

Copper Valley

Financials

Buffalo Mtn Manager

Month Ending May 31, 2026

Actual vs. Budget

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.

As of: May 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	0.00	0.00	0.00	0.00%	191,994.06	191,994.14	-0.08	-0.00%	383,988.28
40051	Dues to Reserves	-7,379.52	-7,379.52	0.00	0.00%	-36,897.60	-36,897.60	0.00	0.00%	-88,554.24
40100	Late Fee	0.00	21.46	-21.46	-100.00%	0.00	107.30	-107.30	-100.00%	257.50
44200	Laundry Income	223.94	34.33	189.61	552.32%	417.11	171.65	245.46	143.00%	412.00
44405	Trash Reimbursement	0.00	246.00	-246.00	-100.00%	0.00	1,230.00	-1,230.00	-100.00%	2,951.98
4550	Laundry Income	0.00	0.00	0.00	0.00%	92.03	0.00	92.03	—	0.00
Total Operating Income		-7,155.58	-7,077.73	-77.85	-1.10%	155,605.60	156,605.49	-999.89	-0.64%	299,055.52
Expense										
Administrative Expenses										
50000	Management Fees	3,788.34	3,788.34	0.00	0.00%	18,941.70	18,941.70	0.00	0.00%	45,460.08
50004	Legal/Professional	0.00	429.17	429.17	100.00%	0.00	2,145.85	2,145.85	100.00%	5,150.00
50050	Administrative Expenses	109.30	128.75	19.45	15.11%	488.20	643.75	155.55	24.16%	1,545.00
50052	Bank Fees	0.00	21.46	21.46	100.00%	0.00	107.30	107.30	100.00%	257.50
50055	Supplies & Materials	0.00	4.29	4.29	100.00%	0.00	21.45	21.45	100.00%	51.50
50058	Business License	0.00	21.46	21.46	100.00%	0.00	107.30	107.30	100.00%	257.50
50065	Property Tax	0.00	300.42	300.42	100.00%	21.58	1,502.10	1,480.52	98.56%	3,605.00
50210	Insurance	4,980.00	5,833.33	853.33	14.63%	29,120.00	29,166.65	46.65	0.16%	70,000.00
Total Administrative Expenses		8,877.64	10,527.22	1,649.58	15.67%	48,571.48	52,636.10	4,064.62	7.72%	126,326.58
Building Maintenance										
50290	Security & Fire Safety	693.67	208.33	-485.34	-232.97%	882.52	1,041.65	159.13	15.28%	2,500.00
50320	General Building Maintenance	438.88	583.33	144.45	24.76%	1,488.21	2,916.65	1,428.44	48.98%	7,000.00
50330	Plumbing & Heating	0.00	833.33	833.33	100.00%	4,408.20	4,166.65	-241.55	-5.80%	10,000.00
Total Building Maintenance		1,132.55	1,624.99	492.44	30.30%	6,778.93	8,124.95	1,346.02	16.57%	19,500.00

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
Employee Expense										
50462	Manager Unit Dues	0.00	818.34	818.34	100.00%	0.00	4,091.70	4,091.70	100.00%	9,820.02
	Total Employee Expense	0.00	818.34	818.34	100.00%	0.00	4,091.70	4,091.70	100.00%	9,820.02
Grounds Maintenance										
50360	Grounds & Parking Maintenance	0.00	42.92	42.92	100.00%	0.00	214.60	214.60	100.00%	515.00
50430	Landscaping	0.00	85.83	85.83	100.00%	0.00	429.15	429.15	100.00%	1,030.00
	Total Grounds Maintenance	0.00	128.75	128.75	100.00%	0.00	643.75	643.75	100.00%	1,545.00
Recreation Facilities										
54010	Pool Sauna Hot Tub Maintenance	47.73	429.17	381.44	88.88%	11,803.41	2,145.85	-9,657.56	-450.06%	5,150.00
54120	Hot Tub	0.00	0.00	0.00	0.00%	-466.56	0.00	466.56	—	0.00
54130	Hot Tub Chemicals	35.31	0.00	-35.31	—	35.31	0.00	-35.31	—	0.00
	Total Recreation Facilities	83.04	429.17	346.13	80.65%	11,372.16	2,145.85	-9,226.31	-429.96%	5,150.00
Snow Removal Group										
50280	Snow Removal - Roof	0.00	214.58	214.58	100.00%	0.00	1,072.90	1,072.90	100.00%	2,575.00
50281	Snow Removal	0.00	0.00	0.00	0.00%	3,750.00	10,574.66	6,824.66	64.54%	15,862.00
	Total Snow Removal Group	0.00	214.58	214.58	100.00%	3,750.00	11,647.56	7,897.56	67.80%	18,437.00
Utilities Expense										
50221	Water & Sewer	0.00	0.00	0.00	0.00%	21,967.11	20,500.02	-1,467.09	-7.16%	41,000.04
50224	Utilities	1,922.98	4,583.33	2,660.35	58.04%	22,453.32	22,916.69	463.37	2.02%	55,000.00
50250	Trash Removal	525.44	515.00	-10.44	-2.03%	2,627.20	2,575.00	-52.20	-2.03%	6,180.00
50306	Cable (TV) & Internet	2,065.00	2,128.67	63.67	2.99%	10,325.00	10,643.35	318.35	2.99%	25,544.00
50311	Electric Utility	694.73	0.00	-694.73	—	694.73	0.00	-694.73	—	0.00
	Total Utilities Expense	5,208.15	7,227.00	2,018.85	27.93%	58,067.36	56,635.06	-1,432.30	-2.53%	127,724.04
51000	Miscellaneous Expense	0.00	42.92	42.92	100.00%	0.00	214.60	214.60	100.00%	515.00
55500	Master Association	412.09	412.09	0.00	0.00%	2,107.27	2,060.45	-46.82	-2.27%	4,945.03
	Total Operating Expense	15,713.47	21,425.06	5,711.59	26.66%	130,647.20	138,200.02	7,552.82	5.47%	313,962.67
	Total Operating Income	-7,155.58	-7,077.73	-77.85	-1.10%	155,605.60	156,605.49	-999.89	-0.64%	299,055.52
	Total Operating Expense	15,713.47	21,425.06	5,711.59	26.66%	130,647.20	138,200.02	7,552.82	5.47%	313,962.67
	NOI - Net Operating	-22,869.05	-28,502.79	5,633.74	19.77%	24,958.40	18,405.47	6,552.93	35.60%	-14,907.15

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
Income										
Other Income										
40050	Reserve Dues	7,379.52	7,379.52	0.00	0.00%	37,112.53	36,897.60	214.93	0.58%	88,554.25
45050	Reserve Interest Income	149.80	23.18	126.62	546.25%	823.54	115.90	707.64	610.56%	278.10
Total Other Income		7,529.32	7,402.70	126.62	1.71%	37,936.07	37,013.50	922.57	2.49%	88,832.35
Other Expense										
60000	Reserve Expenses									
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	18,750.00	18,750.00	100.00%	45,000.00
60220	Pool/Hot Tub/Sauna	28,577.51	0.00	-28,577.51	—	28,577.51	0.00	-28,577.51	—	4,000.00
Total Reserve Expenses		28,577.51	3,750.00	-24,827.51	-662.07%	59,289.82	18,750.00	-40,539.82	-216.21%	84,650.00
Total Other Expense		28,577.51	3,750.00	-24,827.51	-662.07%	59,289.82	18,750.00	-40,539.82	-216.21%	84,650.00
Net Other Income										
Net Other Income		-21,048.19	3,652.70	-24,700.89	-676.24%	-21,353.75	18,263.50	-39,617.25	-216.92%	4,182.35
Total Income										
Total Income		373.74	324.97	48.77	15.01%	193,541.67	193,618.99	-77.32	-0.04%	387,887.87
Total Expense										
Total Expense		44,290.98	25,175.06	-19,115.92	-75.93%	189,937.02	156,950.02	-32,987.00	-21.02%	398,612.67
Net Income										
Net Income		-43,917.24	-24,850.09	-19,067.15	-76.73%	3,604.65	36,668.97	-33,064.32	-90.17%	-10,724.80

Balance Sheet

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.

As of: 05/31/2026 (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	25,367.39
1160	Reserves Cash	213,848.46
	Total Cash	239,215.85
	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	2,730.36
15000	Prepaid Insurance	4,401.00
15402	Prepaid Resort Dues	2,746.41
	TOTAL ASSETS	277,028.62
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	30,752.84
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	10,676.61
	Total Liabilities	98,381.20
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	3,604.65

Balance Sheet

Account Number	Account Name	Balance
	Calculated Prior Years Retained Earnings	23,192.78
	Total Capital	178,647.42
	TOTAL LIABILITIES & CAPITAL	277,028.62