

Date: August 25, 2025

To: Finance Committee

From: Sue Kwapich

Re: Attached are the following reports for July 2025:

1. Balance Sheet as of July 31, 2025
2. P & L Summary – July 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 – Nine Months Ending 07/31/25
5. July Statement of Cash Flows

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of July 31, 2025

Accrual Basis

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Idaho First Bank 7289 Checking	35,131.13
102 · Idaho First Bank 6498 SQ (MM)	27,761.68
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	46,887.22
108 · DL Evans-Checking-5403	48,916.80
109 · DL Evans-Savings-5438	37,227.92
114 · Schwab OP Acct 2652	200,010.00
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	35,376.58
1106 · CR - DL Evans-Savings 5446	163,772.81
1107 · CR - Zions Loan Acct 7689	75,643.11
1108 · CR - Schwab Acct 0351	350,021.05
Total Checking/Savings	1,641,550.26
Accounts Receivable	
110 · Assessments Receivable	61,727.51
Total Accounts Receivable	61,727.51
Other Current Assets	
1115 · Accrued Interest Receivable	3,583.13
115 · Accrued Interest Receivable	1,746.00
120 · Prepaid Expenses	7,381.79
121 · Other Current Assets	4,000.00
Total Other Current Assets	16,710.92
Total Current Assets	1,719,988.69
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	-5,104,177.40
Total Fixed Assets	6,109,626.06
TOTAL ASSETS	7,829,614.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
205 · Accounts Payable - Trade	18,281.77
Total Accounts Payable	18,281.77
Credit Cards	
201 · DL Evans CC 8388 - Horensavitz	-162.90
201A · DL Evans CC 8370 - Ahern	2,152.92
201B · DL Evans CC 8396 - Lube	1,057.08
Total Credit Cards	3,047.10
Other Current Liabilities	
209 · FUTA Taxes Payable	199.39
210 · SUTA Taxes Payable	344.03
212 · State Withholding Payable	3,808.00

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of July 31, 2025

Accrual Basis

	<u>Jul 31, 25</u>
214 · ADC Deposit-Completion	56,000.00
230 · Taxes	20.00
25500 · Sales Tax Payable	1,246.31
Total Other Current Liabilities	61,617.73
Total Current Liabilities	82,946.60
Long Term Liabilities	
1220 · Accrued Interest Payable	965.22
1231 · CR - Village Pool Loan xx2613	878,110.25
Total Long Term Liabilities	879,075.47
Total Liabilities	962,022.07
Equity	
3900 · Retained Earnings	6,369,191.08
Net Income	498,401.60
Total Equity	6,867,592.68
TOTAL LIABILITIES & EQUITY	7,829,614.75

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

Accrual Basis

July 2025

	Jul 25	Nov '24 - Jul 25
Ordinary Income/Expense		
Income	75,400.74	1,390,644.81
Gross Profit	75,400.74	1,390,644.81
Expense		
1-Management	82,031.20	521,661.35
2-Common Area	9,971.44	74,710.82
3-Village Pool	15,305.10	102,344.74
4-Harker Pool	14,707.11	50,227.23
5-Harker Structure	2,529.82	20,210.02
6-Racquet Sports	53,393.26	140,171.47
7-Other Expense	2,460.63	33,278.18
8-Depreciation	19,305.00	173,745.00
527 - Permits - HP	0.00	150.00
Total Expense	199,703.56	1,116,498.81
Net Ordinary Income	-124,302.82	274,146.00
Other Income/Expense		
Other Income	6,880.01	339,495.23
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.	0.00	16,220.21
8-Systems and Equipment	421.47	46,936.73
9-Other Interest	2,630.85	25,064.85
Total Other Expense	3,052.32	115,239.63
Net Other Income	3,827.69	224,255.60
Net Income	-120,475.13	498,401.60

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

Accrual Basis

	Jul 25	Nov '24 - Jul...
Ordinary Income/Expense		
Income		
301 · Member Assessments	0.00	1,135,200.00
302 · Amenity Access Dues	14,630.00	133,402.50
303 · Access Fees Racquet Sports	3,282.04	5,936.68
304 · Access Fees Pools	1,908.90	6,150.33
306 · Set-Up Fees	400.00	6,100.00
315 · Interest Income	246.60	1,340.97
316 · Demand Ltr/Finance Chg	0.00	950.00
327 · Swim Team Income	275.00	275.00
328 · Aqua Aerobics	50.00	50.00
334 · Tennis Program Fees (Net)	52,050.20	80,558.88
341 · ADC Income	0.00	10,050.00
348 · Program Income	2,120.00	9,685.45
350 · Other Income	413.00	505.00
409 · Returned Check Charges	25.00	440.00
Total Income	75,400.74	1,390,644.81
Gross Profit	75,400.74	1,390,644.81
Expense		
1-Management		
401 · Legal	2,137.50	23,137.50
403 · Misc Bank Charges	2,317.29	5,906.00
405 · Accounting	0.00	7,750.00
410 · Meeting Expense	19,799.80	27,777.01
415 · Office Supplies	971.54	7,118.89
416 · Stationary	0.00	1,199.12
417 · Statements/Checks	0.00	258.77
418 · Computer, Amenity, Email Suppor	815.59	11,470.56
419 · Education	0.00	729.00
421 · Amenity Cards	0.00	307.80
430 · Employee Health Insurance	2,801.01	22,909.91
431-A · Admin-Part-time Payroll	0.00	0.00
431-B · Program Payroll	0.00	0.00
431 · Administrative Payroll	42,393.94	338,194.58
432 · Payroll Taxes	8,594.28	35,741.70
432-A · P/R Tax Allocated to Other Dept	-5,239.98	-9,485.31
433 · Workers Comp Ins	258.75	1,453.50
434 · Retirement	646.84	6,682.53
440 · Postage	500.04	9,715.54
442 · Auto	91.70	1,349.53
443 · ADC Expense	0.00	8,750.00
444 · Summer Program Expense	5,053.53	7,017.37
445 · Copier Maint Agrmt	677.35	10,102.82
447 · Telephone	212.02	1,696.79
448 · Pitnety Bowes Leased Equip	0.00	1,877.74
Total 1-Management	82,031.20	521,661.35
2-Common Area		
460 · Electricity	126.44	1,056.61
470 · Landscaping	5,865.75	28,266.97
475 · Snow Removal	0.00	20,940.47
480 · Park Maintenance	435.91	555.58
483 · Pond Maintenance	8.42	1,308.82
484 · Park Supplies	149.51	149.51
485 · Trash Pickup	168.01	902.17
486 · Water/Irrigation	3,217.40	6,044.73
487 · Open Space Maintenance	0.00	635.96
489 · Weed Control	0.00	14,850.00
Total 2-Common Area	9,971.44	74,710.82

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

July 2025

Accrual Basis

	Jul 25	Nov '24 - Jul...
3-Village Pool		
500 · Water & Sewer - VP	395.81	1,079.14
501 · Electricity - VP	1,511.77	11,021.67
502 · Natural Gas - VP	2,533.95	17,789.42
503 · Maint/Repair-VP	860.92	15,773.92
504 · Supplies - VP	77.61	3,566.69
505 · Towels - VP	0.00	977.42
506 · Chemicals - VP	0.00	5,920.83
507 · Uniforms - VP	49.47	197.89
508 · Telephone - VP	45.00	405.00
509 · Payroll - VP	7,958.02	34,668.51
510 · Payroll Taxes - VP	684.19	2,981.92
511 · Workers Comp-VP	258.75	1,453.50
513 · Cleaning-VP	840.00	6,020.00
514 · Security Alarm - VP	89.61	488.83
Total 3-Village Pool	15,305.10	102,344.74
4-Harker Pool		
515 · Water & Sewer - HP	212.62	463.87
516 · Electricity - HP	1,063.13	10,954.41
517 · Natural Gas - HP	3,155.16	14,956.54
518 · Maintenance - HP	2,094.11	8,225.49
519 · Supplies - HP	99.19	1,798.00
520 · Towels - HP	0.00	977.41
521 · Chemicals - HP	0.00	1,417.87
522 · Uniforms - HP	0.00	182.97
523 · Telephone - HP	45.00	405.00
524 · Payroll - HP	6,261.57	7,036.70
525 · Payroll Taxes - HP	537.58	605.47
526 · Workers Comp-HP	258.75	1,453.50
528 · Cleaning - HP	980.00	1,750.00
529 · Security Alarm - HP	0.00	0.00
Total 4-Harker Pool	14,707.11	50,227.23
5-Harker Structure		
531 · Cleaning - HS	560.00	4,760.00
532 · Electricity - HS	455.62	4,694.69
534 · Natural Gas - HS	28.65	795.36
535 · Maintenance - HS	797.49	7,250.87
536 · Supplies -HS	94.68	603.46
539 · Cable TV - HS	136.00	1,224.00
543 · Furnace Service - HS	158.24	158.24
555 · Water & Sewer - HS	212.62	463.84
557 · Alarm - HS	86.52	259.56
Total 5-Harker Structure	2,529.82	20,210.02
6-Racquet Sports		
606 · Electricity - Racquet Sports	147.32	2,136.58
615 · Maintenance - Racquet Sports		
615-A · Maintenance Har-tru	174.88	21,174.88
615 · Maintenance - Racquet Sports - Other	85.00	1,247.00
Total 615 · Maintenance - Racquet Sports	259.88	22,421.88
616 · Water - Racquet Sports	310.78	3,170.30
617 · Alarm - Racquet Sports	37.08	592.74
620 · Supplies - Racquet Sports	-788.76	3,934.16
621 · Uniforms - Racquet Sports	0.00	0.00
623 · Landscaping Bldg Demo Shade	400.00	400.00
624-a · RS - Payroll Compensation	45,625.00	64,579.39
624-b · Workers Comp Racquet Sports	258.75	1,453.50
624-c · P/R Taxes - Racquet Sports	4,018.21	5,897.92
625 · RS Manager Compensation	3,000.00	6,000.00
626 · Telephone - Racquet Sports	125.00	1,125.00

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

July 2025

	Jul 25	Nov '24 - Jul...
627 · Housing Lease - Racquet Sports	0.00	28,460.00
Total 6-Racquet Sports	53,393.26	140,171.47
7-Other Expense		
705 · Insurance - Association	2,460.63	22,145.67
707 · Professional Services	0.00	7,807.50
708 · Website Updates	0.00	2,601.50
715 · Property Taxes	0.00	14.66
730 · Income Taxes-Tax Returns	0.00	30.00
745 · Tools Equipment	0.00	328.85
750 · Other Expenses	0.00	350.00
Total 7-Other Expense	2,460.63	33,278.18
8-Depreciation		
724 · Depreciation	19,305.00	173,745.00
Total 8-Depreciation	19,305.00	173,745.00
527 · Permits - HP	0.00	150.00
Total Expense	199,703.56	1,116,498.81
Net Ordinary Income	-124,302.82	274,146.00
Other Income/Expense		
Other Income		
1301 - Capital Member Dues	0.00	310,200.00
1302 · Rental Amenity Access Dues	6,851.83	24,142.97
1315 · Interest Income CR	28.18	5,152.26
Total Other Income	6,880.01	339,495.23
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	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	421.47	18,549.92
Total 8-Systems and Equipment	421.47	46,936.73
9-Other Interest		
1449 · Zions Bank Loan Interest	2,598.85	25,008.85
1450 · Bank Charges	32.00	56.00
Total 9-Other Interest	2,630.85	25,064.85
Total Other Expense	3,052.32	115,239.63

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

Accrual Basis

	<u>Jul 25</u>	<u>Nov '24 - Jul...</u>
Net Other Income	<u>3,827.69</u>	<u>224,255.60</u>
Net Income	<u><u>-120,475.13</u></u>	<u><u>498,401.60</u></u>

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through July 2025

Accrual Basis

	Nov '24 - Jul 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	133,402.50	109,920.00	23,482.50
303 · Access Fees Racquet Sports	5,936.68	4,500.00	1,436.68
304 · Access Fees Pools	6,150.33	2,700.00	3,450.33
306 · Set-Up Fees	6,100.00	4,650.00	1,450.00
310 · Lien Charges	0.00	0.00	0.00
315 · Interest Income	1,340.97	2,524.00	-1,183.03
316 · Demand Ltr/Finance Chg	950.00	0.00	950.00
327 · Swim Team Income	275.00	250.00	25.00
328 · Aqua Aerobics	50.00	0.00	50.00
334 · Tennis Program Fees (Net)	80,558.88	84,000.00	-3,441.12
341 · ADC Income	10,050.00	18,000.00	-7,950.00
348 · Program Income	9,685.45	9,800.00	-114.55
350 · Other Income	505.00	1,150.00	-645.00
409 · Returned Check Charges	440.00	150.00	290.00
Total Income	1,390,644.81	1,368,265.00	22,379.81
Gross Profit	1,390,644.81	1,368,265.00	22,379.81
Expense			
1-Management			
401 · Legal	23,137.50	55,000.00	-31,862.50
403 · Misc Bank Charges	5,906.00	3,500.00	2,406.00
405 · Accounting	7,750.00	7,650.00	100.00
410 · Meeting Expense	27,777.01	28,120.00	-342.99
411 · Director Travel	0.00	800.00	-800.00
415 · Office Supplies	7,118.89	5,890.00	1,228.89
416 · Stationary	1,199.12	0.00	1,199.12
417 · Statements/Checks	258.77	0.00	258.77
418 · Computer, Amenity, Email Suppor	11,470.56	18,500.00	-7,029.44
419 · Education	729.00	2,250.00	-1,521.00
421 · Amenity Cards	307.80	450.00	-142.20
425 · Office Machine Maintenance	0.00	550.00	-550.00
430 · Employee Health Insurance	22,909.91	28,635.00	-5,725.09
431-A · Admin-Part-time Payroll	0.00	1,500.00	-1,500.00
431-B · Program Payroll	0.00	0.00	0.00
431 · Administrative Payroll	338,194.58	351,580.00	-13,385.42
432 · Payroll Taxes	35,741.70	42,712.00	-6,970.30
432-A · P/R Tax Allocated to Other Dept	-9,485.31	0.00	-9,485.31
433 · Workers Comp Ins	1,453.50	2,155.00	-701.50
434 · Retirement	6,682.53	7,124.00	-441.47
440 · Postage	9,715.54	7,350.00	2,365.54
441 · Subscriptions	0.00	155.00	-155.00
442 · Auto	1,349.53	1,575.00	-225.47
443 · ADC Expense	8,750.00	14,250.00	-5,500.00
444 · Summer Program Expense	7,017.37	4,600.00	2,417.37
445 · Copier Maint Agrmt	10,102.82	9,000.00	1,102.82
447 · Telephone	1,696.79	1,949.00	-252.21
448 · Pitnety Bowes Leased Equip	1,877.74	3,050.00	-1,172.26
Total 1-Management	521,661.35	598,345.00	-76,683.65
2-Common Area			
460 · Electricity	1,056.61	720.00	336.61
470 · Landscaping	28,266.97	27,800.00	466.97
475 · Snow Removal	20,940.47	6,000.00	14,940.47
480 · Park Maintenance	555.58	700.00	-144.42
483 · Pond Maintenance			
483-A · Twin Creek Ponds	0.00	700.00	-700.00
483 · Pond Maintenance - Other	1,308.82	3,250.00	-1,941.18
Total 483 · Pond Maintenance	1,308.82	3,950.00	-2,641.18

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through July 2025

Accrual Basis

	Nov '24 - Jul 25	Budget	\$ Over Budget
484 · Park Supplies	149.51	400.00	-250.49
485 · Trash Pickup	902.17	960.00	-57.83
486 · Water/Irrigation	6,044.73	3,133.00	2,911.73
487 · Open Space Maintenance	635.96	3,000.00	-2,364.04
488 · Fire Extinguishers	0.00	0.00	0.00
489 · Weed Control	14,850.00	6,000.00	8,850.00
Total 2-Common Area	74,710.82	52,663.00	22,047.82
3-Village Pool			
500 · Water & Sewer - VP	1,079.14	877.00	202.14
501 · Electricity - VP	11,021.67	10,700.00	321.67
502 · Natural Gas - VP	17,789.42	26,800.00	-9,010.58
503 · Maint/Repair-VP	15,773.92	7,000.00	8,773.92
504 · Supplies - VP	3,566.69	2,850.00	716.69
505 · Towels - VP	977.42	950.00	27.42
506 · Chemicals - VP	5,920.83	5,500.00	420.83
507 · Uniforms - VP	197.89	500.00	-302.11
508 · Telephone - VP	405.00	405.00	0.00
509 · Payroll - VP	34,668.51	30,800.00	3,868.51
510 · Payroll Taxes - VP	2,981.92	0.00	2,981.92
511 · Workers Comp-VP	1,453.50	2,155.00	-701.50
513 · Cleaning-VP	6,020.00	12,001.00	-5,981.00
514 · Security Alarm - VP	488.83	337.50	151.33
Total 3-Village Pool	102,344.74	100,875.50	1,469.24
4-Harker Pool			
515 · Water & Sewer - HP	463.87	3,825.00	-3,361.13
516 · Electricity - HP	10,954.41	10,500.00	454.41
517 · Natural Gas - HP	14,956.54	21,800.00	-6,843.46
518 · Maintenance - HP	8,225.49	3,450.00	4,775.49
519 · Supplies - HP	1,798.00	1,700.00	98.00
520 · Towels - HP	977.41	950.00	27.41
521 · Chemicals - HP	1,417.87	1,600.00	-182.13
522 · Uniforms - HP	182.97	500.00	-317.03
523 · Telephone - HP	405.00	450.00	-45.00
524 · Payroll - HP	7,036.70	17,000.00	-9,963.30
525 · Payroll Taxes - HP	605.47	0.00	605.47
526 · Workers Comp-HP	1,453.50	2,156.00	-702.50
528 · Cleaning - HP	1,750.00	9,700.00	-7,950.00
529 · Security Alarm - HP	0.00	202.50	-202.50
Total 4-Harker Pool	50,227.23	73,833.50	-23,606.27
5-Harker Structure			
531 · Cleaning - HS	4,760.00	5,460.00	-700.00
532 · Electricity - HS	4,694.69	1,688.00	3,006.69
534 · Natural Gas - HS	795.36	1,125.00	-329.64
535 · Maintenance - HS	7,250.87	700.00	6,550.87
536 · Supplies -HS	603.46	850.00	-246.54
539 · Cable TV - HS	1,224.00	945.00	279.00
543 · Furnace Service - HS	158.24	1,150.00	-991.76
555 · Water & Sewer - HS	463.84	1,087.00	-623.16
556 · Kitchen Maintenance	0.00	301.00	-301.00
557 · Alarm - HS	259.56	225.00	34.56
Total 5-Harker Structure	20,210.02	13,531.00	6,679.02
6-Racquet Sports			
606 · Electricity - Racquet Sports	2,136.58	2,050.00	86.58
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	1,247.00	3,600.00	-2,353.00
Total 615 · Maintenance - Racquet Sports	22,421.88	3,600.00	18,821.88

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through July 2025

Accrual Basis

	Nov '24 - Jul 25	Budget	\$ Over Budget
616 · Water - Racquet Sports	3,170.30	1,260.00	1,910.30
617 · Alarm - Racquet Sports	592.74	595.00	-2.26
620 · Supplies - Racquet Sports	3,934.16	2,000.00	1,934.16
621 · Uniforms - Racquet Sports	0.00	575.00	-575.00
623 · Landscaping Bldg Demo Shade	400.00	2,100.00	-1,700.00
624-a · RS - Payroll Compensation	64,579.39	57,000.00	7,579.39
624-b · Workers Comp Racquet Sports	1,453.50	2,156.00	-702.50
624-c · P/R Taxes - Racquet Sports	5,897.92	0.00	5,897.92
625 · RS Manager Compensation	6,000.00	4,500.00	1,500.00
626 · Telephone - Racquet Sports	1,125.00	1,350.00	-225.00
627 · Housing Lease - Racquet Sports	28,460.00	18,000.00	10,460.00
Total 6-Racquet Sports	140,171.47	95,186.00	44,985.47
7-Other Expense			
705 · Insurance - Association	22,145.67	37,499.00	-15,353.33
707 · Professional Services	7,807.50	3,000.00	4,807.50
708 · Website Updates	2,601.50	2,250.00	351.50
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	555.00	-226.15
749 · Bad Debts	0.00	0.00	0.00
750 · Other Expenses	350.00	6,350.00	-6,000.00
811 · Open Space Trails	0.00	300.00	-300.00
Total 7-Other Expense	33,278.18	62,974.00	-29,695.82
8-Depreciation			
724 · Depreciation	173,745.00	173,745.00	0.00
Total 8-Depreciation	173,745.00	173,745.00	0.00
527 · Permits - HP	150.00	0.00	150.00
Total Expense	1,116,498.81	1,171,153.00	-54,654.19
Net Ordinary Income	274,146.00	197,112.00	77,034.00
Other Income/Expense			
Other Income			
1301 · Capital Member Dues	310,200.00	308,696.00	1,504.00
1302 · Rental Amenity Access Dues	24,142.97	27,480.00	-3,337.03
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	5,152.26	24,584.00	-19,431.74
Total Other Income	339,495.23	360,760.00	-21,264.77
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

Accrual Basis

November 2024 through July 2025

	Nov '24 - Jul 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	18,549.92	11,330.00	7,219.92
1545 · Security Systems - Replace	0.00	13,506.00	-13,506.00
Total 8-Systems and Equipment	46,936.73	53,676.00	-6,739.27
9-Other Interest			
1449 · Zions Bank Loan Interest	25,008.85	24,792.90	215.95
1450 · Bank Charges	56.00	33.00	23.00
Total 9-Other Interest	25,064.85	24,825.90	238.95
Total Other Expense	115,239.63	154,002.90	-38,763.27
Net Other Income	224,255.60	206,757.10	17,498.50
Net Income	498,401.60	403,869.10	94,532.50

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

Net Income from P & L	-120,475.13
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	10,792.32
(Increase) Decrease in Other Current Assets	3,460.63
Increase (Decrease) in Accounts Payable	-21,502.43
Increase (Decrease) in Other Current Liabilities	-11,374.58
Net Cash Provided by Operations	<u>-139,099.19</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	<u>19,305.00</u>
Financing Activities:	
Principal Pool Loan	<u>-12,923.45</u>
Net Increase (Decrease) in Cash	-132,717.64
Cash - Beginning of Period	1,774,267.90
Cash - End of Period	<u><u>1,641,550.26</u></u>