

Properties: Copper Valley Condominium Association - 0056

As of: Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	2025 Annual Budget	2026 Board Adopted Budget
Income		3% Dues Increase
Dues	381,978.60	\$393,437.96
Dues to Reserves	-85,975.00	-\$88,554.25
Late Fee	250.00	\$257.50
Laundry Income	400.00	\$412.00
Trash Reimbursement	2,866.00	\$2,951.98
Total Operating Income	299,519.60	\$308,505.19
Expense		
Administrative Expenses		
Management Fees	44,136.00	\$45,460.08
Legal/Professional	5,000.00	\$5,150.00
Admin Supplies	1,500.00	\$1,545.00
Bank Fees	250.00	\$257.50
Supplies & Materials	50.00	\$51.50
Business License	250.00	\$257.50
Property Tax	3,500.00	\$3,605.00
Insurance	63,475.00	\$70,000.00
Total Administrative Expenses	118,161.00	\$126,326.58
Building Maintenance		
Security & Fire Safety	2,000.00	\$2,500.00
Fire Extinguishers	0.00	\$0.00
General Building Maintenance	5,000.00	\$7,000.00
Plumbing & Heating	7,500.00	\$10,000.00
Total Building Maintenance	14,500.00	\$19,500.00
Employee Expense		
Manager Unit Dues	9,534.00	\$9,820.02
Total Employee Expense	9,534.00	\$9,820.02
Grounds Maintenance		
Grounds & Parking Maintenance	500.00	\$515.00
Landscaping	1,000.00	\$1,030.00
Total Grounds Maintenance	1,500.00	\$1,545.00
Recreation Facilities		
Pool Sauna Hot Tub Maintenance (CH)	5,000.00	\$5,150.00
Total Recreation Facilities	5,000.00	\$5,150.00
Snow Removal Group		
Snow Removal - Roof	2,500.00	\$2,575.00
Snow Removal	15,400.00	\$15,862.00
Total Snow Removal Group	17,900.00	\$18,437.00
Utilities Expense		
Water & Sewer	41,800.00	\$41,000.00
Utilities	55,000.00	\$55,000.00
Trash Removal	6,000.00	\$6,180.00
Cable Television	24,800.00	\$25,544.00
Electric Utility	0.00	\$0.00
Total Utilities Expense	127,600.00	\$127,724.00
Miscellaneous Expense	500.00	\$515.00
Master Association	4,801.00	\$4,945.03
Loan - Principle	0.00	\$0.00
Total Operating Expense	299,496.00	\$308,502.60
Total Operating Income	299,519.60	\$308,505.19
Total Operating Expense	299,496.00	\$308,502.60
NOI - Net Operating Income	23.60	\$2.59
Other Income		
Reserve Dues	85,975.00	\$88,554.25
Reserve Interest Income	270.00	\$278.10
Total Other Income	86,245.00	\$88,832.35