

Copper Valley
Homeowners
Financials
Month Ending
August 31, 2025

Budget vs. Profit and Loss - All inclusive

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

As of: Aug 2025

Additional Account Types: None

Accounting Basis: Accrual

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
Income									
Dues	0.00	0.00	0.00	0.00%	283,912.20	286,483.95	-2,571.75	-0.90%	381,978.60
Dues to Reserves	-6,955.92	-7,164.58	208.66	2.91%	-56,899.36	-57,316.68	417.32	0.73%	-85,975.00
Late Fee	0.00	0.00	0.00	0.00%	-175.90	0.00	-175.90	—	250.00
Laundry Income	0.00	33.33	-33.33	-100.00%	0.00	266.68	-266.68	-100.00%	400.00
Trash Reimbursement	0.00	0.00	0.00	0.00%	0.00	2,149.50	-2,149.50	-100.00%	2,866.00
Total Operating Income	-6,955.92	-7,131.25	175.33	2.46%	226,836.94	231,583.45	-4,746.51	-2.05%	299,519.60
Expense									
Administrative Expenses									
Management Fees	3,678.00	3,678.00	0.00	0.00%	29,424.00	29,424.00	0.00	0.00%	44,136.00
Legal/Professional	0.00	416.67	416.67	100.00%	40.00	3,333.36	3,293.36	98.80%	5,000.00
Admin Supplies	82.15	125.00	42.85	34.28%	694.43	1,000.00	305.57	30.56%	1,500.00
Bank Fees	0.00	20.83	20.83	100.00%	0.00	166.68	166.68	100.00%	250.00
Supplies & Materials	0.00	4.17	4.17	100.00%	0.00	33.36	33.36	100.00%	50.00
Business License	0.00	0.00	0.00	0.00%	75.00	250.00	175.00	70.00%	250.00
Property Tax	0.00	0.00	0.00	0.00%	1,846.21	3,500.00	1,653.79	47.25%	3,500.00
Insurance	10,238.68	5,289.58	-4,949.10	-93.56%	51,612.18	42,316.68	-9,295.50	-21.97%	63,475.00
Total Administrative Expenses	13,998.83	9,534.25	-4,464.58	-46.83%	83,691.82	80,024.08	-3,667.74	-4.58%	118,161.00
Building Maintenance									
Security & Fire Safety	1,988.26	166.67	-1,821.59	-1092.93%	3,174.81	1,333.36	-1,841.45	-138.11%	2,000.00
Fire Extinguishers	0.00	0.00	0.00	0.00%	1,988.26	0.00	-1,988.26	—	0.00
General Building Maintenance	131.15	416.67	285.52	68.52%	3,497.80	3,333.36	-164.44	-4.93%	5,000.00
Plumbing & Heating	330.00	625.00	295.00	47.20%	8,318.50	5,000.00	-3,318.50	-66.37%	7,500.00
Total Building Maintenance	2,449.41	1,208.34	-1,241.07	-102.71%	16,979.37	9,666.72	-7,312.65	-75.65%	14,500.00
Employee Expense									
Manager Unit Dues	0.00	0.00	0.00	0.00%	5,143.50	7,150.50	2,007.00	28.07%	9,534.00

Budget vs. Profit and Loss - All inclusive

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	7,150.50	2,007.00	28.07%	9,534.00
Grounds Maintenance									
Grounds & Parking Maintenance	0.00	41.67	41.67	100.00%	66.35	333.36	267.01	80.10%	500.00
Landscaping	0.00	334.00	334.00	100.00%	72.42	1,000.00	927.58	92.76%	1,000.00
Total Grounds Maintenance	0.00	375.67	375.67	100.00%	138.77	1,333.36	1,194.59	89.59%	1,500.00
Recreation Facilities									
Pool Sauna Hot Tub Maintenance (CH)	0.00	416.67	416.67	100.00%	3,110.24	3,333.36	223.12	6.69%	5,000.00
Total Recreation Facilities	0.00	416.67	416.67	100.00%	3,110.24	3,333.36	223.12	6.69%	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
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									
Water & Sewer	0.00	0.00	0.00	0.00%	29,751.34	31,350.00	1,598.66	5.10%	41,800.00
Utilities	1,956.78	4,583.33	2,626.55	57.31%	28,917.48	36,666.68	7,749.20	21.13%	55,000.00
Trash Removal	477.68	500.00	22.32	4.46%	3,343.76	4,000.00	656.24	16.41%	6,000.00
Natural Gas	0.00	0.00	0.00	0.00%	1,956.78	0.00	-1,956.78	—	0.00
Cable Television	2,065.00	2,066.67	1.67	0.08%	16,520.00	16,533.36	13.36	0.08%	24,800.00
Electric Utility	643.69	0.00	-643.69	—	1,313.35	0.00	-1,313.35	—	0.00
Total Utilities Expense	5,143.15	7,150.00	2,006.85	28.07%	81,802.71	88,550.04	6,747.33	7.62%	127,600.00
Miscellaneous Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
Master Association	435.50	400.08	-35.42	-8.85%	3,484.00	3,200.68	-283.32	-8.85%	4,801.00
Loan - Principle	3,944.25	0.00	-3,944.25	—	31,842.46	0.00	-31,842.46	—	0.00
Loan - Interest	232.70	0.00	-232.70	—	1,673.14	0.00	-1,673.14	—	0.00
Total Operating Expense	26,203.84	19,085.01	-7,118.83	-37.30%	233,666.01	207,358.74	-26,307.27	-12.69%	299,496.00
Total Operating Income	-6,955.92	-7,131.25	175.33	2.46%	226,836.94	231,583.45	-4,746.51	-2.05%	299,519.60
Total Operating Expense	26,203.84	19,085.01	-7,118.83	-37.30%	233,666.01	207,358.74	-26,307.27	-12.69%	299,496.00
NOI - Net Operating Income	-33,159.76	-26,216.26	-6,943.50	-26.49%	-6,829.07	24,224.71	-31,053.78	-128.19%	23.60

Budget vs. Profit and Loss - All inclusive

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Other Income									
Reserve Dues	6,955.92	7,164.58	-208.66	-2.91%	56,899.36	57,316.68	-417.32	-0.73%	85,975.00
Reserve Interest Income	310.05	22.50	287.55	1278.00%	2,276.20	180.00	2,096.20	1164.56%	270.00
Total Other Income	7,265.97	7,187.08	78.89	1.10%	59,175.56	57,496.68	1,678.88	2.92%	86,245.00
Other Expense									
Reserve Expenses									
Landscaping	0.00	0.00	0.00	0.00%	0.00	650.00	650.00	100.00%	650.00
Sewer Line	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	25,000.00
Parking Lot Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10,000.00
Capital Loan	0.00	3,750.00	3,750.00	100.00%	0.00	30,000.00	30,000.00	100.00%	45,000.00
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	30,650.00	30,650.00	100.00%	84,650.00
Total Other Expense	0.00	3,750.00	3,750.00	100.00%	0.00	30,650.00	30,650.00	100.00%	84,650.00
Net Other Income	7,265.97	3,437.08	3,828.89	111.40%	59,175.56	26,846.68	32,328.88	120.42%	1,595.00
Total Income	310.05	55.83	254.22	455.35%	286,012.50	289,080.13	-3,067.63	-1.06%	385,764.60
Total Expense	26,203.84	22,835.01	-3,368.83	-14.75%	233,666.01	238,008.74	4,342.73	1.82%	384,146.00
Net Income	-25,893.79	-22,779.18	-3,114.61	-13.67%	52,346.49	51,071.39	1,275.10	2.50%	1,618.60

Balance Sheet

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

As of: 08/31/2025 (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	45,306.86
1160	Reserves Cash	211,010.66
	Total Cash	256,317.52
	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	33,481.12
15000	Prepaid Insurance	-8,105.18
15402	Prepaid Resort Dues	1,317.00
	TOTAL ASSETS	310,945.46
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	2,314.57
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	8,907.95
	Total Liabilities	68,174.27
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	52,346.49
	Calculated Prior Years Retained Earnings	38,574.71

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	242,771.19
	TOTAL LIABILITIES & CAPITAL	310,945.46