

Date: July 1, 2025

To: Finance Committee

From: Sue Kwapich

Re: Attached are the following reports for May 2025:

1. Balance Sheet as of May 31, 2025
2. P & L Summary – May 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 – Seven Months Ending 05/31/25
5. May Statement of Cash Flows

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of May 31, 2025

Accrual Basis

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Idaho First Bank 7289 Checking	96,893.66
102 · Idaho First Bank 6498 SQ (MM)	11,609.73
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	60,724.23
108 · DL Evans-Checking-5403	40,099.59
109 · DL Evans-Savings-5438	412,062.54
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	40,274.11
1106 · CR - DL Evans-Savings 5446	78,211.99
1107 · CR - Zions Loan Acct 7689	18,200.41
1108 · CR - Schwab Acct 0351	350,000.00
Total Checking/Savings	1,728,878.22
Accounts Receivable	
110 · Assessments Receivable	169,652.83
Total Accounts Receivable	169,652.83
Other Current Assets	
1115 · Accrued Interest Receivable	3,583.13
115 · Accrued Interest Receivable	1,746.00
120 · Prepaid Expenses	12,303.05
121 · Other Current Assets	4,562.00
1499 · Undeposited Funds	987.00
Total Other Current Assets	23,181.18
Total Current Assets	1,921,712.23
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	-5,065,567.40
Total Fixed Assets	6,148,236.06
TOTAL ASSETS	8,069,948.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
205 · Accounts Payable - Trade	10,810.58
Total Accounts Payable	10,810.58
Credit Cards	
201 · DL Evans CC 8388 - Horensavitz	2,880.91
201A · DL Evans CC 8370 - Ahern	1,083.03
201B · DL Evans CC 8396 - Lube	1,079.77
Total Credit Cards	5,043.71
Other Current Liabilities	
208 · Federal Withholding	5,652.88
209 · FUTA Taxes Payable	90.33
210 · SUTA Taxes Payable	298.69

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of May 31, 2025

Accrual Basis

	<u>May 31, 25</u>
212 · State Withholding Payable	2,552.00
214 · ADC Deposit-Completion	54,000.00
230 · Taxes	20.00
25500 · Sales Tax Payable	134.03
Total Other Current Liabilities	<u>62,747.93</u>
Total Current Liabilities	<u>78,602.22</u>
Long Term Liabilities	
1220 · Accrued Interest Payable	965.22
1231 · CR - Village Pool Loan xx2613	903,831.95
Total Long Term Liabilities	<u>904,797.17</u>
Total Liabilities	<u>983,399.39</u>
Equity	
3900 · Retained Earnings	6,369,191.08
Net Income	717,357.82
Total Equity	<u>7,086,548.90</u>
TOTAL LIABILITIES & EQUITY	<u><u>8,069,948.29</u></u>

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

Accrual Basis

May 2025

	May 25	Nov '24 - May 25
Ordinary Income/Expense		
Income	658,191.73	1,250,825.22
Gross Profit	658,191.73	1,250,825.22
Expense		
1-Management	79,178.20	382,188.90
2-Common Area	7,314.99	50,820.19
3-Village Pool	6,409.32	53,648.79
4-Harker Pool	2,676.61	23,932.02
5-Harker Structure	1,355.79	16,407.97
6-Racquet Sports	24,701.35	59,276.18
7-Other Expense	2,610.63	32,402.42
8-Depreciation	19,305.00	135,135.00
527 - Permits - HP	150.00	150.00
Total Expense	143,701.89	753,961.47
Net Ordinary Income	514,489.84	496,863.75
Other Income/Expense		
Other Income	180,656.99	324,851.43
Other Expense		
3-Village Pool.	0.00	4,254.91
4-Harker Pool.	0.00	17,862.09
5-Harker Structure.	0.00	16,220.21
8-Systems and Equipment	5,539.24	46,313.20
9-Other Interest	2,676.65	19,706.95
Total Other Expense	8,215.89	104,357.36
Net Other Income	172,441.10	220,494.07
Net Income	686,930.94	717,357.82

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

May 2025

	May 25	Nov '24 - May 25
Ordinary Income/Expense		
Income		
301 · Member Assessments	567,600.00	1,135,200.00
302 · Amenity Access Dues	85,932.00	95,480.00
303 · Access Fees Racquet Sports	318.19	318.19
304 · Access Fees Pools	596.07	3,023.35
306 · Set-Up Fees	300.00	5,100.00
315 · Interest Income	98.02	841.23
316 · Demand Ltr/Finance Chg	0.00	975.00
334 · Tennis Program Fees (Net)	720.00	720.00
341 · ADC Income	2,350.00	8,650.00
348 · Program Income	45.45	45.45
350 · Other Income	32.00	32.00
409 · Returned Check Charges	200.00	440.00
Total Income	658,191.73	1,250,825.22
Gross Profit	658,191.73	1,250,825.22
Expense		
1-Management		
401 · Legal	1,500.00	17,800.00
403 · Misc Bank Charges	855.54	2,063.76
405 · Accounting	0.00	7,750.00
410 · Meeting Expense	109.82	7,552.73
415 · Office Supplies	917.64	5,529.87
416 · Stationary	0.00	1,199.12
417 · Statements/Checks	0.00	258.77
418 · Computer, Amenity, Email Suppor	1,678.10	9,923.17
419 · Education	0.00	729.00
430 · Employee Health Insurance	2,768.94	17,340.26
431-A · Admin-Part-time Payroll	0.00	0.00
431-B · Program Payroll	0.00	0.00
431 · Administrative Payroll	61,589.08	254,145.70
432 · Payroll Taxes	5,113.77	21,236.13
432-A · P/R Tax Allocated to Other Dept	-174.95	-1,635.60
433 · Workers Comp Ins	0.00	1,194.75
434 · Retirement	970.26	5,388.85
440 · Postage	500.00	9,176.14
442 · Auto	117.60	1,257.83
443 · ADC Expense	1,200.00	7,550.00
444 · Summer Program Expense	1,633.19	1,834.86
445 · Copier Maint Agrmt	201.13	8,734.13
447 · Telephone	198.08	1,281.69
448 · Pitnety Bowes Leased Equip	0.00	1,877.74
Total 1-Management	79,178.20	382,188.90
2-Common Area		
460 · Electricity	138.75	816.60
470 · Landscaping	5,126.88	10,898.74
475 · Snow Removal	35.00	20,940.47
483 · Pond Maintenance	985.00	985.00
485 · Trash Pickup	123.44	620.45
486 · Water/Irrigation	269.96	1,072.97
487 · Open Space Maintenance	635.96	635.96
489 · Weed Control	0.00	14,850.00
Total 2-Common Area	7,314.99	50,820.19
3-Village Pool		
500 · Water & Sewer - VP	121.42	424.15
501 · Electricity - VP	1,074.46	7,938.45
502 · Natural Gas - VP	467.20	12,388.77
503 · Maint/Repair-VP	1,287.41	3,021.13

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

Accrual Basis

May 2025

	May 25	Nov '24 - May 25
504 · Supplies - VP	744.42	2,882.03
505 · Towels - VP	977.42	977.42
506 · Chemicals - VP	0.00	409.43
507 · Uniforms - VP	0.00	148.42
508 · Telephone - VP	45.00	315.00
509 · Payroll - VP	978.79	17,956.17
510 · Payroll Taxes - VP	83.20	1,543.85
511 · Workers Comp-VP	0.00	1,194.75
513 · Cleaning-VP	630.00	4,270.00
514 · Security Alarm - VP	0.00	179.22
Total 3-Village Pool	6,409.32	53,648.79
4-Harker Pool		
515 · Water & Sewer - HP	3.05	168.69
516 · Electricity - HP	1,021.51	8,902.06
517 · Natural Gas - HP	78.29	10,024.95
518 · Maintenance - HP	0.00	359.81
519 · Supplies - HP	409.24	1,698.81
520 · Towels - HP	977.41	977.41
522 · Uniforms - HP	0.00	148.43
523 · Telephone - HP	45.00	315.00
524 · Payroll - HP	130.97	130.97
525 · Payroll Taxes - HP	11.14	11.14
526 · Workers Comp- HP	0.00	1,194.75
529 · Security Alarm - HP	0.00	0.00
Total 4-Harker Pool	2,676.61	23,932.02
5-Harker Structure		
531 · Cleaning - HS	0.00	3,640.00
532 · Electricity - HS	437.78	3,815.12
534 · Natural Gas - HS	45.22	739.66
535 · Maintenance - HS	700.00	6,416.19
536 · Supplies -HS	33.74	503.29
539 · Cable TV - HS	136.00	952.00
555 · Water & Sewer - HS	3.05	168.67
557 · Alarm - HS	0.00	173.04
Total 5-Harker Structure	1,355.79	16,407.97
6-Racquet Sports		
606 · Electricity - Racquet Sports	188.36	1,791.41
615 · Maintenance - Racquet Sports		
615-A · Maintenance Har-tru	21,000.00	21,000.00
615 · Maintenance - Racquet Sports - Other	39.95	247.94
Total 615 · Maintenance - Racquet Sports	21,039.95	21,247.94
616 · Water - Racquet Sports	69.43	417.54
617 · Alarm - Racquet Sports	119.85	433.71
620 · Supplies - Racquet Sports	2,143.57	3,840.64
621 · Uniforms - Racquet Sports	0.00	0.00
624-a · RS - Payroll Compensation	934.58	934.58
624-b · Workers Comp Racquet Sports	0.00	1,194.75
624-c · P/R Taxes - Racquet Sports	80.61	80.61
625 · RS Manager Compensation	0.00	0.00
626 · Telephone - Racquet Sports	125.00	875.00
627 · Housing Lease - Racquet Sports	0.00	28,460.00
Total 6-Racquet Sports	24,701.35	59,276.18
7-Other Expense		
705 · Insurance - Association	2,460.63	17,224.41
707 · Professional Services	0.00	6,092.50
708 · Website Updates	0.00	1,800.00
715 · Property Taxes	0.00	14.66
730 · Income Taxes-Tax Returns	0.00	6,592.00

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

Accrual Basis

May 2025

	May 25	Nov '24 - May 25
745 · Tools Equipment	0.00	328.85
750 · Other Expenses	150.00	350.00
Total 7-Other Expense	2,610.63	32,402.42
8-Depreciation		
724 · Depreciation	19,305.00	135,135.00
Total 8-Depreciation	19,305.00	135,135.00
527 · Permits - HP	150.00	150.00
Total Expense	143,701.89	753,961.47
Net Ordinary Income	514,489.84	496,863.75
Other Income/Expense		
Other Income		
1301 - Capital Member Dues	155,100.00	310,200.00
1302 · Rental Amenity Access Dues	25,418.00	9,570.00
1315 · Interest Income CR	138.99	5,081.43
Total Other Income	180,656.99	324,851.43
Other Expense		
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	0.00	3,209.97
1525 · HP Spa Rebuild	0.00	14,652.12
Total 4-Harker Pool.	0.00	17,862.09
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	5,539.24	17,926.39
Total 8-Systems and Equipment	5,539.24	46,313.20
9-Other Interest		
1449 · Zions Bank Loan Interest	2,673.65	19,685.95
1450 · Bank Charges	3.00	21.00
Total 9-Other Interest	2,676.65	19,706.95
Total Other Expense	8,215.89	104,357.36
Net Other Income	172,441.10	220,494.07
Net Income	686,930.94	717,357.82

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through May 2025

Accrual Basis

	Nov '24 - May 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	95,480.00	99,840.00	-4,360.00
303 · Access Fees Racquet Sports	318.19	3,500.00	-3,181.81
304 · Access Fees Pools	3,023.35	2,100.00	923.35
306 · Set-Up Fees	5,100.00	3,616.00	1,484.00
310 · Lien Charges	0.00	0.00	0.00
315 · Interest Income	841.23	1,963.00	-1,121.77
316 · Demand Ltr/Finance Chg	975.00	0.00	975.00
327 · Swim Team Income	0.00	0.00	0.00
328 · Aqua Aerobics	0.00	0.00	0.00
334 · Tennis Program Fees (Net)	720.00	0.00	720.00
341 · ADC Income	8,650.00	13,000.00	-4,350.00
348 · Program Income	45.45	0.00	45.45
350 · Other Income	32.00	150.00	-118.00
409 · Returned Check Charges	440.00	150.00	290.00
Total Income	1,250,825.22	1,254,940.00	-4,114.78
Gross Profit	1,250,825.22	1,254,940.00	-4,114.78
Expense			
1-Management			
401 · Legal	17,800.00	35,000.00	-17,200.00
403 · Misc Bank Charges	2,063.76	700.00	1,363.76
405 · Accounting	7,750.00	7,650.00	100.00
410 · Meeting Expense	7,552.73	3,120.00	4,432.73
411 · Director Travel	0.00	800.00	-800.00
415 · Office Supplies	5,529.87	5,045.00	484.87
416 · Stationary	1,199.12	0.00	1,199.12
417 · Statements/Checks	258.77	0.00	258.77
418 · Computer, Amenity, Email Suppor	9,923.17	16,500.00	-6,576.83
419 · Education	729.00	1,750.00	-1,021.00
421 · Amenity Cards	0.00	0.00	0.00
425 · Office Machine Maintenance	0.00	500.00	-500.00
430 · Employee Health Insurance	17,340.26	22,271.00	-4,930.74
431-A · Admin-Part-time Payroll	0.00	0.00	0.00
431-B · Program Payroll	0.00	0.00	0.00
431 · Administrative Payroll	254,145.70	273,452.00	-19,306.30
432 · Payroll Taxes	21,236.13	33,220.00	-11,983.87
432-A · P/R Tax Allocated to Other Dept	-1,635.60	0.00	-1,635.60
433 · Workers Comp Ins	1,194.75	1,676.00	-481.25
434 · Retirement	5,388.85	5,541.00	-152.15
440 · Postage	9,176.14	7,350.00	1,826.14
441 · Subscriptions	0.00	155.00	-155.00
442 · Auto	1,257.83	1,225.00	32.83
443 · ADC Expense	7,550.00	11,084.00	-3,534.00
444 · Summer Program Expense	1,834.86	100.00	1,734.86
445 · Copier Maint Agrmt	8,734.13	6,000.00	2,734.13
447 · Telephone	1,281.69	1,516.00	-234.31
448 · Pitnety Bowes Leased Equip	1,877.74	2,050.00	-172.26
Total 1-Management	382,188.90	436,705.00	-54,516.10
2-Common Area			
460 · Electricity	816.60	520.00	296.60
470 · Landscaping	10,898.74	13,800.00	-2,901.26
475 · Snow Removal	20,940.47	6,000.00	14,940.47
480 · Park Maintenance	0.00	200.00	-200.00
483 · Pond Maintenance			
483-A · Twin Creek Ponds	0.00	0.00	0.00
483 · Pond Maintenance - Other	985.00	400.00	585.00
Total 483 · Pond Maintenance	985.00	400.00	585.00

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

Accrual Basis

November 2024 through May 2025

	Nov '24 - May 25	Budget	\$ Over Budget
484 · Park Supplies	0.00	150.00	-150.00
485 · Trash Pickup	620.45	720.00	-99.55
486 · Water/Irrigation	1,072.97	133.00	939.97
487 · Open Space Maintenance	635.96	1,000.00	-364.04
488 · Fire Extinguishers	0.00	0.00	0.00
489 · Weed Control	14,850.00	1,000.00	13,850.00
Total 2-Common Area	50,820.19	23,923.00	26,897.19
3-Village Pool			
500 · Water & Sewer - VP	424.15	394.00	30.15
501 · Electricity - VP	7,938.45	7,800.00	138.45
502 · Natural Gas - VP	12,388.77	20,200.00	-7,811.23
503 · Maint/Repair-VP	3,021.13	4,500.00	-1,478.87
504 · Supplies - VP	2,882.03	1,950.00	932.03
505 · Towels - VP	977.42	950.00	27.42
506 · Chemicals - VP	409.43	3,500.00	-3,090.57
507 · Uniforms - VP	148.42	500.00	-351.58
508 · Telephone - VP	315.00	315.00	0.00
509 · Payroll - VP	17,956.17	16,400.00	1,556.17
510 · Payroll Taxes - VP	1,543.85		
511 · Workers Comp-VP	1,194.75	1,675.00	-480.25
513 · Cleaning-VP	4,270.00	9,335.00	-5,065.00
514 · Security Alarm - VP	179.22	225.00	-45.78
Total 3-Village Pool	53,648.79	67,744.00	-14,095.21
4-Harker Pool			
515 · Water & Sewer - HP	168.69	2,975.00	-2,806.31
516 · Electricity - HP	8,902.06	8,167.00	735.06
517 · Natural Gas - HP	10,024.95	16,500.00	-6,475.05
518 · Maintenance - HP	359.81	2,450.00	-2,090.19
519 · Supplies - HP	1,698.81	1,100.00	598.81
520 · Towels - HP	977.41	950.00	27.41
521 · Chemicals - HP	0.00	1,200.00	-1,200.00
522 · Uniforms - HP	148.43	0.00	148.43
523 · Telephone - HP	315.00	350.00	-35.00
524 · Payroll - HP	130.97	2,000.00	-1,869.03
525 · Payroll Taxes - HP	11.14		
526 · Workers Comp- HP	1,194.75	1,677.00	-482.25
528 · Cleaning - HP	0.00	7,000.00	-7,000.00
529 · Security Alarm - HP	0.00	135.00	-135.00
Total 4-Harker Pool	23,932.02	44,504.00	-20,571.98
5-Harker Structure			
531 · Cleaning - HS	3,640.00	4,760.00	-1,120.00
532 · Electricity - HS	3,815.12	1,313.00	2,502.12
534 · Natural Gas - HS	739.66	875.00	-135.34
535 · Maintenance - HS	6,416.19	200.00	6,216.19
536 · Supplies -HS	503.29	450.00	53.29
539 · Cable TV - HS	952.00	735.00	217.00
543 · Furnace Service - HS	0.00	1,150.00	-1,150.00
555 · Water & Sewer - HS	168.67	845.00	-676.33
556 · Kitchen Maintenance	0.00	234.00	-234.00
557 · Alarm - HS	173.04	150.00	23.04
Total 5-Harker Structure	16,407.97	10,712.00	5,695.97
6-Racquet Sports			
606 · Electricity - Racquet Sports	1,791.41	1,575.00	216.41
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	247.94	1,600.00	-1,352.06
Total 615 · Maintenance - Racquet Sports	21,247.94	1,600.00	19,647.94

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through May 2025

Accrual Basis

	Nov '24 - May 25	Budget	\$ Over Budget
616 · Water - Racquet Sports	417.54	980.00	-562.46
617 · Alarm - Racquet Sports	433.71	560.00	-126.29
620 · Supplies - Racquet Sports	3,840.64	1,000.00	2,840.64
621 · Uniforms - Racquet Sports	0.00	0.00	0.00
623 · Landscaping Bldg Demo Shade	0.00	500.00	-500.00
624-a · RS - Payroll Compensation	934.58	0.00	934.58
624-b · Workers Comp Racquet Sports	1,194.75	1,677.00	-482.25
624-c · P/R Taxes - Racquet Sports	80.61		
625 · RS Manager Compensation	0.00	0.00	0.00
626 · Telephone - Racquet Sports	875.00	1,050.00	-175.00
627 · Housing Lease - Racquet Sports	28,460.00	18,000.00	10,460.00
Total 6-Racquet Sports	59,276.18	26,942.00	32,334.18
7-Other Expense			
705 · Insurance - Association	17,224.41	29,165.00	-11,940.59
707 · Professional Services	6,092.50	1,000.00	5,092.50
708 · Website Updates	1,800.00	1,750.00	50.00
715 · Property Taxes	14.66	20.00	-5.34
730 · Income Taxes-Tax Returns	6,592.00	13,000.00	-6,408.00
745 · Tools Equipment	328.85	425.00	-96.15
749 · Bad Debts	0.00	0.00	0.00
750 · Other Expenses	350.00	5,250.00	-4,900.00
811 · Open Space Trails	0.00	0.00	0.00
Total 7-Other Expense	32,402.42	50,610.00	-18,207.58
8-Depreciation			
724 · Depreciation	135,135.00	135,135.00	0.00
Total 8-Depreciation	135,135.00	135,135.00	0.00
527 · Permits - HP	150.00		
Total Expense	753,961.47	796,275.00	-42,313.53
Net Ordinary Income	496,863.75	458,665.00	38,198.75
Other Income/Expense			
Other Income			
1301 · Capital Member Dues	310,200.00	308,696.00	1,504.00
1302 · Rental Amenity Access Dues	9,570.00	24,960.00	-15,390.00
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	5,081.43	19,120.00	-14,038.57
Total Other Income	324,851.43	352,776.00	-27,924.57
Other Expense			
2-Common Area.			
1460 · Trails Signs Trailwork	0.00	2,500.00	-2,500.00
1464 · Split Rail Fence Repair	0.00	0.00	0.00
1467 · VP Aerators/Fountain/Algea Unit	0.00	0.00	0.00
1533-B · Harker Pkg Lot Path Sealcoat	0.00	0.00	0.00
Total 2-Common Area.	0.00	2,500.00	-2,500.00
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

Accrual Basis

November 2024 through May 2025

	Nov '24 - May 25	Budget	\$ Over Budget
1492-A · HP Furniture Replace	3,209.97	19,055.00	-15,845.03
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.	17,862.09	19,055.00	-1,192.91
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	25,000.00	3,386.81
1544B · HOA Website - Upgrade	17,926.39	7,553.00	10,373.39
1545 · Security Systems - Replace	0.00	13,506.00	-13,506.00
Total 8-Systems and Equipment	46,313.20	46,059.00	254.20
9-Other Interest			
1449 · Zions Bank Loan Interest	19,685.95	19,551.71	134.24
1450 · Bank Charges	21.00	25.00	-4.00
Total 9-Other Interest	19,706.95	19,576.71	130.24
Total Other Expense	104,357.36	127,136.71	-22,779.35
Net Other Income	220,494.07	225,639.29	-5,145.22
Net Income	717,357.82	684,304.29	33,053.53

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

Net Income from P & L	686,930.94
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	-198,367.80
(Increase) Decrease in Other Current Assets	1,898.63
Increase (Decrease) in Accounts Payable	-9,426.08
Increase (Decrease) in Other Current Liabilities	5,731.85
Net Cash Provided by Operations	<u>486,767.54</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	<u>19,305.00</u>
Financing Activities:	
Principal Pool Loan	<u>-12,848.65</u>
Net Increase (Decrease) in Cash	493,223.89
Cash - Beginning of Period	1,236,641.33
Cash - End of Period	<u><u>1,729,865.22</u></u>