

Copper Valley

Financials

Buffalo Mtn Manager

Month Ending June 30, 2026

Actual vs. Budget

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.

As of: Jun 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%	-44,277.12	-44,277.12	0.00	0.00%	-88,554.24
40100	Late Fee	0.00	21.46	-21.46	-100.00%	0.00	128.76	-128.76	-100.00%	257.50
44200	Laundry Income	123.63	34.33	89.30	260.12%	540.74	205.98	334.76	162.52%	412.00
44405	Trash Reimbursement	0.00	246.00	-246.00	-100.00%	0.00	1,476.00	-1,476.00	-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		-7,255.89	-7,077.73	-178.16	-2.52%	148,349.71	149,527.76	-1,178.05	-0.79%	299,055.52
Expense										
Administrative Expenses										
50000	Management Fees	3,788.34	3,788.34	0.00	0.00%	22,730.04	22,730.04	0.00	0.00%	45,460.08
50004	Legal/Professional	0.00	429.17	429.17	100.00%	0.00	2,575.02	2,575.02	100.00%	5,150.00
50050	Administrative Expenses	86.45	128.75	42.30	32.85%	574.65	772.50	197.85	25.61%	1,545.00
50052	Bank Fees	0.00	21.46	21.46	100.00%	0.00	128.76	128.76	100.00%	257.50
50055	Supplies & Materials	0.00	4.29	4.29	100.00%	0.00	25.74	25.74	100.00%	51.50
50058	Business License	0.00	21.46	21.46	100.00%	0.00	128.76	128.76	100.00%	257.50
50065	Property Tax	0.00	300.42	300.42	100.00%	21.58	1,802.52	1,780.94	98.80%	3,605.00
50210	Insurance	4,980.00	5,833.33	853.33	14.63%	34,100.00	34,999.98	899.98	2.57%	70,000.00
Total Administrative Expenses		8,854.79	10,527.22	1,672.43	15.89%	57,426.27	63,163.32	5,737.05	9.08%	126,326.58
Building Maintenance										
50290	Security & Fire Safety	2,357.63	208.33	-2,149.30	-1031.68%	3,240.15	1,249.98	-1,990.17	-159.22%	2,500.00
50320	General Building Maintenance	327.11	583.33	256.22	43.92%	1,815.32	3,499.98	1,684.66	48.13%	7,000.00
50330	Plumbing & Heating	2,909.36	833.33	-2,076.03	-249.12%	7,317.56	4,999.98	-2,317.58	-46.35%	10,000.00
50405	Carpet Cleaning	2,030.00	0.00	-2,030.00	—	2,030.00	0.00	-2,030.00	—	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 Building Maintenance	7,624.10	1,624.99	-5,999.11	-369.18%	14,403.03	9,749.94	-4,653.09	-47.72%	19,500.00
	Employee Expense									
50462	Manager Unit Dues	0.00	818.34	818.34	100.00%	0.00	4,910.04	4,910.04	100.00%	9,820.02
	Total Employee Expense	0.00	818.34	818.34	100.00%	0.00	4,910.04	4,910.04	100.00%	9,820.02
	Grounds Maintenance									
50360	Grounds & Parking Maintenance	0.00	42.92	42.92	100.00%	0.00	257.52	257.52	100.00%	515.00
50430	Landscaping	0.00	85.83	85.83	100.00%	0.00	514.98	514.98	100.00%	1,030.00
	Total Grounds Maintenance	0.00	128.75	128.75	100.00%	0.00	772.50	772.50	100.00%	1,545.00
	Recreation Facilities									
54010	Pool Sauna Hot Tub Maintenance	320.00	429.17	109.17	25.44%	12,123.41	2,575.02	-9,548.39	-370.81%	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	0.00	0.00	0.00	0.00%	35.31	0.00	-35.31	—	0.00
	Total Recreation Facilities	320.00	429.17	109.17	25.44%	11,692.16	2,575.02	-9,117.14	-354.06%	5,150.00
	Snow Removal Group									
50280	Snow Removal - Roof	0.00	214.58	214.58	100.00%	0.00	1,287.48	1,287.48	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	11,862.14	8,112.14	68.39%	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	2,636.23	4,583.33	1,947.10	42.48%	25,228.79	27,500.02	2,271.23	8.26%	55,000.00
50250	Trash Removal	525.44	515.00	-10.44	-2.03%	3,152.64	3,090.00	-62.64	-2.03%	6,180.00
50306	Cable (TV) & Internet	2,065.00	2,128.67	63.67	2.99%	12,390.00	12,772.02	382.02	2.99%	25,544.00
50311	Electric Utility	0.00	0.00	0.00	0.00%	694.73	0.00	-694.73	—	0.00
	Total Utilities Expense	5,226.67	7,227.00	2,000.33	27.68%	63,433.27	63,862.06	428.79	0.67%	127,724.04
51000	Miscellaneous Expense	0.00	42.92	42.92	100.00%	0.00	257.52	257.52	100.00%	515.00
55500	Master Association	412.09	412.09	0.00	0.00%	2,519.36	2,472.54	-46.82	-1.89%	4,945.03
	Total Operating Expense	22,437.65	21,425.06	-1,012.59	-4.73%	153,224.09	159,625.08	6,400.99	4.01%	313,962.67
	Total Operating Income	-7,255.89	-7,077.73	-178.16	-2.52%	148,349.71	149,527.76	-1,178.05	-0.79%	299,055.52

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 Operating Expense	22,437.65	21,425.06	-1,012.59	-4.73%	153,224.09	159,625.08	6,400.99	4.01%	313,962.67
	NOI - Net Operating Income	-29,693.54	-28,502.79	-1,190.75	-4.18%	-4,874.38	-10,097.32	5,222.94	51.73%	-14,907.15
	Other Income									
40050	Reserve Dues	7,379.52	7,379.52	0.00	0.00%	44,492.05	44,277.12	214.93	0.49%	88,554.25
45050	Reserve Interest Income	128.53	23.18	105.35	454.49%	952.07	139.08	812.99	584.55%	278.10
	Total Other Income	7,508.05	7,402.70	105.35	1.42%	45,444.12	44,416.20	1,027.92	2.31%	88,832.35
	Other Expense									
60000	Reserve Expenses									
60005	Landscaping	81.91	325.00	243.09	74.80%	81.91	325.00	243.09	74.80%	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	22,500.00	22,500.00	100.00%	45,000.00
60220	Pool/Hot Tub/Sauna	13,726.02	0.00	-13,726.02	—	42,303.53	0.00	-42,303.53	—	4,000.00
	Total Reserve Expenses	13,807.93	4,075.00	-9,732.93	-238.84%	73,097.75	22,825.00	-50,272.75	-220.25%	84,650.00
	Total Other Expense	13,807.93	4,075.00	-9,732.93	-238.84%	73,097.75	22,825.00	-50,272.75	-220.25%	84,650.00
	Net Other Income	-6,299.88	3,327.70	-9,627.58	-289.32%	-27,653.63	21,591.20	-49,244.83	-228.08%	4,182.35
	Total Income	252.16	324.97	-72.81	-22.41%	193,793.83	193,943.96	-150.13	-0.08%	387,887.87
	Total Expense	36,245.58	25,500.06	-10,745.52	-42.14%	226,321.84	182,450.08	-43,871.76	-24.05%	398,612.67
	Net Income	-35,993.42	-25,175.09	-10,818.33	-42.97%	-32,528.01	11,493.88	-44,021.89	-383.00%	-10,724.80

Balance Sheet

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.

As of: 06/30/2026 (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	18,381.12
1160	Reserves Cash	170,039.00
Total Cash		188,420.12
	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
15000	Prepaid Insurance	4,401.00
15402	Prepaid Resort Dues	2,334.32
TOTAL ASSETS		223,090.44
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	2,621.44
22003	1st Bank Loan	36,951.75
2300	Prepaid Dues	21,002.49
Total Liabilities		80,575.68
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
	Calculated Retained Earnings	-32,528.01
	Calculated Prior Years Retained Earnings	23,192.78

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	142,514.76
	TOTAL LIABILITIES & CAPITAL	223,090.44