

COPPER
VALLEY
CONDOMINIUM
ASSOCIATION,
INC.

Financials Month
Ending September
30, 2025

Budget vs. Profit and Loss - All inclusive

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

As of: Sep 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%	-63,855.28	-64,481.26	625.98	0.97%	-85,975.00
Late Fee	0.00	0.00	0.00	0.00%	-175.90	0.00	-175.90	—	250.00
Laundry Income	123.70	33.33	90.37	271.14%	123.70	300.01	-176.31	-58.77%	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	-6,832.22	-7,131.25	299.03	4.19%	220,004.72	224,452.20	-4,447.48	-1.98%	299,519.60
Expense									
Administrative Expenses									
Management Fees	3,678.00	3,678.00	0.00	0.00%	33,102.00	33,102.00	0.00	0.00%	44,136.00
Legal/Professional	0.00	416.66	416.66	100.00%	40.00	3,750.02	3,710.02	98.93%	5,000.00
Admin Supplies	284.04	125.00	-159.04	-127.23%	978.47	1,125.00	146.53	13.02%	1,500.00
Bank Fees	0.00	20.83	20.83	100.00%	0.00	187.51	187.51	100.00%	250.00
Supplies & Materials	0.00	4.16	4.16	100.00%	0.00	37.52	37.52	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	4,906.00	5,289.58	383.58	7.25%	48,413.00	47,606.26	-806.74	-1.69%	63,475.00
Total Administrative Expenses	8,868.04	9,534.23	666.19	6.99%	84,454.68	89,558.31	5,103.63	5.70%	118,161.00
Building Maintenance									
Security & Fire Safety	0.00	166.66	166.66	100.00%	3,174.81	1,500.02	-1,674.79	-111.65%	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	727.88	416.66	-311.22	-74.69%	4,225.68	3,750.02	-475.66	-12.68%	5,000.00
Plumbing & Heating	0.00	625.00	625.00	100.00%	8,318.50	5,625.00	-2,693.50	-47.88%	7,500.00
Total Building Maintenance	727.88	1,208.32	480.44	39.76%	17,707.25	10,875.04	-6,832.21	-62.82%	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	41.66	41.66	100.00%	66.35	375.02	308.67	82.31%	500.00
Landscaping	0.00	0.00	0.00	0.00%	72.42	1,000.00	927.58	92.76%	1,000.00
Total Grounds Maintenance	0.00	41.66	41.66	100.00%	138.77	1,375.02	1,236.25	89.91%	1,500.00
Recreation Facilities									
Pool Sauna Hot Tub Maintenance (CH)	0.00	416.66	416.66	100.00%	3,110.24	3,750.02	639.78	17.06%	5,000.00
Total Recreation Facilities	0.00	416.66	416.66	100.00%	3,110.24	3,750.02	639.78	17.06%	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	2,720.69	4,583.33	1,862.64	40.64%	34,908.30	41,250.01	6,341.71	15.37%	55,000.00
Trash Removal	955.36	500.00	-455.36	-91.07%	4,299.12	4,500.00	200.88	4.46%	6,000.00
Cable Television	2,065.00	2,066.66	1.66	0.08%	18,585.00	18,600.02	15.02	0.08%	24,800.00
Total Utilities Expense	5,741.05	7,149.99	1,408.94	19.71%	87,543.76	95,700.03	8,156.27	8.52%	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%	3,919.50	3,600.76	-318.74	-8.85%	4,801.00
Loan - Principle	3,909.87	0.00	-3,909.87	—	35,752.33	0.00	-35,752.33	—	0.00
Loan - Interest	230.00	0.00	-230.00	—	1,903.14	0.00	-1,903.14	—	0.00
Total Operating Expense	19,912.34	18,750.94	-1,161.40	-6.19%	245,473.17	226,109.68	-19,363.49	-8.56%	299,496.00
Total Operating Income	-6,832.22	-7,131.25	299.03	4.19%	220,004.72	224,452.20	-4,447.48	-1.98%	299,519.60
Total Operating Expense	19,912.34	18,750.94	-1,161.40	-6.19%	245,473.17	226,109.68	-19,363.49	-8.56%	299,496.00
NOI - Net Operating Income	-26,744.56	-25,882.19	-862.37	-3.33%	-25,468.45	-1,657.48	-23,810.97	-1436.58%	23.60
Other Income									
Reserve Dues	6,955.92	7,164.58	-208.66	-2.91%	63,855.28	64,481.26	-625.98	-0.97%	85,975.00

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
Reserve Interest Income	272.97	22.50	250.47	1113.20%	2,549.17	202.50	2,346.67	1158.85%	270.00
Total Other Income	7,228.89	7,187.08	41.81	0.58%	66,404.45	64,683.76	1,720.69	2.66%	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
General Building Maintenance	30,712.31	0.00	-30,712.31	—	30,712.31	0.00	-30,712.31	—	0.00
Capital Loan	0.00	3,750.00	3,750.00	100.00%	0.00	33,750.00	33,750.00	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	30,712.31	3,750.00	-26,962.31	-718.99%	30,712.31	34,400.00	3,687.69	10.72%	84,650.00
Total Other Expense	30,712.31	3,750.00	-26,962.31	-718.99%	30,712.31	34,400.00	3,687.69	10.72%	84,650.00
Net Other Income	-23,483.42	3,437.08	-26,920.50	-783.24%	35,692.14	30,283.76	5,408.38	17.86%	1,595.00
Total Income	396.67	55.83	340.84	610.50%	286,409.17	289,135.96	-2,726.79	-0.94%	385,764.60
Total Expense	50,624.65	22,500.94	-28,123.71	-124.99%	276,185.48	260,509.68	-15,675.80	-6.02%	384,146.00
Net Income	-50,227.98	-22,445.11	-27,782.87	-123.78%	10,223.69	28,626.28	-18,402.59	-64.29%	1,618.60

Balance Sheet

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

As of: 09/30/2025 (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	96,670.03
1160	Reserves Cash	187,527.24
	Total Cash	284,197.27
	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	4,754.32
15402	Prepaid Resort Dues	881.50
	TOTAL ASSETS	317,768.09
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	36,044.76
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	24,123.19
	Total Liabilities	117,119.70
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	10,223.69
	Calculated Prior Years Retained Earnings	38,574.71

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	200,648.39
	TOTAL LIABILITIES & CAPITAL	317,768.09