

Copper Valley Condominium Association

Financials Buffalo

Mtn Manager

Month Ending January 31, 2026

Budget vs. Profit and Loss - All inclusive

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

As of: Jan 2026

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

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	95,997.03	95,997.07	-0.04	-0.00%	95,997.03	95,997.07	-0.04	-0.00%	383,988.28
Dues to Reserves	-7,164.59	-22,138.56	14,973.97	67.64%	-7,164.59	-22,138.56	14,973.97	67.64%	-88,554.24
Late Fee	0.00	21.46	-21.46	-100.00%	0.00	21.46	-21.46	-100.00%	257.50
Laundry Income	0.00	34.33	-34.33	-100.00%	0.00	34.33	-34.33	-100.00%	412.00
Trash Reimbursement	0.00	246.00	-246.00	-100.00%	0.00	246.00	-246.00	-100.00%	2,951.98
Total Operating Income	88,832.44	74,160.30	14,672.14	19.78%	88,832.44	74,160.30	14,672.14	19.78%	299,055.52
Expense									
Administrative Expenses									
Management Fees	3,898.68	3,788.34	-110.34	-2.91%	3,898.68	3,788.34	-110.34	-2.91%	45,460.08
Legal/Professional	0.00	429.17	429.17	100.00%	0.00	429.17	429.17	100.00%	5,150.00
Administrative	98.05	128.75	30.70	23.84%	98.05	128.75	30.70	23.84%	1,545.00
Bank Fees	0.00	21.46	21.46	100.00%	0.00	21.46	21.46	100.00%	257.50
Supplies & Materials	0.00	4.29	4.29	100.00%	0.00	4.29	4.29	100.00%	51.50
Business License	0.00	21.46	21.46	100.00%	0.00	21.46	21.46	100.00%	257.50
Property Tax	0.00	300.42	300.42	100.00%	0.00	300.42	300.42	100.00%	3,605.00
Insurance	4,398.00	5,833.33	1,435.33	24.61%	4,398.00	5,833.33	1,435.33	24.61%	70,000.00
Total Administrative Expenses	8,394.73	10,527.22	2,132.49	20.26%	8,394.73	10,527.22	2,132.49	20.26%	126,326.58
Building Maintenance									
Security & Fire Safety	0.00	208.33	208.33	100.00%	0.00	208.33	208.33	100.00%	2,500.00
General Building Maintenance	238.85	583.33	344.48	59.05%	238.85	583.33	344.48	59.05%	7,000.00
Plumbing & Heating	0.00	833.33	833.33	100.00%	0.00	833.33	833.33	100.00%	10,000.00
Total Building Maintenance	238.85	1,624.99	1,386.14	85.30%	238.85	1,624.99	1,386.14	85.30%	19,500.00
Employee Expense									
Manager Unit Dues	0.00	818.34	818.34	100.00%	0.00	818.34	818.34	100.00%	9,820.02

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	818.34	818.34	100.00%	0.00	818.34	818.34	100.00%	9,820.02
Grounds Maintenance									
Grounds & Parking Maintenance	0.00	42.92	42.92	100.00%	0.00	42.92	42.92	100.00%	515.00
Landscaping	0.00	85.83	85.83	100.00%	0.00	85.83	85.83	100.00%	1,030.00
Total Grounds Maintenance	0.00	128.75	128.75	100.00%	0.00	128.75	128.75	100.00%	1,545.00
Recreation Facilities									
Pool Sauna Hot Tub Maintenance (CH)	780.84	429.17	-351.67	-81.94%	780.84	429.17	-351.67	-81.94%	5,150.00
Total Recreation Facilities	780.84	429.17	-351.67	-81.94%	780.84	429.17	-351.67	-81.94%	5,150.00
Snow Removal Group									
Snow Removal - Roof	0.00	214.58	214.58	100.00%	0.00	214.58	214.58	100.00%	2,575.00
Snow Removal	2,500.00	2,643.67	143.67	5.43%	2,500.00	2,643.67	143.67	5.43%	15,862.00
Total Snow Removal Group	2,500.00	2,858.25	358.25	12.53%	2,500.00	2,858.25	358.25	12.53%	18,437.00
Utilities Expense									
Water & Sewer	9,243.07	10,250.01	1,006.94	9.82%	9,243.07	10,250.01	1,006.94	9.82%	41,000.04
Utilities	5,503.44	4,583.34	-920.10	-20.07%	5,503.44	4,583.34	-920.10	-20.07%	55,000.00
Trash Removal	0.00	515.00	515.00	100.00%	0.00	515.00	515.00	100.00%	6,180.00
TV & Internet	2,065.00	2,128.67	63.67	2.99%	2,065.00	2,128.67	63.67	2.99%	25,544.00
Total Utilities Expense	16,811.51	17,477.02	665.51	3.81%	16,811.51	17,477.02	665.51	3.81%	127,724.04
Miscellaneous Expense	0.00	42.92	42.92	100.00%	0.00	42.92	42.92	100.00%	515.00
Master Association	435.50	412.09	-23.41	-5.68%	435.50	412.09	-23.41	-5.68%	4,945.03
Total Operating Expense	29,161.43	34,318.75	5,157.32	15.03%	29,161.43	34,318.75	5,157.32	15.03%	313,962.67
Total Operating Income	88,832.44	74,160.30	14,672.14	19.78%	88,832.44	74,160.30	14,672.14	19.78%	299,055.52
Total Operating Expense	29,161.43	34,318.75	5,157.32	15.03%	29,161.43	34,318.75	5,157.32	15.03%	313,962.67
NOI - Net Operating Income	59,671.01	39,841.55	19,829.46	49.77%	59,671.01	39,841.55	19,829.46	49.77%	-14,907.15
Other Income									
Reserve Dues	7,379.52	7,379.52	0.00	0.00%	7,379.52	7,379.52	0.00	0.00%	88,554.25
Reserve Interest Income	0.00	23.18	-23.18	-100.00%	0.00	23.18	-23.18	-100.00%	278.10
Total Other Income	7,379.52	7,402.70	-23.18	-0.31%	7,379.52	7,402.70	-23.18	-0.31%	88,832.35

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 Expense									
Reserve Expenses									
Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	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	3,750.00	3,750.00	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	3,750.00	-26,962.31	-718.99%	84,650.00
Total Other Expense	30,712.31	3,750.00	-26,962.31	-718.99%	30,712.31	3,750.00	-26,962.31	-718.99%	84,650.00
Net Other Income	-23,332.79	3,652.70	-26,985.49	-738.78%	-23,332.79	3,652.70	-26,985.49	-738.78%	4,182.35
Total Income	96,211.96	81,563.00	14,648.96	17.96%	96,211.96	81,563.00	14,648.96	17.96%	387,887.87
Total Expense	59,873.74	38,068.75	-21,804.99	-57.28%	59,873.74	38,068.75	-21,804.99	-57.28%	398,612.67
Net Income	36,338.22	43,494.25	-7,156.03	-16.45%	36,338.22	43,494.25	-7,156.03	-16.45%	-10,724.80

Balance Sheet

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

As of: 01/31/2026 (End of Last Month)

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
1150	Operating Cash	55,825.88
1160	Reserves Cash	161,153.35
	Total Cash	216,979.23
	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	30,122.64
15000	Prepaid Insurance	4,401.00
15402	Prepaid Resort Dues	4,418.18
	TOTAL ASSETS	283,856.05
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	2,824.91
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	12,887.25
	Total Liabilities	72,663.91
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	36,338.22

Balance Sheet

Account Number	Account Name	Balance
	Calculated Prior Years Retained Earnings	23,003.93
	Total Capital	211,192.14
	TOTAL LIABILITIES & CAPITAL	283,856.05