Copper Valley

Financials

Buffalo Mtn Manager

Month Ending August 31, 2026

Actual vs. Budget

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.
As of: Aug 2026
Additional Account Types: None
Accounting Basis: Accrual
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Base Report: Annual Budget - Comparative

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%	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%	-59,036.16	-59,036.16	0.00	0.00%	-88,554.24
40100	Late Fee	0.00	21.46	-21.46	-100.00%	0.00	171.68	-171.68	-100.00%	257.50
44200	Laundry Income	153.89	34.33	119.56	348.27%	694.63	274.64	419.99	152.92%	412.00
44405	Trash Reimbursement	0.00	246.00	-246.00	-100.00%	0.00	1,968.00	-1,968.00	-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	**-7,225.63**	**-7,077.73**	**-147.90**	**-2.09%**	**229,741.59**	**231,369.37**	**-1,627.78**	**-0.70%**	**299,055.52**
	Expense									
	Administrative Expenses									
50000	Management Fees	3,698.78	3,788.34	89.56	2.36%	30,217.16	30,306.72	89.56	0.30%	45,460.08
50004	Legal/Professional	0.00	429.17	429.17	100.00%	0.00	3,433.36	3,433.36	100.00%	5,150.00
50050	Administrative Expenses	95.05	128.75	33.70	26.17%	766.05	1,030.00	263.95	25.63%	1,545.00
50052	Bank Fees	38.00	21.46	-16.54	-77.07%	38.00	171.68	133.68	77.87%	257.50
50055	Supplies & Materials	0.00	4.29	4.29	100.00%	0.00	34.32	34.32	100.00%	51.50
50058	Business License	0.00	21.46	21.46	100.00%	0.00	171.68	171.68	100.00%	257.50
50065	Property Tax	0.00	300.42	300.42	100.00%	21.58	2,403.36	2,381.78	99.10%	3,605.00
50210	Insurance	4,980.00	5,833.33	853.33	14.63%	35,261.00	46,666.64	11,405.64	24.44%	70,000.00
	Total Administrative Expenses	**8,811.83**	**10,527.22**	**1,715.39**	**16.29%**	**66,303.79**	**84,217.76**	**17,913.97**	**21.27%**	**126,326.58**
	Building Maintenance									
50290	Security & Fire Safety	0.00	208.33	208.33	100.00%	3,258.15	1,666.64	-1,591.51	-95.49%	2,500.00
50320	General Building Maintenance	145.49	583.33	437.84	75.06%	1,960.81	4,666.64	2,705.83	57.98%	7,000.00
50330	Plumbing & Heating	0.00	833.33	833.33	100.00%	10,226.92	6,666.64	-3,560.28	-53.40%	10,000.00
50336	Boiler	585.00	0.00	-585.00	–	824.40	0.00	-824.40	–	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	**730.49**	**1,624.99**	**894.50**	**55.05%**	**18,300.28**	**12,999.92**	**-5,300.36**	**-40.77%**	**19,500.00**
	Employee Expense									
50462	Manager Unit Dues	0.00	818.33	818.33	100.00%	0.00	6,546.70	6,546.70	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**	**6,546.70**	**4,924.20**	**75.22%**	**9,820.02**
	Grounds Maintenance									
50360	Grounds & Parking Maintenance	0.00	42.92	42.92	100.00%	0.00	343.36	343.36	100.00%	515.00
50430	Landscaping	0.00	85.83	85.83	100.00%	0.00	686.64	686.64	100.00%	1,030.00
	Total Grounds Maintenance	**0.00**	**128.75**	**128.75**	**100.00%**	**0.00**	**1,030.00**	**1,030.00**	**100.00%**	**1,545.00**
	Recreation Facilities									
54010	Pool Sauna Hot Tub Maintenance	175.89	429.17	253.28	59.02%	13,206.00	3,433.36	-9,772.64	-284.64%	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	**175.89**	**429.17**	**253.28**	**59.02%**	**12,739.44**	**3,433.36**	**-9,306.08**	**-271.05%**	**5,150.00**
	Snow Removal Group									
50280	Snow Removal - Roof	0.00	214.58	214.58	100.00%	0.00	1,716.64	1,716.64	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**	**12,291.30**	**8,541.30**	**69.49%**	**18,437.00**
	Utilities Expense									
50221	Water & Sewer	0.00	0.00	0.00	0.00%	32,941.80	30,750.03	-2,191.77	-7.13%	41,000.04
50224	Utilities	2,445.57	4,583.33	2,137.76	46.64%	30,022.46	36,666.68	6,644.22	18.12%	55,000.00
50250	Trash Removal	525.44	515.00	-10.44	-2.03%	4,203.52	4,120.00	-83.52	-2.03%	6,180.00
50306	Cable (TV) & Internet	2,065.00	2,128.67	63.67	2.99%	16,520.00	17,029.36	509.36	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	**5,036.01**	**7,227.00**	**2,190.99**	**30.32%**	**84,382.51**	**88,566.07**	**4,183.56**	**4.72%**	**127,724.04**
51000	Miscellaneous Expense	0.00	42.92	42.92	100.00%	0.00	343.36	343.36	100.00%	515.00
55500	Master Association	412.09	412.08	-0.01	-0.00%	3,343.54	3,296.71	-46.83	-1.42%	4,945.03
	Total Operating Expense	**15,166.31**	**21,425.04**	**6,258.73**	**29.21%**	**190,442.06**	**212,725.18**	**22,283.12**	**10.48%**	**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	-7,225.63	-7,077.73	-147.90	-2.09%	229,741.59	231,369.37	-1,627.78	-0.70%	299,055.52
	Total Operating Expense	15,166.31	21,425.04	6,258.73	29.21%	190,442.06	212,725.18	22,283.12	10.48%	313,962.67
	NOI - Net Operating Income	**-22,391.94**	**-28,502.77**	**6,110.83**	**21.44%**	**39,299.53**	**18,644.19**	**20,655.34**	**110.79%**	**-14,907.15**
	Other Income									
40050	Reserve Dues	7,379.52	7,379.52	0.00	0.00%	59,251.09	59,036.16	214.93	0.36%	88,554.25
45050	Reserve Interest Income	235.02	23.17	211.85	914.33%	1,187.09	185.42	1,001.67	540.22%	278.10
	Total Other Income	**7,614.54**	**7,402.69**	**211.85**	**2.86%**	**60,438.18**	**59,221.58**	**1,216.60**	**2.05%**	**88,832.35**
	Other Expense									
60000	**Reserve Expenses**									
60005	Landscaping	0.00	0.00	0.00	0.00%	81.91	650.00	568.09	87.40%	650.00
60020	Plumbing & Heating	8,097.05	0.00	-8,097.05	–	46,815.05	0.00	-46,815.05	–	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	30,000.00	30,000.00	100.00%	45,000.00
60220	Pool/Hot Tub/Sauna	0.00	0.00	0.00	0.00%	55,439.23	0.00	-55,439.23	–	4,000.00
	Total Reserve Expenses	**8,097.05**	**3,750.00**	**-4,347.05**	**-115.92%**	**133,048.50**	**30,650.00**	**-102,398.50**	**-334.09%**	**84,650.00**
	Total Other Expense	**8,097.05**	**3,750.00**	**-4,347.05**	**-115.92%**	**133,048.50**	**30,650.00**	**-102,398.50**	**-334.09%**	**84,650.00**
	Net Other Income	**-482.51**	**3,652.69**	**-4,135.20**	**-113.21%**	**-72,610.32**	**28,571.58**	**-101,181.90**	**-354.13%**	**4,182.35**
	Total Income	388.91	324.96	63.95	19.68%	290,179.77	290,590.95	-411.18	-0.14%	387,887.87
	Total Expense	23,263.36	25,175.04	1,911.68	7.59%	323,490.56	243,375.18	-80,115.38	-32.92%	398,612.67
	Net Income	**-22,874.45**	**-24,850.08**	**1,975.63**	**7.95%**	**-33,310.79**	**47,215.77**	**-80,526.56**	**-170.55%**	**-10,724.80**

Balance Sheet

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.
As of: 08/31/2026 (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	11,076.54
1160	Reserves Cash	136,026.88
	Total Cash	**147,103.42**
	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	20,838.07
15000	Prepaid Insurance	4,401.00
15402	Prepaid Resort Dues	1,510.14
	TOTAL ASSETS	**201,787.63**
	LIABILITIES & CAPITAL	
	Liabilities	
	Due to Reserves	20,000.00
20000	Accounts Payable	10,571.98
2300	Prepaid Dues	3,316.84
	Total Liabilities	**33,888.82**
	Capital	
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
3300	Retained Earnings	-9,266.44
	Calculated Retained Earnings	-33,310.79

Balance Sheet

Account Number	Account Name	Balance
	Calculated Prior Years Retained Earnings	58,626.05
	Total Capital	**167,898.81**
	TOTAL LIABILITIES & CAPITAL	**201,787.63**