

Copper Valley Condominium Association

Financials Buffalo

Mtn Manager

Month End - 12/31/2025

Budget vs. Profit and Loss - All inclusive

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

As of: Dec 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%	381,225.60	381,978.60	-753.00	-0.20%	381,978.60
Dues to Reserves	-7,164.58	-7,164.58	0.00	0.00%	-84,931.70	-85,975.00	1,043.30	1.21%	-85,975.00
Late Fee	0.00	250.00	-250.00	-100.00%	-175.90	250.00	-425.90	-170.36%	250.00
Laundry Income	60.86	33.33	27.53	82.60%	184.56	400.00	-215.44	-53.86%	400.00
Trash Reimbursement	2,246.98	0.00	2,246.98	—	2,246.98	2,866.00	-619.02	-21.60%	2,866.00
Total Operating Income	-4,856.74	-6,881.25	2,024.51	29.42%	298,549.54	299,519.60	-970.06	-0.32%	299,519.60
Expense									
Administrative Expenses									
Management Fees	3,678.00	3,678.00	0.00	0.00%	42,969.33	44,136.00	1,166.67	2.64%	44,136.00
Legal/Professional	0.00	416.66	416.66	100.00%	40.00	5,000.00	4,960.00	99.20%	5,000.00
Administrative	82.15	0.00	-82.15	—	175.05	0.00	-175.05	—	0.00
Admin Supplies	0.00	125.00	125.00	100.00%	1,181.54	1,500.00	318.46	21.23%	1,500.00
Bank Fees	38.00	20.83	-17.17	-82.43%	38.00	250.00	212.00	84.80%	250.00
Supplies & Materials	0.00	4.16	4.16	100.00%	141.34	50.00	-91.34	-182.68%	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	4,753.00	5,289.58	536.58	10.14%	62,978.00	63,475.00	497.00	0.78%	63,475.00
Total Administrative Expenses	8,551.15	9,534.23	983.08	10.31%	109,444.47	118,161.00	8,716.53	7.38%	118,161.00
Building Maintenance									
Security & Fire Safety	188.85	166.66	-22.19	-13.31%	3,552.51	2,000.00	-1,552.51	-77.63%	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	1,249.00	416.66	-832.34	-199.76%	5,607.68	5,000.00	-607.68	-12.15%	5,000.00
Plumbing & Heating	0.00	625.00	625.00	100.00%	8,568.50	7,500.00	-1,068.50	-14.25%	7,500.00
Total Building Maintenance	1,437.85	1,208.32	-229.53	-19.00%	19,716.95	14,500.00	-5,216.95	-35.98%	14,500.00

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
Employee Expense									
Manager Unit Dues	0.00	0.00	0.00	0.00%	9,534.00	9,534.00	0.00	0.00%	9,534.00
Total Employee Expense	0.00	0.00	0.00	0.00%	9,534.00	9,534.00	0.00	0.00%	9,534.00
Grounds Maintenance									
Grounds & Parking Maintenance	108.36	41.66	-66.70	-160.11%	174.71	500.00	325.29	65.06%	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	108.36	41.66	-66.70	-160.11%	247.13	1,500.00	1,252.87	83.52%	1,500.00
Recreation Facilities									
Pool Sauna Hot Tub Maintenance (CH)	420.00	416.66	-3.34	-0.80%	6,294.83	5,000.00	-1,294.83	-25.90%	5,000.00
Hot Tub	0.00	0.00	0.00	0.00%	52.11	0.00	-52.11	—	0.00
Total Recreation Facilities	420.00	416.66	-3.34	-0.80%	6,346.94	5,000.00	-1,346.94	-26.94%	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	2,000.00	1,900.00	-100.00	-5.26%	7,000.00	15,400.00	8,400.00	54.55%	15,400.00
Total Snow Removal Group	2,000.00	1,900.00	-100.00	-5.26%	7,800.00	17,900.00	10,100.00	56.42%	17,900.00
Utilities Expense									
Water & Sewer	0.00	0.00	0.00	0.00%	38,655.14	41,800.00	3,144.86	7.52%	41,800.00
Utilities	4,238.88	4,583.33	344.45	7.52%	46,467.49	55,000.00	8,532.51	15.51%	55,000.00
Trash Removal	0.00	500.00	500.00	100.00%	5,254.48	6,000.00	745.52	12.43%	6,000.00
Cable Television	2,065.00	2,066.66	1.66	0.08%	24,780.00	24,800.00	20.00	0.08%	24,800.00
Total Utilities Expense	6,303.88	7,149.99	846.11	11.83%	115,157.11	127,600.00	12,442.89	9.75%	127,600.00
Miscellaneous Expense	306.49	500.00	193.51	38.70%	306.49	500.00	193.51	38.70%	500.00
Master Association	435.50	400.08	-35.42	-8.85%	5,226.00	4,801.00	-425.00	-8.85%	4,801.00
Loan - Principle	0.00	0.00	0.00	0.00%	35,752.33	0.00	-35,752.33	—	0.00
Total Operating Expense	19,563.23	21,150.94	1,587.71	7.51%	309,531.42	299,496.00	-10,035.42	-3.35%	299,496.00
Total Operating Income	-4,856.74	-6,881.25	2,024.51	29.42%	298,549.54	299,519.60	-970.06	-0.32%	299,519.60
Total Operating Expense	19,563.23	21,150.94	1,587.71	7.51%	309,531.42	299,496.00	-10,035.42	-3.35%	299,496.00
NOI - Net Operating Income	-24,419.97	-28,032.19	3,612.22	12.89%	-10,981.88	23.60	-11,005.48	-46633.39%	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	7,164.58	7,164.58	0.00	0.00%	84,931.70	85,975.00	-1,043.30	-1.21%	85,975.00
Reserve Interest Income	241.74	22.50	219.24	974.40%	3,271.65	270.00	3,001.65	1111.72%	270.00
Total Other Income	7,406.32	7,187.08	219.24	3.05%	88,203.35	86,245.00	1,958.35	2.27%	86,245.00
Other Expense									
Loan - Interest	0.00	0.00	0.00	0.00%	1,903.14	0.00	-1,903.14	—	0.00
Reserve Expenses									
Painting	19,840.00	0.00	-19,840.00	—	19,840.00	0.00	-19,840.00	—	0.00
Landscaping	0.00	0.00	0.00	0.00%	0.00	650.00	650.00	100.00%	650.00
Plumbing & Heating	0.00	0.00	0.00	0.00%	35,035.80	0.00	-35,035.80	—	0.00
Sewer Line	0.00	25,000.00	25,000.00	100.00%	0.00	25,000.00	25,000.00	100.00%	25,000.00
Parking Lot Repairs	0.00	10,000.00	10,000.00	100.00%	0.00	10,000.00	10,000.00	100.00%	10,000.00
General Building Maintenance	0.00	0.00	0.00	0.00%	30,712.31	0.00	-30,712.31	—	0.00
Capital Loan	0.00	3,750.00	3,750.00	100.00%	0.00	45,000.00	45,000.00	100.00%	45,000.00
Pool/Hot Tub/Sauna	0.00	4,000.00	4,000.00	100.00%	0.00	4,000.00	4,000.00	100.00%	4,000.00
Total Reserve Expenses	19,840.00	42,750.00	22,910.00	53.59%	85,588.11	84,650.00	-938.11	-1.11%	84,650.00
Total Other Expense	19,840.00	42,750.00	22,910.00	53.59%	87,491.25	84,650.00	-2,841.25	-3.36%	84,650.00
Net Other Income	-12,433.68	-35,562.92	23,129.24	65.04%	712.10	1,595.00	-882.90	-55.35%	1,595.00
Total Income	2,549.58	305.83	2,243.75	733.66%	386,752.89	385,764.60	988.29	0.26%	385,764.60
Total Expense	39,403.23	63,900.94	24,497.71	38.34%	397,022.67	384,146.00	-12,876.67	-3.35%	384,146.00
Net Income	-36,853.65	-63,595.11	26,741.46	42.05%	-10,269.78	1,618.60	-11,888.38	-734.49%	1,618.60

Balance Sheet

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

As of: 12/31/2025 (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	46,167.33
1160	Reserves Cash	184,486.14
	Total Cash	230,653.47
	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	2,035.28
15402	Prepaid Resort Dues	52.68
	TOTAL ASSETS	260,676.43
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	2,503.42
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	21,066.34
	Total Liabilities	80,521.51
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	-10,269.78
	Calculated Prior Years Retained Earnings	38,574.71

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	180,154.92
	TOTAL LIABILITIES & CAPITAL	260,676.43