

Copperbottom Inn HOA

Balance Sheet

As of May 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Zions Checking Account	104,179.17
Zions Reserve Account	25,460.03
Total for Bank Accounts	\$129,639.20
Accounts Receivable	
Accounts Receivable	0.00
Total for Accounts Receivable	\$0.00
Other Current Assets	
CD - 4634	40,342.82
CD - 4700	40,000.00
CD - 8099	40,234.65
Prepaid Expenses	0.00
Undeposited Funds	0.00
Total for Other Current Assets	\$120,577.47
Total for Current Assets	\$250,216.67
Total for Assets	\$250,216.67
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	101,132.85
Opening Balance Equity	0.00
Retained Earnings	154,042.10
Net Income	-4,958.28
Total for Equity	\$250,216.67
Total for Liabilities and Equity	\$250,216.67

Copperbottom Inn HOA

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

January - May, 2026

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Income			
1000 Operating Income		0.00	0.00
1010 Monthly Dues	107,418.55	107,420.00	-1.45
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	2,997.11	0.00	2,997.11
1070 Reserve Contribution	-21,600.00	-21,600.00	0.00
Total 1000 Operating Income	90,291.26	87,020.00	3,271.26
Total Income	\$90,291.26	\$87,020.00	\$3,271.26
GROSS PROFIT	\$90,291.26	\$87,020.00	\$3,271.26
Expenses			
2000 Utilities			
2010 Water	8,062.24	9,475.00	-1,412.76
2020 Natural Gas	9,772.31	10,800.00	-1,027.69
2030 Electricity	5,562.05	6,800.00	-1,237.95
2040 Sewer	7,799.80	7,450.00	349.80
2050 Cable T V	4,515.06	4,750.00	-234.94
2060 HOA Telephone Lines		0.00	0.00
2065 Internet for Security System		0.00	0.00
2070 Trash Removal	552.98	850.00	-297.02
2080 Water Softener Salts	112.76	275.00	-162.24
Total 2000 Utilities	36,377.20	40,400.00	-4,022.80
3000 Operations & Maintenance			
3010 Building Maintenance & Repair	16,098.71	10,000.00	6,098.71
3020 Common Area Cleaning	3,670.00	5,100.00	-1,430.00
3030 Chimney Cleaning	1,670.00	2,300.00	-630.00
3040 Ground Maintenance	1,649.89	1,000.00	649.89
3050 Snow Removal	4,037.68	4,500.00	-462.32
3060 Elevator Maintenance & Repair	1,710.66	1,450.00	260.66
3070 Spa Maintenance & Repair	5,200.16	5,675.00	-474.84
3090 Fire System Inspection & Repairs		1,325.00	-1,325.00
3095 Fire System Monitoring and Maintenance	715.98	575.00	140.98
3100 Supply Items		250.00	-250.00
Total 3000 Operations & Maintenance	34,753.08	32,175.00	2,578.08
4000 Administrative			
4010 Management	6,250.00	6,250.00	0.00
4020 Insurance		0.00	0.00
4030 Legal/Professional			
Accounting Fees	2,300.00	2,000.00	300.00
Professional Services	2,585.11	500.00	2,085.11
Tax Prep	750.00	650.00	100.00
Total 4030 Legal/Professional	5,635.11	3,150.00	2,485.11

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

January - May, 2026

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
4040 Website and Software		575.00	-575.00
4050 Property Taxes	100.00	0.00	100.00
4060 Administrative	929.67	600.00	329.67
4070 QuickBooks Payments Fees	575.98	780.00	-204.02
4075 Quickbooks OnLine		0.00	0.00
Total 4000 Administrative	13,490.76	11,355.00	2,135.76
Bank Charges	3.15		3.15
Total Expenses	\$84,624.19	\$83,930.00	\$694.19
NET OPERATING INCOME	\$5,667.07	\$3,090.00	\$2,577.07
Other Income			
1011 Interest Income	577.47		577.47
Total Other Income	\$577.47	\$0.00	\$577.47
NET OTHER INCOME	\$577.47	\$0.00	\$577.47
NET INCOME	\$6,244.54	\$3,090.00	\$3,154.54