

# **Copper Valley Condominium Association**

Financials Buffalo

Mtn Manager

Month Ending February 28, 2026

## Actual vs. Budget

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

As of: Feb 2026

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Income</b>										
40000	Dues	0.00	0.00	0.00	0.00%	95,997.03	95,997.07	-0.04	-0.00%	383,988.28
40051	Dues to Reserves	-7,379.52	-7,379.52	0.00	0.00%	-14,759.04	-14,759.04	0.00	0.00%	-88,554.24
40100	Late Fee	0.00	21.46	-21.46	-100.00%	0.00	42.92	-42.92	-100.00%	257.50
44200	Laundry Income	45.05	34.33	10.72	31.23%	45.05	68.66	-23.61	-34.39%	412.00
44405	Trash Reimbursement	0.00	246.00	-246.00	-100.00%	0.00	492.00	-492.00	-100.00%	2,951.98
<b>Total Operating Income</b>		<b>-7,334.47</b>	<b>-7,077.73</b>	<b>-256.74</b>	<b>-3.63%</b>	<b>81,283.04</b>	<b>81,841.61</b>	<b>-558.57</b>	<b>-0.68%</b>	<b>299,055.52</b>
<b>Expense</b>										
<b>Administrative Expenses</b>										
50000	Management Fees	3,788.34	3,788.34	0.00	0.00%	7,576.68	7,576.68	0.00	0.00%	45,460.08
50004	Legal/Professional	0.00	429.17	429.17	100.00%	0.00	858.34	858.34	100.00%	5,150.00
50050	Administrative	95.05	128.75	33.70	26.17%	193.10	257.50	64.40	25.01%	1,545.00
50052	Bank Fees	0.00	21.46	21.46	100.00%	0.00	42.92	42.92	100.00%	257.50
50055	Supplies & Materials	0.00	4.29	4.29	100.00%	0.00	8.58	8.58	100.00%	51.50
50058	Business License	0.00	21.46	21.46	100.00%	0.00	42.92	42.92	100.00%	257.50
50065	Property Tax	0.00	300.42	300.42	100.00%	0.00	600.84	600.84	100.00%	3,605.00
50210	Insurance	9,969.00	5,833.33	-4,135.67	-70.90%	14,367.00	11,666.66	-2,700.34	-23.15%	70,000.00
<b>Total Administrative Expenses</b>		<b>13,852.39</b>	<b>10,527.22</b>	<b>-3,325.17</b>	<b>-31.59%</b>	<b>22,136.78</b>	<b>21,054.44</b>	<b>-1,082.34</b>	<b>-5.14%</b>	<b>126,326.58</b>
<b>Building Maintenance</b>										
50290	Security & Fire Safety	0.00	208.33	208.33	100.00%	188.85	416.66	227.81	54.68%	2,500.00
50320	General Building Maintenance	0.00	583.33	583.33	100.00%	238.85	1,166.66	927.81	79.53%	7,000.00
50330	Plumbing & Heating	4,408.20	833.33	-3,574.87	-428.99%	4,408.20	1,666.66	-2,741.54	-164.49%	10,000.00
<b>Total Building Maintenance</b>		<b>4,408.20</b>	<b>1,624.99</b>	<b>-2,783.21</b>	<b>-171.28%</b>	<b>4,835.90</b>	<b>3,249.98</b>	<b>-1,585.92</b>	<b>-48.80%</b>	<b>19,500.00</b>

## Actual vs. Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Employee Expense</b>										
50462	Manager Unit Dues	0.00	818.34	818.34	100.00%	0.00	1,636.68	1,636.68	100.00%	9,820.02
	<b>Total Employee Expense</b>	<b>0.00</b>	<b>818.34</b>	<b>818.34</b>	<b>100.00%</b>	<b>0.00</b>	<b>1,636.68</b>	<b>1,636.68</b>	<b>100.00%</b>	<b>9,820.02</b>
<b>Grounds Maintenance</b>										
50360	Grounds & Parking Maintenance	0.00	42.92	42.92	100.00%	0.00	85.84	85.84	100.00%	515.00
50430	Landscaping	0.00	85.83	85.83	100.00%	0.00	171.66	171.66	100.00%	1,030.00
	<b>Total Grounds Maintenance</b>	<b>0.00</b>	<b>128.75</b>	<b>128.75</b>	<b>100.00%</b>	<b>0.00</b>	<b>257.50</b>	<b>257.50</b>	<b>100.00%</b>	<b>1,545.00</b>
<b>Recreation Facilities</b>										
54010	Pool Sauna Hot Tub Maintenance	175.00	429.17	254.17	59.22%	1,422.40	858.34	-564.06	-65.72%	5,150.00
54120	Hot Tub	0.00	0.00	0.00	0.00%	-466.56	0.00	466.56	-	0.00
	<b>Total Recreation Facilities</b>	<b>175.00</b>	<b>429.17</b>	<b>254.17</b>	<b>59.22%</b>	<b>955.84</b>	<b>858.34</b>	<b>-97.50</b>	<b>-11.36%</b>	<b>5,150.00</b>
<b>Snow Removal Group</b>										
50280	Snow Removal - Roof	0.00	214.58	214.58	100.00%	0.00	429.16	429.16	100.00%	2,575.00
50281	Snow Removal	1,750.00	2,643.67	893.67	33.80%	2,500.00	5,287.34	2,787.34	52.72%	15,862.00
	<b>Total Snow Removal Group</b>	<b>1,750.00</b>	<b>2,858.25</b>	<b>1,108.25</b>	<b>38.77%</b>	<b>2,500.00</b>	<b>5,716.50</b>	<b>3,216.50</b>	<b>56.27%</b>	<b>18,437.00</b>
<b>Utilities Expense</b>										
50221	Water & Sewer	0.00	0.00	0.00	0.00%	9,243.07	10,250.01	1,006.94	9.82%	41,000.04
50224	Utilities	1,540.10	4,583.34	3,043.24	66.40%	11,227.65	9,166.68	-2,060.97	-22.48%	55,000.00
50250	Trash Removal	1,050.88	515.00	-535.88	-104.05%	1,050.88	1,030.00	-20.88	-2.03%	6,180.00
50306	TV & Internet	2,065.00	2,128.67	63.67	2.99%	4,130.00	4,257.34	127.34	2.99%	25,544.00
	<b>Total Utilities Expense</b>	<b>4,655.98</b>	<b>7,227.01</b>	<b>2,571.03</b>	<b>35.58%</b>	<b>25,651.60</b>	<b>24,704.03</b>	<b>-947.57</b>	<b>-3.84%</b>	<b>127,724.04</b>
51000	Miscellaneous Expense	0.00	42.92	42.92	100.00%	0.00	85.84	85.84	100.00%	515.00
55500	Master Association	435.50	412.09	-23.41	-5.68%	871.00	824.18	-46.82	-5.68%	4,945.03
	<b>Total Operating Expense</b>	<b>25,277.07</b>	<b>24,068.74</b>	<b>-1,208.33</b>	<b>-5.02%</b>	<b>56,951.12</b>	<b>58,387.49</b>	<b>1,436.37</b>	<b>2.46%</b>	<b>313,962.67</b>
	Total Operating Income	-7,334.47	-7,077.73	-256.74	-3.63%	81,283.04	81,841.61	-558.57	-0.68%	299,055.52
	Total Operating Expense	25,277.07	24,068.74	-1,208.33	-5.02%	56,951.12	58,387.49	1,436.37	2.46%	313,962.67
	<b>NOI - Net Operating Income</b>	<b>-32,611.54</b>	<b>-31,146.47</b>	<b>-1,465.07</b>	<b>-4.70%</b>	<b>24,331.92</b>	<b>23,454.12</b>	<b>877.80</b>	<b>3.74%</b>	<b>-14,907.15</b>

## Actual vs. Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Other Income</b>										
40050	Reserve Dues	7,379.52	7,379.52	0.00	0.00%	14,973.97	14,759.04	214.93	1.46%	88,554.25
45050	Reserve Interest Income	212.07	23.18	188.89	814.88%	212.07	46.36	165.71	357.44%	278.10
<b>Total Other Income</b>		<b>7,591.59</b>	<b>7,402.70</b>	<b>188.89</b>	<b>2.55%</b>	<b>15,186.04</b>	<b>14,805.40</b>	<b>380.64</b>	<b>2.57%</b>	<b>88,832.35</b>
<b>Other Expense</b>										
<b>60000 Reserve Expenses</b>										
60005	Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	650.00
60021	Sewer Line	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	25,000.00
60036	Parking Lot Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10,000.00
60070	General Building Maintenance	0.00	0.00	0.00	0.00%	30,712.31	0.00	-30,712.31	-	0.00
60115	Capital Loan	0.00	3,750.00	3,750.00	100.00%	0.00	7,500.00	7,500.00	100.00%	45,000.00
60220	Pool/Hot Tub/Sauna	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>7,500.00</b>	<b>-23,212.31</b>	<b>-309.50%</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>30,712.31</b>	<b>7,500.00</b>	<b>-23,212.31</b>	<b>-309.50%</b>	<b>84,650.00</b>
<b>Net Other Income</b>		<b>7,591.59</b>	<b>3,652.70</b>	<b>3,938.89</b>	<b>107.84%</b>	<b>-15,526.27</b>	<b>7,305.40</b>	<b>-22,831.67</b>	<b>-312.53%</b>	<b>4,182.35</b>
Total Income		257.12	324.97	-67.85	-20.88%	96,469.08	96,647.01	-177.93	-0.18%	387,887.87
Total Expense		25,277.07	27,818.74	2,541.67	9.14%	87,663.43	65,887.49	-21,775.94	-33.05%	398,612.67
<b>Net Income</b>		<b>-25,019.95</b>	<b>-27,493.77</b>	<b>2,473.82</b>	<b>9.00%</b>	<b>8,805.65</b>	<b>30,759.52</b>	<b>-21,953.87</b>	<b>-71.37%</b>	<b>-10,724.80</b>

## Balance Sheet

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

**As of:** 02/28/2026 (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
<b>ASSETS</b>		
<b>Cash</b>		
1150	Operating Cash	44,010.70
1160	Reserves Cash	168,959.87
	<b>Total Cash</b>	<b>212,970.57</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	9,470.95
15000	Prepaid Insurance	4,401.00
15402	Prepaid Resort Dues	3,982.68
	<b>TOTAL ASSETS</b>	<b>258,760.20</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
	Due to Reserves	20,000.00
20000	Accounts Payable	3,825.33
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	14,134.70
	<b>Total Liabilities</b>	<b>74,911.78</b>
<b>Capital</b>		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	8,994.50

**Balance Sheet**

Account Number	Account Name	Balance
	Calculated Prior Years Retained Earnings	23,003.93
	<b>Total Capital</b>	<b>183,848.42</b>
	TOTAL LIABILITIES & CAPITAL	<b>258,760.20</b>