

Copper Valley

Financials

Buffalo Mtn Managers

Month End 11/30/25

Actual vs. Budget

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

As of: Nov 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
Income										
Dues	40000	0.00	0.00	0.00	0.00%	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%	-77,767.12	-78,810.42	1,043.30	1.32%	-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	366.67	-242.97	-66.26%	400.00
Trash Reimbursement	44405	0.00	0.00	0.00	0.00%	0.00	2,866.00	-2,866.00	-100.00%	2,866.00
Total Operating Income		-6,955.92	-7,131.25	175.33	2.46%	299,015.78	306,400.85	-7,385.07	-2.41%	299,519.60
Expense										
Administrative Expenses										
Management Fees	50000	2,511.33	3,678.00	1,166.67	31.72%	39,291.33	40,458.00	1,166.67	2.88%	44,136.00
Legal/Professional	50004	0.00	416.66	416.66	100.00%	40.00	4,583.34	4,543.34	99.13%	5,000.00
Administrative	50050	92.90	0.00	-92.90	—	92.90	0.00	-92.90	—	0.00
Admin Supplies	50051	120.92	125.00	4.08	3.26%	1,181.54	1,375.00	193.46	14.07%	1,500.00
Bank Fees	50052	0.00	20.83	20.83	100.00%	0.00	229.17	229.17	100.00%	250.00
Supplies & Materials	50055	0.00	4.16	4.16	100.00%	141.34	45.84	-95.50	-208.33%	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%	58,225.00	58,185.42	-39.58	-0.07%	63,475.00
Total Administrative Expenses		7,631.15	9,534.23	1,903.08	19.96%	100,893.32	108,626.77	7,733.45	7.12%	118,161.00
Building Maintenance										
Security & Fire Safety	50290	0.00	166.66	166.66	100.00%	3,363.66	1,833.34	-1,530.32	-83.47%	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	133.00	416.66	283.66	68.08%	4,358.68	4,583.34	224.66	4.90%	5,000.00
Plumbing & Heating	50330	0.00	625.00	625.00	100.00%	8,568.50	6,875.00	-1,693.50	-24.63%	7,500.00
Total Building Maintenance		133.00	1,208.32	1,075.32	88.99%	18,279.10	13,291.68	-4,987.42	-37.52%	14,500.00

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
Employee Expense										
Manager Unit Dues	50462	0.00	0.00	0.00	0.00%	5,143.50	9,534.00	4,390.50	46.05%	9,534.00
Total Employee Expense		0.00	0.00	0.00	0.00%	5,143.50	9,534.00	4,390.50	46.05%	9,534.00
Grounds Maintenance										
Grounds & Parking Maintenance	50360	0.00	41.66	41.66	100.00%	66.35	458.34	391.99	85.52%	500.00
Landscaping	50430	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	1,458.34	1,319.57	90.48%	1,500.00
Recreation Facilities										
Pool Sauna Hot Tub Maintenance (CH)	54010	0.00	416.66	416.66	100.00%	5,874.83	4,583.34	-1,291.49	-28.18%	5,000.00
Hot Tub	54120	52.11	0.00	-52.11	—	52.11	0.00	-52.11	—	0.00
Total Recreation Facilities		52.11	416.66	364.55	87.49%	5,926.94	4,583.34	-1,343.60	-29.31%	5,000.00
Snow Removal Group										
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	1,900.00	1,900.00	100.00%	5,000.00	13,500.00	8,500.00	62.96%	15,400.00
Total Snow Removal Group		0.00	1,900.00	1,900.00	100.00%	5,800.00	16,000.00	10,200.00	63.75%	17,900.00
Utilities Expense										
Water & Sewer	50221	0.00	0.00	0.00	0.00%	38,655.14	41,800.00	3,144.86	7.52%	41,800.00
Utilities	50224	2,119.41	4,583.33	2,463.92	53.76%	40,734.10	50,416.67	9,682.57	19.21%	55,000.00
Trash Removal	50250	477.68	500.00	22.32	4.46%	5,254.48	5,500.00	245.52	4.46%	6,000.00
Cable Television	50305	2,065.00	2,066.66	1.66	0.08%	22,715.00	22,733.34	18.34	0.08%	24,800.00
Electric Utility	50311	857.21	0.00	-857.21	—	1,494.51	0.00	-1,494.51	—	0.00
Total Utilities Expense		5,519.30	7,149.99	1,630.69	22.81%	108,853.23	120,450.01	11,596.78	9.63%	127,600.00
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%	4,790.50	4,400.92	-389.58	-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
Total Operating Expense		13,771.06	20,650.94	6,879.88	33.32%	285,577.69	278,345.06	-7,232.63	-2.60%	299,496.00
Total Operating Income		-6,955.92	-7,131.25	175.33	2.46%	299,015.78	306,400.85	-7,385.07	-2.41%	299,519.60
Total Operating Expense		13,771.06	20,650.94	6,879.88	33.32%	285,577.69	278,345.06	-7,232.63	-2.60%	299,496.00
NOI - Net Operating		-20,726.98	-27,782.19	7,055.21	25.39%	13,438.09	28,055.79	-14,617.70	-52.10%	23.60

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
Income										
Other Income										
Reserve Dues	40050	6,955.92	7,164.58	-208.66	-2.91%	77,767.12	78,810.42	-1,043.30	-1.32%	85,975.00
Reserve Interest Income	45050	480.74	22.50	458.24	2036.62%	3,029.91	247.50	2,782.41	1124.21%	270.00
Total Other Income		7,436.66	7,187.08	249.58	3.47%	80,797.03	79,057.92	1,739.11	2.20%	86,245.00
Other Expense										
Loan - Interest	56051	0.00	0.00	0.00	0.00%	1,903.14	0.00	-1,903.14	—	0.00
Reserve Expenses	60000									
Landscaping	60005	0.00	0.00	0.00	0.00%	0.00	650.00	650.00	100.00%	650.00
Plumbing & Heating	60020	35,035.80	0.00	-35,035.80	—	35,035.80	0.00	-35,035.80	—	0.00
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	41,250.00	41,250.00	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
Total Reserve Expenses		35,035.80	3,750.00	-31,285.80	-834.29%	65,748.11	41,900.00	-23,848.11	-56.92%	84,650.00
Total Other Expense		35,035.80	3,750.00	-31,285.80	-834.29%	67,651.25	41,900.00	-25,751.25	-61.46%	84,650.00
Net Other Income		-27,599.14	3,437.08	-31,036.22	-902.98%	13,145.78	37,157.92	-24,012.14	-64.62%	1,595.00
Total Income		480.74	55.83	424.91	761.08%	379,812.81	385,458.77	-5,645.96	-1.46%	385,764.60
Total Expense		48,806.86	24,400.94	-24,405.92	-100.02%	353,228.94	320,245.06	-32,983.88	-10.30%	384,146.00
Net Income		-48,326.12	-24,345.11	-23,981.01	-98.50%	26,583.87	65,213.71	-38,629.84	-59.24%	1,618.60

Balance Sheet

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

As of: 11/30/2025 (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	46,465.14
1160	Reserves Cash	201,919.82
	Total Cash	248,384.96
	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	8,148.02
15402	Prepaid Resort Dues	488.18
	TOTAL ASSETS	284,956.16
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	2,925.25
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	8,070.59
	Total Liabilities	67,947.59
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	26,583.87
	Calculated Prior Years Retained Earnings	38,574.71
	Total Capital	217,008.57
	TOTAL LIABILITIES & CAPITAL	284,956.16