

Date: November 14, 2025

To: Finance Committee

From: Cammi Russell

Re: Attached are the following reports for October 2025. Note: this month's reports are preliminary, subject to year end audit adjustments, and should not be posted to website. The final audit adjusted results will be posted.

1. Balance Sheet as of October 31, 2025
2. P & L Summary – October 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 – Twelve Months Ending 10/31/2025
5. October Statement of Cash Flows

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of October 31, 2025

Accrual Basis

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Idaho First Bank 7289 Stripe	1,981.10
102 · Idaho First Bank 6498 SQ (MM)	10,771.54
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	74,407.92
108 · DL Evans-Checking-5403	18,307.57
109 · DL Evans-Savings-5438	15,631.89
114 · Schwab OP Acct 2652	216.88
1105 · CR - DL Evans-Checking 5411	6,142.09
1106 · CR - DL Evans-Savings 5446	147,130.08
1107 · CR - Zions Loan Acct 7689	28,067.21
1108 · CR - Schwab Acct 0351	953,127.95
Total Checking/Savings	1,257,384.23
Accounts Receivable	
110 · Assessments Receivable	-9,882.23
Total Accounts Receivable	-9,882.23
Other Current Assets	
1115 · Accured Interest Receivable	3,583.13
115 · Accrued Interest Receivable	1,746.00
1499 · Undeposited Funds	2,000.00
Total Other Current Assets	7,329.13
Total Current Assets	1,254,831.13
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	-5,162,092.40
Total Fixed Assets	6,051,711.06
TOTAL ASSETS	7,306,542.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
205 · Accounts Payable - Trade	7,243.63
Total Accounts Payable	7,243.63
Credit Cards	
201 · DL Evans CC 8388 - Horensavitz	1,100.00
201A · DL Evans CC 8370 - Ahern	36.66
Total Credit Cards	1,136.66
Other Current Liabilities	
208 · Federal Withholding	4,396.04
209 · FUTA Taxes Payable	45.72
210 · SUTA Taxes Payable	123.04
212 · State Withholding Payable	2,394.00
214 · ADC Deposit-Completion	60,000.00
230 · Taxes	20.00
25500 · Sales Tax Payable	2.88
Total Other Current Liabilities	66,981.68
Total Current Liabilities	75,361.97
Long Term Liabilities	

Sun Valley Elkhorn Association, Inc. (Operational)

Balance Sheet

As of October 31, 2025

Accrual Basis

	<u>Oct 31, 25</u>
1220 · Accrued Interest Payable	965.22
1231 · CR - Village Pool Loan xx2613	<u>839,283.54</u>
Total Long Term Liabilities	<u>840,248.76</u>
Total Liabilities	915,610.73
Equity	
3900 · Retained Earnings	6,369,191.08
Net Income	<u>21,740.38</u>
Total Equity	<u>6,390,931.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,306,542.19</u></u>

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

Accrual Basis

October 2025

	Oct 25	Nov '24 - Oct 25
Ordinary Income/Expense		
Income	6,007.64	1,451,009.44
Gross Profit	6,007.64	1,451,009.44
Expense		
1-Management	87,859.50	746,452.07
2-Common Area	9,381.61	118,303.65
3-Village Pool	3,708.58	138,047.25
4-Harker Pool	2,233.42	79,466.39
5-Harker Structure	2,794.76	28,933.02
6-Racquet Sports	901.19	220,081.79
7-Other Expense	10,842.53	53,497.94
8-Depreciation	19,305.00	231,660.00
527 - Permits - HP	0.00	150.00
7009 - Bank Service Charges	8.00	8.00
Total Expense	137,034.59	1,616,600.11
Net Ordinary Income	-131,026.95	-165,590.67
Other Income/Expense		
Other Income	141.99	346,419.32
Other Expense		
2-Common Area.	0.00	2,252.50
3-Village Pool.	0.00	4,254.91
4-Harker Pool.	0.00	23,738.95
5-Harker Structure.	0.00	29,070.21
8-Systems and Equipment	8,000.00	66,963.66
9-Other Interest	2,485.94	32,808.04
Total Other Expense	10,485.94	159,088.27
Net Other Income	-10,343.95	187,331.05
Net Income	-141,370.90	21,740.38

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

October 2025

	Oct 25	Nov '24 - Oct 25
Ordinary Income/Expense		
Income		
301 · Member Assessments	0.00	1,135,200.00
302 · Amenity Access Dues	598.00	135,386.50
303 · Access Fees Racquet Sports	0.00	9,578.22
304 · Access Fees Pools	0.00	7,932.00
306 · Set-Up Fees	600.00	7,900.00
315 · Interest Income	2,377.64	4,882.18
316 · Demand Ltr/Finance Chg	500.00	1,425.00
327 · Swim Team Income	0.00	965.00
328 · Aqua Aerobics	0.00	50.00
334 · Tennis Program Fees (Net)	0.00	122,576.09
341 · ADC Income	1,850.00	15,250.00
348 · Program Income	50.00	8,855.45
350 · Other Income	32.00	569.00
409 · Returned Check Charges	0.00	440.00
Total Income	6,007.64	1,451,009.44
Gross Profit	6,007.64	1,451,009.44
Expense		
1-Management		
401 · Legal	2,137.50	37,778.00
403 · Misc Bank Charges	260.62	8,687.88
405 · Accounting	0.00	7,750.00
410 · Meeting Expense	6,152.17	41,431.29
415 · Office Supplies	445.85	10,868.20
416 · Stationary	1,159.27	2,624.77
417 · Statements/Checks	27.26	313.29
418 · Computer, Amenity, Email Suppor	1,825.81	15,204.37
419 · Education	0.00	749.00
421 · Amenity Cards	0.00	581.93
430 · Employee Health Insurance	717.73	29,025.69
431-A · Admin-Part-time Payroll	0.00	0.00
431-B · Program Payroll	0.00	466.27
431 · Administrative Payroll	62,407.47	483,835.21
432 · Payroll Taxes	4,958.62	55,081.16
432-A · P/R Tax Allocated to Other Dept	-16.26	-17,308.69
433 · Workers Comp Ins	258.75	2,860.50
434 · Retirement	913.39	8,951.44
440 · Postage	1,500.00	11,256.54
441 · Subscriptions	0.00	120.00
442 · Auto	89.60	2,056.53
443 · ADC Expense	2,550.00	13,850.00
444 · Summer Program Expense	0.00	11,204.51
445 · Copier Maint Agrmt	1,071.25	12,590.06
447 · Telephone	461.60	2,615.22
448 · Pitnety Bowes Leased Equip	938.87	3,858.90
Total 1-Management	87,859.50	746,452.07
2-Common Area		
460 · Electricity	429.56	1,745.34
470 · Landscaping	5,449.39	52,715.68
475 · Snow Removal	0.00	20,940.47
480 · Park Maintenance	0.00	654.90
483 · Pond Maintenance		
483-A · Twin Creek Ponds	1,542.11	1,542.11
483 · Pond Maintenance - Other	432.75	1,741.57
Total 483 · Pond Maintenance	1,974.86	3,283.68
484 · Park Supplies	0.00	163.12
485 · Trash Pickup	115.22	1,244.81
486 · Water/Irrigation	1,412.58	14,102.19

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss-Current Month & Year to Date

Accrual Basis

October 2025

	Oct 25	Nov '24 - Oct 25
487 · Open Space Maintenance	0.00	3,335.96
489 · Weed Control	0.00	20,117.50
Total 2-Common Area	9,381.61	118,303.65
3-Village Pool		
500 · Water & Sewer - VP	160.86	1,859.26
501 · Electricity - VP	794.08	14,852.41
502 · Natural Gas - VP	587.94	23,039.08
503 · Maint/Repair-VP	993.33	18,941.33
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	540.00
509 · Payroll - VP	202.75	47,243.94
510 · Payroll Taxes - VP	16.26	4,036.58
511 · Workers Comp-VP	258.75	2,860.50
513 · Cleaning-VP	560.00	7,490.00
514 · Security Alarm - VP	89.61	578.44
Total 3-Village Pool	3,708.58	138,047.25
4-Harker Pool		
515 · Water & Sewer - HP	57.88	1,871.80
516 · Electricity - HP	1,200.08	14,675.27
517 · Natural Gas - HP	120.68	19,299.13
518 · Maintenance - HP	539.64	11,825.88
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	56.39	551.39
524 · Payroll - HP	0.00	19,073.92
525 · Payroll Taxes - HP	0.00	1,623.65
526 · Workers Comp- HP	258.75	2,860.50
528 · Cleaning - HP	0.00	2,660.00
529 · Security Alarm - HP	0.00	0.00
Total 4-Harker Pool	2,233.42	79,466.39
5-Harker Structure		
531 · Cleaning - HS	0.00	6,020.00
532 · Electricity - HS	514.32	6,289.33
534 · Natural Gas - HS	15.97	866.00
535 · Maintenance - HS	1,533.44	10,581.05
536 · Supplies -HS	36.88	754.80
539 · Cable TV - HS	136.67	1,632.67
543 · Furnace Service - HS	413.08	571.32
555 · Water & Sewer - HS	57.88	1,871.77
557 · Alarm - HS	86.52	346.08
Total 5-Harker Structure	2,794.76	28,933.02
6-Racquet Sports		
606 · Electricity - Racquet Sports	142.01	2,553.05
615 · Maintenance - Racquet Sports		
615-A · Maintenance Har-tru	0.00	21,174.88
615 · Maintenance - Racquet Sports - Other	159.95	1,399.42
Total 615 · Maintenance - Racquet Sports	159.95	22,574.30
616 · Water - Racquet Sports	147.13	3,896.75
617 · Alarm - Racquet Sports	37.08	859.67
620 · Supplies - Racquet Sports	19.06	4,484.36
621 · Uniforms - Racquet Sports	0.00	0.00
623 · Landscaping Bldg Demo Shade	0.00	400.00
624-a · RS - Payroll Compensation	0.00	130,332.49

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

Accrual Basis

October 2025

	Oct 25	Nov '24 - Oct 25
624-b · Workers Comp Racquet Sports	258.75	2,860.50
624-c · P/R Taxes - Racquet Sports	0.00	11,648.46
625 · RS Manager Compensation	0.00	10,500.00
626 · Telephone - Racquet Sports	137.21	1,512.21
627 · Housing Lease - Racquet Sports	0.00	28,460.00
Total 6-Racquet Sports	901.19	220,081.79
7-Other Expense		
705 · Insurance - Association	10,777.53	37,844.46
707 · Professional Services	65.00	9,062.50
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	10,842.53	53,497.94
8-Depreciation		
724 · Depreciation	19,305.00	231,660.00
Total 8-Depreciation	19,305.00	231,660.00
527 · Permits - HP	0.00	150.00
7009 · Bank Service Charges	8.00	8.00
Total Expense	137,034.59	1,616,600.11
Net Ordinary Income	-131,026.95	-165,590.67
Other Income/Expense		
Other Income		
1301 · Capital Member Dues	0.00	310,200.00
1302 · Rental Amenity Access Dues	92.00	25,030.79
1315 · Interest Income CR	49.99	11,188.53
Total Other Income	141.99	346,419.32
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	17,880.64
Total 4-Harker Pool.	0.00	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	8,000.00	38,576.85
Total 8-Systems and Equipment	8,000.00	66,963.66
9-Other Interest		
1449 · Zions Bank Loan Interest	2,485.94	32,749.04

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

Accrual Basis

October 2025

	Oct 25	Nov '24 - Oct 25
1450 · Bank Charges	0.00	59.00
Total 9-Other Interest	2,485.94	32,808.04
Total Other Expense	10,485.94	159,088.27
Net Other Income	-10,343.95	187,331.05
Net Income	-141,370.90	21,740.38

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through October 2025

Accrual Basis

	Nov '24 - Oct 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	135,386.50	120,000.00	15,386.50
303 · Access Fees Racquet Sports	9,578.22	6,000.00	3,578.22
304 · Access Fees Pools	7,932.00	3,600.00	4,332.00
306 · Set-Up Fees	7,900.00	6,200.00	1,700.00
310 · Lien Charges	0.00	0.00	0.00
315 · Interest Income	4,882.18	3,365.00	1,517.18
316 · Demand Ltr/Finance Chg	1,425.00	0.00	1,425.00
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	15,250.00	19,000.00	-3,750.00
348 · Program Income	8,855.45	10,000.00	-1,144.55
350 · Other Income	569.00	1,800.00	-1,231.00
409 · Returned Check Charges	440.00	150.00	290.00
Total Income	1,451,009.44	1,441,236.00	9,773.44
Gross Profit	1,451,009.44	1,441,236.00	9,773.44
Expense			
1-Management			
401 · Legal	37,778.00	75,000.00	-37,222.00
403 · Misc Bank Charges	8,687.88	5,500.00	3,187.88
405 · Accounting	7,750.00	8,150.00	-400.00
410 · Meeting Expense	41,431.29	31,000.00	10,431.29
411 · Director Travel	0.00	800.00	-800.00
415 · Office Supplies	10,868.20	8,250.00	2,618.20
416 · Stationary	2,624.77	0.00	2,624.77
417 · Statements/Checks	313.29	0.00	313.29
418 · Computer, Amenity, Email Suppor	15,204.37	20,000.00	-4,795.63
419 · Education	749.00	3,000.00	-2,251.00
421 · Amenity Cards	581.93	900.00	-318.07
425 · Office Machine Maintenance	0.00	550.00	-550.00
430 · Employee Health Insurance	29,025.69	38,181.00	-9,155.31
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	483,835.21	468,772.00	15,063.21
432 · Payroll Taxes	55,081.16	56,950.00	-1,868.84
432-A · P/R Tax Allocated to Other Dept	-17,308.69	0.00	-17,308.69
433 · Workers Comp Ins	2,860.50	2,875.00	-14.50
434 · Retirement	8,951.44	9,500.00	-548.56
440 · Postage	11,256.54	7,875.00	3,381.54
441 · Subscriptions	120.00	155.00	-35.00
442 · Auto	2,056.53	2,100.00	-43.47
443 · ADC Expense	13,850.00	18,999.00	-5,149.00
444 · Summer Program Expense	11,204.51	8,500.00	2,704.51
445 · Copier Maint Agrmt	12,590.06	10,500.00	2,090.06
447 · Telephone	2,615.22	2,600.00	15.22
448 · Pitnety Bowes Leased Equip	3,858.90	4,050.00	-191.10
Total 1-Management	746,452.07	786,707.00	-40,254.93
2-Common Area			
460 · Electricity	1,745.34	1,000.00	745.34
470 · Landscaping	52,715.68	47,000.00	5,715.68
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	1,542.11	2,450.00	-907.89
483 · Pond Maintenance - Other	1,741.57	5,750.00	-4,008.43
Total 483 · Pond Maintenance	3,283.68	8,200.00	-4,916.32

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through October 2025

Accrual Basis

	Nov '24 - Oct 25	Budget	\$ Over Budget
484 · Park Supplies	163.12	500.00	-336.88
485 · Trash Pickup	1,244.81	1,300.00	-55.19
486 · Water/Irrigation	14,102.19	9,000.00	5,102.19
487 · Open Space Maintenance	3,335.96	7,000.00	-3,664.04
488 · Fire Extinguishers	0.00	1,075.00	-1,075.00
489 · Weed Control	20,117.50	9,166.00	10,951.50
Total 2-Common Area	118,303.65	90,991.00	27,312.65
3-Village Pool			
500 · Water & Sewer - VP	1,859.26	1,750.00	109.26
501 · Electricity - VP	14,852.41	14,715.00	137.41
502 · Natural Gas - VP	23,039.08	35,000.00	-11,960.92
503 · Maint/Repair-VP	18,941.33	7,600.00	11,341.33
504 · Supplies - VP	3,606.79	4,000.00	-393.21
505 · Towels - VP	977.42	950.00	27.42
506 · Chemicals - VP	11,638.14	8,000.00	3,638.14
507 · Uniforms - VP	383.36	500.00	-116.64
508 · Telephone - VP	540.00	540.00	0.00
509 · Payroll - VP	47,243.94	44,000.00	3,243.94
510 · Payroll Taxes - VP	4,036.58	0.00	4,036.58
511 · Workers Comp-VP	2,860.50	2,875.00	-14.50
513 · Cleaning-VP	7,490.00	16,000.00	-8,510.00
514 · Security Alarm - VP	578.44	450.00	128.44
Total 3-Village Pool	138,047.25	136,380.00	1,667.25
4-Harker Pool			
515 · Water & Sewer - HP	1,871.80	5,100.00	-3,228.20
516 · Electricity - HP	14,675.27	14,000.00	675.27
517 · Natural Gas - HP	19,299.13	30,000.00	-10,700.87
518 · Maintenance - HP	11,825.88	5,000.00	6,825.88
519 · Supplies - HP	1,865.57	2,500.00	-634.43
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	551.39	600.00	-48.61
524 · Payroll - HP	19,073.92	37,703.00	-18,629.08
525 · Payroll Taxes - HP	1,623.65	0.00	1,623.65
526 · Workers Comp-HP	2,860.50	2,875.00	-14.50
528 · Cleaning - HP	2,660.00	14,000.00	-11,340.00
529 · Security Alarm - HP	0.00	270.00	-270.00
Total 4-Harker Pool	79,466.39	115,498.00	-36,031.61
5-Harker Structure			
531 · Cleaning - HS	6,020.00	8,500.00	-2,480.00
532 · Electricity - HS	6,289.33	2,250.00	4,039.33
534 · Natural Gas - HS	866.00	1,500.00	-634.00
535 · Maintenance - HS	10,581.05	3,600.00	6,981.05
536 · Supplies -HS	754.80	1,000.00	-245.20
539 · Cable TV - HS	1,632.67	1,260.00	372.67
543 · Furnace Service - HS	571.32	1,150.00	-578.68
555 · Water & Sewer - HS	1,871.77	1,450.00	421.77
556 · Kitchen Maintenance	0.00	400.00	-400.00
557 · Alarm - HS	346.08	300.00	46.08
Total 5-Harker Structure	28,933.02	21,410.00	7,523.02
6-Racquet Sports			
606 · Electricity - Racquet Sports	2,553.05	2,800.00	-246.95
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	1,399.42	6,000.00	-4,600.58
Total 615 · Maintenance - Racquet Sports	22,574.30	6,000.00	16,574.30

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through October 2025

Accrual Basis

	Nov '24 - Oct 25	Budget	\$ Over Budget
616 · Water - Racquet Sports	3,896.75	1,680.00	2,216.75
617 · Alarm - Racquet Sports	859.67	750.00	109.67
620 · Supplies - Racquet Sports	4,484.36	2,300.00	2,184.36
621 · Uniforms - Racquet Sports	0.00	575.00	-575.00
623 · Landscaping Bldg Demo Shade	400.00	3,500.00	-3,100.00
624-a · RS - Payroll Compensation	130,332.49	125,000.00	5,332.49
624-b · Workers Comp Racquet Sports	2,860.50	2,875.00	-14.50
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	1,512.21	1,800.00	-287.79
627 · Housing Lease - Racquet Sports	28,460.00	18,000.00	10,460.00
Total 6-Racquet Sports	220,081.79	173,780.00	46,301.79
7-Other Expense			
705 · Insurance - Association	37,844.46	50,000.00	-12,155.54
707 · Professional Services	9,062.50	4,000.00	5,062.50
708 · Website Updates	2,601.50	3,000.00	-398.50
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	750.00	-421.15
749 · Bad Debts	0.00	0.00	0.00
750 · Other Expenses	380.97	8,000.00	-7,619.03
811 · Open Space Trails	0.00	500.00	-500.00
Total 7-Other Expense	53,497.94	79,270.00	-25,772.06
8-Depreciation			
724 · Depreciation	231,660.00	231,660.00	0.00
Total 8-Depreciation	231,660.00	231,660.00	0.00
527 · Permits - HP	150.00	0.00	150.00
7009 · Bank Service Charges	8.00		
Total Expense	1,616,600.11	1,635,696.00	-19,095.89
Net Ordinary Income	-165,590.67	-194,460.00	28,869.33
Other Income/Expense			
Other Income			
1301 · Capital Member Dues	310,200.00	308,696.00	1,504.00
1302 · Rental Amenity Access Dues	25,030.79	30,000.00	-4,969.21
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	11,188.53	32,780.00	-21,591.47
Total Other Income	346,419.32	371,476.00	-25,056.68
Other Expense			
2-Common Area.			
1460 · Trails Signs Trailwork	0.00	5,000.00	-5,000.00
1464 · Split Rail Fence Repair	0.00	7,000.00	-7,000.00
1467 · VP Aerators/Fountain/Algea Unit	2,252.50	11,500.00	-9,247.50
1533-B · Harker Pkg Lot Path Sealcoat	0.00	11,800.00	-11,800.00
Total 2-Common Area.	2,252.50	35,300.00	-33,047.50
3-Village Pool.			
1562 · Commercial Laundry Machines	0.00	20,600.00	-20,600.00
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	45,546.00	-41,291.09
4-Harker Pool.			

Sun Valley Elkhorn Association, Inc. (Operational)

Profit & Loss Budget vs. Actual

November 2024 through October 2025

Accrual Basis

	Nov '24 - Oct 25	Budget	\$ Over Budget
1490 · HP Incidental Repairs	0.00	0.00	0.00
1492-A · HP Furniture Replace	5,858.31	19,055.00	-13,196.69
1518 · HP Storage Building - Painting	0.00	1,860.00	-1,860.00
1525 · HP Spa Rebuild	17,880.64	0.00	17,880.64
Total 4-Harker Pool.	23,738.95	20,915.00	2,823.95
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	28,377.00	-28,377.00
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	28,377.00	693.21
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	38,576.85	11,330.00	27,246.85
1545 · Security Systems - Replace	0.00	13,506.00	-13,506.00
Total 8-Systems and Equipment	66,963.66	53,676.00	13,287.66
9-Other Interest			
1449 · Zions Bank Loan Interest	32,749.04	31,837.00	912.04
1450 · Bank Charges	59.00	45.00	14.00
Total 9-Other Interest	32,808.04	31,882.00	926.04
Total Other Expense	159,088.27	230,696.00	-71,607.73
Net Other Income	187,331.05	140,780.00	46,551.05
Net Income	21,740.38	-53,680.00	75,420.38

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

	10-31-25
Net Income from P & L	-141,370.90
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	26,073.00
(Increase) Decrease in Other Current Assets	4,460.53
Increase (Decrease) in Accounts Payable	-13,804.39
Increase (Decrease) in Other Current Liabilities	1,241.59
Net Cash Provided by Operations	<u>-123,400.17</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	<u>19,305.00</u>
Financing Activities:	
Principal Pool Loan	<u>-13,036.36</u>
Net Increase (Decrease) in Cash	-117,131.53
Cash - Beginning of Period	1,376,515.76
Cash - End of Period	<u><u>1,259,384.23</u></u>