

Date: September 26, 2025

To: Finance Committee

From: Sue Kwapich

Re: Attached are the following reports for August 2025:

1. Balance Sheet as of August 31, 2025
2. P & L Summary – August 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 – Ten Months Ending 08/31/25
5. August Statement of Cash Flows

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of August 31, 2025

Accrual Basis

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Idaho First Bank 7289 Stripe	36,995.26
102 · Idaho First Bank 6498 SQ (MM)	71,612.70
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	41,242.44
108 · DL Evans-Checking-5403	64,776.89
109 · DL Evans-Savings-5438	35,579.45
114 · Schwab OP Acct 2652	10,016.25
1105 · CR - DL Evans-Checking 5411	14,140.90
1106 · CR - DL Evans-Savings 5446	788,834.95
1107 · CR - Zions Loan Acct 7689	59,117.81
1108 · CR - Schwab Acct 0351	350,035.88
Total Checking/Savings	1,473,952.53
Accounts Receivable	
110 · Assessments Receivable	56,288.54
Total Accounts Receivable	56,288.54
Other Current Assets	
1115 · Accrued Interest Receivable	3,583.13
115 · Accrued Interest Receivable	1,746.00
120 · Prepaid Expenses	4,921.16
121 · Other Current Assets	4,000.00
1499 · Undeposited Funds	438.00
Total Other Current Assets	14,688.29
Total Current Assets	1,544,929.36
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	-5,123,482.40
Total Fixed Assets	6,090,321.06
TOTAL ASSETS	7,635,250.42
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
205 · Accounts Payable - Trade	23,042.32
Total Accounts Payable	23,042.32
Credit Cards	
201 · DL Evans CC 8388 - Horensavitz	2,668.14
201A · DL Evans CC 8370 - Ahern	1,061.00
201B · DL Evans CC 8396 - Lube	1,587.30
Total Credit Cards	5,316.44
Other Current Liabilities	
209 · FUTA Taxes Payable	343.55
210 · SUTA Taxes Payable	696.35
212 · State Withholding Payable	3,781.00
214 · ADC Deposit-Completion	57,500.00
230 · Taxes	20.00
25500 · Sales Tax Payable	2,132.63
Total Other Current Liabilities	64,473.53

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of August 31, 2025

Accrual Basis

	<u>Aug 31, 25</u>
Total Current Liabilities	92,832.29
Long Term Liabilities	
1220 · Accrued Interest Payable	965.22
1231 · CR - Village Pool Loan xx2613	865,234.48
Total Long Term Liabilities	866,199.70
Total Liabilities	959,031.99
Equity	
3900 · Retained Earnings	6,369,191.08
Net Income	307,027.35
Total Equity	6,676,218.43
TOTAL LIABILITIES & EQUITY	7,635,250.42

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

Accrual Basis

August 2025

	Aug 25	Nov '24 - Aug 25
Ordinary Income/Expense		
Income	43,953.88	1,434,598.69
Gross Profit	43,953.88	1,434,598.69
Expense		
1-Management	74,533.51	596,149.20
2-Common Area	18,237.04	92,947.86
3-Village Pool	19,855.06	122,171.01
4-Harker Pool	19,555.65	69,754.10
5-Harker Structure	3,854.47	24,064.49
6-Racquet Sports	55,921.82	196,093.29
7-Other Expense	6,916.60	40,194.78
8-Depreciation	19,305.00	193,050.00
527 - Permits - HP	0.00	150.00
Total Expense	218,179.15	1,334,574.73
Net Ordinary Income	-174,225.27	100,023.96
Other Income/Expense		
Other Income	6,634.25	346,129.48
Other Expense		
2-Common Area.	0.00	2,252.50
3-Village Pool.	0.00	4,254.91
4-Harker Pool.	0.00	20,510.43
5-Harker Structure.	12,850.00	29,070.21
8-Systems and Equipment	8,386.93	55,323.66
9-Other Interest	2,649.53	27,714.38
Total Other Expense	23,886.46	139,126.09
Net Other Income	-17,252.21	207,003.39
Net Income	-191,477.48	307,027.35

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

August 2025

	Aug 25	Nov '24 - Au...
Ordinary Income/Expense		
Income		
301 · Member Assessments	0.00	1,135,200.00
302 · Amenity Access Dues	1,309.00	134,711.50
303 · Access Fees Racquet Sports	3,200.17	9,136.85
304 · Access Fees Pools	1,608.95	7,759.28
306 · Set-Up Fees	500.00	6,600.00
315 · Interest Income	197.92	1,538.89
316 · Demand Ltr/Finance Chg	-25.00	925.00
327 · Swim Team Income	350.00	625.00
328 · Aqua Aerobics	0.00	50.00
334 · Tennis Program Fees (Net)	35,660.84	116,219.72
341 · ADC Income	2,000.00	12,050.00
348 · Program Income	-880.00	8,805.45
350 · Other Income	32.00	537.00
409 · Returned Check Charges	0.00	440.00
Total Income	43,953.88	1,434,598.69
Gross Profit	43,953.88	1,434,598.69
Expense		
1-Management		
401 · Legal	6,493.50	29,631.00
403 · Misc Bank Charges	1,874.73	7,780.73
405 · Accounting	0.00	7,750.00
410 · Meeting Expense	6,944.60	34,721.61
415 · Office Supplies	1,114.79	8,233.68
416 · Stationary	266.38	1,465.50
417 · Statements/Checks	0.00	258.77
418 · Computer, Amenity, Email Suppor	759.30	12,229.86
419 · Education	20.00	749.00
421 · Amenity Cards	0.00	307.80
430 · Employee Health Insurance	2,664.32	25,574.23
431-A · Admin-Part-time Payroll	0.00	0.00
431-B · Program Payroll	398.77	398.77
431 · Administrative Payroll	42,190.80	380,385.38
432 · Payroll Taxes	8,714.42	44,456.12
432-A · P/R Tax Allocated to Other Dept	-5,378.79	-14,864.10
433 · Workers Comp Ins	889.50	2,343.00
434 · Retirement	677.76	7,360.29
440 · Postage	41.00	9,756.54
441 · Subscriptions	120.00	120.00
442 · Auto	102.20	1,451.73
443 · ADC Expense	1,200.00	9,950.00
444 · Summer Program Expense	4,169.28	11,140.99
445 · Copier Maint Agrmt	1,032.15	11,134.97
447 · Telephone	238.80	1,935.59
448 · Pitnety Bowes Leased Equip	0.00	1,877.74
Total 1-Management	74,533.51	596,149.20
2-Common Area		
460 · Electricity	128.08	1,184.69
470 · Landscaping	12,020.04	40,287.01
475 · Snow Removal	0.00	20,940.47
480 · Park Maintenance	99.32	654.90
483 · Pond Maintenance	0.00	1,308.82
484 · Park Supplies	13.61	163.12
485 · Trash Pickup	113.71	1,015.88
486 · Water/Irrigation	3,662.28	9,707.01
487 · Open Space Maintenance	2,200.00	2,835.96
489 · Weed Control	0.00	14,850.00

Sun Valley Elkhorn Association, Inc. (Operational)
Profit & Loss-Current Month & Year to Date
August 2025

Accrual Basis

	Aug 25	Nov '24 - Au...
Total 2-Common Area	18,237.04	92,947.86
3-Village Pool		
500 · Water & Sewer - VP	347.12	1,426.26
501 · Electricity - VP	1,489.84	12,511.51
502 · Natural Gas - VP	2,154.71	19,944.13
503 · Maint/Repair-VP	1,200.00	16,973.92
504 · Supplies - VP	68.89	3,606.79
505 · Towels - VP	0.00	977.42
506 · Chemicals - VP	5,717.31	11,638.14
507 · Uniforms - VP	185.47	383.36
508 · Telephone - VP	45.00	450.00
509 · Payroll - VP	6,316.86	40,985.37
510 · Payroll Taxes - VP	530.36	3,512.28
511 · Workers Comp-VP	889.50	2,343.00
513 · Cleaning-VP	910.00	6,930.00
514 · Security Alarm - VP	0.00	488.83
Total 3-Village Pool	19,855.06	122,171.01
4-Harker Pool		
515 · Water & Sewer - HP	1,066.15	1,530.02
516 · Electricity - HP	1,251.06	12,205.47
517 · Natural Gas - HP	2,816.10	17,772.64
518 · Maintenance - HP	2,575.57	10,801.06
519 · Supplies - HP	96.35	1,865.57
520 · Towels - HP	0.00	977.41
521 · Chemicals - HP	395.55	1,813.42
522 · Uniforms - HP	185.48	368.45
523 · Telephone - HP	45.00	450.00
524 · Payroll - HP	8,592.48	15,629.18
525 · Payroll Taxes - HP	732.41	1,337.88
526 · Workers Comp- HP	889.50	2,343.00
528 · Cleaning - HP	910.00	2,660.00
529 · Security Alarm - HP	0.00	0.00
Total 4-Harker Pool	19,555.65	69,754.10
5-Harker Structure		
531 · Cleaning - HS	700.00	5,460.00
532 · Electricity - HS	536.16	5,230.85
534 · Natural Gas - HS	25.28	820.64
535 · Maintenance - HS	1,371.10	8,621.97
536 · Supplies -HS	19.78	623.24
539 · Cable TV - HS	136.00	1,360.00
543 · Furnace Service - HS	0.00	158.24
555 · Water & Sewer - HS	1,066.15	1,529.99
557 · Alarm - HS	0.00	259.56
Total 5-Harker Structure	3,854.47	24,064.49
6-Racquet Sports		
606 · Electricity - Racquet Sports	139.08	2,275.66
615 · Maintenance - Racquet Sports		
615-A · Maintenance Har-tru	0.00	21,174.88
615 · Maintenance - Racquet Sports - Other	-23.74	1,223.26
Total 615 · Maintenance - Racquet Sports	-23.74	22,398.14
616 · Water - Racquet Sports	306.94	3,477.24
617 · Alarm - Racquet Sports	119.85	712.59
620 · Supplies - Racquet Sports	325.01	4,259.17
621 · Uniforms - Racquet Sports	0.00	0.00
623 · Landscaping Bldg Demo Shade	0.00	400.00
624-a · RS - Payroll Compensation	46,924.16	111,503.55
624-b · Workers Comp Racquet Sports	889.50	2,343.00
624-c · P/R Taxes - Racquet Sports	4,116.02	10,013.94
625 · RS Manager Compensation	3,000.00	9,000.00

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

Accrual Basis

August 2025

	Aug 25	Nov '24 - Au...
626 · Telephone - Racquet Sports	125.00	1,250.00
627 · Housing Lease - Racquet Sports	0.00	28,460.00
Total 6-Racquet Sports	55,921.82	196,093.29
7-Other Expense		
705 · Insurance - Association	2,460.63	24,606.30
707 · Professional Services	1,190.00	8,997.50
708 · Website Updates	0.00	2,601.50
715 · Property Taxes	0.00	14.66
730 · Income Taxes-Tax Returns	3,235.00	3,265.00
745 · Tools Equipment	0.00	328.85
750 · Other Expenses	30.97	380.97
Total 7-Other Expense	6,916.60	40,194.78
8-Depreciation		
724 · Depreciation	19,305.00	193,050.00
Total 8-Depreciation	19,305.00	193,050.00
527 · Permits - HP	0.00	150.00
Total Expense	218,179.15	1,334,574.73
Net Ordinary Income	-174,225.27	100,023.96
Other Income/Expense		
Other Income		
1301 - Capital Member Dues	0.00	310,200.00
1302 · Rental Amenity Access Dues	772.82	24,915.79
1315 · Interest Income CR	5,861.43	11,013.69
Total Other Income	6,634.25	346,129.48
Other Expense		
2-Common Area.		
1467 · VP Aerators/Fountain/Algea Unit	0.00	2,252.50
Total 2-Common Area.	0.00	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	0.00	5,858.31
1525 · HP Spa Rebuild	0.00	14,652.12
Total 4-Harker Pool.	0.00	20,510.43
5-Harker Structure.		
1552 · HVAC-Furnace, A/C - Replace	12,850.00	21,020.50
1557 · HC Incidental Repairs	0.00	8,049.71
Total 5-Harker Structure.	12,850.00	29,070.21
8-Systems and Equipment		
1544A · HOA Mgt Software - Upgrade	0.00	28,386.81
1544B · HOA Website - Upgrade	8,386.93	26,936.85
Total 8-Systems and Equipment	8,386.93	55,323.66
9-Other Interest		
1449 · Zions Bank Loan Interest	2,646.53	27,655.38
1450 · Bank Charges	3.00	59.00
Total 9-Other Interest	2,649.53	27,714.38

Sun Valley Elkhorn Association, Inc. (Operational)
Profit & Loss-Current Month & Year to Date
August 2025

Accrual Basis

	<u>Aug 25</u>	<u>Nov '24 - Au...</u>
Total Other Expense	<u>23,886.46</u>	<u>139,126.09</u>
Net Other Income	<u>-17,252.21</u>	<u>207,003.39</u>
Net Income	<u><u>-191,477.48</u></u>	<u><u>307,027.35</u></u>

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through August 2025

Accrual Basis

	Nov '24 - Aug 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	134,711.50	114,960.00	19,751.50
303 · Access Fees Racquet Sports	9,136.85	5,000.00	4,136.85
304 · Access Fees Pools	7,759.28	3,000.00	4,759.28
306 · Set-Up Fees	6,600.00	5,167.00	1,433.00
310 · Lien Charges	0.00	0.00	0.00
315 · Interest Income	1,538.89	2,805.00	-1,266.11
316 · Demand Ltr/Finance Chg	925.00	0.00	925.00
327 · Swim Team Income	625.00	500.00	125.00
328 · Aqua Aerobics	50.00	0.00	50.00
334 · Tennis Program Fees (Net)	116,219.72	137,000.00	-20,780.28
341 · ADC Income	12,050.00	18,500.00	-6,450.00
348 · Program Income	8,805.45	10,000.00	-1,194.55
350 · Other Income	537.00	1,650.00	-1,113.00
409 · Returned Check Charges	440.00	150.00	290.00
Total Income	1,434,598.69	1,429,353.00	5,245.69
Gross Profit	1,434,598.69	1,429,353.00	5,245.69
Expense			
1-Management			
401 · Legal	29,631.00	65,000.00	-35,369.00
403 · Misc Bank Charges	7,780.73	5,300.00	2,480.73
405 · Accounting	7,750.00	8,150.00	-400.00
410 · Meeting Expense	34,721.61	28,550.00	6,171.61
411 · Director Travel	0.00	800.00	-800.00
415 · Office Supplies	8,233.68	7,015.00	1,218.68
416 · Stationary	1,465.50	0.00	1,465.50
417 · Statements/Checks	258.77	0.00	258.77
418 · Computer, Amenity, Email Suppor	12,229.86	19,000.00	-6,770.14
419 · Education	749.00	2,500.00	-1,751.00
421 · Amenity Cards	307.80	900.00	-592.20
425 · Office Machine Maintenance	0.00	550.00	-550.00
430 · Employee Health Insurance	25,574.23	31,817.00	-6,242.77
431-A · Admin-Part-time Payroll	0.00	2,500.00	-2,500.00
431-B · Program Payroll	398.77	0.00	398.77
431 · Administrative Payroll	380,385.38	390,644.00	-10,258.62
432 · Payroll Taxes	44,456.12	47,458.00	-3,001.88
432-A · P/R Tax Allocated to Other Dept	-14,864.10	0.00	-14,864.10
433 · Workers Comp Ins	2,343.00	2,395.00	-52.00
434 · Retirement	7,360.29	7,916.00	-555.71
440 · Postage	9,756.54	7,875.00	1,881.54
441 · Subscriptions	120.00	155.00	-35.00
442 · Auto	1,451.73	1,750.00	-298.27
443 · ADC Expense	9,950.00	15,833.00	-5,883.00
444 · Summer Program Expense	11,140.99	7,600.00	3,540.99
445 · Copier Maint Agrmt	11,134.97	9,500.00	1,634.97
447 · Telephone	1,935.59	2,166.00	-230.41
448 · Pitnety Bowes Leased Equip	1,877.74	3,050.00	-1,172.26
Total 1-Management	596,149.20	668,424.00	-72,274.80
2-Common Area			
460 · Electricity	1,184.69	820.00	364.69
470 · Landscaping	40,287.01	34,800.00	5,487.01
475 · Snow Removal	20,940.47	6,000.00	14,940.47
480 · Park Maintenance	654.90	750.00	-95.10
483 · Pond Maintenance			
483-A · Twin Creek Ponds	0.00	1,900.00	-1,900.00
483 · Pond Maintenance - Other	1,308.82	5,250.00	-3,941.18
Total 483 · Pond Maintenance	1,308.82	7,150.00	-5,841.18

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

Accrual Basis

November 2024 through August 2025

	Nov '24 - Aug 25	Budget	\$ Over Budget
484 · Park Supplies	163.12	500.00	-336.88
485 · Trash Pickup	1,015.88	1,110.00	-94.12
486 · Water/Irrigation	9,707.01	5,133.00	4,574.01
487 · Open Space Maintenance	2,835.96	5,000.00	-2,164.04
488 · Fire Extinguishers	0.00	550.00	-550.00
489 · Weed Control	14,850.00	8,500.00	6,350.00
Total 2-Common Area	92,947.86	70,313.00	22,634.86
3-Village Pool			
500 · Water & Sewer - VP	1,426.26	1,270.00	156.26
501 · Electricity - VP	12,511.51	12,200.00	311.51
502 · Natural Gas - VP	19,944.13	30,400.00	-10,455.87
503 · Maint/Repair-VP	16,973.92	7,200.00	9,773.92
504 · Supplies - VP	3,606.79	3,100.00	506.79
505 · Towels - VP	977.42	950.00	27.42
506 · Chemicals - VP	11,638.14	6,500.00	5,138.14
507 · Uniforms - VP	383.36	500.00	-116.64
508 · Telephone - VP	450.00	450.00	0.00
509 · Payroll - VP	40,985.37	37,800.00	3,185.37
510 · Payroll Taxes - VP	3,512.28	0.00	3,512.28
511 · Workers Comp-VP	2,343.00	2,395.00	-52.00
513 · Cleaning-VP	6,930.00	13,334.00	-6,404.00
514 · Security Alarm - VP	488.83	337.50	151.33
Total 3-Village Pool	122,171.01	116,436.50	5,734.51
4-Harker Pool			
515 · Water & Sewer - HP	1,530.02	4,250.00	-2,719.98
516 · Electricity - HP	12,205.47	11,667.00	538.47
517 · Natural Gas - HP	17,772.64	24,300.00	-6,527.36
518 · Maintenance - HP	10,801.06	3,950.00	6,851.06
519 · Supplies - HP	1,865.57	2,000.00	-134.43
520 · Towels - HP	977.41	950.00	27.41
521 · Chemicals - HP	1,813.42	1,800.00	13.42
522 · Uniforms - HP	368.45	500.00	-131.55
523 · Telephone - HP	450.00	500.00	-50.00
524 · Payroll - HP	15,629.18	27,000.00	-11,370.82
525 · Payroll Taxes - HP	1,337.88	0.00	1,337.88
526 · Workers Comp-HP	2,343.00	2,395.00	-52.00
528 · Cleaning - HP	2,660.00	11,200.00	-8,540.00
529 · Security Alarm - HP	0.00	202.50	-202.50
Total 4-Harker Pool	69,754.10	90,714.50	-20,960.40
5-Harker Structure			
531 · Cleaning - HS	5,460.00	6,720.00	-1,260.00
532 · Electricity - HS	5,230.85	1,875.00	3,355.85
534 · Natural Gas - HS	820.64	1,250.00	-429.36
535 · Maintenance - HS	8,621.97	2,100.00	6,521.97
536 · Supplies -HS	623.24	950.00	-326.76
539 · Cable TV - HS	1,360.00	1,050.00	310.00
543 · Furnace Service - HS	158.24	1,150.00	-991.76
555 · Water & Sewer - HS	1,529.99	1,208.00	321.99
556 · Kitchen Maintenance	0.00	334.00	-334.00
557 · Alarm - HS	259.56	225.00	34.56
Total 5-Harker Structure	24,064.49	16,862.00	7,202.49
6-Racquet Sports			
606 · Electricity - Racquet Sports	2,275.66	2,300.00	-24.34
607 · Carpet Cleaning	0.00	0.00	0.00
615 · Maintenance - Racquet Sports			
615-A · Maintenance Har-tru	21,174.88	0.00	21,174.88
615 · Maintenance - Racquet Sports - Other	1,223.26	4,600.00	-3,376.74
Total 615 · Maintenance - Racquet Sports	22,398.14	4,600.00	17,798.14

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through August 2025

Accrual Basis

	Nov '24 - Aug 25	Budget	\$ Over Budget
616 · Water - Racquet Sports	3,477.24	1,400.00	2,077.24
617 · Alarm - Racquet Sports	712.59	715.00	-2.41
620 · Supplies - Racquet Sports	4,259.17	2,300.00	1,959.17
621 · Uniforms - Racquet Sports	0.00	575.00	-575.00
623 · Landscaping Bldg Demo Shade	400.00	2,900.00	-2,500.00
624-a · RS - Payroll Compensation	111,503.55	90,000.00	21,503.55
624-b · Workers Comp Racquet Sports	2,343.00	2,396.00	-53.00
624-c · P/R Taxes - Racquet Sports	10,013.94	0.00	10,013.94
625 · RS Manager Compensation	9,000.00	7,500.00	1,500.00
626 · Telephone - Racquet Sports	1,250.00	1,500.00	-250.00
627 · Housing Lease - Racquet Sports	28,460.00	18,000.00	10,460.00
Total 6-Racquet Sports	196,093.29	134,186.00	61,907.29
7-Other Expense			
705 · Insurance - Association	24,606.30	41,666.00	-17,059.70
707 · Professional Services	8,997.50	4,000.00	4,997.50
708 · Website Updates	2,601.50	2,500.00	101.50
715 · Property Taxes	14.66	20.00	-5.34
730 · Income Taxes-Tax Returns	3,265.00	13,000.00	-9,735.00
745 · Tools Equipment	328.85	620.00	-291.15
749 · Bad Debts	0.00	0.00	0.00
750 · Other Expenses	380.97	6,900.00	-6,519.03
811 · Open Space Trails	0.00	500.00	-500.00
Total 7-Other Expense	40,194.78	69,206.00	-29,011.22
8-Depreciation			
724 · Depreciation	193,050.00	193,050.00	0.00
Total 8-Depreciation	193,050.00	193,050.00	0.00
527 · Permits - HP	150.00	0.00	150.00
Total Expense	1,334,574.73	1,359,192.00	-24,617.27
Net Ordinary Income	100,023.96	70,161.00	29,862.96
Other Income/Expense			
Other Income			
1301 · Capital Member Dues	310,200.00	308,696.00	1,504.00
1302 · Rental Amenity Access Dues	24,915.79	28,740.00	-3,824.21
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	11,013.69	27,316.00	-16,302.31
Total Other Income	346,129.48	364,752.00	-18,622.52
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	11,500.00	-9,247.50
1533-B · Harker Pkg Lot Path Sealcoat	0.00	0.00	0.00
Total 2-Common Area.	2,252.50	16,500.00	-14,247.50
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 August 2025

Accrual Basis

	Nov '24 - Aug 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	21,020.50		
1557 · HC Incidental Repairs	8,049.71	0.00	8,049.71
Total 5-Harker Structure.	29,070.21	0.00	29,070.21
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	26,936.85	11,330.00	15,606.85
1545 · Security Systems - Replace	0.00	13,506.00	-13,506.00
Total 8-Systems and Equipment	55,323.66	53,676.00	1,647.66
9-Other Interest			
1449 · Zions Bank Loan Interest	27,655.38	27,355.40	299.98
1450 · Bank Charges	59.00	37.00	22.00
Total 9-Other Interest	27,714.38	27,392.40	321.98
Total Other Expense	139,126.09	156,569.40	-17,443.31
Net Other Income	207,003.39	208,182.60	-1,179.21
Net Income	307,027.35	278,343.60	28,683.75

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

	08-31-25
Net Income from P & L	-191,477.48
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	5,438.97
(Increase) Decrease in Other Current Assets	2,460.63
Increase (Decrease) in Accounts Payable	4,760.55
Increase (Decrease) in Other Current Liabilities	5,228.37
Net Cash Provided by Operations	<u>-173,588.96</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	<u>19,305.00</u>
Financing Activities:	
Principal Pool Loan	<u>-12,875.77</u>
Net Increase (Decrease) in Cash	-167,159.73
Cash - Beginning of Period	1,641,550.26
Cash - End of Period	<u><u>1,474,390.53</u></u>