Copper Valley

Homeowners Financials

Month Ending

July 31, 2025

Budget vs Profit and Loss

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

As of: Jul 2025

Accounting Basis: Accrual

Fund Type: Operating

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget	Account Number
Income										
Dues	92,922.90	95,494.65	-2,571.75	-2.69%	283,912.20	286,483.95	-2,571.75	-0.90%	381,978.60	40000
Dues to Reserves	-6,955.92	-7,164.58	208.66	2.91%	-49,943.44	-50,152.10	208.66	0.42%	-85,975.00	40051
Late Fee	0.00	0.00	0.00	0.00%	-175.90	0.00	-175.90	–	250.00	40100
Laundry Income	0.00	33.33	-33.33	-100.00%	0.00	233.35	-233.35	-100.00%	400.00	44200
Trash Reimbursement	0.00	716.50	-716.50	-100.00%	0.00	2,149.50	-2,149.50	-100.00%	2,866.00	44405
Total Operating Income	**85,966.98**	**89,079.90**	**-3,112.92**	**-3.49%**	**233,792.86**	**238,714.70**	**-4,921.84**	**-2.06%**	**299,519.60**	
Expense										
Administrative Expenses										
Management Fees	3,678.00	3,678.00	0.00	0.00%	25,746.00	25,746.00	0.00	0.00%	44,136.00	50000
Legal/Professional	0.00	416.67	416.67	100.00%	40.00	2,916.69	2,876.69	98.63%	5,000.00	50004
Admin Supplies	84.30	125.00	40.70	32.56%	612.28	875.00	262.72	30.03%	1,500.00	50051
Bank Fees	0.00	20.83	20.83	100.00%	0.00	145.85	145.85	100.00%	250.00	50052
Supplies & Materials	0.00	4.17	4.17	100.00%	0.00	29.19	29.19	100.00%	50.00	50055
Business License	0.00	0.00	0.00	0.00%	75.00	250.00	175.00	70.00%	250.00	50058
Property Tax	0.00	0.00	0.00	0.00%	1,846.21	3,500.00	1,653.79	47.25%	3,500.00	50065
Insurance	10,238.68	5,289.58	-4,949.10	-93.56%	41,373.50	37,027.10	-4,346.40	-11.74%	63,475.00	50210
Total Administrative Expenses	**14,000.98**	**9,534.25**	**-4,466.73**	**-46.85%**	**69,692.99**	**70,489.83**	**796.84**	**1.13%**	**118,161.00**	
Building Maintenance										
Security & Fire Safety	0.00	166.67	166.67	100.00%	1,186.55	1,166.69	-19.86	-1.70%	2,000.00	50290
Fire Extinguishers	1,988.26	0.00	-1,988.26	–	1,988.26	0.00	-1,988.26	–	0.00	50297
General Building Maintenance	127.71	416.67	288.96	69.35%	3,366.65	2,916.69	-449.96	-15.43%	5,000.00	50320
Plumbing & Heating	3,730.00	625.00	-3,105.00	-496.80%	7,988.50	4,375.00	-3,613.50	-82.59%	7,500.00	50330

Budget vs Profit and Loss

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget	Account Number
Total Building Maintenance	**5,845.97**	**1,208.34**	**-4,637.63**	**-383.80%**	**14,529.96**	**8,458.38**	**-6,071.58**	**-71.78%**	**14,500.00**	
Employee Expense										
Manager Unit Dues	0.00	2,383.50	2,383.50	100.00%	5,143.50	7,150.50	2,007.00	28.07%	9,534.00	50462
Total Employee Expense	**0.00**	**2,383.50**	**2,383.50**	**100.00%**	**5,143.50**	**7,150.50**	**2,007.00**	**28.07%**	**9,534.00**	
Grounds Maintenance										
Grounds & Parking Maintenance	36.05	41.67	5.62	13.49%	66.35	291.69	225.34	77.25%	500.00	50360
Landscaping	0.00	333.00	333.00	100.00%	72.42	666.00	593.58	89.13%	1,000.00	50430
Total Grounds Maintenance	**36.05**	**374.67**	**338.62**	**90.38%**	**138.77**	**957.69**	**818.92**	**85.51%**	**1,500.00**	
Recreation Facilities										
Pool Sauna Hot Tub Maintenance (CH)	0.00	416.67	416.67	100.00%	3,110.24	2,916.69	-193.55	-6.64%	5,000.00	54010
Total Recreation Facilities	**0.00**	**416.67**	**416.67**	**100.00%**	**3,110.24**	**2,916.69**	**-193.55**	**-6.64%**	**5,000.00**	
Snow Removal Group										
Snow Removal - Roof	0.00	0.00	0.00	0.00%	800.00	2,500.00	1,700.00	68.00%	2,500.00	50280
Snow Removal	0.00	0.00	0.00	0.00%	5,000.00	11,600.00	6,600.00	56.90%	15,400.00	50281
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										
Water & Sewer	8,837.00	10,450.00	1,613.00	15.44%	29,751.34	31,350.00	1,598.66	5.10%	41,800.00	50221
Utilities	0.00	4,583.33	4,583.33	100.00%	26,960.70	32,083.35	5,122.65	15.97%	55,000.00	50224
Trash Removal	477.68	500.00	22.32	4.46%	2,866.08	3,500.00	633.92	18.11%	6,000.00	50250
Natural Gas	1,956.78	0.00	-1,956.78	–	1,956.78	0.00	-1,956.78	–	0.00	50300
Cable Television	2,065.00	2,066.67	1.67	0.08%	14,455.00	14,466.69	11.69	0.08%	24,800.00	50305
Electric Utility	669.66	0.00	-669.66	–	669.66	0.00	-669.66	–	0.00	50311
Total Utilities Expense	**14,006.12**	**17,600.00**	**3,593.88**	**20.42%**	**76,659.56**	**81,400.04**	**4,740.48**	**5.82%**	**127,600.00**	
Miscellaneous Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00	51000
Master Association	435.50	400.08	-35.42	-8.85%	3,048.50	2,800.60	-247.90	-8.85%	4,801.00	55500

Budget vs Profit and Loss

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget	Account Number
Loan - Principle	3,944.25	0.00	-3,944.25	–	27,898.21	0.00	-27,898.21	–	0.00	56050
Loan - Interest	232.70	0.00	-232.70	–	1,440.44	0.00	-1,440.44	–	0.00	56051
Total Operating Expense	**38,501.57**	**31,917.51**	**-6,584.06**	**-20.63%**	**207,462.17**	**188,273.73**	**-19,188.44**	**-10.19%**	**299,496.00**	
Total Operating Income	85,966.98	89,079.90	-3,112.92	-3.49%	233,792.86	238,714.70	-4,921.84	-2.06%	299,519.60	
Total Operating Expense	38,501.57	31,917.51	-6,584.06	-20.63%	207,462.17	188,273.73	-19,188.44	-10.19%	299,496.00	
NOI - Net Operating Income	**47,465.41**	**57,162.39**	**-9,696.98**	**-16.96%**	**26,330.69**	**50,440.97**	**-24,110.28**	**-47.80%**	**23.60**	
Total Income	85,966.98	89,079.90	-3,112.92	-3.49%	233,792.86	238,714.70	-4,921.84	-2.06%	299,519.60	
Total Expense	38,501.57	31,917.51	-6,584.06	-20.63%	207,462.17	188,273.73	-19,188.44	-10.19%	299,496.00	
Net Income	**47,465.41**	**57,162.39**	**-9,696.98**	**-16.96%**	**26,330.69**	**50,440.97**	**-24,110.28**	**-47.80%**	**23.60**	

Balance Sheet

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

As of: 07/31/2025 (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	64,730.53
1160	Reserves Cash	203,744.69
	Total Cash	**268,475.22**
	Due from Operating	20,000.00
	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	40,153.30
15000	Prepaid Insurance	-2,772.50
15402	Prepaid Resort Dues	1,752.50
	TOTAL ASSETS	**335,543.52**
	LIABILITIES & CAPITAL	
	Liabilities	
	Due to Reserves	20,000.00
20000	Accounts Payable	2,350.62
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	7,576.17
	Total Liabilities	**66,878.54**
	Capital	
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	78,240.28
	Calculated Prior Years Retained Earnings	38,574.71

Balance Sheet

Account Number	Account Name		Balance
	Total Capital		268,664.98
	TOTAL LIABILITIES & CAPITAL		335,543.52