

Copper Valley

Financials

Buffalo Mtn Manager

Month Ending July 31, 2026

Actual vs. Budget

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.

As of: Jul 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	95,997.03	95,997.07	-0.04	-0.00%	287,991.09	287,991.21	-0.12	-0.00%	383,988.28
40051	Dues to Reserves	-7,379.52	-7,379.52	0.00	0.00%	-51,656.64	-51,656.64	0.00	0.00%	-88,554.24
40100	Late Fee	0.00	21.46	-21.46	-100.00%	0.00	150.22	-150.22	-100.00%	257.50
44200	Laundry Income	0.00	34.33	-34.33	-100.00%	540.74	240.31	300.43	125.02%	412.00
44405	Trash Reimbursement	0.00	246.00	-246.00	-100.00%	0.00	1,722.00	-1,722.00	-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		88,617.51	88,919.34	-301.83	-0.34%	236,967.22	238,447.10	-1,479.88	-0.62%	299,055.52
Expense										
Administrative Expenses										
50000	Management Fees	3,788.34	3,788.34	0.00	0.00%	26,518.38	26,518.38	0.00	0.00%	45,460.08
50004	Legal/Professional	0.00	429.17	429.17	100.00%	0.00	3,004.19	3,004.19	100.00%	5,150.00
50050	Administrative Expenses	99.35	128.75	29.40	22.83%	671.00	901.25	230.25	25.55%	1,545.00
50052	Bank Fees	0.00	21.46	21.46	100.00%	0.00	150.22	150.22	100.00%	257.50
50055	Supplies & Materials	0.00	4.29	4.29	100.00%	0.00	30.03	30.03	100.00%	51.50
50058	Business License	0.00	21.46	21.46	100.00%	0.00	150.22	150.22	100.00%	257.50
50065	Property Tax	0.00	300.42	300.42	100.00%	21.58	2,102.94	2,081.36	98.97%	3,605.00
50210	Insurance	4,980.00	5,833.33	853.33	14.63%	30,281.00	40,833.31	10,552.31	25.84%	70,000.00
Total Administrative Expenses		8,867.69	10,527.22	1,659.53	15.76%	57,491.96	73,690.54	16,198.58	21.98%	126,326.58
Building Maintenance										
50290	Security & Fire Safety	18.00	208.33	190.33	91.36%	3,258.15	1,458.31	-1,799.84	-123.42%	2,500.00
50320	General Building Maintenance	0.00	583.33	583.33	100.00%	1,815.32	4,083.31	2,267.99	55.54%	7,000.00
50330	Plumbing & Heating	2,909.36	833.33	-2,076.03	-249.12%	10,226.92	5,833.31	-4,393.61	-75.32%	10,000.00
50336	Boiler	239.40	0.00	-239.40	—	239.40	0.00	-239.40	—	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
50405	Carpet Cleaning	0.00	0.00	0.00	0.00%	2,030.00	0.00	-2,030.00	—	0.00
	Total Building Maintenance	3,166.76	1,624.99	-1,541.77	-94.88%	17,569.79	11,374.93	-6,194.86	-54.46%	19,500.00
	Employee Expense									
50462	Manager Unit Dues	0.00	818.33	818.33	100.00%	0.00	5,728.37	5,728.37	100.00%	9,820.02
50514	Contract Labor	0.00	0.00	0.00	0.00%	1,622.50	0.00	-1,622.50	—	0.00
	Total Employee Expense	0.00	818.33	818.33	100.00%	1,622.50	5,728.37	4,105.87	71.68%	9,820.02
	Grounds Maintenance									
50360	Grounds & Parking Maintenance	0.00	42.92	42.92	100.00%	0.00	300.44	300.44	100.00%	515.00
50430	Landscaping	0.00	85.83	85.83	100.00%	0.00	600.81	600.81	100.00%	1,030.00
	Total Grounds Maintenance	0.00	128.75	128.75	100.00%	0.00	901.25	901.25	100.00%	1,545.00
	Recreation Facilities									
54010	Pool Sauna Hot Tub Maintenance	753.37	429.17	-324.20	-75.54%	12,912.09	3,004.19	-9,907.90	-329.80%	5,150.00
54120	Hot Tub	0.00	0.00	0.00	0.00%	-466.56	0.00	466.56	—	0.00
	Total Recreation Facilities	753.37	429.17	-324.20	-75.54%	12,445.53	3,004.19	-9,441.34	-314.27%	5,150.00
	Snow Removal Group									
50280	Snow Removal - Roof	0.00	214.58	214.58	100.00%	0.00	1,502.06	1,502.06	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	12,076.72	8,326.72	68.95%	18,437.00
	Utilities Expense									
50221	Water & Sewer	10,974.69	10,250.01	-724.68	-7.07%	32,941.80	30,750.03	-2,191.77	-7.13%	41,000.04
50224	Utilities	2,348.10	4,583.33	2,235.23	48.77%	27,576.89	32,083.35	4,506.46	14.05%	55,000.00
50250	Trash Removal	525.44	515.00	-10.44	-2.03%	3,678.08	3,605.00	-73.08	-2.03%	6,180.00
50306	Cable (TV) & Internet	2,065.00	2,128.67	63.67	2.99%	14,455.00	14,900.69	445.69	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	15,913.23	17,477.01	1,563.78	8.95%	79,346.50	81,339.07	1,992.57	2.45%	127,724.04
51000	Miscellaneous Expense	0.00	42.92	42.92	100.00%	0.00	300.44	300.44	100.00%	515.00
55500	Master Association	412.09	412.09	0.00	0.00%	2,931.45	2,884.63	-46.82	-1.62%	4,945.03
	Total Operating Expense	29,113.14	31,675.06	2,561.92	8.09%	175,157.73	191,300.14	16,142.41	8.44%	313,962.67

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 Income	88,617.51	88,919.34	-301.83	-0.34%	236,967.22	238,447.10	-1,479.88	-0.62%	299,055.52
	Total Operating Expense	29,113.14	31,675.06	2,561.92	8.09%	175,157.73	191,300.14	16,142.41	8.44%	313,962.67
	NOI - Net Operating Income	59,504.37	57,244.28	2,260.09	3.95%	61,809.49	47,146.96	14,662.53	31.10%	-14,907.15
	Other Income									
40050	Reserve Dues	7,379.52	7,379.52	0.00	0.00%	51,871.57	51,656.64	214.93	0.42%	88,554.25
45050	Reserve Interest Income	0.00	23.17	-23.17	-100.00%	952.07	162.25	789.82	486.79%	278.10
	Total Other Income	7,379.52	7,402.69	-23.17	-0.31%	52,823.64	51,818.89	1,004.75	1.94%	88,832.35
	Other Expense									
60000	Reserve Expenses									
60005	Landscaping	0.00	325.00	325.00	100.00%	81.91	650.00	568.09	87.40%	650.00
60020	Plumbing & Heating	38,718.00	0.00	-38,718.00	—	38,718.00	0.00	-38,718.00	—	0.00
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	26,250.00	26,250.00	100.00%	45,000.00
60220	Pool/Hot Tub/Sauna	13,253.72	0.00	-13,253.72	—	55,557.25	0.00	-55,557.25	—	4,000.00
	Total Reserve Expenses	51,971.72	4,075.00	-47,896.72	-1175.38%	125,069.47	26,900.00	-98,169.47	-364.94%	84,650.00
	Total Other Expense	51,971.72	4,075.00	-47,896.72	-1175.38%	125,069.47	26,900.00	-98,169.47	-364.94%	84,650.00
	Net Other Income	-44,592.20	3,327.69	-47,919.89	-1440.03%	-72,245.83	24,918.89	-97,164.72	-389.92%	4,182.35
	Total Income	95,997.03	96,322.03	-325.00	-0.34%	289,790.86	290,265.99	-475.13	-0.16%	387,887.87
	Total Expense	81,084.86	35,750.06	-45,334.80	-126.81%	300,227.20	218,200.14	-82,027.06	-37.59%	398,612.67
	Net Income	14,912.17	60,571.97	-45,659.80	-75.38%	-10,436.34	72,065.85	-82,502.19	-114.48%	-10,724.80

Balance Sheet

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.

As of: 07/31/2026 (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	-13,627.61
1160	Reserves Cash	167,130.34
	Total Cash	153,502.73
	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	27,904.49
15000	Prepaid Insurance	4,401.00
15402	Prepaid Resort Dues	1,922.23
	TOTAL ASSETS	215,665.45
LIABILITIES & CAPITAL		
Liabilities		
	Due to Reserves	20,000.00
20000	Accounts Payable	4,750.48
2300	Prepaid Dues	141.71
	Total Liabilities	24,892.19
Capital		
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
3300	Retained Earnings	-9,266.44
	Calculated Retained Earnings	-10,436.34

Balance Sheet

Account Number	Account Name	Balance
	Calculated Prior Years Retained Earnings	58,626.05
	Total Capital	190,773.26
	TOTAL LIABILITIES & CAPITAL	215,665.45