

Date: July 29, 2025

To: Finance Committee

From: Sue Kwapich

Re: Attached are the following reports for June 2025:

1. Balance Sheet as of June 30, 2025
2. P & L Summary – June 2025 and Fiscal Year To Date
3. P & L w/Line Items – same report as above with all the line items under each category.
4. P & L Actual vs Budget – Eight Months Ending 06/30/25
5. June Statement of Cash Flows

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of June 30, 2025

Accrual Basis

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Idaho First Bank 7289 Checking	123,889.86
102 · Idaho First Bank 6498 SQ (MM)	40,997.40
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	54,526.13
108 · DL Evans-Checking-5403	51,029.07
109 · DL Evans-Savings-5438	211,817.71
114 · Schwab OP Acct 2652	200,001.91
1104 · CR - Treasury Direct	
1 - CR - 08-15-24 (13 wk Bill)	321,368.85
2 - CR - 11-12-24 (4 week Bill)	99,648.83
3 - CR - 11-12-24 (8 week Bill)	99,301.56
4 - CR - 11-14-24 (13 wk Bill)	98,882.72
Total 1104 · CR - Treasury Direct	619,201.96
1105 · CR - DL Evans-Checking 5411	40,275.82
1106 · CR - DL Evans-Savings 5446	78,246.23
1107 · CR - Zions Loan Acct 7689	2,675.11
1108 · CR - Schwab Acct 0351	350,006.70
Total Checking/Savings	1,774,267.90
Accounts Receivable	
110 · Assessments Receivable	72,519.83
Total Accounts Receivable	72,519.83
Other Current Assets	
1115 · Accrued Interest Receivable	3,583.13
115 · Accrued Interest Receivable	1,746.00
120 · Prepaid Expenses	9,842.42
121 · Other Current Assets	5,000.00
Total Other Current Assets	20,171.55
Total Current Assets	1,866,959.28
Fixed Assets	
130 · Buildings	3,151,821.58
131 · Recreation Facilities	7,228,516.97
132 · Furniture & Fixtures	389,094.16
134 · Land Improvements	444,370.75
140 · Accumulated Depreciation	-5,084,872.40
Total Fixed Assets	6,128,931.06
TOTAL ASSETS	7,995,890.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
205 · Accounts Payable - Trade	39,699.40
Total Accounts Payable	39,699.40
Credit Cards	
201 · DL Evans CC 8388 - Horensavitz	549.94
201A · DL Evans CC 8370 - Ahern	775.57
201B · DL Evans CC 8396 - Lube	3,694.78
Total Credit Cards	5,020.29
Other Current Liabilities	
208 · Federal Withholding	10,894.86
209 · FUTA Taxes Payable	268.25
210 · SUTA Taxes Payable	518.51

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of June 30, 2025

Accrual Basis

	Jun 30, 25
212 · State Withholding Payable	2,499.00
214 · ADC Deposit-Completion	56,000.00
230 · Taxes	20.00
25500 · Sales Tax Payable	818.50
Total Other Current Liabilities	71,019.12
Total Current Liabilities	115,738.81
Long Term Liabilities	
1220 · Accrued Interest Payable	965.22
1231 · CR - Village Pool Loan xx2613	891,033.70
Total Long Term Liabilities	891,998.92
Total Liabilities	1,007,737.73
Equity	
3900 · Retained Earnings	6,369,191.08
Net Income	618,961.53
Total Equity	6,988,152.61
TOTAL LIABILITIES & EQUITY	7,995,890.34

Sun Valley Elkhorn Association, Inc. (Operational)
Profit & Loss-Current Month & Year to Date

Accrual Basis

June 2025

	Jun 25	Nov '24 - Jun 25
Ordinary Income/Expense		
Income	64,418.85	1,315,244.07
Gross Profit	64,418.85	1,315,244.07
Expense		
1-Management	57,356.45	439,545.35
2-Common Area	13,919.19	64,739.38
3-Village Pool	33,390.85	87,039.64
4-Harker Pool	11,588.10	35,520.12
5-Harker Structure	1,272.23	17,680.20
6-Racquet Sports	27,502.03	86,778.21
7-Other Expense	-1,584.87	30,817.55
8-Depreciation	19,305.00	154,440.00
527 - Permits - HP	0.00	150.00
Total Expense	162,748.98	916,710.45
Net Ordinary Income	-98,330.13	398,533.62
Other Income/Expense		
Other Income	7,763.79	332,615.22
Other Expense		
2-Common Area.	2,252.50	2,252.50
3-Village Pool.	0.00	4,254.91
4-Harker Pool.	2,648.34	20,510.43
5-Harker Structure.	0.00	16,220.21
8-Systems and Equipment	202.06	46,515.26
9-Other Interest	2,727.05	22,434.00
Total Other Expense	7,829.95	112,187.31
Net Other Income	-66.16	220,427.91
Net Income	-98,396.29	618,961.53

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

June 2025

	Jun 25	Nov '24 - Jun 25
Ordinary Income/Expense		
Income		
301 • Member Assessments	0.00	1,135,200.00
302 • Amenity Access Dues	23,292.50	118,772.50
303 • Access Fees Racquet Sports	2,336.45	2,654.64
304 • Access Fees Pools	1,218.08	4,241.43
306 • Set-Up Fees	600.00	5,700.00
315 • Interest Income	253.14	1,094.37
316 • Demand Ltr/Finance Chg	-25.00	950.00
334 • Tennis Program Fees (Net)	27,788.68	28,508.68
341 • ADC Income	1,400.00	10,050.00
348 • Program Income	7,520.00	7,565.45
350 • Other Income	60.00	92.00
409 • Returned Check Charges	-25.00	415.00
Total Income	64,418.85	1,315,244.07
Gross Profit	64,418.85	1,315,244.07
Expense		
1-Management		
401 • Legal	3,200.00	21,000.00
403 • Misc Bank Charges	1,524.95	3,588.71
405 • Accounting	0.00	7,750.00
410 • Meeting Expense	424.48	7,977.21
415 • Office Supplies	617.48	6,147.35
416 • Stationary	0.00	1,199.12
417 • Statements/Checks	0.00	258.77
418 • Computer, Amenity, Email Suppor	647.00	10,570.17
419 • Education	0.00	729.00
421 • Amenity Cards	307.80	307.80
430 • Employee Health Insurance	2,768.64	20,108.90
431-A • Admin-Part-time Payroll	0.00	0.00
431-B • Program Payroll	0.00	0.00
431 • Administrative Payroll	41,654.94	295,800.64
432 • Payroll Taxes	5,911.29	27,147.42
432-A • P/R Tax Allocated to Other Dept	-2,609.73	-4,245.33
433 • Workers Comp Ins	0.00	1,194.75
434 • Retirement	646.84	6,035.69
440 • Postage	39.36	9,215.50
442 • Auto	0.00	1,257.83
443 • ADC Expense	1,200.00	8,750.00
444 • Summer Program Expense	128.98	1,963.84
445 • Copier Maint Agrmt	691.34	9,425.47
447 • Telephone	203.08	1,484.77
448 • Pitnety Bowes Leased Equip	0.00	1,877.74
Total 1-Management	57,356.45	439,545.35
2-Common Area		
460 • Electricity	113.57	930.17
470 • Landscaping	11,502.48	22,401.22
475 • Snow Removal	0.00	20,940.47
480 • Park Maintenance	119.67	119.67
483 • Pond Maintenance	315.40	1,300.40
485 • Trash Pickup	113.71	734.16
486 • Water/Irrigation	1,754.36	2,827.33
487 • Open Space Maintenance	0.00	635.96
489 • Weed Control	0.00	14,850.00
Total 2-Common Area	13,919.19	64,739.38
3-Village Pool		
500 • Water & Sewer - VP	259.18	683.33
501 • Electricity - VP	1,571.45	9,509.90

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

June 2025

	Jun 25	Nov '24 - Jun 25
502 · Natural Gas - VP	2,866.70	15,255.47
503 · Maint/Repair-VP	11,891.87	14,913.00
504 · Supplies - VP	607.05	3,489.08
505 · Towels - VP	0.00	977.42
506 · Chemicals - VP	5,511.40	5,920.83
507 · Uniforms - VP	0.00	148.42
508 · Telephone - VP	45.00	360.00
509 · Payroll - VP	8,754.32	26,710.49
510 · Payroll Taxes - VP	753.88	2,297.73
511 · Workers Comp-VP	0.00	1,194.75
513 · Cleaning-VP	910.00	5,180.00
514 · Security Alarm - VP	220.00	399.22
Total 3-Village Pool	33,390.85	87,039.64
4-Harker Pool		
515 · Water & Sewer - HP	82.56	251.25
516 · Electricity - HP	989.22	9,891.28
517 · Natural Gas - HP	1,776.43	11,801.38
518 · Maintenance - HP	5,771.57	6,131.38
519 · Supplies - HP	0.00	1,698.81
520 · Towels - HP	0.00	977.41
521 · Chemicals - HP	1,417.87	1,417.87
522 · Uniforms - HP	34.54	182.97
523 · Telephone - HP	45.00	360.00
524 · Payroll - HP	644.16	775.13
525 · Payroll Taxes - HP	56.75	67.89
526 · Workers Comp- HP	0.00	1,194.75
528 · Cleaning - HP	770.00	770.00
529 · Security Alarm - HP	0.00	0.00
Total 4-Harker Pool	11,588.10	35,520.12
5-Harker Structure		
531 · Cleaning - HS	560.00	4,200.00
532 · Electricity - HS	423.95	4,239.07
534 · Natural Gas - HS	27.05	766.71
535 · Maintenance - HS	37.19	6,453.38
536 · Supplies -HS	5.49	508.78
539 · Cable TV - HS	136.00	1,088.00
555 · Water & Sewer - HS	82.55	251.22
557 · Alarm - HS	0.00	173.04
Total 5-Harker Structure	1,272.23	17,680.20
6-Racquet Sports		
606 · Electricity - Racquet Sports	197.85	1,989.26
615 · Maintenance - Racquet Sports		
615-A · Maintenance Har-tru	0.00	21,000.00
615 · Maintenance - Racquet Sports - Other	914.06	1,162.00
Total 615 · Maintenance - Racquet Sports	914.06	22,162.00
616 · Water - Racquet Sports	2,441.98	2,859.52
617 · Alarm - Racquet Sports	121.95	555.66
620 · Supplies - Racquet Sports	882.28	4,722.92
621 · Uniforms - Racquet Sports	0.00	0.00
624-a · RS - Payroll Compensation	18,019.81	18,954.39
624-b · Workers Comp Racquet Sports	0.00	1,194.75
624-c · P/R Taxes - Racquet Sports	1,799.10	1,879.71
625 · RS Manager Compensation	3,000.00	3,000.00
626 · Telephone - Racquet Sports	125.00	1,000.00
627 · Housing Lease - Racquet Sports	0.00	28,460.00
Total 6-Racquet Sports	27,502.03	86,778.21
7-Other Expense		
705 · Insurance - Association	2,460.63	19,685.04

Sun Valley Elkhorn Association, Inc. (Operational) Profit & Loss-Current Month & Year to Date

Accrual Basis

June 2025

	Jun 25	Nov '24 - Jun 25
707 · Professional Services	1,715.00	7,807.50
708 · Website Updates	801.50	2,601.50
715 · Property Taxes	0.00	14.66
730 · Income Taxes-Tax Returns	-6,562.00	30.00
745 · Tools Equipment	0.00	328.85
750 · Other Expenses	0.00	350.00
Total 7-Other Expense	-1,584.87	30,817.55
8-Depreciation		
724 · Depreciation	19,305.00	154,440.00
Total 8-Depreciation	19,305.00	154,440.00
527 · Permits - HP	0.00	150.00
Total Expense	162,748.98	916,710.45
Net Ordinary Income	-98,330.13	398,533.62
Other Income/Expense		
Other Income		
1301 · Capital Member Dues	0.00	310,200.00
1302 · Rental Amenity Access Dues	7,721.14	17,291.14
1315 · Interest Income CR	42.65	5,124.08
Total Other Income	7,763.79	332,615.22
Other Expense		
2-Common Area.		
1467 · VP Aerators/Fountain/Algea Unit	2,252.50	2,252.50
Total 2-Common Area.	2,252.50	2,252.50
3-Village Pool.		
1570 · VP Incidental Repairs	0.00	3,161.35
1580-A · Pool Spa Covers	0.00	1,093.56
Total 3-Village Pool.	0.00	4,254.91
4-Harker Pool.		
1492-A · HP Furniture Replace	2,648.34	5,858.31
1525 · HP Spa Rebuild	0.00	14,652.12
Total 4-Harker Pool.	2,648.34	20,510.43
5-Harker Structure.		
1552 · HVAC-Furnace, A/C - Replace	0.00	8,170.50
1557 · HC Incidental Repairs	0.00	8,049.71
Total 5-Harker Structure.	0.00	16,220.21
8-Systems and Equipment		
1544A · HOA Mgt Software - Upgrade	0.00	28,386.81
1544B · HOA Website - Upgrade	202.06	18,128.45
Total 8-Systems and Equipment	202.06	46,515.26
9-Other Interest		
1449 · Zions Bank Loan Interest	2,724.05	22,410.00
1450 · Bank Charges	3.00	24.00
Total 9-Other Interest	2,727.05	22,434.00
Total Other Expense	7,829.95	112,187.31
Net Other Income	-66.16	220,427.91
Net Income	-98,396.29	618,961.53

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

Accrual Basis

November 2024 through June 2025

	Nov '24 - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301 · Member Assessments	1,135,200.00	1,130,621.00	4,579.00
302 · Amenity Access Dues	118,772.50	104,880.00	13,892.50
303 · Access Fees Racquet Sports	2,654.64	4,000.00	-1,345.36
304 · Access Fees Pools	4,241.43	2,400.00	1,841.43
306 · Set-Up Fees	5,700.00	4,133.00	1,567.00
310 · Lien Charges	0.00	0.00	0.00
315 · Interest Income	1,094.37	2,244.00	-1,149.63
316 · Demand Ltr/Finance Chg	950.00	0.00	950.00
327 · Swim Team Income	0.00	0.00	0.00
328 · Aqua Aerobics	0.00	0.00	0.00
334 · Tennis Program Fees (Net)	28,508.68	30,000.00	-1,491.32
341 · ADC Income	10,050.00	15,000.00	-4,950.00
348 · Program Income	7,565.45	7,000.00	565.45
350 · Other Income	92.00	650.00	-558.00
409 · Returned Check Charges	415.00	150.00	265.00
Total Income	1,315,244.07	1,301,078.00	14,166.07
Gross Profit	1,315,244.07	1,301,078.00	14,166.07
Expense			
1-Management			
401 · Legal	21,000.00	45,000.00	-24,000.00
403 · Misc Bank Charges	3,588.71	1,700.00	1,888.71
405 · Accounting	7,750.00	7,650.00	100.00
410 · Meeting Expense	7,977.21	3,120.00	4,857.21
411 · Director Travel	0.00	800.00	-800.00
415 · Office Supplies	6,147.35	5,115.00	1,032.35
416 · Stationary	1,199.12	0.00	1,199.12
417 · Statements/Checks	258.77	0.00	258.77
418 · Computer, Amenity, Email Suppor	10,570.17	17,000.00	-6,429.83
419 · Education	729.00	2,000.00	-1,271.00
421 · Amenity Cards	307.80	450.00	-142.20
425 · Office Machine Maintenance	0.00	500.00	-500.00
430 · Employee Health Insurance	20,108.90	25,453.00	-5,344.10
431-A · Admin-Part-time Payroll	0.00	500.00	-500.00
431-B · Program Payroll	0.00	0.00	0.00
431 · Administrative Payroll	295,800.64	312,516.00	-16,715.36
432 · Payroll Taxes	27,147.42	37,966.00	-10,818.58
432-A · P/R Tax Allocated to Other Dept	-4,245.33	0.00	-4,245.33
433 · Workers Comp Ins	1,194.75	1,916.00	-721.25
434 · Retirement	6,035.69	6,332.00	-296.31
440 · Postage	9,215.50	7,350.00	1,865.50
441 · Subscriptions	0.00	155.00	-155.00
442 · Auto	1,257.83	1,400.00	-142.17
443 · ADC Expense	8,750.00	12,667.00	-3,917.00
444 · Summer Program Expense	1,963.84	1,200.00	763.84
445 · Copier Maint Agrmt	9,425.47	6,500.00	2,925.47
447 · Telephone	1,484.77	1,732.00	-247.23
448 · Pitnety Bowes Leased Equip	1,877.74	2,050.00	-172.26
Total 1-Management	439,545.35	501,072.00	-61,526.65
2-Common Area			
460 · Electricity	930.17	620.00	310.17
470 · Landscaping	22,401.22	19,800.00	2,601.22
475 · Snow Removal	20,940.47	6,000.00	14,940.47
480 · Park Maintenance	119.67	500.00	-380.33
483 · Pond Maintenance			
483-A · Twin Creek Ponds	0.00	0.00	0.00
483 · Pond Maintenance - Other	1,300.40	1,500.00	-199.60
Total 483 · Pond Maintenance	1,300.40	1,500.00	-199.60

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

Accrual Basis

November 2024 through June 2025

	Nov '24 - Jun 25	Budget	\$ Over Budget
484 · Park Supplies	0.00	300.00	-300.00
485 · Trash Pickup	734.16	810.00	-75.84
486 · Water/Irrigation	2,827.33	1,133.00	1,694.33
487 · Open Space Maintenance	635.96	2,000.00	-1,364.04
488 · Fire Extinguishers	0.00	0.00	0.00
489 · Weed Control	14,850.00	3,500.00	11,350.00
Total 2-Common Area	64,739.38	36,163.00	28,576.38
3-Village Pool			
500 · Water & Sewer - VP	683.33	519.00	164.33
501 · Electricity - VP	9,509.90	9,200.00	309.90
502 · Natural Gas - VP	15,255.47	23,200.00	-7,944.53
503 · Maint/Repair-VP	14,913.00	5,000.00	9,913.00
504 · Supplies - VP	3,489.08	2,450.00	1,039.08
505 · Towels - VP	977.42	950.00	27.42
506 · Chemicals - VP	5,920.83	4,500.00	1,420.83
507 · Uniforms - VP	148.42	500.00	-351.58
508 · Telephone - VP	360.00	360.00	0.00
509 · Payroll - VP	26,710.49	22,600.00	4,110.49
510 · Payroll Taxes - VP	2,297.73		
511 · Workers Comp-VP	1,194.75	1,915.00	-720.25
513 · Cleaning-VP	5,180.00	10,668.00	-5,488.00
514 · Security Alarm - VP	399.22	225.00	174.22
Total 3-Village Pool	87,039.64	82,087.00	4,952.64
4-Harker Pool			
515 · Water & Sewer - HP	251.25	3,400.00	-3,148.75
516 · Electricity - HP	9,891.28	9,334.00	557.28
517 · Natural Gas - HP	11,801.38	19,300.00	-7,498.62
518 · Maintenance - HP	6,131.38	2,950.00	3,181.38
519 · Supplies - HP	1,698.81	1,400.00	298.81
520 · Towels - HP	977.41	950.00	27.41
521 · Chemicals - HP	1,417.87	1,400.00	17.87
522 · Uniforms - HP	182.97	500.00	-317.03
523 · Telephone - HP	360.00	400.00	-40.00
524 · Payroll - HP	775.13	7,000.00	-6,224.87
525 · Payroll Taxes - HP	67.89		
526 · Workers Comp- HP	1,194.75	1,916.00	-721.25
528 · Cleaning - HP	770.00	8,200.00	-7,430.00
529 · Security Alarm - HP	0.00	202.50	-202.50
Total 4-Harker Pool	35,520.12	56,952.50	-21,432.38
5-Harker Structure			
531 · Cleaning - HS	4,200.00	5,460.00	-1,260.00
532 · Electricity - HS	4,239.07	1,500.00	2,739.07
534 · Natural Gas - HS	766.71	1,000.00	-233.29
535 · Maintenance - HS	6,453.38	200.00	6,253.38
536 · Supplies -HS	508.78	800.00	-291.22
539 · Cable TV - HS	1,088.00	840.00	248.00
543 · Furnace Service - HS	0.00	1,150.00	-1,150.00
555 · Water & Sewer - HS	251.22	966.00	-714.78
556 · Kitchen Maintenance	0.00	268.00	-268.00
557 · Alarm - HS	173.04	150.00	23.04
Total 5-Harker Structure	17,680.20	12,334.00	5,346.20
6-Racquet Sports			
606 · Electricity - Racquet Sports	1,989.26	1,800.00	189.26
607 · Carpet Cleaning	0.00	0.00	0.00
615 · Maintenance - Racquet Sports			
615-A · Maintenance Har-tru	21,000.00		
615 · Maintenance - Racquet Sports - Other	1,162.00	2,600.00	-1,438.00
Total 615 · Maintenance - Racquet Sports	22,162.00	2,600.00	19,562.00

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

Accrual Basis

November 2024 through June 2025

	Nov '24 - Jun 25	Budget	\$ Over Budget
616 · Water - Racquet Sports	2,859.52	1,120.00	1,739.52
617 · Alarm - Racquet Sports	555.66	560.00	-4.34
620 · Supplies - Racquet Sports	4,722.92	1,500.00	3,222.92
621 · Uniforms - Racquet Sports	0.00	575.00	-575.00
623 · Landscaping Bldg Demo Shade	0.00	1,300.00	-1,300.00
624-a · RS - Payroll Compensation	18,954.39	25,000.00	-6,045.61
624-b · Workers Comp Racquet Sports	1,194.75	1,917.00	-722.25
624-c · P/R Taxes - Racquet Sports	1,879.71		
625 · RS Manager Compensation	3,000.00	1,500.00	1,500.00
626 · Telephone - Racquet Sports	1,000.00	1,200.00	-200.00
627 · Housing Lease - Racquet Sports	28,460.00	18,000.00	10,460.00
Total 6-Racquet Sports	86,778.21	57,072.00	29,706.21
7-Other Expense			
705 · Insurance - Association	19,685.04	33,332.00	-13,646.96
707 · Professional Services	7,807.50	2,000.00	5,807.50
708 · Website Updates	2,601.50	2,000.00	601.50
715 · Property Taxes	14.66	20.00	-5.34
730 · Income Taxes-Tax Returns	30.00	13,000.00	-12,970.00
745 · Tools Equipment	328.85	490.00	-161.15
749 · Bad Debts	0.00	0.00	0.00
750 · Other Expenses	350.00	5,800.00	-5,450.00
811 · Open Space Trails	0.00	100.00	-100.00
Total 7-Other Expense	30,817.55	56,742.00	-25,924.45
8-Depreciation			
724 · Depreciation	154,440.00	154,440.00	0.00
Total 8-Depreciation	154,440.00	154,440.00	0.00
527 · Permits - HP	150.00		
Total Expense	916,710.45	956,862.50	-40,152.05
Net Ordinary Income	398,533.62	344,215.50	54,318.12
Other Income/Expense			
Other Income			
1301 · Capital Member Dues	310,200.00	308,696.00	1,504.00
1302 · Rental Amenity Access Dues	17,291.14	26,220.00	-8,928.86
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	5,124.08	21,852.00	-16,727.92
Total Other Income	332,615.22	356,768.00	-24,152.78
Other Expense			
2-Common Area.			
1460 · Trails Signs Trailwork	0.00	5,000.00	-5,000.00
1464 · Split Rail Fence Repair	0.00	0.00	0.00
1467 · VP Aerators/Fountain/Algea Unit	2,252.50	0.00	2,252.50
1533-B · Harker Pkg Lot Path Sealcoat	0.00	0.00	0.00
Total 2-Common Area.	2,252.50	5,000.00	-2,747.50
3-Village Pool.			
1562 · Commercial Laundry Machines	0.00	0.00	0.00
1569 · Golf Net Pole - Replace	0.00	0.00	0.00
1570 · VP Incidental Repairs	3,161.35	0.00	3,161.35
1571 · VP Furniture - Replace	0.00	10,609.00	-10,609.00
1574 · VP Vacuum/Cleaning	0.00	1,500.00	-1,500.00
1580-A · Pool Spa Covers	1,093.56	0.00	1,093.56
1588 · VP Umbrellas - Replace	0.00	12,837.00	-12,837.00
Total 3-Village Pool.	4,254.91	24,946.00	-20,691.09
4-Harker Pool.			
1490 · HP Incidental Repairs	0.00	0.00	0.00

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through June 2025

Accrual Basis

	Nov '24 - Jun 25	Budget	\$ Over Budget
1492-A · HP Furniture Replace	5,858.31	19,055.00	-13,196.69
1518 · HP Storage Building - Painting	0.00	0.00	0.00
1525 · HP Spa Rebuild	14,652.12	0.00	14,652.12
Total 4-Harker Pool.	20,510.43	19,055.00	1,455.43
5-Harker Structure.			
1493 · HC Water Heaters - Replace	0.00	0.00	0.00
1498 · HC Water Softener - Replace	0.00	0.00	0.00
1547 · HC Carpet - Replace	0.00	0.00	0.00
1552 · HVAC-Furnace, A/C - Replace	8,170.50		
1557 · HC Incidental Repairs	8,049.71	0.00	8,049.71
Total 5-Harker Structure.	16,220.21	0.00	16,220.21
6-Racquet Sports.			
1606 · VTP Incidental Repairs	0.00	0.00	0.00
1612 · HT Incidental Repairs	0.00	0.00	0.00
1656-A · VT Ct Laser Level-Har Tru	0.00	0.00	0.00
1661 · VTR Annual Contingency	0.00	0.00	0.00
Total 6-Racquet Sports.	0.00	0.00	0.00
7-Harker Park			
1468 · Park Furniture - Replace	0.00	15,000.00	-15,000.00
Total 7-Harker Park	0.00	15,000.00	-15,000.00
8-Systems and Equipment			
1530 · AED Devices - Replace	0.00	0.00	0.00
1544A · HOA Mgt Software - Upgrade	28,386.81	28,840.00	-453.19
1544B · HOA Website - Upgrade	18,128.45	11,330.00	6,798.45
1545 · Security Systems - Replace	0.00	13,506.00	-13,506.00
Total 8-Systems and Equipment	46,515.26	53,676.00	-7,160.74
9-Other Interest			
1449 · Zions Bank Loan Interest	22,410.00	22,191.63	218.37
1450 · Bank Charges	24.00	29.00	-5.00
Total 9-Other Interest	22,434.00	22,220.63	213.37
Total Other Expense	112,187.31	139,897.63	-27,710.32
Net Other Income	220,427.91	216,870.37	3,557.54
Net Income	618,961.53	561,085.87	57,875.66

Sun Valley Elkhorn Association, Inc.
Statement of Cash Flows
June 2025

Net Income from P & L	-98,396.29
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	97,133.00
(Increase) Decrease in Other Current Assets	2,022.63
Increase (Decrease) in Accounts Payable	28,888.82
Increase (Decrease) in Other Current Liabilities	8,247.77
Net Cash Provided by Operations	<u>37,895.93</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	<u>19,305.00</u>
Financing Activities:	
Principal Pool Loan	<u>-12,798.25</u>
Net Increase (Decrease) in Cash	44,402.68
Cash - Beginning of Period	1,729,865.22
Cash - End of Period	<u><u>1,774,267.90</u></u>