

Date: October 23, 2025

To: Finance Committee

From: Cammi Russell

Re: Attached are the following reports for September 2025:

1. Balance Sheet as of September 30, 2025
2. P & L Summary – September 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 – Eleven Months Ending 09/30/25
5. September Statement of Cash Flows

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of September 30, 2025

Accrual Basis

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Idaho First Bank 7289 Stripe	56,937.54
102 · Idaho First Bank 6498 SQ (MM)	78,711.72
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	34,356.91
108 · DL Evans-Checking-5403	9,681.00
109 · DL Evans-Savings-5438	32,539.35
114 · Schwab OP Acct 2652	216.67
1105 · CR - DL Evans-Checking 5411	14,141.61
1106 · CR - DL Evans-Savings 5446	153,949.09
1107 · CR - Zions Loan Acct 7689	43,592.51
1108 · CR - Schwab Acct 0351	950,789.36
Total Checking/Savings	1,376,515.76
Accounts Receivable	
110 · Assessments Receivable	16,190.77
Total Accounts Receivable	16,190.77
Other Current Assets	
1115 · Accrued Interest Receivable	3,583.13
115 · Accrued Interest Receivable	1,746.00
120 · Prepaid Expenses	2,460.53
121 · Other Current Assets	2,000.00
Total Other Current Assets	9,789.66
Total Current Assets	1,402,496.19
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	-5,142,787.40
Total Fixed Assets	6,071,016.06
TOTAL ASSETS	7,473,512.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
205 · Accounts Payable - Trade	21,048.02
Total Accounts Payable	21,048.02
Credit Cards	
201 · DL Evans CC 8388 - Horensavitz	1,661.33
201A · DL Evans CC 8370 - Ahern	1,181.72
201B · DL Evans CC 8396 - Lube	416.12
Total Credit Cards	3,259.17
Other Current Liabilities	
209 · FUTA Taxes Payable	390.72
210 · SUTA Taxes Payable	888.75
212 · State Withholding Payable	2,566.00
214 · ADC Deposit-Completion	57,500.00
230 · Taxes	20.00
25500 · Sales Tax Payable	2,252.11
Total Other Current Liabilities	63,617.58
Total Current Liabilities	87,924.77

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of September 30, 2025

Accrual Basis

	<u>Sep 30, 25</u>
Long Term Liabilities	
1220 · Accrued Interest Payable	965.22
1231 · CR - Village Pool Loan xx2613	<u>852,319.90</u>
Total Long Term Liabilities	<u>853,285.12</u>
Total Liabilities	941,209.89
Equity	
3900 · Retained Earnings	6,369,191.08
Net Income	<u>163,111.28</u>
Total Equity	<u>6,532,302.36</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,473,512.25</u></u>

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

Accrual Basis

	Sep 25	Nov '24 - Sep 25
Ordinary Income/Expense		
Income	10,403.11	1,445,001.80
Gross Profit	10,403.11	1,445,001.80
Expense		
1-Management	62,443.37	658,592.57
2-Common Area	15,974.18	108,922.04
3-Village Pool	12,167.66	134,338.67
4-Harker Pool	7,478.87	77,232.97
5-Harker Structure	2,073.77	26,138.26
6-Racquet Sports	23,087.31	219,180.60
7-Other Expense	2,460.63	42,655.41
8-Depreciation	19,305.00	212,355.00
527 - Permits - HP	0.00	150.00
Total Expense	144,990.79	1,479,565.52
Net Ordinary Income	-134,587.68	-34,563.72
Other Income/Expense		
Other Income	147.85	346,277.33
Other Expense		
2-Common Area.	0.00	2,252.50
3-Village Pool.	0.00	4,254.91
4-Harker Pool.	3,228.52	23,738.95
5-Harker Structure.	0.00	29,070.21
8-Systems and Equipment	3,640.00	58,963.66
9-Other Interest	2,607.72	30,322.10
Total Other Expense	9,476.24	148,602.33
Net Other Income	-9,328.39	197,675.00
Net Income	-143,916.07	163,111.28

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

September 2025

	Sep 25	Nov '24 - Sep 25
Ordinary Income/Expense		
Income		
301 · Member Assessments	0.00	1,135,200.00
302 · Amenity Access Dues	77.00	134,788.50
303 · Access Fees Racquet Sports	441.37	9,578.22
304 · Access Fees Pools	172.72	7,932.00
306 · Set-Up Fees	700.00	7,300.00
315 · Interest Income	965.65	2,504.54
316 · Demand Ltr/Finance Chg	0.00	925.00
327 · Swim Team Income	340.00	965.00
328 · Aqua Aerobics	0.00	50.00
334 · Tennis Program Fees (Net)	6,356.37	122,576.09
341 · ADC Income	1,350.00	13,400.00
348 · Program Income	0.00	8,805.45
350 · Other Income	0.00	537.00
409 · Returned Check Charges	0.00	440.00
Total Income	10,403.11	1,445,001.80
Gross Profit	10,403.11	1,445,001.80
Expense		
1-Management		
401 · Legal	6,009.50	35,640.50
403 · Misc Bank Charges	646.53	8,427.26
405 · Accounting	0.00	7,750.00
410 · Meeting Expense	557.51	35,279.12
415 · Office Supplies	2,188.67	10,422.35
416 · Stationary	0.00	1,465.50
417 · Statements/Checks	27.26	286.03
418 · Computer, Amenity, Email Support	1,148.70	13,378.56
419 · Education	0.00	749.00
421 · Amenity Cards	274.13	581.93
430 · Employee Health Insurance	2,733.73	28,307.96
431-A · Admin-Part-time Payroll	0.00	0.00
431-B · Program Payroll	67.50	466.27
431 · Administrative Payroll	41,042.36	421,427.74
432 · Payroll Taxes	5,666.42	50,122.54
432-A · P/R Tax Allocated to Other Dept	-2,428.33	-17,292.43
433 · Workers Comp Ins	258.75	2,601.75
434 · Retirement	677.76	8,038.05
440 · Postage	0.00	9,756.54
441 · Subscriptions	0.00	120.00
442 · Auto	515.20	1,966.93
443 · ADC Expense	1,350.00	11,300.00
444 · Summer Program Expense	63.52	11,204.51
445 · Copier Maint Agrmt	383.84	11,518.81
447 · Telephone	218.03	2,153.62
448 · Pitnety Bowes Leased Equip	1,042.29	2,920.03
Total 1-Management	62,443.37	658,592.57
2-Common Area		
460 · Electricity	131.09	1,315.78
470 · Landscaping	6,979.28	47,266.29
475 · Snow Removal	0.00	20,940.47
480 · Park Maintenance	0.00	654.90
483 · Pond Maintenance	0.00	1,308.82
484 · Park Supplies	0.00	163.12
485 · Trash Pickup	113.71	1,129.59
486 · Water/Irrigation	2,982.60	12,689.61
487 · Open Space Maintenance	500.00	3,335.96
489 · Weed Control	5,267.50	20,117.50

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

Accrual Basis

	Sep 25	Nov '24 - Sep 25
Total 2-Common Area	15,974.18	108,922.04
3-Village Pool		
500 · Water & Sewer - VP	272.14	1,698.40
501 · Electricity - VP	1,546.82	14,058.33
502 · Natural Gas - VP	2,507.01	22,451.14
503 · Maint/Repair-VP	974.08	17,948.00
504 · Supplies - VP	0.00	3,606.79
505 · Towels - VP	0.00	977.42
506 · Chemicals - VP	0.00	11,638.14
507 · Uniforms - VP	0.00	383.36
508 · Telephone - VP	45.00	495.00
509 · Payroll - VP	6,055.82	47,041.19
510 · Payroll Taxes - VP	508.04	4,020.32
511 · Workers Comp-VP	258.75	2,601.75
513 · Cleaning-VP	0.00	6,930.00
514 · Security Alarm - VP	0.00	488.83
Total 3-Village Pool	12,167.66	134,338.67
4-Harker Pool		
515 · Water & Sewer - HP	283.90	1,813.92
516 · Electricity - HP	1,269.72	13,475.19
517 · Natural Gas - HP	1,405.81	19,178.45
518 · Maintenance - HP	485.18	11,286.24
519 · Supplies - HP	0.00	1,865.57
520 · Towels - HP	0.00	977.41
521 · Chemicals - HP	0.00	1,813.42
522 · Uniforms - HP	0.00	368.45
523 · Telephone - HP	45.00	495.00
524 · Payroll - HP	3,444.74	19,073.92
525 · Payroll Taxes - HP	285.77	1,623.65
526 · Workers Comp- HP	258.75	2,601.75
528 · Cleaning - HP	0.00	2,660.00
529 · Security Alarm - HP	0.00	0.00
Total 4-Harker Pool	7,478.87	77,232.97
5-Harker Structure		
531 · Cleaning - HS	560.00	6,020.00
532 · Electricity - HS	544.16	5,775.01
534 · Natural Gas - HS	29.39	850.03
535 · Maintenance - HS	425.64	9,047.61
536 · Supplies -HS	94.68	717.92
539 · Cable TV - HS	136.00	1,496.00
543 · Furnace Service - HS	0.00	158.24
555 · Water & Sewer - HS	283.90	1,813.89
557 · Alarm - HS	0.00	259.56
Total 5-Harker Structure	2,073.77	26,138.26
6-Racquet Sports		
606 · Electricity - Racquet Sports	135.38	2,411.04
615 · Maintenance - Racquet Sports		
615-A · Maintenance Har-tru	0.00	21,174.88
615 · Maintenance - Racquet Sports - Other	16.21	1,239.47
Total 615 · Maintenance - Racquet Sports	16.21	22,414.35
616 · Water - Racquet Sports	272.38	3,749.62
617 · Alarm - Racquet Sports	110.00	822.59
620 · Supplies - Racquet Sports	206.13	4,465.30
621 · Uniforms - Racquet Sports	0.00	0.00
623 · Landscaping Bldg Demo Shade	0.00	400.00
624-a · RS - Payroll Compensation	18,828.94	130,332.49
624-b · Workers Comp Racquet Sports	258.75	2,601.75
624-c · P/R Taxes - Racquet Sports	1,634.52	11,648.46
625 · RS Manager Compensation	1,500.00	10,500.00

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

Accrual Basis

	Sep 25	Nov '24 - Sep 25
626 · Telephone - Racquet Sports	125.00	1,375.00
627 · Housing Lease - Racquet Sports	0.00	28,460.00
Total 6-Racquet Sports	23,087.31	219,180.60
7-Other Expense		
705 · Insurance - Association	2,460.63	27,066.93
707 · Professional Services	0.00	8,997.50
708 · Website Updates	0.00	2,601.50
715 · Property Taxes	0.00	14.66
730 · Income Taxes-Tax Returns	0.00	3,265.00
745 · Tools Equipment	0.00	328.85
750 · Other Expenses	0.00	380.97
Total 7-Other Expense	2,460.63	42,655.41
8-Depreciation		
724 · Depreciation	19,305.00	212,355.00
Total 8-Depreciation	19,305.00	212,355.00
527 · Permits - HP	0.00	150.00
Total Expense	144,990.79	1,479,565.52
Net Ordinary Income	-134,587.68	-34,563.72
Other Income/Expense		
Other Income		
1301 - Capital Member Dues	0.00	310,200.00
1302 - Rental Amenity Access Dues	23.00	24,938.79
1315 - Interest Income CR	124.85	11,138.54
Total Other Income	147.85	346,277.33
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	3,228.52	17,880.64
Total 4-Harker Pool.	3,228.52	23,738.95
5-Harker Structure.		
1552 · HVAC-Furnace, A/C - Replace	0.00	21,020.50
1557 · HC Incidental Repairs	0.00	8,049.71
Total 5-Harker Structure.	0.00	29,070.21
8-Systems and Equipment		
1544A · HOA Mgt Software - Upgrade	0.00	28,386.81
1544B · HOA Website - Upgrade	3,640.00	30,576.85
Total 8-Systems and Equipment	3,640.00	58,963.66
9-Other Interest		
1449 · Zions Bank Loan Interest	2,607.72	30,263.10
1450 · Bank Charges	0.00	59.00
Total 9-Other Interest	2,607.72	30,322.10

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

Accrual Basis

	Sep 25	Nov '24 - Sep 25
Total Other Expense	9,476.24	148,602.33
Net Other Income	-9,328.39	197,675.00
Net Income	-143,916.07	163,111.28

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

Accrual Basis

November 2024 through September 2025

	Nov '24 - Sep 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	134,788.50	120,000.00	14,788.50
303 · Access Fees Racquet Sports	9,578.22	5,500.00	4,078.22
304 · Access Fees Pools	7,932.00	3,300.00	4,632.00
306 · Set-Up Fees	7,300.00	5,683.00	1,617.00
310 · Lien Charges	0.00	0.00	0.00
315 · Interest Income	2,504.54	3,085.00	-580.46
316 · Demand Ltr/Finance Chg	925.00	0.00	925.00
327 · Swim Team Income	965.00	500.00	465.00
328 · Aqua Aerobics	50.00	0.00	50.00
334 · Tennis Program Fees (Net)	122,576.09	140,000.00	-17,423.91
341 · ADC Income	13,400.00	19,000.00	-5,600.00
348 · Program Income	8,805.45	10,000.00	-1,194.55
350 · Other Income	537.00	1,800.00	-1,263.00
409 · Returned Check Charges	440.00	150.00	290.00
Total Income	1,445,001.80	1,439,639.00	5,362.80
Gross Profit	1,445,001.80	1,439,639.00	5,362.80
Expense			
1-Management			
401 · Legal	35,640.50	70,000.00	-34,359.50
403 · Misc Bank Charges	8,427.26	5,400.00	3,027.26
405 · Accounting	7,750.00	8,150.00	-400.00
410 · Meeting Expense	35,279.12	28,550.00	6,729.12
411 · Director Travel	0.00	800.00	-800.00
415 · Office Supplies	10,422.35	7,250.00	3,172.35
416 · Stationary	1,465.50	0.00	1,465.50
417 · Statements/Checks	286.03	0.00	286.03
418 · Computer, Amenity, Email Suppor	13,378.56	19,500.00	-6,121.44
419 · Education	749.00	2,750.00	-2,001.00
421 · Amenity Cards	581.93	900.00	-318.07
425 · Office Machine Maintenance	0.00	550.00	-550.00
430 · Employee Health Insurance	28,307.96	34,999.00	-6,691.04
431-A · Admin-Part-time Payroll	0.00	2,500.00	-2,500.00
431-B · Program Payroll	466.27	0.00	466.27
431 · Administrative Payroll	421,427.74	429,708.00	-8,280.26
432 · Payroll Taxes	50,122.54	52,204.00	-2,081.46
432-A · P/R Tax Allocated to Other Dept	-17,292.43	0.00	-17,292.43
433 · Workers Comp Ins	2,601.75	2,635.00	-33.25
434 · Retirement	8,038.05	8,708.00	-669.95
440 · Postage	9,756.54	7,875.00	1,881.54
441 · Subscriptions	120.00	155.00	-35.00
442 · Auto	1,966.93	1,925.00	41.93
443 · ADC Expense	11,300.00	17,416.00	-6,116.00
444 · Summer Program Expense	11,204.51	8,100.00	3,104.51
445 · Copier Maint Agrmt	11,518.81	10,000.00	1,518.81
447 · Telephone	2,153.62	2,383.00	-229.38
448 · Pitnety Bowes Leased Equip	2,920.03	3,050.00	-129.97
Total 1-Management	658,592.57	725,508.00	-66,915.43
2-Common Area			
460 · Electricity	1,315.78	920.00	395.78
470 · Landscaping	47,266.29	41,800.00	5,466.29
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	2,450.00	-2,450.00
483 · Pond Maintenance - Other	1,308.82	5,750.00	-4,441.18
Total 483 · Pond Maintenance	1,308.82	8,200.00	-6,891.18

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through September 2025

Accrual Basis

	Nov '24 - Sep 25	Budget	\$ Over Budget
484 · Park Supplies	163.12	500.00	-336.88
485 · Trash Pickup	1,129.59	1,205.00	-75.41
486 · Water/Irrigation	12,689.61	7,133.00	5,556.61
487 · Open Space Maintenance	3,335.96	7,000.00	-3,664.04
488 · Fire Extinguishers	0.00	550.00	-550.00
489 · Weed Control	20,117.50	9,166.00	10,951.50
Total 2-Common Area	108,922.04	83,224.00	25,698.04
3-Village Pool			
500 · Water & Sewer - VP	1,698.40	1,528.00	170.40
501 · Electricity - VP	14,058.33	13,700.00	358.33
502 · Natural Gas - VP	22,451.14	34,000.00	-11,548.86
503 · Maint/Repair-VP	17,948.00	7,400.00	10,548.00
504 · Supplies - VP	3,606.79	3,650.00	-43.21
505 · Towels - VP	977.42	950.00	27.42
506 · Chemicals - VP	11,638.14	7,500.00	4,138.14
507 · Uniforms - VP	383.36	500.00	-116.64
508 · Telephone - VP	495.00	495.00	0.00
509 · Payroll - VP	47,041.19	41,800.00	5,241.19
510 · Payroll Taxes - VP	4,020.32	0.00	4,020.32
511 · Workers Comp-VP	2,601.75	2,635.00	-33.25
513 · Cleaning-VP	6,930.00	14,667.00	-7,737.00
514 · Security Alarm - VP	488.83	337.50	151.33
Total 3-Village Pool	134,338.67	129,162.50	5,176.17
4-Harker Pool			
515 · Water & Sewer - HP	1,813.92	4,675.00	-2,861.08
516 · Electricity - HP	13,475.19	12,833.00	642.19
517 · Natural Gas - HP	19,178.45	27,500.00	-8,321.55
518 · Maintenance - HP	11,286.24	4,500.00	6,786.24
519 · Supplies - HP	1,865.57	2,300.00	-434.43
520 · Towels - HP	977.41	950.00	27.41
521 · Chemicals - HP	1,813.42	2,000.00	-186.58
522 · Uniforms - HP	368.45	500.00	-131.55
523 · Telephone - HP	495.00	550.00	-55.00
524 · Payroll - HP	19,073.92	37,000.00	-17,926.08
525 · Payroll Taxes - HP	1,623.65	0.00	1,623.65
526 · Workers Comp-HP	2,601.75	2,635.00	-33.25
528 · Cleaning - HP	2,660.00	12,700.00	-10,040.00
529 · Security Alarm - HP	0.00	270.00	-270.00
Total 4-Harker Pool	77,232.97	108,413.00	-31,180.03
5-Harker Structure			
531 · Cleaning - HS	6,020.00	7,280.00	-1,260.00
532 · Electricity - HS	5,775.01	2,063.00	3,712.01
534 · Natural Gas - HS	850.03	1,375.00	-524.97
535 · Maintenance - HS	9,047.61	2,600.00	6,447.61
536 · Supplies -HS	717.92	1,000.00	-282.08
539 · Cable TV - HS	1,496.00	1,155.00	341.00
543 · Furnace Service - HS	158.24	1,150.00	-991.76
555 · Water & Sewer - HS	1,813.89	1,329.00	484.89
556 · Kitchen Maintenance	0.00	367.00	-367.00
557 · Alarm - HS	259.56	225.00	34.56
Total 5-Harker Structure	26,138.26	18,544.00	7,594.26
6-Racquet Sports			
606 · Electricity - Racquet Sports	2,411.04	2,550.00	-138.96
607 · Carpet Cleaning	0.00	250.00	-250.00
615 · Maintenance - Racquet Sports			
615-A · Maintenance Har-tru	21,174.88	0.00	21,174.88
615 · Maintenance - Racquet Sports - Other	1,239.47	5,400.00	-4,160.53
Total 615 · Maintenance - Racquet Sports	22,414.35	5,400.00	17,014.35

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

Accrual Basis

November 2024 through September 2025

	Nov '24 - Sep 25	Budget	\$ Over Budget
616 · Water - Racquet Sports	3,749.62	1,540.00	2,209.62
617 · Alarm - Racquet Sports	822.59	715.00	107.59
620 · Supplies - Racquet Sports	4,465.30	2,300.00	2,165.30
621 · Uniforms - Racquet Sports	0.00	575.00	-575.00
623 · Landscaping Bldg Demo Shade	400.00	3,300.00	-2,900.00
624-a · RS - Payroll Compensation	130,332.49	122,000.00	8,332.49
624-b · Workers Comp Racquet Sports	2,601.75	2,635.00	-33.25
624-c · P/R Taxes - Racquet Sports	11,648.46	0.00	11,648.46
625 · RS Manager Compensation	10,500.00	8,250.00	2,250.00
626 · Telephone - Racquet Sports	1,375.00	1,650.00	-275.00
627 · Housing Lease - Racquet Sports	28,460.00	18,000.00	10,460.00
Total 6-Racquet Sports	219,180.60	169,165.00	50,015.60
7-Other Expense			
705 · Insurance - Association	27,066.93	45,833.00	-18,766.07
707 · Professional Services	8,997.50	4,000.00	4,997.50
708 · Website Updates	2,601.50	2,750.00	-148.50
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	685.00	-356.15
749 · Bad Debts	0.00	0.00	0.00
750 · Other Expenses	380.97	7,450.00	-7,069.03
811 · Open Space Trails	0.00	500.00	-500.00
Total 7-Other Expense	42,655.41	74,238.00	-31,582.59
8-Depreciation			
724 · Depreciation	212,355.00	212,355.00	0.00
Total 8-Depreciation	212,355.00	212,355.00	0.00
527 · Permits - HP	150.00	0.00	150.00
Total Expense	1,479,565.52	1,520,609.50	-41,043.98
Net Ordinary Income	-34,563.72	-80,970.50	46,406.78
Other Income/Expense			
Other Income			
1301 · Capital Member Dues	310,200.00	308,696.00	1,504.00
1302 · Rental Amenity Access Dues	24,938.79	30,000.00	-5,061.21
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	11,138.54	30,048.00	-18,909.46
Total Other Income	346,277.33	368,744.00	-22,466.67
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 September 2025

Accrual Basis

	Nov '24 - Sep 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	17,880.64	0.00	17,880.64
Total 4-Harker Pool.	23,738.95	19,055.00	4,683.95
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	0.00	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	30,576.85	11,330.00	19,246.85
1545 · Security Systems - Replace	0.00	13,506.00	-13,506.00
Total 8-Systems and Equipment	58,963.66	53,676.00	5,287.66
9-Other Interest			
1449 · Zions Bank Loan Interest	30,263.10	29,879.00	384.10
1450 · Bank Charges	59.00	41.00	18.00
Total 9-Other Interest	30,322.10	29,920.00	402.10
Total Other Expense	148,602.33	159,097.00	-10,494.67
Net Other Income	197,675.00	209,647.00	-11,972.00
Net Income	163,111.28	128,676.50	34,434.78

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

	09-30-25
Net Income from P & L	-143,916.07
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	40,097.77
(Increase) Decrease in Other Current Assets	4,460.63
Increase (Decrease) in Accounts Payable	-1,994.30
Increase (Decrease) in Other Current Liabilities	-2,913.22
Net Cash Provided by Operations	<u>-104,265.19</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	<u>19,305.00</u>
Financing Activities:	
Principal Pool Loan	<u>-12,914.58</u>
Net Increase (Decrease) in Cash	-97,874.77
Cash - Beginning of Period	1,474,390.53
Cash - End of Period	<u><u>1,376,515.76</u></u>