653.79	47.25%	3,500.00
50210	Insurance	5,332.68	5,289.58	-43.10	-0.81%	25,802.14	26,447.94	645.80	2.44%	63,475.00
Total Administrative Expenses		9,110.06	9,534.25	424.19	4.45%	46,567.73	51,421.33	4,853.60	9.44%	118,161.00
Building Maintenance										
50290	Security & Fire Safety	500.00	166.67	-333.33	-199.99%	877.70	833.35	-44.35	-5.32%	2,000.00
50320	General Building Maintenance	611.70	416.67	-195.03	-46.81%	2,968.94	2,083.35	-885.59	-42.51%	5,000.00
50330	Plumbing & Heating	2,557.50	625.00	-1,932.50	-309.20%	3,964.50	3,125.00	-839.50	-26.86%	7,500.00
Total Building Maintenance		3,669.20	1,208.34	-2,460.86	-203.66%	7,811.14	6,041.70	-1,769.44	-29.29%	14,500.00
Employee Expense										
50462	Manager Unit Dues	0.00	0.00	0.00	0.00%	5,143.50	4,767.00	-376.50	-7.90%	9,534.00

Budget vs Profit and Loss

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
	Total Employee Expense	0.00	0.00	0.00	0.00%	5,143.50	4,767.00	-376.50	-7.90%	9,534.00
	Grounds Maintenance									
50360	Grounds & Parking Maintenance	0.00	41.67	41.67	100.00%	30.30	208.35	178.05	85.46%	500.00
50430	Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
	Total Grounds Maintenance	0.00	41.67	41.67	100.00%	30.30	208.35	178.05	85.46%	1,500.00
	Recreation Facilities									
54010	Pool Sauna Hot Tub Maintenance (CH)	742.55	416.67	-325.88	-78.21%	3,110.24	2,083.35	-1,026.89	-49.29%	5,000.00
	Total Recreation Facilities	742.55	416.67	-325.88	-78.21%	3,110.24	2,083.35	-1,026.89	-49.29%	5,000.00
	Snow Removal Group									
50280	Snow Removal - Roof	0.00	0.00	0.00	0.00%	800.00	2,500.00	1,700.00	68.00%	2,500.00
50281	Snow Removal	0.00	0.00	0.00	0.00%	5,000.00	11,600.00	6,600.00	56.90%	15,400.00
	Total Snow Removal Group	0.00	0.00	0.00	0.00%	5,800.00	14,100.00	8,300.00	58.87%	17,900.00
	Utilities Expense									
50221	Water & Sewer	0.00	0.00	0.00	0.00%	20,914.34	20,900.00	-14.34	-0.07%	41,800.00
50224	Utilities	3,450.04	4,583.33	1,133.29	24.73%	24,373.13	22,916.69	-1,456.44	-6.36%	55,000.00
50250	Trash Removal	477.68	500.00	22.32	4.46%	1,910.72	2,500.00	589.28	23.57%	6,000.00
50305	Cable Television	2,065.00	2,066.67	1.67	0.08%	10,325.00	10,333.35	8.35	0.08%	24,800.00
	Total Utilities Expense	5,992.72	7,150.00	1,157.28	16.19%	57,523.19	56,650.04	-873.15	-1.54%	127,600.00
51000	Miscellaneous Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
55500	Master Association	435.50	400.08	-35.42	-8.85%	2,177.50	2,000.44	-177.06	-8.85%	4,801.00
56050	Loan - Principle	3,930.25	0.00	-3,930.25	—	20,128.71	0.00	-20,128.71	—	0.00
56051	Loan - Interest	346.70	0.00	-346.70	—	1,156.04	0.00	-1,156.04	—	0.00
	Total Operating Expense	24,226.98	18,751.01	-5,475.97	-29.20%	149,448.35	137,272.21	-12,176.14	-8.87%	299,496.00
	Total Operating Income	-6,955.92	-7,131.25	175.33	2.46%	155,199.12	156,766.05	-1,566.93	-1.00%	299,519.60
	Total Operating Expense	24,226.98	18,751.01	-5,475.97	-29.20%	149,448.35	137,272.21	-12,176.14	-8.87%	299,496.00
	NOI - Net Operating Income	-31,182.90	-25,882.26	-5,300.64	-20.48%	5,750.77	19,493.84	-13,743.07	-70.50%	23.60

Budget vs Profit and Loss

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Other Income										
40050	Reserve Dues	6,955.92	7,164.58	-208.66	-2.91%	35,614.28	35,822.94	-208.66	-0.58%	85,975.00
45050	Reserve Interest Income	309.00	22.50	286.50	1273.33%	1,407.69	112.50	1,295.19	1151.28%	270.00
Total Other Income		7,264.92	7,187.08	77.84	1.08%	37,021.97	35,935.44	1,086.53	3.02%	86,245.00
Other Expense										
60000	Reserve Expenses									
60005	Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	650.00
60021	Sewer Line	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	25,000.00
60036	Parking Lot Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10,000.00
60115	Capital Loan	0.00	3,750.00	3,750.00	100.00%	0.00	18,750.00	18,750.00	100.00%	45,000.00
60220	Pool/Hot Tub/Sauna	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,000.00
Total Reserve Expenses		0.00	3,750.00	3,750.00	100.00%	0.00	18,750.00	18,750.00	100.00%	84,650.00
Total Other Expense		0.00	3,750.00	3,750.00	100.00%	0.00	18,750.00	18,750.00	100.00%	84,650.00
Net Other Income		7,264.92	3,437.08	3,827.84	111.37%	37,021.97	17,185.44	19,836.53	115.43%	1,595.00
Total Income		309.00	55.83	253.17	453.47%	192,221.09	192,701.49	-480.40	-0.25%	385,764.60
Total Expense		24,226.98	22,501.01	-1,725.97	-7.67%	149,448.35	156,022.21	6,573.86	4.21%	384,146.00
Net Income		-23,917.98	-22,445.18	-1,472.80	-6.56%	42,772.74	36,679.28	6,093.46	16.61%	1,618.60

Balance Sheet

Properties: Copper Valley Condominium Association - 0056 Uneva Place Copper Mountain, CO 80443

As of: 05/31/2025 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
1150	Operating Cash	39,027.50
1160	Reserves Cash	208,857.07
Total Cash		247,884.57
Fixed Asset		
15406	Condominium #1 Land	7,935.00
15407	Condominium #1	43,500.00
15408	Furniture & Equipment	2,731.48
15412	Accum Depreciation	-46,231.48
Total Fixed Asset		7,935.00
12000	Accounts Receivable	19,932.76
15000	Prepaid Insurance	2,986.86
15402	Prepaid Resort Dues	2,623.50
TOTAL ASSETS		281,362.69
LIABILITIES & CAPITAL		
Liabilities		
20000	Accounts Payable	2,314.57
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	8,898.93
Total Liabilities		48,165.25
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	42,772.74
	Calculated Prior Years Retained Earnings	38,574.71

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	233,197.44
	TOTAL LIABILITIES & CAPITAL	281,362.69