

**Date:** February 13, 2026

**To:** Finance Committee

**From:** Cammi Russell

**Re:** Attached are the following reports for January 2026:

1. Balance Sheet as of January 2026
2. P & L Summary – January 2026 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 – Three Month Ending 01/31/2026
5. January Statement of Cash Flows

**Sun Valley Elkhorn Association, Inc.**

**Balance Sheet**

As of January 31, 2026

Accrual Basis

	Jan 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101 · Idaho First Bank 7289 Stripe	25,891.26
102 · Idaho First Bank 6498 SQ (MM)	12,204.66
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	29,012.80
108 · DL Evans-Checking-5403	74,246.17
109 · DL Evans-Savings-5438	232,402.28
114 · Schwab OP Acct 2652	216.90
1105 · CR - DL Evans-Checking 5411	8,206.80
1106 · CR - DL Evans-Savings 5446	226,647.26
1107 · CR - Zions Loan Acct 7689	46,491.31
1108 · CR - Schwab Acct 0351	960,965.48
<b>Total Checking/Savings</b>	1,617,884.92
<b>Accounts Receivable</b>	
110 · Assessments Receivable	6,216.35
<b>Total Accounts Receivable</b>	6,216.35
<b>Other Current Assets</b>	
120 · Prepaid Expenses	24,844.72
1499 · Undeposited Funds	219.26
<b>Total Other Current Assets</b>	25,063.98
<b>Total Current Assets</b>	1,649,165.25
<b>Fixed Assets</b>	
130 · Buildings	3,180,891.79
131 · Recreation Facilities	7,243,169.09
132 · Furniture & Fixtures	461,916.13
134 · Land Improvements	449,851.77
140 · Accumulated Depreciation	-5,231,881.27
<b>Total Fixed Assets</b>	6,103,947.51
<b>TOTAL ASSETS</b>	7,753,112.76
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
205 · Accounts Payable - Trade	30,853.21
<b>Total Accounts Payable</b>	30,853.21
<b>Credit Cards</b>	
201 · DL Evans CC 8388 - Horensavitz	685.93
201A · DL Evans CC 8370 - Ahern	119.98
<b>Total Credit Cards</b>	805.91
<b>Other Current Liabilities</b>	
209 · FUTA Taxes Payable	208.27
210 · SUTA Taxes Payable	144.12
212 · State Withholding Payable	1,632.00
214 · ADC Deposit-Completion	63,500.00
230 · Taxes	20.00
25500 · Sales Tax Payable	68.72
<b>Total Other Current Liabilities</b>	65,573.11
<b>Total Current Liabilities</b>	97,232.23
<b>Long Term Liabilities</b>	
1220 · Accrued Interest Payable	2,360.87

Sun Valley Elkhorn Association, Inc.

Balance Sheet

As of January 31, 2026

Accrual Basis

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	<u>Jan 31, 26</u>
1231 · CR - Village Pool Loan xx2613	<u>800,106.99</u>
Total Long Term Liabilities	<u>802,467.86</u>
Total Liabilities	899,700.09
Equity	
1245 · Transfer to-from Operations	-122,025.32
3900 · Retained Earnings	6,479,157.75
393 · Transfers to- from Capital	122,025.32
Net Income	<u>374,254.92</u>
Total Equity	<u>6,853,412.67</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>7,753,112.76</u></u></b>

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

Accrual Basis

January 2026

	Jan 26	Nov '25 - Jan 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
301 · Member Assessments	0.00	585,750.00
302 · Amenity Access Dues	1,116.50	3,118.50
304 · Access Fees   Pools	381.80	627.26
306 · Set-Up Fees	800.00	2,400.00
310 · Lien Charges	0.00	400.00
315 · Interest Income	-6,614.12	284.21
316 · Demand Ltr/Finance Chg	1,497.22	1,522.22
341 · ADC Income	3,800.00	7,050.00
409 · Returned Check Charges	0.00	250.00
<b>Total Income</b>	<u>981.40</u>	<u>601,402.19</u>
<b>Gross Profit</b>	981.40	601,402.19
<b>Expense</b>		
1-Management	62,045.23	179,515.21
2-Common Area	3,090.35	9,577.64
3-Village Pool	3,454.07	16,600.53
4-Harker Pool	10,538.69	16,411.25
5-Harker Structure	11,176.19	15,289.85
6-Racquet Sports	1,389.56	3,714.19
7-Other Expense	6,110.03	22,060.00
8-Depreciation	19,962.91	59,888.73
<b>Total Expense</b>	<u>117,767.03</u>	<u>323,057.40</u>
<b>Net Ordinary Income</b>	-116,785.63	278,344.79
<b>Other Income/Expense</b>		
<b>Other Income</b>		
1301 - Capital Member Dues	0.00	173,250.00
1302 - Rental Amenity Access Dues	638.98	1,236.98
1315 · Interest Income CR	7,884.72	7,954.27
<b>Total Other Income</b>	<u>8,523.70</u>	<u>182,441.25</u>
<b>Other Expense</b>		
3-Village Pool.	10,000.00	47,100.00
6-Racquet Sports.	24,102.77	32,040.77
9-Other   Interest	2,450.83	7,390.35
<b>Total Other Expense</b>	<u>36,553.60</u>	<u>86,531.12</u>
<b>Net Other Income</b>	-28,029.90	95,910.13
<b>Net Income</b>	<u><u>-144,815.53</u></u>	<u><u>374,254.92</u></u>

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss-Current Month & Year to Date**  
**January 2026**

Accrual Basis

	Jan 26	Nov '25 - Jan 26
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
301 · Member Assessments	0.00	585,750.00
302 · Amenity Access Dues	1,116.50	3,118.50
304 · Access Fees   Pools	381.80	627.26
306 · Set-Up Fees	800.00	2,400.00
310 · Lien Charges	0.00	400.00
315 · Interest Income	-6,614.12	284.21
316 · Demand Ltr/Finance Chg	1,497.22	1,522.22
341 · ADC Income	3,800.00	7,050.00
409 · Returned Check Charges	0.00	250.00
<b>Total Income</b>	<b>981.40</b>	<b>601,402.19</b>
<b>Gross Profit</b>	<b>981.40</b>	<b>601,402.19</b>
<b>Expense</b>		
<b>1-Management</b>		
401 · Legal		
401 · Legal - Other	11,365.00	23,278.55
<b>Total 401 · Legal</b>	<b>11,365.00</b>	<b>23,278.55</b>
403 · Misc Bank Charges	258.41	1,353.34
405 · Accounting	95.45	8,595.45
410 · Meeting Expense	548.59	2,375.98
415 · Office Supplies	523.50	2,940.60
416 · Stationary	0.00	838.21
418 · Computer, Amenity, Email Suppor	1,215.60	3,848.67
425 · Office Machine Maintenance	0.00	233.51
430 · Employee Health Insurance	536.82	2,009.46
431 · Administrative Payroll		
431-B · Program Payroll	0.00	0.00
431 · Administrative Payroll - Other	36,630.96	105,319.87
<b>Total 431 · Administrative Payroll</b>	<b>36,630.96</b>	<b>105,319.87</b>
432 · Payroll Taxes		
432-A · P/R Tax Allocated to Other Dept	-425.26	-770.61
432 · Payroll Taxes - Other	3,533.21	9,616.27
<b>Total 432 · Payroll Taxes</b>	<b>3,107.95</b>	<b>8,845.66</b>
433 · Workers Comp Ins	258.75	776.25
434 · Retirement	406.86	1,220.58
440 · Postage	500.00	3,315.16
442 · Auto	98.32	364.88
443 · ADC Expense	4,500.00	8,687.12
445 · Copier Maint Agrmt	706.13	3,677.61
447 · Telephone	354.02	895.44
448 · Pitney Bowes Leased Equip	938.87	938.87
<b>Total 1-Management</b>	<b>62,045.23</b>	<b>179,515.21</b>
<b>2-Common Area</b>		
460 · Electricity	113.95	337.45
470 · Landscaping		
470 · Landscaping - Other	0.00	5,823.26
<b>Total 470 · Landscaping</b>	<b>0.00</b>	<b>5,823.26</b>
475 · Snow Removal	2,976.40	3,141.40
485 · Trash Pickup	0.00	230.44
486 · Water/Irrigation	0.00	45.09
<b>Total 2-Common Area</b>	<b>3,090.35</b>	<b>9,577.64</b>
<b>3-Village Pool</b>		
500 · Water & Sewer - VP	14.17	23.93
501 · Electricity - VP	1,313.05	3,201.57

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

Accrual Basis

January 2026

	Jan 26	Nov '25 - Jan 26
502 · Natural Gas - VP	1,022.42	4,076.95
503 · Maint/Repair-VP	800.00	2,511.87
504 · Supplies - VP	0.00	1,727.63
506 · Chemicals - VP	0.00	0.00
508 · Telephone - VP	45.68	167.54
509 · Payroll - VP	0.00	3,546.17
510 · Payroll Taxes - VP	0.00	288.62
511 · Workers Comp-VP	258.75	776.25
513 · Cleaning-VP	0.00	280.00
514 · Security Alarm - VP	0.00	0.00
<b>Total 3-Village Pool</b>	<b>3,454.07</b>	<b>16,600.53</b>
<b>4-Harker Pool</b>		
515 · Water & Sewer - HP	91.36	483.91
516 · Electricity - HP	1,472.72	3,571.78
517 · Natural Gas - HP	1,314.12	2,014.65
518 · Maintenance - HP	1,200.00	1,200.00
519 · Supplies - HP	0.00	610.44
521 · Chemicals - HP	829.87	829.87
523 · Telephone - HP	0.15	75.57
524 · Payroll - HP	4,946.46	5,598.54
525 · Payroll Taxes - HP	425.26	480.24
526 · Workers Comp- HP	258.75	776.25
528 · Cleaning - HP	0.00	770.00
529 · Security Alarm - HP	0.00	0.00
<b>Total 4-Harker Pool</b>	<b>10,538.69</b>	<b>16,411.25</b>
<b>5-Harker Structure</b>		
531 · Cleaning - HS	0.00	2,130.00
532 · Electricity - HS	900.21	1,884.80
534 · Natural Gas - HS	124.80	294.89
535 · Maintenance - HS	9,629.67	9,664.79
536 · Supplies -HS	191.96	319.95
539 · Cable TV - HS	151.67	425.01
555 · Water & Sewer - HS	91.36	483.89
557 · Alarm - HS	86.52	86.52
<b>Total 5-Harker Structure</b>	<b>11,176.19</b>	<b>15,289.85</b>
<b>6-Racquet Sports</b>		
630 · Merchandise Costs - R/S	485.48	485.48
624 · Racquest Sports Payroll Costs		
624-c · R/S - Payroll Taxes	0.00	1.75
624-b · R/S - Workers Comp	258.75	776.25
624-a · R/S - Payroll Compensation	0.00	20.32
<b>Total 624 · Racquest Sports Payroll Costs</b>	<b>258.75</b>	<b>798.32</b>
606 · Electricity - Racquet Sports	295.95	729.82
616 · Water - Racquet Sports	60.78	179.44
617 · Alarm - Racquet Sports	37.08	156.93
620 · Supplies - Racquet Sports	229.54	229.54
626 · Telephone - Racquet Sports	105.36	376.66
627 · Housing Lease - Racquet Sports	-83.38	758.00
<b>Total 6-Racquet Sports</b>	<b>1,389.56</b>	<b>3,714.19</b>
<b>7-Other Expense</b>		
705 · Insurance - Association	2,820.53	8,341.59
707 · Professional Services	2,922.50	6,452.50
708 · Website Updates	1,980.00	5,835.00
715 · Property Taxes	0.00	12.76
730 · Income Taxes-Tax Returns	-1,613.00	-581.85
750 · Other Expenses	0.00	2,000.00
<b>Total 7-Other Expense</b>	<b>6,110.03</b>	<b>22,060.00</b>

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

Accrual Basis

January 2026

	Jan 26	Nov '25 - Jan 26
<b>8-Depreciation</b>		
724 · Depreciation	19,962.91	59,888.73
<b>Total 8-Depreciation</b>	19,962.91	59,888.73
<b>Total Expense</b>	117,767.03	323,057.40
<b>Net Ordinary Income</b>	-116,785.63	278,344.79
<b>Other Income/Expense</b>		
<b>Other Income</b>		
1301 - Capital Member Dues	0.00	173,250.00
1302 · Rental Amenity Access Dues	638.98	1,236.98
1315 · Interest Income CR	7,884.72	7,954.27
<b>Total Other Income</b>	8,523.70	182,441.25
<b>Other Expense</b>		
<b>3-Village Pool.</b>		
1589-B · VP Bathhouse Boiler	10,000.00	47,100.00
<b>Total 3-Village Pool.</b>	10,000.00	47,100.00
<b>6-Racquet Sports.</b>		
1615 · HT Tennis Court Cabana/Benches	0.00	7,938.00
1656-B · VT Sound Barrier	24,102.77	24,102.77
<b>Total 6-Racquet Sports.</b>	24,102.77	32,040.77
<b>9-Other   Interest</b>		
1449 · Zions Bank Loan Interest	2,450.83	7,390.35
<b>Total 9-Other   Interest</b>	2,450.83	7,390.35
<b>Total Other Expense</b>	36,553.60	86,531.12
<b>Net Other Income</b>	-28,029.90	95,910.13
<b>Net Income</b>	-144,815.53	374,254.92

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
**November 2025 through January 2026**

Accrual Basis

	Nov '25 - Jan 26	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
301 · Member Assessments	585,750.00	585,750.00	0.00
302 · Amenity Access Dues	3,118.50	6,000.00	-2,881.50
303 · Access Fees   Racquet Sports	0.00	0.00	0.00
304 · Access Fees   Pools	627.26	470.00	157.26
306 · Set-Up Fees	2,400.00	1,710.00	690.00
310 · Lien Charges	400.00	0.00	400.00
315 · Interest Income	284.21	825.00	-540.79
316 · Demand Ltr/Finance Chg	1,522.22	0.00	1,522.22
327 · Swim Team Income	0.00	0.00	0.00
328 · Aqua Aerobics	0.00	0.00	0.00
334 · Tennis Program Fees	0.00	0.00	0.00
341 · ADC Income	7,050.00	5,002.00	2,048.00
348 · Program Income	0.00	0.00	0.00
350 · Other Income	0.00	0.00	0.00
409 · Returned Check Charges	250.00	75.00	175.00
<b>Total Income</b>	<b>601,402.19</b>	<b>599,832.00</b>	<b>1,570.19</b>
<b>Gross Profit</b>	<b>601,402.19</b>	<b>599,832.00</b>	<b>1,570.19</b>
<b>Expense</b>			
<b>1-Management</b>			
401 · Legal	23,278.55	9,200.00	14,078.55
403 · Misc Bank Charges	1,353.34	695.00	658.34
405 · Accounting	8,595.45	8,500.00	95.45
410 · Meeting Expense	2,375.98	3,500.00	-1,124.02
411 · Director Travel	0.00	0.00	0.00
415 · Office Supplies	2,313.60	2,062.50	251.10
416 · Stationary	838.21	750.00	88.21
417 · Statements/Checks	0.00	240.00	-240.00
418 · Computer, Amenity, Email Suppor	3,848.67	3,800.00	48.67
419 · Education	0.00	2,700.00	-2,700.00
421 · Amenity Cards	0.00	0.00	0.00
425 · Office Machine Maintenance	233.51	550.00	-316.49
430 · Employee Health Insurance	2,009.46	7,500.00	-5,490.54
431 · Administrative Payroll			
431-B · Program Payroll	0.00	0.00	0.00
431-A · Admin-Part-time Payroll	0.00	0.00	0.00
431-C · Seasonal Ops Manager	0.00	0.00	0.00
431 · Administrative Payroll - Other	105,319.87	120,601.33	-15,281.46
<b>Total 431 · Administrative Payroll</b>	<b>105,319.87</b>	<b>120,601.33</b>	<b>-15,281.46</b>
432 · Payroll Taxes			
432-A · P/R Tax Allocated to Other Dept	-770.61	-615.10	-155.51
432 · Payroll Taxes - Other	9,616.27	8,750.00	866.27
<b>Total 432 · Payroll Taxes</b>	<b>8,845.66</b>	<b>8,134.90</b>	<b>710.76</b>
433 · Workers Comp Ins	776.25	750.00	26.25
434 · Retirement	1,220.58	1,650.00	-429.42
440 · Postage	3,315.16	9,260.00	-5,944.84
441 · Subscriptions	0.00	0.00	0.00
442 · Auto	364.88	315.00	49.88
443 · ADC Expense	8,687.12	4,750.02	3,937.10
444 · Summer Program Expense	0.00	0.00	0.00
445 · Copier Maint Agrmt	3,677.61	3,600.00	77.61
447 · Telephone	895.44	742.50	152.94
448 · Pitney Bowes Leased Equip	938.87	1,012.50	-73.63
<b>Total 1-Management</b>	<b>178,888.21</b>	<b>190,313.75</b>	<b>-11,425.54</b>
<b>2-Common Area</b>			
460 · Electricity	337.45	255.00	82.45
470 · Landscaping			

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
**November 2025 through January 2026**

Accrual Basis

	Nov '25 - Jan 26	Budget	\$ Over Budget
470-A · Other Landscaping	0.00	0.00	0.00
470 · Landscaping - Other	5,823.26	4,500.00	1,323.26
<b>Total 470 · Landscaping</b>	<b>5,823.26</b>	<b>4,500.00</b>	<b>1,323.26</b>
475 · Snow Removal	3,141.40	12,000.00	-8,858.60
480 · Park Maintenance	0.00	0.00	0.00
483 · Pond Maintenance			
483-A · Twin Creek Ponds	0.00	0.00	0.00
483 · Pond Maintenance - Other	0.00	0.00	0.00
<b>Total 483 · Pond Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
484 · Park Supplies	0.00	0.00	0.00
485 · Trash Pickup	230.44	285.00	-54.56
486 · Water/Irrigation	45.09	380.00	-334.91
487 · Open Space Maintenance	0.00	0.00	0.00
488 · Fire Extinguishers	0.00	0.00	0.00
489 · Weed Control	0.00	0.00	0.00
<b>Total 2-Common Area</b>	<b>9,577.64</b>	<b>17,420.00</b>	<b>-7,842.36</b>
<b>3-Village Pool</b>			
500 · Water & Sewer - VP	23.93	105.00	-81.07
501 · Electricity - VP	3,201.57	3,600.00	-398.43
502 · Natural Gas - VP	4,076.95	7,800.00	-3,723.05
503 · Maint/Repair-VP	2,511.87	0.00	2,511.87
504 · Supplies - VP	1,727.63	990.00	737.63
505 · Towels - VP	0.00	0.00	0.00
506 · Chemicals - VP	0.00	0.00	0.00
507 · Uniforms - VP	0.00	0.00	0.00
508 · Telephone - VP	167.54	180.00	-12.46
509 · Payroll - VP	3,546.17	11,850.00	-8,303.83
510 · Payroll Taxes - VP	288.62	1,080.00	-791.38
511 · Workers Comp-VP	776.25	750.00	26.25
513 · Cleaning-VP	280.00	2,940.00	-2,660.00
514 · Security Alarm - VP	0.00	137.50	-137.50
3-Village Pool - Other	0.00	0.00	0.00
<b>Total 3-Village Pool</b>	<b>16,600.53</b>	<b>29,432.50</b>	<b>-12,831.97</b>
<b>4-Harker Pool</b>			
530 · Chlorine Eqp Annual Insp. - HP	0.00	0.00	0.00
515 · Water & Sewer - HP	483.91	500.00	-16.09
516 · Electricity - HP	3,571.78	4,500.00	-928.22
517 · Natural Gas - HP	2,014.65	10,500.00	-8,485.35
518 · Maintenance - HP	1,200.00	0.00	1,200.00
519 · Supplies - HP	610.44	0.00	610.44
520 · Towels - HP	0.00	0.00	0.00
521 · Chemicals - HP	829.87	0.00	829.87
522 · Uniforms - HP	0.00	0.00	0.00
523 · Telephone - HP	75.57	150.00	-74.43
524 · Payroll - HP	5,598.54	0.00	5,598.54
525 · Payroll Taxes - HP	480.24	0.00	480.24
526 · Workers Comp- HP	776.25	750.00	26.25
528 · Cleaning - HP	770.00	0.00	770.00
529 · Security Alarm - HP	0.00	0.00	0.00
4-Harker Pool - Other	0.00	0.00	0.00
<b>Total 4-Harker Pool</b>	<b>16,411.25</b>	<b>16,400.00</b>	<b>11.25</b>
<b>5-Harker Structure</b>			
531 · Cleaning - HS	2,130.00	2,124.00	6.00
532 · Electricity - HS	1,884.80	810.00	1,074.80
534 · Natural Gas - HS	294.89	450.00	-155.11
535 · Maintenance - HS	9,664.79	900.00	8,764.79
536 · Supplies -HS	946.95	375.00	571.95
539 · Cable TV - HS	425.01	315.00	110.01

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
**November 2025 through January 2026**

Accrual Basis

	Nov '25 - Jan 26	Budget	\$ Over Budget
543 · Furnace Service - HS	0.00	0.00	0.00
545 · Window Cleaning - HS	0.00	0.00	0.00
555 · Water & Sewer - HS	483.89	200.00	283.89
556 · Kitchen Maintenance	0.00	0.00	0.00
557 · Alarm - HS	86.52	75.00	11.52
5-Harker Structure - Other	0.00	0.00	0.00
<b>Total 5-Harker Structure</b>	<b>15,916.85</b>	<b>5,249.00</b>	<b>10,667.85</b>
<b>6-Racquet Sports</b>			
630 · Merchandise Costs - R/S	485.48	0.00	485.48
624 · Racquet Sports Payroll Costs			
624-d · RS - Merch Payroll Compensation	0.00	0.00	0.00
624-c · R/S - Payroll Taxes	1.75	0.00	1.75
624-b · R/S - Workers Comp	776.25	724.98	51.27
624-a · R/S - Payroll Compensation	20.32	0.00	20.32
624 · Racquet Sports Payroll Costs - Other	0.00	0.00	0.00
<b>Total 624 · Racquet Sports Payroll Costs</b>	<b>798.32</b>	<b>724.98</b>	<b>73.34</b>
606 · Electricity - Racquet Sports	729.82	1,200.00	-470.18
607 · Carpet Cleaning	0.00	300.00	-300.00
615 · Maintenance - Racquet Sports			
615-A · Maintenance Har-tru	0.00	0.00	0.00
615 · Maintenance - Racquet Sports - Other	0.00	0.00	0.00
<b>Total 615 · Maintenance - Racquet Sports</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
616 · Water - Racquet Sports	179.44	80.00	99.44
617 · Alarm - Racquet Sports	156.93	187.50	-30.57
620 · Supplies - Racquet Sports	229.54	0.00	229.54
621 · Uniforms - Racquet Sports	0.00	0.00	0.00
623 · Landscaping   Bldg Demo   Shade	0.00	0.00	0.00
625 · RS Manager Compensation	0.00	0.00	0.00
626 · Telephone - Racquet Sports	376.66	495.00	-118.34
627 · Housing Lease - Racquet Sports	758.00	0.00	758.00
<b>Total 6-Racquet Sports</b>	<b>3,714.19</b>	<b>2,987.48</b>	<b>726.71</b>
<b>7-Other Expense</b>			
705 · Insurance - Association	8,341.59	11,100.00	-2,758.41
707 · Professional Services	6,452.50	620.00	5,832.50
708 · Website Updates	5,835.00	750.00	5,085.00
715 · Property Taxes	12.76	15.00	-2.24
730 · Income Taxes-Tax Returns	-581.85	15.00	-596.85
745 · Tools   Equipment	0.00	250.00	-250.00
749 · Bad Debts	0.00	0.00	0.00
750 · Other Expenses	2,000.00	3,000.00	-1,000.00
811 · Open Space Trails	0.00	0.00	0.00
<b>Total 7-Other Expense</b>	<b>22,060.00</b>	<b>15,750.00</b>	<b>6,310.00</b>
<b>8-Depreciation</b>			
724 · Depreciation	59,888.73	59,888.73	0.00
<b>Total 8-Depreciation</b>	<b>59,888.73</b>	<b>59,888.73</b>	<b>0.00</b>
527 · Permits - HP	0.00	0.00	0.00
<b>Total Expense</b>	<b>323,057.40</b>	<b>337,441.46</b>	<b>-14,384.06</b>
<b>Net Ordinary Income</b>	<b>278,344.79</b>	<b>262,390.54</b>	<b>15,954.25</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
1301 · Capital Member Dues	173,250.00	173,250.00	0.00
1302 · Rental Amenity Access Dues	1,236.98	1,500.00	-263.02
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	7,954.27	8,194.87	-240.60

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
November 2025 through January 2026

Accrual Basis

	Nov '25 - Jan 26	Budget	\$ Over Budget
900 · Gain/Loss on Disposal of Asset	0.00	0.00	0.00
<b>Total Other Income</b>	<b>182,441.25</b>	<b>182,944.87</b>	<b>-503.62</b>
<b>Other Expense</b>			
<b>2-Common Area.</b>			
1460 · Trails   Signs   Trailwork	0.00	0.00	0.00
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
<b>Total 2-Common Area.</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>3-Village Pool.</b>			
1589-B · VP Bathhouse Boiler	47,100.00	35,000.00	12,100.00
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	0.00	0.00	0.00
1571 · VP Furniture - Replace	0.00	0.00	0.00
1574 · VP Vacuum/Cleaning	0.00	0.00	0.00
1580-A · VP Pool   Spa Covers	0.00	0.00	0.00
1580-B · VP Spa Roller Carts	0.00	0.00	0.00
1588 · VP Umbrellas - Replace	0.00	0.00	0.00
<b>Total 3-Village Pool.</b>	<b>47,100.00</b>	<b>35,000.00</b>	<b>12,100.00</b>
<b>4-Harker Pool.</b>			
1526 · HP Spa Equipment Protection	0.00	0.00	0.00
1490 · HP Incidental Repairs	0.00	0.00	0.00
1492-A · HP Furniture Replace	0.00	0.00	0.00
1518 · HP Storage Building - Painting	0.00	0.00	0.00
1525 · HP   Spa Rebuild	0.00	0.00	0.00
<b>Total 4-Harker Pool.</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>5-Harker Structure.</b>			
1559-A · HC Exterior Paint Stain	0.00	0.00	0.00
1548 · HC Sewer Pipe Replacement	0.00	0.00	0.00
1493 · HC Water Heaters - Replace	0.00	0.00	0.00
1547 · HC Carpet - Replace	0.00	0.00	0.00
1552 · HVAC-Furnace, A/C - Replace			
1552B · HVHC Unit B A/C Unit	0.00	0.00	0.00
1552 · HVAC-Furnace, A/C - Replace - Other	0.00	0.00	0.00
<b>Total 1552 · HVAC-Furnace, A/C - Replace</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
1557 · HC Incidental Repairs	0.00	0.00	0.00
<b>Total 5-Harker Structure.</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>6-Racquet Sports.</b>			
1615 · HT Tennis Court Cabana/Benches	7,938.00	10,000.00	-2,062.00
1613 · HT Court Wind Screens	0.00	0.00	0.00
1611 · HT Building Exterior Paint	0.00	0.00	0.00
1656-B · VT Sound Barrier	24,102.77	20,000.00	4,102.77
1606 · VTP Incidental Repairs	0.00	0.00	0.00
1612 · HT Incidental Repairs	0.00	0.00	0.00
1614 · HT Annual Contingency	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
<b>Total 6-Racquet Sports.</b>	<b>32,040.77</b>	<b>30,000.00</b>	<b>2,040.77</b>
<b>7-Harker Park</b>			
1468 · Park Furniture - Replace	0.00	0.00	0.00
<b>Total 7-Harker Park</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>8-Systems and Equipment</b>			
1546 · Phone System	0.00	2,500.00	-2,500.00

**Sun Valley Elkhorn Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
 November 2025 through January 2026

Accrual Basis

	Nov '25 - Jan 26	Budget	\$ Over Budget
1542 · Wifi Systems	0.00	0.00	0.00
1530 · AED Devices - Replace	0.00	0.00	0.00
1544A · HOA Mgt Software - Upgrade	0.00	0.00	0.00
1544B · HOA Website - Upgrade	0.00	0.00	0.00
1545 · Security Systems - Replace	0.00	0.00	0.00
<b>Total 8-Systems and Equipment</b>	<b>0.00</b>	<b>2,500.00</b>	<b>-2,500.00</b>
<b>9-Other   Interest</b>			
1449 · Zions Bank Loan Interest	7,390.35	7,349.52	40.83
1450 · Bank Charges	0.00	11.25	-11.25
<b>Total 9-Other   Interest</b>	<b>7,390.35</b>	<b>7,360.77</b>	<b>29.58</b>
<b>Total Other Expense</b>	<b>86,531.12</b>	<b>74,860.77</b>	<b>11,670.35</b>
<b>Net Other Income</b>	<b>95,910.13</b>	<b>108,084.10</b>	<b>-12,173.97</b>
<b>Net Income</b>	<b>374,254.92</b>	<b>370,474.64</b>	<b>3,780.28</b>

Sun Valley Elkhorn Association, Inc.  
Statement of Cash Flows  
January 2026

	1/31/2026
Net Income from P & L	-144,815.53
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	22,853.92
(Increase) Decrease in Other Current Assets	2,760.53
Increase (Decrease) in Accounts Payable	-5,178.95
Increase (Decrease) in Other Current Liabilities	-3,634.70
Net Cash Provided by Operations	<u>-128,014.73</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	19,962.91
Financing Activities:	
Principal Pool Loan	-13,071.47
Net Increase (Decrease) in Cash	-121,123.29
Cash - Beginning of Period	1,739,227.47
Cash - End of Period	<u><u>1,618,104.18</u></u>