



# August 2023 Financials

AUGUST, 2023

## AT A GLANCE

### Operational & Capital

**Fiscal Year**

**November 1,  
2022**

**To**

**October 31,  
2023**

Total OP & CAP Fund Balance .....\$ 2,452,434

Total Combined Income .....\$ 3,094,464

Total Combined Expenses .....\$ 1,716,545

*Outstanding Long-Term Liabilities*

Village Pool Loan .....\$ 1,165,042

Operational Account Fund Balance ....\$ 607,449

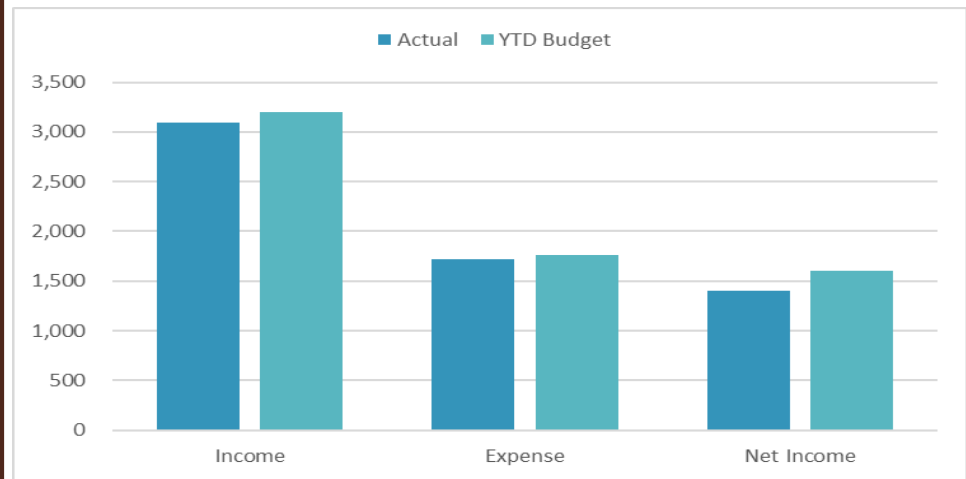
YTD Assessments | Other Income .....\$ 968,142

YTD Operational Expenses .....\$ 944,529

Capital Reserve Fund Balance .....\$ 1,844,985

YTD Assessments | Other Income ....\$ 2,126,322

YTD Capital Expense.....\$ 772,016



# Operational Overview



AUGUST, 2023

## Fiscal Year

November 1,  
2020  
To  
October 31,  
2021

### Income is 13.1% (146.5K) under Budget

Please note that with the new reporting changes approved by the board, the statement of dues income will look a bit off during the 2022-23 fiscal year as a substantial part of the first bi-annual revenue was received and accounted for during the 2021-22 Fiscal Year.

### Expenses are 0.1% (0.8K) under Budget

#### Accounts under Budget

|   |       |
|---|-------|
| Harker Pool Payroll .....                   | 25.5K |
| Village Pool Chemicals .....                | 6.0K  |
| Landscaping at Village Racquet Sports ..... | 5.0K  |
| Employee Health Insurance .....             | 4.1K  |
| Computer, Amenity, Email Support .....      | 3.5K  |
| Cleaning Village Pool.....                  | 3.3K  |
| Education .....                             | 3.0K  |

#### Items over Budget

|   |       |
|---|-------|
| Administrative Payroll.....                                   | 25.1K |
| ...Board Approved Bonus—Har-tru Courts                        |       |
| Harker Structure Maintenance .....                            | 18.0K |
| ...Costs associated with the Harker basement flood            |       |
| Legal.....  | 16.9K |
| ...Additional Legal Fees for Elkhorn Springs Parking Research |       |
| Snow Removal .....  | 9.8K  |
| ...Heavy snowfall affected the average forecast.              |       |
| Village Pool Natural Gas.....                                 | 9.1K  |
| Housing Lease .....   | 7.5K  |
| ...Higher than anticipated housing costs                      |       |
| Other Expense .....   | 5.4K  |
| ...Board dinner, housing damage deposits, bonus               |       |
| Meeting Expense .....   | 3.7K  |
| ...Owners BBQ cost increases                                  |       |

# Capital Reserve Overview



AUGUST, 2023

## Income is 1.7% (36.3K) over Budget

The board approved a \$1,642,000 Special Assessment which was added to the 2022-23 FY Budget in May, 2023. The cash income received as of 6-30-23 for the special assessment stands at \$1,403,580. In addition, SVEA received an insurance payment of \$124,723 for the Harker basement flood: \$106,411 was posted to Capital and \$18,312 was posted to the Operational account.

The Harker Pool rebuild was not included in the 2022-23 budget as the original plan was to rebuild the pool in 2025-26. Increased water leakage and the difficulty in locating and repairing the problem resulted in moving the rebuild to 2023-24. After the FY 2022-23 budget was approved a flood from a broken valve damaged a substantial amount of the Harker Pool equipment. The Board determined that any insurance proceeds would be better used towards the new pool equipment rather than trying to make the Harker pool operational. During the March 2023 the board approved a 2 Million budget for the Harker Pool | Spa rebuild which is now included in the 2022-23 FY Budget. Please note that a portion of that budget may carryover into the next fiscal year.

## Expenses is are 5.0% (49.1K) under Budget

### Accounts under Budget

Har-Tru Laser Level..... 35.1K  
....A large portion of the work was performed by staff  
Split Rail Fence Repair ..... 5.2K

### Items over Budget

Nothing Significant

### Costs to Date for Harker Pool | Spa Build

Harker Pool | Spa Rebuild ..... 715.2K

# Operational & Capital P&L



AUGUST, 2023

## Profit & Loss Summary Statement

|   | Nov '22 - Aug 23 | YTD Budget   | \$ Over Budget | Annual Budget |
|---|------------------|--------------|----------------|---------------|
| <b>Ordinary Income/Expense</b>                |                  |              |                |               |
| Total Income                                  | 968,142.48       | 1,114,629.00 | -146,486.52    | 1,124,664.00  |
| Total 1-Management                            | 535,203.65       | 508,503.00   | 26,700.65      | 605,093.00    |
| Total 2-Common Area                           | 69,384.81        | 62,862.00    | 6,522.81       | 82,620.00     |
| Total 3-Village Pool                          | 106,010.22       | 108,075.00   | -2,064.78      | 121,650.00    |
| Total 4-Harker Pool                           | 10,519.13        | 63,825.00    | -53,305.87     | 76,835.00     |
| Total 5-Harker Structure                      | 32,590.81        | 15,205.00    | 17,385.81      | 17,830.00     |
| Total 6-Racquet Sports                        | 149,882.05       | 148,950.00   | 932.05         | 165,595.00    |
| Total 7-Other Expense                         | 40,938.28        | 37,880.00    | 3,058.28       | 47,180.00     |
| Total Expense                                 | 944,528.95       | 945,300.00   | -771.05        | 1,116,803.00  |
| Net Ordinary Income                           | 23,613.53        | 169,329.00   | -145,715.47    | 7,861.00      |
| <b>Other Income/Expense (Capital Reserve)</b> |                  |              |                |               |
| Total Other Income                            | 2,126,321.46     | 2,090,061.00 | 36,260.46      | 2,092,561.00  |
| Total 2-Common Area.                          | 1,800.00         | 7,000.00     | -5,200.00      | 12,800.00     |
| Total 3-Village Pool.                         | 1,085.93         | 2,500.00     | -1,414.07      | 41,540.00     |
| Total 4-Harker Pool.                          | 715,153.85       | 720,000.00   | -4,846.15      | 2,007,000.00  |
| Total 5-Harker Structure.                     | 2,678.69         | 3,350.00     | -671.31        | 3,800.00      |
| Total 6-Racquet Sports.                       | 14,893.86        | 50,000.00    | -35,106.14     | 59,000.00     |
| Total 7-Other   Interest                      | 36,403.97        | 38,310.00    | -1,906.03      | 46,045.00     |
| Total Other Expense                           | 772,016.30       | 821,160.00   | -49,143.70     | 2,170,185.00  |
| Net Other Income                              | 1,354,305.16     | 1,268,901.00 | 85,404.16      | -77,624.00    |
| Net Income                                    | 1,377,918.69     | 1,438,230.00 | -60,311.31     | -69,763.00    |

# Balance Sheet



AUGUST, 2023

Aug 31, 23

## ASSETS

### Current Assets

#### Checking/Savings

|                                      |            |
|--------------------------------------|------------|
| 101 · Idaho First Bank 7289 Checking | 194,134.25 |
| 102 · Idaho First Bank 6498 SQ (MM)  | 12,264.41  |
| 103 · Petty Cash                     | 1,400.00   |
| 107 · Savings-Zions Bank-3145        | 77,821.70  |
| 108 · DL Evans-Checking-5403         | 14,023.22  |
| 109 · DL Evans-Savings-5438          | 307,805.30 |
| 1104 · CR - Treasury Direct          |            |

|                 |                   |
|-----------------|-------------------|
| 2 - CR 09-26-23 | <u>991,778.89</u> |
|-----------------|-------------------|

|                                   |            |
|-----------------------------------|------------|
| Total 1104 · CR - Treasury Direct | 991,778.89 |
|-----------------------------------|------------|

|                                    |            |
|------------------------------------|------------|
| 1105 · CR - DL Evans-Checking 5411 | 517,014.31 |
|------------------------------------|------------|

|                                   |            |
|-----------------------------------|------------|
| 1106 · CR - DL Evans-Savings 5446 | 184,266.44 |
|-----------------------------------|------------|

|                             |                   |
|-----------------------------|-------------------|
| 1107 · CR - Zions Loan Acct | <u>151,925.48</u> |
|-----------------------------|-------------------|

|                        |              |
|------------------------|--------------|
| Total Checking/Savings | 2,452,434.00 |
|------------------------|--------------|

#### Accounts Receivable

|                              |                   |
|------------------------------|-------------------|
| 110 · Assessments Receivable | <u>150,498.24</u> |
|------------------------------|-------------------|

|                           |            |
|---------------------------|------------|
| Total Accounts Receivable | 150,498.24 |
|---------------------------|------------|

#### Other Current Assets

|                                   |          |
|-----------------------------------|----------|
| 115 · Accrued Interest Receivable | 1,746.00 |
|-----------------------------------|----------|

|                          |                 |
|--------------------------|-----------------|
| 1499 · Undeposited Funds | <u>2,817.00</u> |
|--------------------------|-----------------|

|                            |                 |
|----------------------------|-----------------|
| Total Other Current Assets | <u>4,563.00</u> |
|----------------------------|-----------------|

|                      |              |
|----------------------|--------------|
| Total Current Assets | 2,607,495.24 |
|----------------------|--------------|

#### Fixed Assets

|                 |              |
|-----------------|--------------|
| 130 · Buildings | 3,151,821.58 |
|-----------------|--------------|

|                             |              |
|-----------------------------|--------------|
| 131 · Recreation Facilities | 5,175,672.91 |
|-----------------------------|--------------|

|                            |            |
|----------------------------|------------|
| 132 · Furniture & Fixtures | 365,806.42 |
|----------------------------|------------|

|                         |            |
|-------------------------|------------|
| 134 · Land Improvements | 442,695.75 |
|-------------------------|------------|

|                                |                      |
|--------------------------------|----------------------|
| 140 · Accumulated Depreciation | <u>-4,545,356.28</u> |
|--------------------------------|----------------------|

|                    |                     |
|--------------------|---------------------|
| Total Fixed Assets | <u>4,590,640.38</u> |
|--------------------|---------------------|

|              |                            |
|--------------|----------------------------|
| TOTAL ASSETS | <u><b>7,198,135.62</b></u> |
|--------------|----------------------------|

## LIABILITIES & EQUITY

### Liabilities

#### Current Liabilities

#### Other Current Liabilities

|                          |        |
|--------------------------|--------|
| 209 · FUTA Taxes Payable | 225.28 |
|--------------------------|--------|

|                          |        |
|--------------------------|--------|
| 210 · SUTA Taxes Payable | 317.48 |
|--------------------------|--------|

|                              |           |
|------------------------------|-----------|
| 214 · ADC Deposit-Completion | 62,500.00 |
|------------------------------|-----------|

|             |       |
|-------------|-------|
| 230 · Taxes | 20.00 |
|-------------|-------|

|                           |                 |
|---------------------------|-----------------|
| 25500 · Sales Tax Payable | <u>1,807.19</u> |
|---------------------------|-----------------|

|                                 |                  |
|---------------------------------|------------------|
| Total Other Current Liabilities | <u>64,869.95</u> |
|---------------------------------|------------------|

|                           |           |
|---------------------------|-----------|
| Total Current Liabilities | 64,869.95 |
|---------------------------|-----------|

#### Long Term Liabilities

|                                       |                     |
|---------------------------------------|---------------------|
| 1231 · CR - Village Pool Rebuild Loan | <u>1,165,041.83</u> |
|---------------------------------------|---------------------|

|                             |                     |
|-----------------------------|---------------------|
| Total Long Term Liabilities | <u>1,165,041.83</u> |
|-----------------------------|---------------------|

|                   |              |
|-------------------|--------------|
| Total Liabilities | 1,229,911.78 |
|-------------------|--------------|

#### Equity

|                                  |              |
|----------------------------------|--------------|
| 240 · Members Equity - Beginning | 4,589,650.00 |
|----------------------------------|--------------|

|                          |        |
|--------------------------|--------|
| 3900 · Retained Earnings | 655.15 |
|--------------------------|--------|

|            |                     |
|------------|---------------------|
| Net Income | <u>1,377,918.69</u> |
|------------|---------------------|

|              |                     |
|--------------|---------------------|
| Total Equity | <u>5,968,223.84</u> |
|--------------|---------------------|

|                            |                            |
|----------------------------|----------------------------|
| TOTAL LIABILITIES & EQUITY | <u><b>7,198,135.62</b></u> |
|----------------------------|----------------------------|

# Treasury Investments



AUGUST, 2023

## AT A GLANCE

### Operational & Capital

\$647,331 in treasuries were purchased during the month of September and will be reflected in the September report.

#### Operational

| Term   | Issue Date | Matured  | Interest Rate | Amount  |
|--------|------------|----------|---------------|---------|
| 4-Week | 08-01-23   | 08-29-23 | 5.385%        | 497.949 |

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Total

\$497,949

#### Capital

| Term   | Issue Date | Matures  | Interest Rate | Amount    |
|--------|------------|----------|---------------|-----------|
| 8-Week | 08-01-23   | 09-26-23 | 5.418%        | \$991,778 |

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Total

\$991,778

Detailed  
P&L  
Report  
Below



**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget Performance**  
**August 2023**

|                                |                                       | Nov '22 - Aug 23  | YTD Budget          | \$ Over Budget     | Annual Budget       |
|--------------------------------|---------------------------------------|-------------------|---------------------|--------------------|---------------------|
| <b>Ordinary Income/Expense</b> |                                       |                   |                     |                    |                     |
|                                | <b>Income</b>                         |                   |                     |                    |                     |
|                                | 301 · Member Assessments              | 778,275.87        | 947,434.00          | -169,158.13        | 947,434.00          |
|                                | 303 · Access Fees   Racquet Sports    | 7,216.38          | 8,550.00            | -1,333.62          | 10,250.00           |
|                                | 304 · Access Fees   Pools             | 4,259.11          | 5,995.00            | -1,735.89          | 6,575.00            |
|                                | 306 · Set-Up Fees                     | 6,400.00          | 9,300.00            | -2,900.00          | 10,000.00           |
|                                | 310 · Lien Charges                    | 0.00              | 0.00                | 0.00               | 600.00              |
|                                | 315 · Interest Income                 | 6,278.91          | 3,300.00            | 2,978.91           | 3,950.00            |
|                                | 316 · Demand Ltr/Finance Chg          | 1,202.40          | 500.00              | 702.40             | 500.00              |
|                                | 327 · Swim Team Income                | 550.00            | 1,500.00            | -950.00            | 1,500.00            |
|                                | 334 · Tennis Program Fees (Net)       | 124,754.51        | 124,125.00          | 629.51             | 128,500.00          |
|                                | 341 · ADC Income                      | 10,650.00         | 6,075.00            | 4,575.00           | 7,275.00            |
|                                | 348 · Program Income                  | 7,920.00          | 6,850.00            | 1,070.00           | 6,900.00            |
|                                | 350 · Other Income                    | 20,472.30         | 920.00              | 19,552.30          | 1,100.00            |
|                                | 409 · Returned Check Charges          | 163.00            | 80.00               | 83.00              | 80.00               |
|                                | <b>Total Income</b>                   | <b>968,142.48</b> | <b>1,114,629.00</b> | <b>-146,486.52</b> | <b>1,124,664.00</b> |
|                                | <b>Gross Profit</b>                   | <b>968,142.48</b> | <b>1,114,629.00</b> | <b>-146,486.52</b> | <b>1,124,664.00</b> |
|                                | <b>Expense</b>                        |                   |                     |                    |                     |
|                                | <b>1-Management</b>                   |                   |                     |                    |                     |
|                                | 401 · Legal                           | 37,774.00         | 20,840.00           | 16,934.00          | 25,000.00           |
|                                | 403 · Misc Bank Charges               | 6,465.39          | 5,700.00            | 765.39             | 6,300.00            |
|                                | 405 · Accounting                      | 8,141.10          | 7,975.00            | 166.10             | 7,975.00            |
|                                | 410 · Meeting Expense                 | 23,234.58         | 19,500.00           | 3,734.58           | 19,500.00           |
|                                | 411 · Director Travel                 | 220.00            | 1,800.00            | -1,580.00          | 1,800.00            |
|                                | 415 · Office Supplies                 | 4,294.11          | 6,200.00            | -1,905.89          | 6,200.00            |
|                                | 416 · Stationary                      | 338.15            | 400.00              | -61.85             | 1,900.00            |
|                                | 417 · Statements/Checks               | 0.00              | 0.00                | 0.00               | 325.00              |
|                                | 418 · Computer, Amenity, Email Suppor | 14,955.32         | 18,500.00           | -3,544.68          | 22,200.00           |
|                                | 419 · Education                       | 0.00              | 3,000.00            | -3,000.00          | 3,000.00            |
|                                | 421 · Amenity Cards                   | 480.57            | 1,290.00            | -809.43            | 1,290.00            |
|                                | 425 · Office Machine Maintenance      | 0.00              | 450.00              | -450.00            | 550.00              |
|                                | 430 · Employee Health Insurance       | 24,562.43         | 28,690.00           | -4,127.57          | 35,000.00           |
|                                | 431-A · Admin-Part-time Payroll       | 8,881.42          | 10,800.00           | -1,918.58          | 10,800.00           |
|                                | 431-B · Program Payroll               | 2,048.38          | 2,500.00            | -451.62            | 2,500.00            |
|                                | 431 · Administrative Payroll          | 308,322.22        | 283,270.00          | 25,052.22          | 347,310.00          |
|                                | 432 · Payroll Taxes                   | 38,614.96         | 40,075.00           | -1,460.04          | 47,374.00           |
|                                | 433 · Workers Comp Ins                | 2,365.00          | 2,160.00            | 205.00             | 2,590.00            |
|                                | 434 · Retirement                      | 18,361.99         | 17,715.00           | 646.99             | 20,839.00           |
|                                | 440 · Postage                         | 6,400.43          | 6,455.00            | -54.57             | 7,745.00            |
|                                | 441 · Subscriptions                   | 149.00            | 150.00              | -1.00              | 150.00              |
|                                | 442 · Auto                            | 876.13            | 2,600.00            | -1,723.87          | 3,120.00            |
|                                | 443 · ADC Expense                     | 8,775.00          | 7,275.00            | 1,500.00           | 7,275.00            |
|                                | 444 · Summer Program Expense          | 9,691.06          | 7,200.00            | 2,491.06           | 7,200.00            |
|                                | 445 · Copier Maint Agrmt              | 5,348.73          | 8,750.00            | -3,401.27          | 10,500.00           |
|                                | 447 · Telephone                       | 2,087.07          | 2,170.00            | -82.93             | 2,600.00            |
|                                | 448 · Pitnety Bowes Leased Equip      | 2,816.61          | 3,038.00            | -221.39            | 4,050.00            |

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget Performance**  
**August 2023**

|                                |                                     | Nov '22 - Aug 23 | YTD Budget | \$ Over Budget | Annual Budget |
|--------------------------------|-------------------------------------|------------------|------------|----------------|---------------|
| <b>Ordinary Income/Expense</b> |                                     |                  |            |                |               |
|                                | <b>Total 1-Management</b>           | 535,203.65       | 508,503.00 | 26,700.65      | 605,093.00    |
|                                | <b>2-Common Area</b>                |                  |            |                |               |
|                                | 460 · Electricity                   | 542.96           | 642.00     | -99.04         | 810.00        |
|                                | 470 · Landscaping                   | 34,420.63        | 34,450.00  | -29.37         | 45,000.00     |
|                                | 475 · Snow Removal                  | 14,368.05        | 4,600.00   | 9,768.05       | 4,600.00      |
|                                | 480 · Park Maintenance              | 0.00             | 570.00     | -570.00        | 750.00        |
|                                | 483 · Pond Maintenance              |                  |            |                |               |
|                                | 483-A · Twin Creek Ponds            | 1,684.05         | 1,500.00   | 184.05         | 1,500.00      |
|                                | 483 · Pond Maintenance - Other      | 5,269.30         | 5,800.00   | -530.70        | 6,700.00      |
|                                | <b>Total 483 · Pond Maintenance</b> | 6,953.35         | 7,300.00   | -346.65        | 8,200.00      |
|                                | 484 · Park Supplies                 | 16.57            | 450.00     | -433.43        | 500.00        |
|                                | 485 · Trash Pickup                  | 936.23           | 890.00     | 46.23          | 1,300.00      |
|                                | 486 · Water/Irrigation              | 1,731.32         | 3,910.00   | -2,178.68      | 8,910.00      |
|                                | 487 · Open Space Maintenance        | 2,138.94         | 2,000.00   | 138.94         | 2,000.00      |
|                                | 488 · Fire Extinguishers            | 1,076.76         | 550.00     | 526.76         | 550.00        |
|                                | 489 · Weed Control                  | 7,200.00         | 7,500.00   | -300.00        | 10,000.00     |
|                                | <b>Total 2-Common Area</b>          | 69,384.81        | 62,862.00  | 6,522.81       | 82,620.00     |
|                                | <b>3-Village Pool</b>               |                  |            |                |               |
|                                | 500 · Water & Sewer - VP            | 1,178.35         | 2,050.00   | -871.65        | 2,650.00      |
|                                | 501 · Electricity - VP              | 12,251.61        | 12,405.00  | -153.39        | 14,705.00     |
|                                | 502 · Natural Gas - VP              | 32,972.32        | 23,875.00  | 9,097.32       | 26,910.00     |
|                                | 503 · Maint/Repair-VP               | 4,963.70         | 6,300.00   | -1,336.30      | 7,600.00      |
|                                | 504 · Supplies - VP                 | 4,686.30         | 2,800.00   | 1,886.30       | 2,800.00      |
|                                | 505 · Towels - VP                   | 0.00             | 950.00     | -950.00        | 950.00        |
|                                | 506 · Chemicals - VP                | 1,897.48         | 7,875.00   | -5,977.52      | 9,000.00      |
|                                | 507 · Uniforms - VP                 | 232.01           | 1,000.00   | -767.99        | 1,000.00      |
|                                | 508 · Telephone - VP                | 495.00           | 450.00     | 45.00          | 540.00        |
|                                | 509 · Payroll - VP                  | 35,137.45        | 34,995.00  | 142.45         | 37,000.00     |
|                                | 511 · Workers Comp-VP               | 2,365.00         | 2,160.00   | 205.00         | 2,600.00      |
|                                | 513 · Cleaning-VP                   | 9,570.00         | 12,875.00  | -3,305.00      | 15,445.00     |
|                                | 514 · Security Alarm - VP           | 261.00           | 340.00     | -79.00         | 450.00        |
|                                | <b>Total 3-Village Pool</b>         | 106,010.22       | 108,075.00 | -2,064.78      | 121,650.00    |
|                                | <b>4-Harker Pool</b>                |                  |            |                |               |
|                                | 515 · Water & Sewer - HP            | 375.62           | 4,670.00   | -4,294.38      | 5,100.00      |
|                                | 516 · Electricity - HP              | 3,371.63         | 3,655.00   | -283.37        | 4,785.00      |
|                                | 517 · Natural Gas - HP              | 1,767.22         | 11,250.00  | -9,482.78      | 11,715.00     |
|                                | 518 · Maintenance - HP              | 1,844.66         | 3,450.00   | -1,605.34      | 3,750.00      |
|                                | 519 · Supplies - HP                 | 0.00             | 1,335.00   | -1,335.00      | 1,600.00      |
|                                | 520 · Towels - HP                   | 0.00             | 950.00     | -950.00        | 950.00        |
|                                | 521 · Chemicals - HP                | 0.00             | 5,000.00   | -5,000.00      | 5,000.00      |
|                                | 522 · Uniforms - HP                 | 0.00             | 800.00     | -800.00        | 800.00        |
|                                | 523 · Telephone - HP                | 495.00           | 495.00     | 0.00           | 540.00        |
|                                | 524 · Payroll - HP                  | 0.00             | 25,500.00  | -25,500.00     | 34,000.00     |
|                                | 526 · Workers Comp- HP              | 2,365.00         | 2,160.00   | 205.00         | 2,600.00      |
|                                | 528 · Cleaning - HP                 | 300.00           | 4,350.00   | -4,050.00      | 5,725.00      |



**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget Performance**  
**August 2023**

|   |                                       | Nov '22 - Aug 23 | YTD Budget | \$ Over Budget | Annual Budget |
|---|---------------------------------------|------------------|------------|----------------|---------------|
| <b>Ordinary Income/Expense</b>                |                                       |                  |            |                |               |
|   | 529 · Security Alarm - HP             | 0.00             | 210.00     | -210.00        | 270.00        |
|   | <b>Total 4-Harker Pool</b>            | 10,519.13        | 63,825.00  | -53,305.87     | 76,835.00     |
|   | <b>5-Harker Structure</b>             |                  |            |                |               |
|   | 531 · Cleaning - HS                   | 6,491.50         | 6,390.00   | 101.50         | 7,350.00      |
|   | 532 · Electricity - HS                | 1,444.98         | 1,560.00   | -115.02        | 2,050.00      |
|   | 534 · Natural Gas - HS                | 1,131.55         | 1,300.00   | -168.45        | 1,500.00      |
|   | 535 · Maintenance - HS                | 18,751.34        | 920.00     | 17,831.34      | 1,100.00      |
|   | 536 · Supplies -HS                    | 501.56           | 1,100.00   | -598.44        | 1,300.00      |
|   | 539 · Cable TV - HS                   | 1,392.68         | 1,050.00   | 342.68         | 1,260.00      |
|   | 543 · Furnace Service - HS            | 1,745.50         | 1,150.00   | 595.50         | 1,150.00      |
|   | 555 · Water & Sewer - HS              | 752.20           | 1,175.00   | -422.80        | 1,450.00      |
|   | 556 · Kitchen Maintenance             | 0.00             | 350.00     | -350.00        | 400.00        |
|   | 557 · Alarm - HS                      | 379.50           | 210.00     | 169.50         | 270.00        |
|   | <b>Total 5-Harker Structure</b>       | 32,590.81        | 15,205.00  | 17,385.81      | 17,830.00     |
|   | <b>6-Racquet Sports</b>               |                  |            |                |               |
|   | 606 · Electricity - Racquet Sports    | 2,292.60         | 1,915.00   | 377.60         | 2,295.00      |
|   | 607 · Carpet Cleaning                 | 0.00             | 0.00       | 0.00           | 250.00        |
|   | 615 · Maintenance - Racquet Sports    | 2,526.24         | 3,250.00   | -723.76        | 3,250.00      |
|   | 616 · Water - Racquet Sports          | 677.66           | 1,125.00   | -447.34        | 1,380.00      |
|   | 617 · Alarm - Racquet Sports          | 587.40           | 750.00     | -162.60        | 750.00        |
|   | 620 · Supplies - Racquet Sports       | 642.43           | 2,000.00   | -1,357.57      | 2,000.00      |
|   | 621 · Uniforms - Racquet Sports       | 571.62           | 500.00     | 71.62          | 500.00        |
|   | 623 · Landscaping   Bldg Demo   Shade | 0.00             | 5,000.00   | -5,000.00      | 5,000.00      |
|   | 624-a · RS - Payroll Compensation     | 110,498.10       | 110,000.00 | 498.10         | 125,020.00    |
|   | 624-b · Workers Comp Racquet Sports   | 2,365.00         | 2,160.00   | 205.00         | 2,600.00      |
|   | 625 · RS Manager Compensation         | 8,250.00         | 8,250.00   | 0.00           | 8,250.00      |
|   | 626 · Telephone - Racquet Sports      | 1,515.00         | 1,500.00   | 15.00          | 1,800.00      |
|   | 627 · Housing Lease - Racquet Sports  | 19,956.00        | 12,500.00  | 7,456.00       | 12,500.00     |
|   | <b>Total 6-Racquet Sports</b>         | 149,882.05       | 148,950.00 | 932.05         | 165,595.00    |
|   | <b>7-Other Expense</b>                |                  |            |                |               |
|   | 705 · Insurance - Association         | 27,984.77        | 29,270.00  | -1,285.23      | 33,870.00     |
|   | 707 · Professional Services           | 1,393.75         | 0.00       | 1,393.75       | 4,000.00      |
|   | 708 · Website Updates                 | 1,109.85         | 2,500.00   | -1,390.15      | 3,000.00      |
|   | 715 · Property Taxes                  | 17.06            | 30.00      | -12.94         | 30.00         |
|   | 730 · Tax Returns                     | 34.00            | 30.00      | 4.00           | 30.00         |
|   | 745 · Tools   Equipment               | 0.00             | 630.00     | -630.00        | 750.00        |
|   | 750 · Other Expenses                  | 10,398.85        | 5,000.00   | 5,398.85       | 5,000.00      |
|   | 811 · Open Space Trails               | 0.00             | 420.00     | -420.00        | 500.00        |
|   | <b>Total 7-Other Expense</b>          | 40,938.28        | 37,880.00  | 3,058.28       | 47,180.00     |
|   | <b>Total Expense</b>                  | 944,528.95       | 945,300.00 | -771.05        | 1,116,803.00  |
|   | <b>Net Ordinary Income</b>            | 23,613.53        | 169,329.00 | -145,715.47    | 7,861.00      |
| <b>Other Income/Expense (Capital Reserve)</b> |                                       |                  |            |                |               |
|   | <b>Other Income</b>                   |                  |            |                |               |
|   | 1301 - Capital Member Dues            | 211,758.36       | 257,951.00 | -46,192.64     | 257,951.00    |
|   | 1302 · Rental Amenity Access Dues     | 185,984.30       | 189,600.00 | -3,615.70      | 192,000.00    |

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget Performance**  
**August 2023**

|   | Nov '22 - Aug 23    | YTD Budget          | \$ Over Budget    | Annual Budget       |
|---|---------------------|---------------------|-------------------|---------------------|
| <b>Ordinary Income/Expense</b>          |                     |                     |                   |                     |
| 1303 · Special Assessment               | 1,592,630.25        | 1,642,000.00        | -49,369.75        | 1,642,000.00        |
| 1304 · Other Income - CR                | 106,411.04          | 0.00                | 106,411.04        | 0.00                |
| 1315 · Interest Income CR               | 29,537.51           | 510.00              | 29,027.51         | 610.00              |
| <b>Total Other Income</b>               | <b>2,126,321.46</b> | <b>2,090,061.00</b> | <b>36,260.46</b>  | <b>2,092,561.00</b> |
| <b>Other Expense</b>                    |                     |                     |                   |                     |
| <b>2-Common Area.</b>                   |                     |                     |                   |                     |
| 1460 · Trails   Signs   Trailwork       | 0.00                | 0.00                | 0.00              | 5,000.00            |
| 1464 · Split Rail Fence Repair          | 1,800.00            | 7,000.00            | -5,200.00         | 7,000.00            |
| 1533-B · Harker Pkg Lot   Path Sealcoat | 0.00                | 0.00                | 0.00              | 800.00              |
| <b>Total 2-Common Area.</b>             | <b>1,800.00</b>     | <b>7,000.00</b>     | <b>-5,200.00</b>  | <b>12,800.00</b>    |
| <b>3-Village Pool.</b>                  |                     |                     |                   |                     |
| 1562 · Commercial Laundry Machines      | 0.00                | 0.00                | 0.00              | 18,540.00           |
| 1569 · Golf Net   Pole - Replace        | 0.00                | 0.00                | 0.00              | 7,000.00            |
| 1570 · VP Incidental Repairs            | 0.00                | 0.00                | 0.00              | 10,000.00           |
| 1580-A · Pool   Spa Covers              | 1,085.93            | 2,500.00            | -1,414.07         | 2,500.00            |
| 1588 · VP Umbrellas - Replace           | 0.00                | 0.00                | 0.00              | 3,500.00            |
| <b>Total 3-Village Pool.</b>            | <b>1,085.93</b>     | <b>2,500.00</b>     | <b>-1,414.07</b>  | <b>41,540.00</b>    |
| <b>4-Harker Pool.</b>                   |                     |                     |                   |                     |
| 1490 · HP Incidental Repairs            | 0.00                | 0.00                | 0.00              | 7,000.00            |
| 1525 · HP   Spa Rebuild                 | 715,153.85          | 720,000.00          | -4,846.15         | 2,000,000.00        |
| <b>Total 4-Harker Pool.</b>             | <b>715,153.85</b>   | <b>720,000.00</b>   | <b>-4,846.15</b>  | <b>2,007,000.00</b> |
| <b>5-Harker Structure.</b>              |                     |                     |                   |                     |
| 1530 · AED Devices - Replace            | 1,003.69            | 1,300.00            | -296.31           | 1,300.00            |
| 1557 · HC Incidental Repairs            | 1,675.00            | 2,050.00            | -375.00           | 2,500.00            |
| <b>Total 5-Harker Structure.</b>        | <b>2,678.69</b>     | <b>3,350.00</b>     | <b>-671.31</b>    | <b>3,800.00</b>     |
| <b>6-Racquet Sports.</b>                |                     |                     |                   |                     |
| 1606 · VTP Incidental Repairs           | 0.00                | 0.00                | 0.00              | 2,500.00            |
| 1612 · HT Incidental Repairs            | 0.00                | 0.00                | 0.00              | 2,500.00            |
| 1656-A · VT Ct Laser Level-Har Tru      | 14,893.86           | 50,000.00           | -35,106.14        | 50,000.00           |
| 1661 · VTR Annual Contingency           | 0.00                | 0.00                | 0.00              | 4,000.00            |
| <b>Total 6-Racquet Sports.</b>          | <b>14,893.86</b>    | <b>50,000.00</b>    | <b>-35,106.14</b> | <b>59,000.00</b>    |
| <b>7-Other   Interest</b>               |                     |                     |                   |                     |
| 1449 · Zions Bank Loan Interest         | 36,379.97           | 38,310.00           | -1,930.03         | 46,000.00           |
| 1450 · Bank Charges                     | 24.00               | 0.00                | 24.00             | 45.00               |
| <b>Total 7-Other   Interest</b>         | <b>36,403.97</b>    | <b>38,310.00</b>    | <b>-1,906.03</b>  | <b>46,045.00</b>    |
| <b>Total Other Expense</b>              | <b>772,016.30</b>   | <b>821,160.00</b>   | <b>-49,143.70</b> | <b>2,170,185.00</b> |
| <b>Net Other Income</b>                 | <b>1,354,305.16</b> | <b>1,268,901.00</b> | <b>85,404.16</b>  | <b>-77,624.00</b>   |
| <b>Net Income</b>                       | <b>1,377,918.69</b> | <b>1,438,230.00</b> | <b>-60,311.31</b> | <b>-69,763.00</b>   |
|   |                     |                     |                   |                     |