

Date: March 19, 2026

To: Finance Committee

From: Cammi Russell

Re: Attached are the following reports for February 2026:

1. Balance Sheet as of February 2026
2. P & L Summary – February 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 – Four Month Ending 02/28/2026
5. February Statement of Cash Flows

Balance Sheet
SUN VALLEY ELKHORN ASSOCIATION, INC.
As of February 28, 2026

Distribution account	Total
Assets	
Current Assets	
Bank Accounts	
101 Idaho First Bank 7289 Stripe	29,129.18
102 Idaho First Bank 6498 SQ (MM)	12,416.55
103 Petty Cash	1,600.00
107 Savings-Zions Bank-3145	23,367.95
108 DL Evans-Checking-5403	60,856.02
109 DL Evans-Savings-5438	166,019.48
1105 CR - DL Evans-Checking 5411	8,243.38
1106 CR - DL Evans-Savings 5446	206,702.84
1107 CR - Zions Loan Acct 7689	30,966.01
1108 CR - Schwab Acct 0351	963,615.41
114 Schwab OP Acct 2652	216.90
Total for Bank Accounts	\$1,503,133.72
Accounts Receivable	
110 Assessments Receivable	156.52
112 Amenity Access Receivable	-100.00
Total for Accounts Receivable	\$56.52
Other Current Assets	
120 Prepaid Expenses	22,084.19
1499 Undeposited Funds	343.40
Total for Other Current Assets	\$22,427.59
Total for Current Assets	\$1,525,617.83
Fixed Assets	
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	-5,251,844.18
Total for Fixed Assets	\$6,083,984.60
Total for Assets	\$7,609,602.43

Balance Sheet

SUN VALLEY ELKHORN ASSOCIATION, INC.

As of February 28, 2026

	Total
Distribution account	
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
205 Accounts Payable - Trade	26,264.94
Total for Accounts Payable	\$26,264.94
Credit Cards	
201A Ahern DL Evans CC 8370	2,665.65
201C Pedro DL Evans CC 5870	2,171.04
201 Horenzavitz DL Evans CC 8388	3,610.73
Total for Credit Cards	\$8,447.42
Other Current Liabilities	
209 FUTA Taxes Payable	271.50
210 SUTA Taxes Payable	289.66
212 State Withholding Payable	1,670.00
214 ADC Deposit-Completion	74,500.00
230 Taxes	20.00
25500 Sales Tax Payable	
25501 City of Sun Valley Payable	59.57
25502 Idaho State Tax Commission Payable	89.90
Total for 25500 Sales Tax Payable	\$149.47
Total for Other Current Liabilities	\$76,900.63
Total for Current Liabilities	\$111,612.99
Long-term Liabilities	
1220 Accrued Interest Payable	2,360.87
1231 CR - Village Pool Loan xx2613	786,996.12
Total for Long-term Liabilities	\$789,356.99
Total for Liabilities	\$900,969.98
Equity	
1245 Transfer to-from Operations	-122,025.32
393 Transfers to- from Capital	122,025.32
3900 Retained Earnings	6,479,157.75
Net Income	229,474.70
Total for Equity	\$6,708,632.45
Total for Liabilities and Equity	\$7,609,602.43

Profit and Loss-Current Month & Year to Date

SUN VALLEY ELKHORN ASSOCIATION, INC.

February 2026

Distribution account	TOTAL	
	Feb 1 - Feb 28 2026	Nov 1 2025 - Feb 28 2026 (YTD)
Income		
302 Amenity Access Dues	-346.50	2,772.00
304 Access Fees Pools	545.42	1,172.68
306 Set-Up Fees	400.00	2,800.00
310 Lien Charges	200.00	600.00
315 Interest Income	40.38	324.59
316 Demand Ltr/Finance Chg	606.74	2,128.96
341 ADC Income	3,300.00	10,350.00
350 Other Income	32.00	32.00
301 Member Assessments		585,750.00
348 Program Income		0.00
409 Returned Check Charges		250.00
Total for Income	\$4,778.04	\$606,180.23
Cost of Goods Sold		
Gross Profit	\$4,778.04	\$606,180.23
Expenses		
1-Management	\$68,611.75	\$247,499.96
2-Common Area	\$1,457.63	\$11,035.27
3-Village Pool	\$7,368.31	\$23,968.84
4-Harker Pool	\$11,453.94	\$27,865.19
5-Harker Structure	\$5,864.37	\$21,781.22
6-Racquet Sports	\$3,031.83	\$6,746.02
7-Other Expense	\$5,496.70	\$27,556.70
8-Depreciation	\$19,962.91	\$79,851.64
Total for Expenses	\$123,247.44	\$446,304.84
Net Operating Income	-\$118,469.40	\$159,875.39
Capital Reserve Income		
1302 Rental Amenity Access Dues	129.22	1,366.19
1315 Interest Income CR	2,716.55	10,670.82
1301 Capital Member Dues		173,250.00
Total for Capital Reserve Income	\$2,845.77	\$185,287.01
Capital Reserve Expenses		
3-Village Pool.	\$19,833.00	\$66,933.00
4-Harker Pool.	\$6,912.15	\$6,912.15

Profit and Loss-Current Month & Year to Date

SUN VALLEY ELKHORN ASSOCIATION, INC.

February 2026

Distribution account	TOTAL	
	Feb 1 - Feb 28 2026	Nov 1 2025 - Feb 28 2026 (YTD)
9-Other Interest	\$2,411.43	\$9,801.78
6-Racquet Sports.		\$32,040.77
Total for Capital Reserve Expenses	\$29,156.58	\$115,687.70
Capital Reserve Other Income	-\$26,310.81	\$69,599.31
Net Income	-\$144,780.21	\$229,474.70

Profit and Loss-Current Month & Year to Date

SUN VALLEY ELKHORN ASSOCIATION, INC.

February 2026

Distribution account	TOTAL	
	Feb 1 - Feb 28 2026	Nov 1 2025 - Feb 28 2026 (YTD)
Income		
302 Amenity Access Dues	-346.50	2,772.00
304 Access Fees Pools	545.42	1,172.68
306 Set-Up Fees	400.00	2,800.00
310 Lien Charges	200.00	600.00
315 Interest Income	40.38	324.59
316 Demand Ltr/Finance Chg	606.74	2,128.96
341 ADC Income	3,300.00	10,350.00
350 Other Income	32.00	32.00
301 Member Assessments		585,750.00
348 Program Income		0.00
409 Returned Check Charges		250.00
Total for Income	\$4,778.04	\$606,180.23
Cost of Goods Sold		
Gross Profit	\$4,778.04	\$606,180.23
Expenses		
1-Management		
401 Legal	17,895.35	41,173.90
403 Misc Bank Charges	122.00	1,475.34
410 Meeting Expense	1,230.80	3,606.78
415 Office Supplies	921.89	3,235.49
416 Stationary	965.65	1,803.86
418 Computer, Amenity, Email Suppor	1,148.52	4,997.19
430 Employee Health Insurance	1,957.68	3,967.14
431 Administrative Payroll	\$36,630.96	\$141,950.83
431-B Program Payroll		0.00
Total for 431 Administrative Payroll	\$36,630.96	\$141,950.83
432 Payroll Taxes	\$3,416.60	\$13,032.87
432-A P/R Tax Allocated to Other Dept	-455.77	-1,226.38
Total for 432 Payroll Taxes	\$2,960.83	\$11,806.49
433 Workers Comp Ins	258.75	1,035.00
434 Retirement	406.86	1,627.44
440 Postage	500.00	3,815.16
441 Subscriptions	300.00	300.00
442 Auto	365.89	730.77

Profit and Loss-Current Month & Year to Date

SUN VALLEY ELKHORN ASSOCIATION, INC.

February 2026

Distribution account	TOTAL	
	Feb 1 - Feb 28 2026	Nov 1 2025 - Feb 28 2026 (YTD)
443 ADC Expense	1,200.00	9,887.12
444 Summer Program Expense	116.35	116.35
445 Copier Maint Agrmt	1,280.12	4,957.73
447 Telephone	350.10	1,245.54
405 Accounting		8,595.45
425 Office Machine Maintenance		233.51
448 Pitney Bowes Leased Equip		938.87
Total for 1-Management	\$68,611.75	\$247,499.96
2-Common Area		
460 Electricity	114.63	452.08
470 Landscaping	960.75	6,784.01
475 Snow Removal	382.25	3,523.65
485 Trash Pickup		230.44
486 Water/Irrigation		45.09
Total for 2-Common Area	\$1,457.63	\$11,035.27
3-Village Pool		
500 Water & Sewer - VP	7.09	31.02
501 Electricity - VP	1,160.47	4,362.04
502 Natural Gas - VP	1,264.99	5,341.94
503 Maint/Repair-VP	3,020.28	5,532.15
504 Supplies - VP	1,223.30	2,950.93
506 Chemicals - VP	387.75	387.75
508 Telephone - VP	45.68	213.22
511 Workers Comp-VP	258.75	1,035.00
509 Payroll - VP		3,546.17
510 Payroll Taxes - VP		288.62
513 Cleaning-VP		280.00
514 Security Alarm - VP		0.00
Total for 3-Village Pool	\$7,368.31	\$23,968.84
4-Harker Pool		
515 Water & Sewer - HP	125.31	609.22
516 Electricity - HP	1,420.87	4,992.65
517 Natural Gas - HP	1,105.48	3,120.13
518 Maintenance - HP	375.00	1,575.00
521 Chemicals - HP	387.75	1,217.62

Profit and Loss-Current Month & Year to Date

SUN VALLEY ELKHORN ASSOCIATION, INC.

February 2026

Distribution account	TOTAL	
	Feb 1 - Feb 28 2026	Nov 1 2025 - Feb 28 2026 (YTD)
523 Telephone - HP	23.42	98.99
524 Payroll - HP	5,301.59	10,900.13
525 Payroll Taxes - HP	455.77	936.01
526 Workers Comp- HP	258.75	1,035.00
528 Cleaning - HP	2,000.00	2,770.00
519 Supplies - HP		610.44
529 Security Alarm - HP		0.00
Total for 4-Harker Pool	\$11,453.94	\$27,865.19
5-Harker Structure		
531 Cleaning - HS	1,550.00	3,680.00
532 Electricity - HS	608.95	2,493.75
534 Natural Gas - HS	111.46	406.35
535 Maintenance - HS	18.77	9,683.56
536 Supplies -HS	3,294.50	4,241.45
539 Cable TV - HS	155.38	580.39
555 Water & Sewer - HS	125.31	609.20
557 Alarm - HS		86.52
Total for 5-Harker Structure	\$5,864.37	\$21,781.22
6-Racquet Sports		
606 Electricity - Racquet Sports	316.05	1,045.87
616 Water - Racquet Sports	60.78	240.22
617 Alarm - Racquet Sports	119.85	276.78
624 Racquest Sports Payroll Costs		
624-b R/S - Workers Comp	258.75	1,035.00
624-a R/S - Payroll Compensation		20.32
624-c R/S - Payroll Taxes		1.75
Total for 624 Racquest Sports Payroll Costs	\$258.75	\$1,057.07
626 Telephone - Racquet Sports	105.36	482.02
630 Merchandise Costs - R/S	2,171.04	2,656.52
620 Supplies - Racquet Sports		229.54
627 Housing Lease - Racquet Sports		758.00
Total for 6-Racquet Sports	\$3,031.83	\$6,746.02
7-Other Expense		
705 Insurance - Association	2,760.53	11,102.12
708 Website Updates	2,736.17	8,571.17

Profit and Loss-Current Month & Year to Date

SUN VALLEY ELKHORN ASSOCIATION, INC.

February 2026

Distribution account	TOTAL	
	Feb 1 - Feb 28 2026	Nov 1 2025 - Feb 28 2026 (YTD)
707 Professional Services		6,452.50
715 Property Taxes		12.76
730 Income Taxes-Tax Returns		-581.85
750 Other Expenses		2,000.00
Total for 7-Other Expense	\$5,496.70	\$27,556.70
8-Depreciation		
724 Depreciation	19,962.91	79,851.64
Total for 8-Depreciation	\$19,962.91	\$79,851.64
Total for Expenses	\$123,247.44	\$446,304.84
Net Operating Income	-\$118,469.40	\$159,875.39
Capital Reserve Income		
1302 Rental Amenity Access Dues	129.22	1,366.19
1315 Interest Income CR	2,716.55	10,670.82
1301 Capital Member Dues		173,250.00
Total for Capital Reserve Income	\$2,845.77	\$185,287.01
Capital Reserve Expenses		
3-Village Pool.		
1589-B VP Bathhouse Boiler	19,833.00	66,933.00
Total for 3-Village Pool.	\$19,833.00	\$66,933.00
4-Harker Pool.		
1492-A HP Furniture Replace	6,912.15	6,912.15
Total for 4-Harker Pool.	\$6,912.15	\$6,912.15
9-Other Interest		
1449 Zions Bank Loan Interest	2,411.43	9,801.78
Total for 9-Other Interest	\$2,411.43	\$9,801.78
6-Racquet Sports.		
1615 HT Tennis Court Cabana/Benches		7,938.00
1656-B VT Sound Barrier		24,102.77
Total for 6-Racquet Sports.		\$32,040.77
Total for Capital Reserve Expenses	\$29,156.58	\$115,687.70
Capital Reserve Other Income	-\$26,310.81	\$69,599.31
Net Income	-\$144,780.21	\$229,474.70

Profit & Loss Budget vs. Actuals
SUN VALLEY ELKHORN ASSOCIATION, INC.
November 2025-February 2026

	Nov 1 2025 - Feb 28 2026		
	Actual	Budget	Over budget by
Income			
301 Member Assessments	585,750.00	585,750.00	0.00
302 Amenity Access Dues	2,772.00	6,000.00	-3,228.00
304 Access Fees Pools	1,172.68	890.00	282.68
306 Set-Up Fees	2,800.00	2,394.00	406.00
310 Lien Charges	600.00	0.00	600.00
315 Interest Income	324.59	1,100.00	-775.41
316 Demand Ltr/Finance Chg	2,128.96	0.00	2,128.96
341 ADC Income	10,350.00	6,668.00	3,682.00
350 Other Income	32.00	0.00	32.00
409 Returned Check Charges	250.00	75.00	175.00
303 Access Fees Racquet Sports	0	0.00	0.00
327 Swim Team Income	0	0.00	0.00
328 Aqua Aerobics	0	0.00	0.00
334 Tennis Program Fees	0	0.00	0.00
348 Program Income	0	0.00	0.00
Total for Income	606,180.23	602,877.00	3,303.23
Cost of Goods Sold			
Gross Profit	606,180.23	602,877.00	3,303.23
Expenses			
1-Management			
401 Legal	41,173.90	12,000.00	29,173.90
403 Misc Bank Charges	1,475.34	895.00	580.34
405 Accounting	8,595.45	8,500.00	95.45
410 Meeting Expense	3,606.78	4,250.00	-643.22
415 Office Supplies	3,235.49	2,750.00	485.49
416 Stationary	1,803.86	750.00	1,053.86
418 Computer, Amenity, Email Suppor	4,997.19	4,900.00	97.19
425 Office Machine Maintenance	233.51	550.00	-316.49
430 Employee Health Insurance	3,967.14	10,000.00	-6,032.86
431 Administrative Payroll	141,950.83	160,801.78	-18,850.95
431-B Program Payroll	0	0.00	0.00
431-C Seasonal Ops Manager	0	0.00	0.00
Total for 431 Administrative Payroll	141,950.83	160,801.78	-18,850.95
432 Payroll Taxes	13,032.87	12,000.00	1,032.87
432-A P/R Tax Allocated to Other Dept	-1,226.38	-1,025.15	-201.23
Total for 432 Payroll Taxes	11,806.49	10,974.85	831.64
433 Workers Comp Ins	1,035.00	1,000.00	35.00
434 Retirement	1,627.44	2,200.00	-572.56

440 Postage	3,815.16	13,260.00	-9,444.84
441 Subscriptions	300.00	0.00	300.00
442 Auto	730.77	840.00	-109.23
443 ADC Expense	9,887.12	6,333.36	3,553.76
444 Summer Program Expense	116.35	0.00	116.35
445 Copier Maint Agrmt	4,957.73	6,000.00	-1,042.27
447 Telephone	1,245.54	990.00	255.54
448 Pitney Bowes Leased Equip	938.87	1,012.50	-73.63
417 Statements/Checks	0	240.00	-240.00
419 Education	0	2,700.00	-2,700.00
421 Amenity Cards	0	0.00	0.00
Total for 1-Management	247,499.96	250,947.49	-3,447.53
2-Common Area			
460 Electricity	452.08	350.00	102.08
470 Landscaping	6,784.01	4,500.00	2,284.01
470-A Other Landscaping	0	0.00	0.00
Total for 470 Landscaping	6,784.01	4,500.00	2,284.01
475 Snow Removal	3,523.65	16,000.00	-12,476.35
485 Trash Pickup	230.44	380.00	-149.56
486 Water/Irrigation	45.09	475.00	-429.91
480 Park Maintenance	0	0.00	0.00
483 Pond Maintenance	0	0.00	0.00
484 Park Supplies	0	0.00	0.00
487 Open Space Maintenance	0	0.00	0.00
488 Fire Extinguishers	0	0.00	0.00
489 Weed Control	0	0.00	0.00
Total for 2-Common Area	11,035.27	21,705.00	-10,669.73
3-Village Pool			
500 Water & Sewer - VP	31.02	155.00	-123.98
501 Electricity - VP	4,362.04	4,950.00	-587.96
502 Natural Gas - VP	5,341.94	11,000.00	-5,658.06
503 Maint/Repair-VP	5,532.15	0.00	5,532.15
504 Supplies - VP	2,950.93	1,490.00	1,460.93
506 Chemicals - VP	387.75	500.00	-112.25
508 Telephone - VP	213.22	240.00	-26.78
509 Payroll - VP	3,546.17	16,160.00	-12,613.83
510 Payroll Taxes - VP	288.62	1,480.00	-1,191.38
511 Workers Comp-VP	1,035.00	1,000.00	35.00
513 Cleaning-VP	280.00	4,540.00	-4,260.00
514 Security Alarm - VP	0	137.50	-137.50
Total for 3-Village Pool	23,968.84	41,652.50	-17,683.66
4-Harker Pool			
515 Water & Sewer - HP	609.22	500.00	109.22
516 Electricity - HP	4,992.65	6,100.00	-1,107.35
517 Natural Gas - HP	3,120.13	14,000.00	-10,879.87

518 Maintenance - HP	1,575.00	0.00	1,575.00
519 Supplies - HP	610.44	0.00	610.44
521 Chemicals - HP	1,217.62	500.00	717.62
523 Telephone - HP	98.99	200.00	-101.01
524 Payroll - HP	10,900.13	0.00	10,900.13
525 Payroll Taxes - HP	936.01	0.00	936.01
526 Workers Comp- HP	1,035.00	1,000.00	35.00
528 Cleaning - HP	2,770.00	0.00	2,770.00
530 Chlorine Eqp Annual Insp. - HP	0	0.00	0.00
Total for 4-Harker Pool	27,865.19	22,300.00	5,565.19
5-Harker Structure		0.00	0.00
531 Cleaning - HS	3,680.00	2,832.00	848.00
532 Electricity - HS	2,493.75	1,120.00	1,373.75
534 Natural Gas - HS	406.35	600.00	-193.65
535 Maintenance - HS	9,683.56	1,200.00	8,483.56
536 Supplies -HS	4,241.45	500.00	3,741.45
539 Cable TV - HS	580.39	420.00	160.39
555 Water & Sewer - HS	609.20	200.00	409.20
557 Alarm - HS	86.52	75.00	11.52
543 Furnace Service - HS	0	0.00	0.00
545 Window Cleaning - HS	0	0.00	0.00
556 Kitchen Maintenance	0	0.00	0.00
Total for 5-Harker Structure	21,781.22	6,947.00	14,834.22
6-Racquet Sports			
606 Electricity - Racquet Sports	1,045.87	1,800.00	-754.13
616 Water - Racquet Sports	240.22	110.00	130.22
617 Alarm - Racquet Sports	276.78	375.00	-98.22
620 Supplies - Racquet Sports	229.54	0.00	229.54
624 Racquest Sports Payroll Costs	0	0.00	0.00
624-a R/S - Payroll Compensation	20.32	0.00	20.32
624-b R/S - Workers Comp	1,035.00	966.64	68.36
624-c R/S - Payroll Taxes	1.75	0.00	1.75
624-d RS - Merch Payroll Compensation		0.00	0.00
Total for 624 Racquest Sports Payroll Costs	1,057.07	966.64	90.43
626 Telephone - Racquet Sports	482.02	660.00	-177.98
627 Housing Lease - Racquet Sports	758.00	0.00	758.00
630 Merchandise Costs - R/S	2,656.52	0.00	2,656.52
607 Carpet Cleaning	0	300.00	-300.00
615 Maintenance - Racquet Sports	0	0.00	0.00
615-A Maintenance Har-tru	0	0.00	0.00
Total for 615 Maintenance - Racquet Sports	0.00	0.00	0.00
621 Uniforms - Racquet Sports	0	0.00	0.00
623 Landscaping Bldg Demo Shade	0	0.00	0.00
625 RS Manager Compensation	0	0.00	0.00
Total for 6-Racquet Sports	6,746.02	4,211.64	2,534.38

7-Other Expense			
705 Insurance - Association	11,102.12	14,800.00	-3,697.88
707 Professional Services	6,452.50	830.00	5,622.50
708 Website Updates	8,571.17	1,000.00	7,571.17
715 Property Taxes	12.76	15.00	-2.24
730 Income Taxes-Tax Returns	-581.85	15.00	-596.85
750 Other Expenses	2,000.00	3,000.00	-1,000.00
745 Tools Equipment	0	250.00	-250.00
749 Bad Debts	0	0.00	0.00
811 Open Space Trails	0	0.00	0.00
Total for 7-Other Expense	27,556.70	19,910.00	7,646.70
8-Depreciation			
724 Depreciation	79,851.64	79,851.64	0.00
Total for 8-Depreciation	79,851.64	79,851.64	0.00
527 Permits - HP	0	0.00	0.00
Total for Expenses	446,304.84	447,525.27	-1,220.43
Net Operating Income	159,875.39	155,351.73	4,523.66
Capital Reserve Income			
1301 Capital Member Dues	173,250.00	173,250.00	0.00
1302 Rental Amenity Access Dues	1,366.19	1,500.00	-133.81
1315 Interest Income CR	10,670.82	10,926.54	-255.72
1303 Special Assessment	0	0.00	0.00
1304 Other Income - CR	0	0.00	0.00
900 Gain/Loss on Disposal of Asset	0	0.00	0.00
Total for Capital Reserve Income	185,287.01	185,676.54	-389.53
Capital Reserve Expenses			
3-Village Pool.			
1589-B VP Bathhouse Boiler	66,933.00	35,000.00	31,933.00
1569 Golf Net Pole - Replace	0	0.00	0.00
1570 VP Incidental Repairs	0	0.00	0.00
1571 VP Furniture - Replace	0	0.00	0.00
1574 VP Vacuum/Cleaning	0	0.00	0.00
1580-A VP Pool Spa Covers	0	0.00	0.00
1580-B VP Spa Roller Carts	0	0.00	0.00
1588 VP Umbrellas - Replace	0	0.00	0.00
Total for 3-Village Pool.	66,933.00	35,000.00	31,933.00
4-Harker Pool.			
1492-A HP Furniture Replace	6,912.15	0.00	6,912.15
1490 HP Incidental Repairs	0	0.00	0.00
1518 HP Storage Building - Painting	0	0.00	0.00
1525 HP Spa Rebuild	0	0.00	0.00
1526 HP Spa Equipment Protection	0	0.00	0.00
Total for 4-Harker Pool.	6,912.15	0.00	6,912.15
6-Racquet Sports.			
1615 HT Tennis Court Cabana/Benches	7,938.00	10,000.00	-2,062.00

1656-B VT Sound Barrier	24,102.77	20,000.00	4,102.77
1606 VTP Incidental Repairs	0	0.00	0.00
1611 HT Building Exterior Paint	0	0.00	0.00
1612 HT Incidental Repairs	0	0.00	0.00
1613 HT Court Wind Screens	0	0.00	0.00
1614 HT Annual Contingency	0	0.00	0.00
1656-A VT Ct Laser Level-Har Tru	0	0.00	0.00
1661 VTR Annual Contingency	0	0.00	0.00
Total for 6-Racquet Sports.	32,040.77	30,000.00	2,040.77
9-Other Interest			
1449 Zions Bank Loan Interest	9,801.78	9,760.95	40.83
1450 Bank Charges	0	15.00	-15.00
Total for 9-Other Interest	9,801.78	9,775.95	25.83
2-Common Area.			
1533-B Harker Pkg Lot Path Sealcoat	0	0.00	0.00
Total for 2-Common Area.	0.00	0.00	0.00
5-Harker Structure.			
1493 HC Water Heaters - Replace	0	0.00	0.00
1548 HC Sewer Pipe Replacement	0	0.00	0.00
1552 HVAC-Furnace, A/C - Replace	0	0.00	0.00
1552B HVHC Unit B A/C Unit	0	0.00	0.00
Total for 1552 HVAC-Furnace, A/C - Replace	0.00	0.00	0.00
1557 HC Incidental Repairs	0	0.00	0.00
1559-A HC Exterior Paint Stain	0	0.00	0.00
Total for 5-Harker Structure.	0.00	0.00	0.00
7-Harker Park			
1468 Park Furniture - Replace	0	0.00	0.00
Total for 7-Harker Park	0.00	0.00	0.00
8-Systems and Equipment			
1530 AED Devices - Replace	0	6,360.00	-6,360.00
1542 Wifi Systems	0	0.00	0.00
1546 Phone System	0	2,500.00	-2,500.00
Total for 8-Systems and Equipment	0.00	8,860.00	-8,860.00
Total for Capital Reserve Expenses	115,687.70	83,635.95	32,051.75
Net Capital Reserve Income	69,599.31	102,040.59	-32,441.28
Net Income	229,474.70	257,392.32	-27,917.62

Accrual Basis

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

	2/28/2026
Net Income from P & L	-144,780.21
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	6,159.83
(Increase) Decrease in Other Current Assets	2,760.53
Increase (Decrease) in Accounts Payable	-4,588.27
Increase (Decrease) in Other Current Liabilities	18,969.02
Net Cash Provided by Operations	<u>-121,479.10</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	19,962.91
Financing Activities:	
Principal Pool Loan	-13,110.87
Net Increase (Decrease) in Cash	-114,627.06
Cash - Beginning of Period	1,618,104.18
Cash - End of Period	<u><u>1,503,477.12</u></u>