Copper Valley

Financials

Buffalo Mtn Manager

Month Ending September 30, 2026

Actual vs. Budget

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.
As of: Sep 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	15,040.41	0.00	15,040.41	–	303,031.50	287,991.21	15,040.29	5.22%	383,988.28
40051	Dues to Reserves	-7,379.52	-7,379.52	0.00	0.00%	-66,415.68	-66,415.68	0.00	0.00%	-88,554.24
40100	Late Fee	0.00	21.46	-21.46	-100.00%	0.00	193.14	-193.14	-100.00%	257.50
44200	Laundry Income	0.00	34.34	-34.34	-100.00%	694.63	308.98	385.65	124.81%	412.00
44405	Trash Reimbursement	0.00	246.00	-246.00	-100.00%	0.00	2,214.00	-2,214.00	-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	**7,660.89**	**-7,077.72**	**14,738.61**	**208.24%**	**237,402.48**	**224,291.65**	**13,110.83**	**5.85%**	**299,055.52**
	Expense									
	Administrative Expenses									
50000	Management Fees	3,788.34	3,788.34	0.00	0.00%	34,005.50	34,095.06	89.56	0.26%	45,460.08
50004	Legal/Professional	0.00	429.16	429.16	100.00%	0.00	3,862.52	3,862.52	100.00%	5,150.00
50050	Administrative Expenses	168.15	128.75	-39.40	-30.60%	934.20	1,158.75	224.55	19.38%	1,545.00
50052	Bank Fees	0.00	21.46	21.46	100.00%	38.00	193.14	155.14	80.33%	257.50
50055	Supplies & Materials	0.00	4.29	4.29	100.00%	0.00	38.61	38.61	100.00%	51.50
50058	Business License	0.00	21.46	21.46	100.00%	0.00	193.14	193.14	100.00%	257.50
50065	Property Tax	0.00	300.41	300.41	100.00%	21.58	2,703.77	2,682.19	99.20%	3,605.00
50210	Insurance	4,980.00	5,833.34	853.34	14.63%	40,241.00	52,499.98	12,258.98	23.35%	70,000.00
	Total Administrative Expenses	**8,936.49**	**10,527.21**	**1,590.72**	**15.11%**	**75,240.28**	**94,744.97**	**19,504.69**	**20.59%**	**126,326.58**
	Building Maintenance									
50290	Security & Fire Safety	188.85	208.34	19.49	9.35%	3,447.00	1,874.98	-1,572.02	-83.84%	2,500.00
50320	General Building Maintenance	210.69	583.34	372.65	63.88%	2,171.50	5,249.98	3,078.48	58.64%	7,000.00
50330	Plumbing & Heating	0.00	833.34	833.34	100.00%	10,226.92	7,499.98	-2,726.94	-36.36%	10,000.00
50336	Boiler	0.00	0.00	0.00	0.00%	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	**399.54**	**1,625.02**	**1,225.48**	**75.41%**	**18,699.82**	**14,624.94**	**-4,074.88**	**-27.86%**	**19,500.00**
	Employee Expense									
50462	Manager Unit Dues	0.00	818.33	818.33	100.00%	0.00	7,365.03	7,365.03	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**	**7,365.03**	**5,742.53**	**77.97%**	**9,820.02**
	Grounds Maintenance									
50360	Grounds & Parking Maintenance	0.00	42.91	42.91	100.00%	0.00	386.27	386.27	100.00%	515.00
50430	Landscaping	0.00	85.84	85.84	100.00%	0.00	772.48	772.48	100.00%	1,030.00
	Total Grounds Maintenance	**0.00**	**128.75**	**128.75**	**100.00%**	**0.00**	**1,158.75**	**1,158.75**	**100.00%**	**1,545.00**
	Recreation Facilities									
54010	Pool Sauna Hot Tub Maintenance	255.97	429.16	173.19	40.36%	13,461.97	3,862.52	-9,599.45	-248.53%	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	**255.97**	**429.16**	**173.19**	**40.36%**	**12,995.41**	**3,862.52**	**-9,132.89**	**-236.45%**	**5,150.00**
	Snow Removal Group									
50280	Snow Removal - Roof	0.00	214.59	214.59	100.00%	0.00	1,931.23	1,931.23	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**	**214.59**	**214.59**	**100.00%**	**3,750.00**	**12,505.89**	**8,755.89**	**70.01%**	**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	2,591.55	4,583.33	1,991.78	43.46%	32,614.01	41,250.01	8,636.00	20.94%	55,000.00
50250	Trash Removal	525.44	515.00	-10.44	-2.03%	4,728.96	4,635.00	-93.96	-2.03%	6,180.00
50306	Cable (TV) & Internet	2,065.00	2,128.66	63.66	2.99%	18,585.00	19,158.02	573.02	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	**5,181.99**	**7,226.99**	**2,045.00**	**28.30%**	**89,564.50**	**95,793.06**	**6,228.56**	**6.50%**	**127,724.04**
51000	Miscellaneous Expense	0.00	42.91	42.91	100.00%	0.00	386.27	386.27	100.00%	515.00
55500	Master Association	412.09	412.08	-0.01	-0.00%	3,755.63	3,708.79	-46.84	-1.26%	4,945.03
	Total Operating Expense	**15,186.08**	**21,425.04**	**6,238.96**	**29.12%**	**205,628.14**	**234,150.22**	**28,522.08**	**12.18%**	**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	7,660.89	-7,077.72	14,738.61	208.24%	237,402.48	224,291.65	13,110.83	5.85%	299,055.52
	Total Operating Expense	15,186.08	21,425.04	6,238.96	29.12%	205,628.14	234,150.22	28,522.08	12.18%	313,962.67
	NOI - Net Operating Income	**-7,525.19**	**-28,502.76**	**20,977.57**	**73.60%**	**31,774.34**	**-9,858.57**	**41,632.91**	**422.30%**	**-14,907.15**
	Other Income									
40050	Reserve Dues	7,379.52	7,379.52	0.00	0.00%	66,630.61	66,415.68	214.93	0.32%	88,554.25
45050	Reserve Interest Income	112.46	23.17	89.29	385.37%	1,299.55	208.59	1,090.96	523.02%	278.10
	Total Other Income	**7,491.98**	**7,402.69**	**89.29**	**1.21%**	**67,930.16**	**66,624.27**	**1,305.89**	**1.96%**	**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	2,890.00	0.00	-2,890.00	–	49,705.05	0.00	-49,705.05	–	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	33,750.00	33,750.00	100.00%	45,000.00
60220	Pool/Hot Tub/Sauna	2,410.00	0.00	-2,410.00	–	57,849.23	0.00	-57,849.23	–	4,000.00
	Total Reserve Expenses	**5,300.00**	**3,750.00**	**-1,550.00**	**-41.33%**	**138,348.50**	**34,400.00**	**-103,948.50**	**-302.18%**	**84,650.00**
	Total Other Expense	**5,300.00**	**3,750.00**	**-1,550.00**	**-41.33%**	**138,348.50**	**34,400.00**	**-103,948.50**	**-302.18%**	**84,650.00**
	Net Other Income	**2,191.98**	**3,652.69**	**-1,460.71**	**-39.99%**	**-70,418.34**	**32,224.27**	**-102,642.61**	**-318.53%**	**4,182.35**
	Total Income	15,152.87	324.97	14,827.90	4562.85%	305,332.64	290,915.92	14,416.72	4.96%	387,887.87
	Total Expense	20,486.08	25,175.04	4,688.96	18.63%	343,976.64	268,550.22	-75,426.42	-28.09%	398,612.67
	Net Income	**-5,333.21**	**-24,850.07**	**19,516.86**	**78.54%**	**-38,644.00**	**22,365.70**	**-61,009.70**	**-272.78%**	**-10,724.80**

Balance Sheet

Portfolios: COPPER VALLEY CONDOMINIUM ASSOCIATION, INC.
As of: 09/30/2026 (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	12,792.23
1160	Reserves Cash	143,518.86
	Total Cash	**156,311.09**
	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	13,235.07
15000	Prepaid Insurance	4,401.00
15402	Prepaid Resort Dues	1,098.05
	TOTAL ASSETS	**202,980.21**
	LIABILITIES & CAPITAL	
	Liabilities	
	Due to Reserves	20,000.00
20000	Accounts Payable	7,614.57
2300	Prepaid Dues	12,800.04
	Total Liabilities	**40,414.61**
	Capital	
31000	Operating Equity	14,657.44
32000	Reserve Equity	137,192.55
3300	Retained Earnings	-9,266.44
	Calculated Retained Earnings	-38,644.00

Balance Sheet

Account Number	Account Name	Balance
	Calculated Prior Years Retained Earnings	58,626.05
	Total Capital	**162,565.60**
	TOTAL LIABILITIES & CAPITAL	**202,980.21**