

# **Copper Valley Association**

## Financials

Buffalo Mtn Managers

Month End 10/31/25

## Actual vs. Budget

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

**As of:** Oct 2025

**Additional Account Types:** None

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

| Account Name                         | Account Number | MTD Actual       | MTD Budget       | MTD \$ Var.      | MTD % Var.    | YTD Actual        | YTD Budget        | YTD \$ Var.      | YTD % Var.     | Annual Budget     |
|--------------------------------------|----------------|------------------|------------------|------------------|---------------|-------------------|-------------------|------------------|----------------|-------------------|
| <b>Income</b>                        |                |                  |                  |                  |               |                   |                   |                  |                |                   |
| Dues                                 | 40000          | 92,922.90        | 95,494.65        | -2,571.75        | -2.69%        | 376,835.10        | 381,978.60        | -5,143.50        | -1.35%         | 381,978.60        |
| Dues to Reserves                     | 40051          | -6,955.92        | -7,164.58        | 208.66           | 2.91%         | -70,811.20        | -71,645.84        | 834.64           | 1.16%          | -85,975.00        |
| Late Fee                             | 40100          | 0.00             | 0.00             | 0.00             | 0.00%         | -175.90           | 0.00              | -175.90          | —              | 250.00            |
| Laundry Income                       | 44200          | 0.00             | 33.33            | -33.33           | -100.00%      | 123.70            | 333.34            | -209.64          | -62.89%        | 400.00            |
| Trash Reimbursement                  | 44405          | 0.00             | 716.50           | -716.50          | -100.00%      | 0.00              | 2,866.00          | -2,866.00        | -100.00%       | 2,866.00          |
| <b>Total Operating Income</b>        |                | <b>85,966.98</b> | <b>89,079.90</b> | <b>-3,112.92</b> | <b>-3.49%</b> | <b>305,971.70</b> | <b>313,532.10</b> | <b>-7,560.40</b> | <b>-2.41%</b>  | <b>299,519.60</b> |
| <b>Expense</b>                       |                |                  |                  |                  |               |                   |                   |                  |                |                   |
| <b>Administrative Expenses</b>       |                |                  |                  |                  |               |                   |                   |                  |                |                   |
| Management Fees                      | 50000          | 3,678.00         | 3,678.00         | 0.00             | 0.00%         | 36,780.00         | 36,780.00         | 0.00             | 0.00%          | 44,136.00         |
| Legal/Professional                   | 50004          | 0.00             | 416.66           | 416.66           | 100.00%       | 40.00             | 4,166.68          | 4,126.68         | 99.04%         | 5,000.00          |
| Admin Supplies                       | 50051          | 82.15            | 125.00           | 42.85            | 34.28%        | 1,060.62          | 1,250.00          | 189.38           | 15.15%         | 1,500.00          |
| Bank Fees                            | 50052          | 0.00             | 20.83            | 20.83            | 100.00%       | 0.00              | 208.34            | 208.34           | 100.00%        | 250.00            |
| Supplies & Materials                 | 50055          | 141.34           | 4.16             | -137.18          | -3297.60%     | 141.34            | 41.68             | -99.66           | -239.11%       | 50.00             |
| Business License                     | 50058          | 0.00             | 0.00             | 0.00             | 0.00%         | 75.00             | 250.00            | 175.00           | 70.00%         | 250.00            |
| Property Tax                         | 50065          | 0.00             | 0.00             | 0.00             | 0.00%         | 1,846.21          | 3,500.00          | 1,653.79         | 47.25%         | 3,500.00          |
| Insurance                            | 50210          | 4,906.00         | 5,289.58         | 383.58           | 7.25%         | 53,319.00         | 52,895.84         | -423.16          | -0.80%         | 63,475.00         |
| <b>Total Administrative Expenses</b> |                | <b>8,807.49</b>  | <b>9,534.23</b>  | <b>726.74</b>    | <b>7.62%</b>  | <b>93,262.17</b>  | <b>99,092.54</b>  | <b>5,830.37</b>  | <b>5.88%</b>   | <b>118,161.00</b> |
| <b>Building Maintenance</b>          |                |                  |                  |                  |               |                   |                   |                  |                |                   |
| Security & Fire Safety               | 50290          | 188.85           | 166.66           | -22.19           | -13.31%       | 3,363.66          | 1,666.68          | -1,696.98        | -101.82%       | 2,000.00          |
| Fire Extinguishers                   | 50297          | 0.00             | 0.00             | 0.00             | 0.00%         | 1,988.26          | 0.00              | -1,988.26        | —              | 0.00              |
| General Building Maintenance         | 50320          | 0.00             | 416.66           | 416.66           | 100.00%       | 4,225.68          | 4,166.68          | -59.00           | -1.42%         | 5,000.00          |
| Plumbing & Heating                   | 50330          | 250.00           | 625.00           | 375.00           | 60.00%        | 8,568.50          | 6,250.00          | -2,318.50        | -37.10%        | 7,500.00          |
| <b>Total Building Maintenance</b>    |                | <b>438.85</b>    | <b>1,208.32</b>  | <b>769.47</b>    | <b>63.68%</b> | <b>18,146.10</b>  | <b>12,083.36</b>  | <b>-6,062.74</b> | <b>-50.17%</b> | <b>14,500.00</b>  |

## Actual vs. Budget

| Account Name                        | Account Number | MTD Actual       | MTD Budget       | MTD \$ Var.      | MTD % Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.       | YTD % Var.     | Annual Budget     |
|-------------------------------------|----------------|------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|----------------|-------------------|
| <b>Employee Expense</b>             |                |                  |                  |                  |                 |                   |                   |                   |                |                   |
| Manager Unit Dues                   | 50462          | 0.00             | 2,383.50         | 2,383.50         | 100.00%         | 5,143.50          | 9,534.00          | 4,390.50          | 46.05%         | 9,534.00          |
| <b>Total Employee Expense</b>       |                | <b>0.00</b>      | <b>2,383.50</b>  | <b>2,383.50</b>  | <b>100.00%</b>  | <b>5,143.50</b>   | <b>9,534.00</b>   | <b>4,390.50</b>   | <b>46.05%</b>  | <b>9,534.00</b>   |
| <b>Grounds Maintenance</b>          |                |                  |                  |                  |                 |                   |                   |                   |                |                   |
| Grounds & Parking Maintenance       | 50360          | 0.00             | 41.66            | 41.66            | 100.00%         | 66.35             | 416.68            | 350.33            | 84.08%         | 500.00            |
| Landscaping                         | 50430          | 0.00             | 0.00             | 0.00             | 0.00%           | 72.42             | 1,000.00          | 927.58            | 92.76%         | 1,000.00          |
| <b>Total Grounds Maintenance</b>    |                | <b>0.00</b>      | <b>41.66</b>     | <b>41.66</b>     | <b>100.00%</b>  | <b>138.77</b>     | <b>1,416.68</b>   | <b>1,277.91</b>   | <b>90.20%</b>  | <b>1,500.00</b>   |
| <b>Recreation Facilities</b>        |                |                  |                  |                  |                 |                   |                   |                   |                |                   |
| Pool Sauna Hot Tub Maintenance (CH) | 54010          | 2,764.59         | 416.66           | -2,347.93        | -563.51%        | 5,874.83          | 4,166.68          | -1,708.15         | -41.00%        | 5,000.00          |
| <b>Total Recreation Facilities</b>  |                | <b>2,764.59</b>  | <b>416.66</b>    | <b>-2,347.93</b> | <b>-563.51%</b> | <b>5,874.83</b>   | <b>4,166.68</b>   | <b>-1,708.15</b>  | <b>-41.00%</b> | <b>5,000.00</b>   |
| <b>Snow Removal Group</b>           |                |                  |                  |                  |                 |                   |                   |                   |                |                   |
| Snow Removal - Roof                 | 50280          | 0.00             | 0.00             | 0.00             | 0.00%           | 800.00            | 2,500.00          | 1,700.00          | 68.00%         | 2,500.00          |
| Snow Removal                        | 50281          | 0.00             | 0.00             | 0.00             | 0.00%           | 5,000.00          | 11,600.00         | 6,600.00          | 56.90%         | 15,400.00         |
| <b>Total Snow Removal Group</b>     |                | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00%</b>    | <b>5,800.00</b>   | <b>14,100.00</b>  | <b>8,300.00</b>   | <b>58.87%</b>  | <b>17,900.00</b>  |
| <b>Utilities Expense</b>            |                |                  |                  |                  |                 |                   |                   |                   |                |                   |
| Water & Sewer                       | 50221          | 8,903.80         | 10,450.00        | 1,546.20         | 14.80%          | 38,655.14         | 41,800.00         | 3,144.86          | 7.52%          | 41,800.00         |
| Utilities                           | 50224          | 1,805.90         | 4,583.33         | 2,777.43         | 60.60%          | 38,614.69         | 45,833.34         | 7,218.65          | 15.75%         | 55,000.00         |
| Trash Removal                       | 50250          | 477.68           | 500.00           | 22.32            | 4.46%           | 4,776.80          | 5,000.00          | 223.20            | 4.46%          | 6,000.00          |
| Cable Television                    | 50305          | 2,065.00         | 2,066.66         | 1.66             | 0.08%           | 20,650.00         | 20,666.68         | 16.68             | 0.08%          | 24,800.00         |
| Electric Utility                    | 50311          | 637.30           | 0.00             | -637.30          | —               | 637.30            | 0.00              | -637.30           | —              | 0.00              |
| <b>Total Utilities Expense</b>      |                | <b>13,889.68</b> | <b>17,599.99</b> | <b>3,710.31</b>  | <b>21.08%</b>   | <b>103,333.93</b> | <b>113,300.02</b> | <b>9,966.09</b>   | <b>8.80%</b>   | <b>127,600.00</b> |
| Miscellaneous Expense               | 51000          | 0.00             | 0.00             | 0.00             | 0.00%           | 0.00              | 0.00              | 0.00              | 0.00%          | 500.00            |
| Master Association                  | 55500          | 435.50           | 400.08           | -35.42           | -8.85%          | 4,355.00          | 4,000.84          | -354.16           | -8.85%         | 4,801.00          |
| Loan - Principle                    | 56050          | 0.00             | 0.00             | 0.00             | 0.00%           | 35,752.33         | 0.00              | -35,752.33        | —              | 0.00              |
| <b>Total Operating Expense</b>      |                | <b>26,336.11</b> | <b>31,584.44</b> | <b>5,248.33</b>  | <b>16.62%</b>   | <b>271,806.63</b> | <b>257,694.12</b> | <b>-14,112.51</b> | <b>-5.48%</b>  | <b>299,496.00</b> |
|                                     |                |                  |                  |                  |                 |                   |                   |                   |                |                   |
| Total Operating Income              |                | 85,966.98        | 89,079.90        | -3,112.92        | -3.49%          | 305,971.70        | 313,532.10        | -7,560.40         | -2.41%         | 299,519.60        |
| Total Operating Expense             |                | 26,336.11        | 31,584.44        | 5,248.33         | 16.62%          | 271,806.63        | 257,694.12        | -14,112.51        | -5.48%         | 299,496.00        |
| <b>NOI - Net Operating Income</b>   |                | <b>59,630.87</b> | <b>57,495.46</b> | <b>2,135.41</b>  | <b>3.71%</b>    | <b>34,165.07</b>  | <b>55,837.98</b>  | <b>-21,672.91</b> | <b>-38.81%</b> | <b>23.60</b>      |

## Actual vs. Budget

| Account Name                  | Account Number | MTD Actual       | MTD Budget       | MTD \$ Var.     | MTD % Var.     | YTD Actual       | YTD Budget       | YTD \$ Var.       | YTD % Var.     | Annual Budget    |
|-------------------------------|----------------|------------------|------------------|-----------------|----------------|------------------|------------------|-------------------|----------------|------------------|
| <b>Other Income</b>           |                |                  |                  |                 |                |                  |                  |                   |                |                  |
| Reserve Dues                  | 40050          | 6,955.92         | 7,164.58         | -208.66         | -2.91%         | 70,811.20        | 71,645.84        | -834.64           | -1.16%         | 85,975.00        |
| Reserve Interest Income       | 45050          | 0.00             | 22.50            | -22.50          | -100.00%       | 2,549.17         | 225.00           | 2,324.17          | 1032.96%       | 270.00           |
| <b>Total Other Income</b>     |                | <b>6,955.92</b>  | <b>7,187.08</b>  | <b>-231.16</b>  | <b>-3.22%</b>  | <b>73,360.37</b> | <b>71,870.84</b> | <b>1,489.53</b>   | <b>2.07%</b>   | <b>86,245.00</b> |
| <b>Other Expense</b>          |                |                  |                  |                 |                |                  |                  |                   |                |                  |
| Loan - Interest               | 56051          | 0.00             | 0.00             | 0.00            | 0.00%          | 1,903.14         | 0.00             | -1,903.14         | —              | 0.00             |
| <b>Reserve Expenses</b>       | <b>60000</b>   |                  |                  |                 |                |                  |                  |                   |                |                  |
| Landscaping                   | 60005          | 0.00             | 0.00             | 0.00            | 0.00%          | 0.00             | 650.00           | 650.00            | 100.00%        | 650.00           |
| Sewer Line                    | 60021          | 0.00             | 0.00             | 0.00            | 0.00%          | 0.00             | 0.00             | 0.00              | 0.00%          | 25,000.00        |
| Parking Lot Repairs           | 60036          | 0.00             | 0.00             | 0.00            | 0.00%          | 0.00             | 0.00             | 0.00              | 0.00%          | 10,000.00        |
| General Building Maintenance  | 60070          | 0.00             | 0.00             | 0.00            | 0.00%          | 30,712.31        | 0.00             | -30,712.31        | —              | 0.00             |
| Capital Loan                  | 60115          | 0.00             | 3,750.00         | 3,750.00        | 100.00%        | 0.00             | 37,500.00        | 37,500.00         | 100.00%        | 45,000.00        |
| Pool/Hot Tub/Sauna            | 60220          | 0.00             | 0.00             | 0.00            | 0.00%          | 0.00             | 0.00             | 0.00              | 0.00%          | 4,000.00         |
| <b>Total Reserve Expenses</b> |                | <b>0.00</b>      | <b>3,750.00</b>  | <b>3,750.00</b> | <b>100.00%</b> | <b>30,712.31</b> | <b>38,150.00</b> | <b>7,437.69</b>   | <b>19.50%</b>  | <b>84,650.00</b> |
| <b>Total Other Expense</b>    |                | <b>0.00</b>      | <b>3,750.00</b>  | <b>3,750.00</b> | <b>100.00%</b> | <b>32,615.45</b> | <b>38,150.00</b> | <b>5,534.55</b>   | <b>14.51%</b>  | <b>84,650.00</b> |
| <b>Net Other Income</b>       |                | <b>6,955.92</b>  | <b>3,437.08</b>  | <b>3,518.84</b> | <b>102.38%</b> | <b>40,744.92</b> | <b>33,720.84</b> | <b>7,024.08</b>   | <b>20.83%</b>  | <b>1,595.00</b>  |
| Total Income                  |                | 92,922.90        | 96,266.98        | -3,344.08       | -3.47%         | 379,332.07       | 385,402.94       | -6,070.87         | -1.58%         | 385,764.60       |
| Total Expense                 |                | 26,336.11        | 35,334.44        | 8,998.33        | 25.47%         | 304,422.08       | 295,844.12       | -8,577.96         | -2.90%         | 384,146.00       |
| <b>Net Income</b>             |                | <b>66,586.79</b> | <b>60,932.54</b> | <b>5,654.25</b> | <b>9.28%</b>   | <b>74,909.99</b> | <b>89,558.82</b> | <b>-14,648.83</b> | <b>-16.36%</b> | <b>1,618.60</b>  |

## Balance Sheet

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

**As of:** 10/31/2025 (End of Last Month)

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Number                   | Account Name                             | Balance           |
|----------------------------------|------------------------------------------|-------------------|
| <b>ASSETS</b>                    |                                          |                   |
| <b>Cash</b>                      |                                          |                   |
| 1150                             | Operating Cash                           | 95,134.80         |
| 1160                             | Reserves Cash                            | 194,483.16        |
|                                  | <b>Total Cash</b>                        | <b>289,617.96</b> |
|                                  | Due from Operating                       | 20,000.00         |
| <b>Fixed Asset</b>               |                                          |                   |
| 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        |
|                                  | <b>Total Fixed Asset</b>                 | <b>7,935.00</b>   |
| 12000                            | Accounts Receivable                      | 13,461.78         |
| 15402                            | Prepaid Resort Dues                      | 446.00            |
|                                  | <b>TOTAL ASSETS</b>                      | <b>331,460.74</b> |
| <b>LIABILITIES &amp; CAPITAL</b> |                                          |                   |
| <b>Liabilities</b>               |                                          |                   |
|                                  | Due to Reserves                          | 20,000.00         |
| 20000                            | Accounts Payable                         | 2,435.49          |
| 22003                            | 1st Bank Loan                            | 36,951.75         |
| 2300                             | Prepaid Dues                             | 6,738.81          |
|                                  | <b>Total Liabilities</b>                 | <b>66,126.05</b>  |
| <b>Capital</b>                   |                                          |                   |
| 31000                            | Operating Equity                         | 14,657.44         |
| 32000                            | Reserve Equity                           | 137,192.55        |
|                                  | Calculated Retained Earnings             | 74,909.99         |
|                                  | Calculated Prior Years Retained Earnings | 38,574.71         |
|                                  | <b>Total Capital</b>                     | <b>265,334.69</b> |
|                                  | <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>331,460.74</b> |