

Copper Valley

Financials

Buffalo Mtn Manager

Month Ending April 30, 2026

Actual vs. Budget

Portfolios: Bears Den Condominiums HOA

As of: Apr 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
Income										
40000	Dues	42,000.00	42,000.00	0.00	0.00%	84,000.00	84,000.00	0.00	0.00%	168,000.00
40005	Commercial Dues	12,000.00	12,000.00	0.00	0.00%	24,000.00	24,000.00	0.00	0.00%	48,000.00
40006	Deed Restricted Dues	9,000.00	9,000.00	0.00	0.00%	18,000.00	18,000.00	0.00	0.00%	36,000.00
40051	Dues to Reserves	-10,262.50	-10,262.50	0.00	0.00%	-34,288.35	-41,050.00	6,761.65	16.47%	-123,150.00
Total Operating Income		52,737.50	52,737.50	0.00	0.00%	91,711.65	84,950.00	6,761.65	7.96%	128,850.00
Expense										
Administrative Expenses										
50000	Management Fees	1,333.33	1,333.33	0.00	0.00%	4,166.65	5,333.32	1,166.67	21.88%	16,000.00
50004	Legal/Professional	0.00	666.67	666.67	100.00%	76.00	2,666.68	2,590.68	97.15%	8,000.00
50050	Administrative	14.75	100.00	85.25	85.25%	312.00	400.00	88.00	22.00%	1,200.00
50051	Admin Supplies	0.00	8.33	8.33	100.00%	0.00	33.32	33.32	100.00%	100.00
50210	Insurance	16,767.00	2,750.00	-14,017.00	-509.71%	26,631.00	11,000.00	-15,631.00	-142.10%	33,000.00
Total Administrative Expenses		18,115.08	4,858.33	-13,256.75	-272.87%	31,185.65	19,433.32	-11,752.33	-60.48%	58,300.00
Building Maintenance										
50290	Security & Fire Safety	775.83	200.00	-575.83	-287.92%	775.83	800.00	24.17	3.02%	2,400.00
50296	Sprinkler Testing	0.00	83.33	83.33	100.00%	0.00	333.32	333.32	100.00%	1,000.00
50320	General Building Maintenance	0.00	416.67	416.67	100.00%	1,921.98	1,666.68	-255.30	-15.32%	5,000.00
50330	Plumbing & Heating	201.25	41.67	-159.58	-382.96%	821.25	166.68	-654.57	-392.71%	500.00
50390	Elevator Repair and Maintenance	0.00	645.83	645.83	100.00%	633.00	2,583.32	1,950.32	75.50%	7,750.00
Total Building Maintenance		977.08	1,387.50	410.42	29.58%	4,152.06	5,550.00	1,397.94	25.19%	16,650.00
Grounds Maintenance										
50360	Grounds & Parking Maintenance	0.00	125.00	125.00	100.00%	1,023.02	500.00	-523.02	-104.60%	1,500.00

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
	Total Grounds Maintenance	0.00	125.00	125.00	100.00%	1,023.02	500.00	-523.02	-104.60%	1,500.00
	Snow Removal Group									
50281	Snow Removal	1,470.00	833.33	-636.67	-76.40%	3,675.00	3,333.34	-341.66	-10.25%	5,000.00
	Total Snow Removal Group	1,470.00	833.33	-636.67	-76.40%	3,675.00	3,333.34	-341.66	-10.25%	5,000.00
	Utilities Expense									
50222	Water	1,334.27	1,500.00	165.73	11.05%	2,622.48	3,000.00	377.52	12.58%	6,000.00
50223	Sewer	0.00	0.00	0.00	0.00%	2,277.50	2,250.00	-27.50	-1.22%	9,000.00
50240	Telephone	78.02	75.00	-3.02	-4.03%	312.24	300.00	-12.24	-4.08%	900.00
50250	Trash Removal	365.48	375.00	9.52	2.54%	1,462.75	1,500.00	37.25	2.48%	4,500.00
50300	Natural Gas	59.80	833.33	773.53	92.82%	4,234.24	3,333.32	-900.92	-27.03%	10,000.00
50311	Electric Utility	1,641.61	1,416.67	-224.94	-15.88%	9,198.17	5,666.68	-3,531.49	-62.32%	17,000.00
	Total Utilities Expense	3,479.18	4,200.00	720.82	17.16%	20,107.38	16,050.00	-4,057.38	-25.28%	47,400.00
	Total Operating Expense	24,041.34	11,404.16	-12,637.18	-110.81%	60,143.11	44,866.66	-15,276.45	-34.05%	128,850.00
	Total Operating Income	52,737.50	52,737.50	0.00	0.00%	91,711.65	84,950.00	6,761.65	7.96%	128,850.00
	Total Operating Expense	24,041.34	11,404.16	-12,637.18	-110.81%	60,143.11	44,866.66	-15,276.45	-34.05%	128,850.00
	NOI - Net Operating Income	28,696.16	41,333.34	-12,637.18	-30.57%	31,568.54	40,083.34	-8,514.80	-21.24%	0.00
	Other Income									
40050	Reserve Dues	10,262.50	10,262.50	0.00	0.00%	34,288.35	41,050.00	-6,761.65	-16.47%	123,150.00
45050	Reserve Interest Income	4.46	0.00	4.46	-	21.50	0.00	21.50	-	0.00
	Total Other Income	10,266.96	10,262.50	4.46	0.04%	34,309.85	41,050.00	-6,740.15	-16.42%	123,150.00
	Other Expense									
60000	Reserve Expenses									
60020	Plumbing & Heating	625.00	0.00	-625.00	-	625.00	0.00	-625.00	-	0.00
60030	Engineering	0.00	0.00	0.00	0.00%	3,229.12	0.00	-3,229.12	-	0.00
60070	General Building Maintenance	0.00	0.00	0.00	0.00%	11,321.98	0.00	-11,321.98	-	0.00
60071	Building Structural Repair	23,770.00	0.00	-23,770.00	-	77,614.20	0.00	-77,614.20	-	0.00
60280	Garage	1,120.00	0.00	-1,120.00	-	1,120.00	0.00	-1,120.00	-	0.00

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
	Total Reserve Expenses	25,515.00	0.00	-25,515.00	-	93,910.30	0.00	-93,910.30	-	0.00
	Total Other Expense	25,515.00	0.00	-25,515.00	-	93,910.30	0.00	-93,910.30	-	0.00
	Net Other Income	-15,248.04	10,262.50	-25,510.54	-248.58%	-59,600.45	41,050.00	-100,650.45	-245.19%	123,150.00
	Total Income	63,004.46	63,000.00	4.46	0.01%	126,021.50	126,000.00	21.50	0.02%	252,000.00
	Total Expense	49,556.34	11,404.16	-38,152.18	-334.55%	154,053.41	44,866.66	-109,186.75	-243.36%	128,850.00
	Net Income	13,448.12	51,595.84	-38,147.72	-73.94%	-28,031.91	81,133.34	-109,165.25	-134.55%	123,150.00

Balance Sheet

Portfolios: Antlers Gulch Homeowners Association

As of: 04/30/2026 (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	80,036.76
1160	Reserves Cash	117,055.93
1161	Reserve Cash 2	17,508.03
Total Cash		214,600.72
12000	Accounts Receivable	1,788.04
TOTAL ASSETS		216,388.76
LIABILITIES & CAPITAL		
Liabilities		
20000	Accounts Payable	1,842.59
2120	Clearing Account	-2,949.74
2300	Prepaid Dues	5,665.54
Total Liabilities		4,558.39
Capital		
31000	Operating Equity	39,905.97
32000	Reserve Equity	100,630.77
33000	Working Capital Equity	30,554.43
	Calculated Retained Earnings	17,991.09
	Calculated Prior Years Retained Earnings	22,748.11
Total Capital		211,830.37
TOTAL LIABILITIES & CAPITAL		216,388.76