Copperbottom Inn HOA

Balance Sheet

As of Aug 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Zions Checking Account	90,056.69
Zions Reserve Account	23,816.86
Total for Bank Accounts	**$113,873.55**
Accounts Receivable	
Accounts Receivable	0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
CD - 4634	40,554.86
CD - 4700	40,473.06
CD - 8099	40,491.92
Prepaid Expenses	0.00
Undeposited Funds	0.00
Total for Other Current Assets	**$121,519.84**
Total for Current Assets	**$235,393.39**
Total for Assets	**$235,393.39**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total for Accounts Payable	**$0.00**
Other Current Liabilities	
Remodel Security Deposit	0.00
Total for Other Current Liabilities	**$0.00**
Total for Current Liabilities	**$0.00**
Total for Liabilities	**$0.00**
Equity	
Capital Reserves	93,098.21
Opening Balance Equity	0.00
Retained Earnings	154,042.10
Net Income	-11,746.92
Total for Equity	**$235,393.39**
Total for Liabilities and Equity	**$235,393.39**

Copperbottom Inn HOA

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - August, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
1000 Operating Income		0.00	0.00
1010 Monthly Dues	171,869.68	171,872.00	-2.32
1020 Parking Garage & Replacement Tags	1,200.00	900.00	300.00
1030 Laundry Machine Vending	275.60	300.00	-24.40
1040 Late Fees	6,437.11	0.00	6,437.11
1050 Violation Fines	40.00		40.00
1070 Reserve Contribution	-34,560.00	-34,560.00	0.00
Total 1000 Operating Income	**145,262.39**	**138,512.00**	**6,750.39**
Total Income	**$145,262.39**	**$138,512.00**	**$6,750.39**
GROSS PROFIT	**$145,262.39**	**$138,512.00**	**$6,750.39**
Expenses			
2000 Utilities			
2010 Water	13,726.11	14,425.00	-698.89
2020 Natural Gas	16,475.70	11,700.00	4,775.70
2030 Electricity	8,719.90	10,100.00	-1,380.10
2040 Sewer	12,349.34	11,920.00	429.34
2050 Cable T V	7,221.99	7,600.00	-378.01
2060 HOA Telephone Lines		0.00	0.00
2065 Internet for Security System		0.00	0.00
2070 Trash Removal	1,005.31	1,360.00	-354.69
2080 Water Softener Salts	324.83	440.00	-115.17
Total 2000 Utilities	**59,823.18**	**57,545.00**	**2,278.18**
3000 Operations & Maintenance			
3010 Building Maintenance & Repair	15,643.04	16,000.00	-356.96
3020 Common Area Cleaning	6,202.00	6,600.00	-398.00
3030 Chimney Cleaning	1,670.00	2,300.00	-630.00
3040 Ground Maintenance	2,510.84	3,250.00	-739.16
3050 Snow Removal	4,037.68	4,500.00	-462.32
3060 Elevator Maintenance & Repair	2,597.52	2,320.00	277.52
3070 Spa Maintenance & Repair	8,500.66	8,350.00	150.66
3090 Fire System Inspection & Repairs		1,975.00	-1,975.00
3095 Fire System Monitoring and Maintenance	1,080.06	920.00	160.06
3100 Supply Items		400.00	-400.00
Total 3000 Operations & Maintenance	**42,241.80**	**46,615.00**	**-4,373.20**
4000 Administrative			
4010 Management	10,000.00	10,000.00	0.00
4020 Insurance	18,056.00	18,630.00	-574.00
4030 Legal/Professional	5.00		5.00
Accounting Fees	3,500.00	3,200.00	300.00
Professional Services	3,173.61	800.00	2,373.61
Tax Prep	750.00	650.00	100.00

Copperbottom Inn HOA

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - August, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Total 4030 Legal/Professional	**7,428.61**	**4,650.00**	**2,778.61**
4040 Website and Software		920.00	-920.00
4050 Property Taxes	100.00	0.00	100.00
4060 Adminstrative	932.75	960.00	-27.25
4070 QuickBooks Payments Fees	887.98	1,248.00	-360.02
4075 Quickbooks OnLine		0.00	0.00
Total 4000 Administrative	**37,405.34**	**36,408.00**	**997.34**
Bank Charges	5.15		5.15
Total Expenses	**$139,475.47**	**$140,568.00**	**$ -1,092.53**
NET OPERATING INCOME	**$5,786.92**	**$ -2,056.00**	**$7,842.92**
Other Income			
1011 Interest Income	1,519.84		1,519.84
Total Other Income	**$1,519.84**	**$0.00**	**$1,519.84**
NET OTHER INCOME	**$1,519.84**	**$0.00**	**$1,519.84**
NET INCOME	**$7,306.76**	**$ -2,056.00**	**$9,362.76**