

Date: June 18, 2026

To: Finance Committee

From: Cammi Russell

Re: Attached are the following reports for May 2026:

1. Balance Sheet as of May 2026
2. P & L Summary – May 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 – Seven Months Ending 05/31/2026
5. May Statement of Cash Flows

Balance Sheet
SUN VALLEY ELKHORN ASSOCIATION, INC.
As of May 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
101 Idaho First Bank 7289 Stripe	46,746.71
102 Idaho First Bank 6498 SQ (MM)	15,365.98
103 Petty Cash	1,572.75
107 Savings-Zions Bank-3145	7,606.44
108 DL Evans-Checking-5403	162,093.47
109 DL Evans-Savings-5438	485,288.39
1105 CR - DL Evans-Checking 5411	10,034.81
1106 CR - DL Evans-Savings 5446	58,307.20
1107 CR - Zions Loan Acct 7689	49,390.11
1108 CR - Schwab Acct 0351	1,015,329.56
114 Schwab OP Acct 2652	216.90
Total for Bank Accounts	\$1,851,952.32
Accounts Receivable	
110 Assessments Receivable	88,894.64
112 Amenity Access Receivable	-100.00
Total for Accounts Receivable	\$88,794.64
Other Current Assets	
120 Prepaid Expenses	13,802.60
121 Other Current Assets	5,100.00
1499 Undeposited Funds	54,461.59
QuickBooks Tax Holding Account	8,351.75
Total for Other Current Assets	\$81,715.94
Total for Current Assets	\$2,022,462.90
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	-5,311,732.91
Total for Fixed Assets	\$6,024,095.87
Total for Assets	\$8,046,558.77
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
205 Accounts Payable - Trade	20,229.47
Total for Accounts Payable	\$20,229.47

Credit Cards	
201A Ahern DL Evans CC 8370	1,416.61
201C Pedro DL Evans CC 5870	-3,204.57
201D Keaton DL Evans CC 8048	1,523.52
201 Horenzavitz DL Evans CC 8388	142.33
Total for Credit Cards	-\$122.11
Other Current Liabilities	
208 Federal Withholding	5,464.14
209 FUTA Taxes Payable	378.54
210 SUTA Taxes Payable	281.93
212 State Withholding Payable	2,227.00
214 ADC Deposit-Completion	79,500.00
230 Taxes	20.00
25500 Sales Tax Payable	
25501 City of Sun Valley Payable	60.77
25502 Idaho State Tax Commission Payable	177.52
Total for 25500 Sales Tax Payable	\$238.29
Direct Deposit Payable	1,846.08
Direct Deposit Payable (734)	-1,846.08
Total for Other Current Liabilities	\$88,109.90
Total for Current Liabilities	\$108,217.26
Long-term Liabilities	
1220 Accrued Interest Payable	2,360.87
1231 CR - Village Pool Loan xx2613	747,121.10
Total for Long-term Liabilities	\$749,481.97
Total for Liabilities	\$857,699.23
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	709,701.79
Total for Equity	\$7,188,859.54
Total for Liabilities and Equity	\$8,046,558.77

Accrual Basis

Profit and Loss-Current Month & Year to Date
SUN VALLEY ELKHORN ASSOCIATION, INC.
May 2026

	Total	
	May 2026	Nov 1 2025 - May 31 2026 (YTD)
Income		
301 Member Assessments	\$ 585,750.00	\$ 1,171,500.00
302 Amenity Access Dues	\$ 3,734.50	\$ 127,627.50
303 Access Fees Racquet Sports	\$ 418.94	\$ 418.94
304 Access Fees Pools	\$ 163.62	\$ 1,596.27
306 Set-Up Fees	\$ 800.00	\$ 4,400.00
315 Interest Income	\$ 418.42	\$ 1,136.94
334 Tennis Program Fees	\$ 978.96	\$ 978.96
335 Tennis Merchandise Sales	\$ 1,003.85	\$ 1,003.85
341 ADC Income	\$ 2,000.00	\$ 14,500.00
348 Program Income	\$ 4,140.00	\$ 4,140.00
350 Other Income	\$ 42.00	\$ 102.00
409 Returned Check Charges	\$ 137.00	\$ 462.00
Channel discount		
Square discount	\$ (180.40)	\$ (180.40)
Total for Channel discount	\$ (180.40)	\$ (180.40)
310 Lien Charges	\$ -	\$ 1,200.00
316 Demand Ltr/Finance Chg	\$ -	\$ 2,028.49
Total for Income	\$ 599,406.89	\$ 1,330,914.55
Cost of Goods Sold		
Gross Profit	\$ 599,406.89	\$ 1,330,914.55
Expenses		
1-Management	\$ 81,929.95	\$ 440,859.61
2-Common Area	\$ 3,612.83	\$ 20,836.04
3-Village Pool	\$ 5,111.80	\$ 40,596.08
4-Harker Pool	\$ 3,990.71	\$ 48,373.21
5-Harker Structure	\$ 3,140.42	\$ 27,954.42
6-Racquet Sports	\$ 6,135.70	\$ 50,242.99
7-Other Expense	\$ 11,478.02	\$ 54,878.28
8-Depreciation	\$ 19,962.91	\$ 139,740.37
Payroll Expenses	\$ -	\$ 0.01
Total for Expenses	\$ 135,382.34	\$ 823,481.01
Net Operating Income	\$ 464,044.55	\$ 507,433.54
Capital Reserve Income		
1301 Capital Member Dues	\$ 173,250.00	\$ 346,500.00
1302 Rental Amenity Access Dues	\$ 1,306.41	\$ 38,931.60
1315 Interest Income CR	\$ 3,175.96	\$ 19,161.67
Total for Capital Reserve Income	\$ 177,732.37	\$ 404,593.27
Capital Reserve Expenses		
3-Village Pool.	\$ 20.00	\$ 74,068.57
4-Harker Pool.	\$ 1,031.41	\$ 55,345.41
6-Racquet Sports.	\$ 1,282.59	\$ 44,083.51
7-Harker Park	\$ -	\$ 2,730.87
8-Systems and Equipment	\$ -	\$ 9,600.00
9-Other Interest	\$ 2,220.91	\$ 16,496.66
Total for Capital Reserve Expenses	\$ 4,554.91	\$ 202,325.02
Capital Reserve Other Income	\$ 173,177.46	\$ 202,288.25
Net Income	\$ 637,222.01	\$ 709,701.79

Accrual Basis

Profit and Loss-Current Month & Year to Date
SUN VALLEY ELKHORN ASSOCIATION, INC.
May 2026

	Total	
	May 2026	Nov 1 2025 - May 31 2026 (YTD)
Income		
301 Member Assessments	\$ 585,750.00	\$ 1,171,500.00
302 Amenity Access Dues	\$ 3,734.50	\$ 127,627.50
303 Access Fees Racquet Sports	\$ 418.94	\$ 418.94
304 Access Fees Pools	\$ 163.62	\$ 1,596.27
306 Set-Up Fees	\$ 800.00	\$ 4,400.00
315 Interest Income	\$ 418.42	\$ 1,136.94
334 Tennis Program Fees	\$ 978.96	\$ 978.96
335 Tennis Merchandise Sales	\$ 1,003.85	\$ 1,003.85
341 ADC Income	\$ 2,000.00	\$ 14,500.00
348 Program Income	\$ 4,140.00	\$ 4,140.00
350 Other Income	\$ 42.00	\$ 102.00
409 Returned Check Charges	\$ 137.00	\$ 462.00
Channel discount		
Square discount	\$ (180.40)	\$ (180.40)
Total for Channel discount	\$ (180.40)	\$ (180.40)
310 Lien Charges		\$ 1,200.00
316 Demand Ltr/Finance Chg		\$ 2,028.49
Total for Income	\$ 599,406.89	\$ 1,330,914.55
Cost of Goods Sold		
Gross Profit	\$ 599,406.89	\$ 1,330,914.55
Expenses		
1-Management		
401 Legal	\$ 8,760.00	\$ 59,146.00
403 Misc Bank Charges	\$ (22.50)	\$ 3,191.04
403A QuickBooks Processing Fees	\$ 3,211.57	\$ 3,211.57
403B Shopify Processing Fees	\$ 42.92	\$ 42.92
403C Square Processing Fees	\$ 78.26	\$ 78.26
Total for 403 Misc Bank Charges	\$ 3,310.25	\$ 6,523.79
410 Meeting Expense	\$ 479.23	\$ 4,689.33
415 Office Supplies	\$ (2,928.09)	\$ 3,922.79
418 Computer, Amenity, Email Suppor	\$ 953.20	\$ 9,573.46
420 Recruitment Costs	\$ 5,343.06	\$ 5,343.06
421 Amenity Cards	\$ 319.50	\$ 439.28
430 Employee Health Insurance	\$ 1,992.86	\$ 10,083.92
431 Administrative Payroll	\$ 47,263.47	\$ 259,465.89
431-A Admin-Part-time Payroll	\$ 3,990.56	\$ 6,046.60
431-C Seasonal Ops Manager	\$ 4,442.50	\$ 4,442.50
Total for 431 Administrative Payroll	\$ 55,696.53	\$ 269,954.99
432 Payroll Taxes	\$ 4,697.68	\$ 24,254.29
432-A P/R Tax Allocated to Other Dept	\$ (360.61)	\$ (2,352.90)
Total for 432 Payroll Taxes	\$ 4,337.07	\$ 21,901.39

433 Workers Comp Ins	\$	(1.00)	\$	1,551.50
434 Retirement	\$	569.60	\$	3,010.76
440 Postage	\$	1,000.00	\$	6,848.41
442 Auto	\$	57.64	\$	991.94
443 ADC Expense	\$	650.00	\$	12,937.12
444 Summer Program Expense	\$	607.72	\$	768.56
445 Copier Maint Agrmt	\$	442.22	\$	7,446.41
447 Telephone	\$	340.16	\$	2,250.60
405 Accounting	\$	-	\$	8,595.45
416 Stationary	\$	-	\$	2,254.36
425 Office Machine Maintenance	\$	-	\$	448.75
441 Subscriptions	\$	-	\$	300.00
448 Pitney Bowes Leased Equip	\$	-	\$	1,877.74
Total for 1-Management	\$	81,929.95	\$	440,859.61
2-Common Area				
460 Electricity	\$	225.42	\$	790.93
470 Landscaping	\$	1,169.33	\$	12,524.58
470-A Other Landscaping	\$	1,250.00	\$	1,250.00
Total for 470 Landscaping	\$	2,419.33	\$	13,774.58
484 Park Supplies	\$	405.10	\$	405.10
485 Trash Pickup	\$	473.13	\$	833.79
486 Water/Irrigation	\$	89.85	\$	134.94
475 Snow Removal	\$	-	\$	4,896.70
Total for 2-Common Area	\$	3,612.83	\$	20,836.04
3-Village Pool				
500 Water & Sewer - VP	\$	5.14	\$	67.39
501 Electricity - VP	\$	1,920.08	\$	7,368.90
502 Natural Gas - VP	\$	525.75	\$	7,589.56
503 Maint/Repair-VP	\$	831.83	\$	12,791.48
504 Supplies - VP	\$	168.52	\$	3,292.22
508 Telephone - VP	\$	45.68	\$	350.26
509 Payroll - VP	\$	686.28	\$	4,798.20
510 Payroll Taxes - VP	\$	128.52	\$	470.99
513 Cleaning-VP	\$	800.00	\$	1,747.61
506 Chemicals - VP	\$	-	\$	387.75
511 Workers Comp-VP	\$	-	\$	1,552.50
514 Security Alarm - VP	\$	-	\$	179.22
Total for 3-Village Pool	\$	5,111.80	\$	40,596.08
4-Harker Pool				
515 Water & Sewer - HP	\$	129.05	\$	1,014.32
516 Electricity - HP	\$	2,282.19	\$	8,589.69
517 Natural Gas - HP	\$	94.76	\$	5,100.77
518 Maintenance - HP	\$	1,001.11	\$	3,518.43
519 Supplies - HP	\$	11.63	\$	652.49
523 Telephone - HP	\$	41.47	\$	223.40
524 Payroll - HP	\$	362.50	\$	19,497.27
525 Payroll Taxes - HP	\$	68.00	\$	1,716.07
521 Chemicals - HP	\$	-	\$	2,218.27

526 Workers Comp- HP	\$	-	\$	1,552.50
528 Cleaning - HP	\$	-	\$	4,290.00
Total for 4-Harker Pool	\$	3,990.71	\$	48,373.21
5-Harker Structure				
531 Cleaning - HS	\$	800.00	\$	5,642.62
532 Electricity - HS	\$	978.08	\$	4,035.33
534 Natural Gas - HS	\$	52.25	\$	615.38
535 Maintenance - HS	\$	188.89	\$	10,209.72
536 Supplies -HS	\$	1,111.80	\$	5,586.47
539 Cable TV - HS	\$	(156.73)	\$	727.00
555 Water & Sewer - HS	\$	129.04	\$	1,014.29
556 Kitchen Maintenance	\$	37.09	\$	37.09
557 Alarm - HS	\$	-	\$	86.52
Total for 5-Harker Structure	\$	3,140.42	\$	27,954.42
6-Racquet Sports				
606 Electricity - Racquet Sports	\$	390.73	\$	1,714.77
615 Maintenance - Racquet Sports	\$	(145.29)	\$	3,139.78
616 Water - Racquet Sports	\$	60.78	\$	422.56
617 Alarm - Racquet Sports	\$	119.85	\$	396.63
620 Supplies - Racquet Sports	\$	1,681.33	\$	2,427.01
624 Racquest Sports Payroll Costs				
624-a R/S - Payroll Compensation	\$	1,394.42	\$	1,414.74
624-c R/S - Payroll Taxes	\$	164.09	\$	165.84
624-b R/S - Workers Comp	\$	-	\$	1,552.50
Total for 624 Racquest Sports Payroll Costs	\$	1,558.51	\$	3,133.08
625 RS Manager Compensation	\$	514.29	\$	514.29
626 Telephone - Racquet Sports	\$	89.96	\$	782.70
630 Merchandise Costs - R/S	\$	1,635.34	\$	13,424.47
631 Tennis Pro Contract Services	\$	230.20	\$	230.20
627 Housing Lease - Racquet Sports	\$	-	\$	24,057.50
Total for 6-Racquet Sports	\$	6,135.70	\$	50,242.99
7-Other Expense				
705 Insurance - Association	\$	2,760.53	\$	19,383.71
707 Professional Services	\$	3,243.50	\$	16,163.50
708 Website Updates	\$	5,473.99	\$	17,900.16
715 Property Taxes	\$	-	\$	12.76
730 Income Taxes-Tax Returns	\$	-	\$	(581.85)
750 Other Expenses	\$	-	\$	2,000.00
Total for 7-Other Expense	\$	11,478.02	\$	54,878.28
8-Depreciation				
724 Depreciation	\$	19,962.91	\$	139,740.37
Total for 8-Depreciation	\$	19,962.91	\$	139,740.37
Payroll Expenses				
Taxes				
ID Unemployment Tax	\$	-	\$	0.01
Total for Taxes	\$	-	\$	0.01
Total for Payroll Expenses	\$	-	\$	0.01
Total for Expenses	\$	135,362.34	\$	823,481.01

Net Operating Income	\$	464,044.55	\$	507,433.54
Capital Reserve Income				
1301 Capital Member Dues	\$	173,250.00	\$	346,500.00
1302 Rental Amenity Access Dues	\$	1,306.41	\$	38,931.60
1315 Interest Income CR	\$	3,175.96	\$	19,161.67
Total for Capital Reserve Income	\$	177,732.37	\$	404,593.27
Capital Reserve Expenses				
3-Village Pool.				
1569 Golf Net Pole - Replace	\$	20.00	\$	20.00
1574 VP Vacuum/Cleaning	\$	-	\$	2,865.57
1589-B VP Bathhouse Boiler	\$	-	\$	66,933.00
1590 VP Boiler Circulation Pump	\$	-	\$	4,250.00
Total for 3-Village Pool.	\$	20.00	\$	74,068.57
4-Harker Pool.				
1492-A HP Furniture Replace	\$	1,031.41	\$	55,345.41
Total for 4-Harker Pool.	\$	1,031.41	\$	55,345.41
6-Racquet Sports.				
1663 Racquet Sports Merchandise Expenses	\$	1,282.59	\$	3,939.11
1615 HT Tennis Court Cabana/Benches	\$	-	\$	7,938.00
1656-B VT Sound Barrier	\$	-	\$	24,102.77
1662 Racquet Sports Scanners	\$	-	\$	8,103.63
Total for 6-Racquet Sports.	\$	1,282.59	\$	44,083.51
7-Harker Park				
1468 Park Furniture - Replace	\$	-	\$	2,730.87
Total for 7-Harker Park	\$	-	\$	2,730.87
8-Systems and Equipment				
1544B HOA Website - Upgrade	\$	-	\$	9,600.00
Total for 8-Systems and Equipment	\$	-	\$	9,600.00
9-Other Interest				
1449 Zions Bank Loan Interest	\$	2,217.91	\$	16,493.66
1450 Bank Charges	\$	3.00	\$	3.00
Total for 9-Other Interest	\$	2,220.91	\$	16,496.66
Total for Capital Reserve Expenses	\$	4,554.91	\$	202,325.02
Capital Reserve Other Income	\$	173,177.46	\$	202,268.25
Net Income	\$	637,222.01	\$	709,701.79

Accrual Basis

Profit & Loss Budget vs. Actuals

SUN VALLEY ELKHORN ASSOCIATION, INC.

November, 2025-May, 2026

Nov 1 2025 - May 31 2026

	Actual	Budget	Over budget by
Income			
301 Member Assessments	\$ 1,171,500.00	\$ 1,171,500.00	\$ -
302 Amenity Access Dues	\$ 127,627.50	\$ 115,200.00	\$ 12,427.50
303 Access Fees Racquet Sports	\$ 418.94	\$ 204.00	\$ 214.94
304 Access Fees Pools	\$ 1,596.27	\$ 1,638.00	\$ (41.73)
306 Set-Up Fees	\$ 4,400.00	\$ 3,648.00	\$ 752.00
310 Lien Charges	\$ 1,200.00	\$ -	\$ 1,200.00
315 Interest Income	\$ 1,136.94	\$ 1,925.00	\$ (788.06)
316 Demand Ltr/Finance Chg	\$ 2,028.49	\$ -	\$ 2,028.49
334 Tennis Program Fees	\$ 978.96	\$ 1,400.00	\$ (421.04)
335 Tennis Merchandise Sales	\$ 1,003.85	\$ -	\$ 1,003.85
341 ADC Income	\$ 14,500.00	\$ 11,666.00	\$ 2,834.00
348 Program Income	\$ 4,140.00	\$ 50.00	\$ 4,090.00
350 Other Income	\$ 102.00	\$ 150.00	\$ (48.00)
409 Returned Check Charges	\$ 462.00	\$ 150.00	\$ 312.00
Channel discount			
Square discount	\$ (180.40)	\$ -	\$ (180.40)
Total for Channel discount	\$ (180.40)	\$ -	\$ (180.40)
Total for Income	\$ 1,330,914.55	\$ 1,307,531.00	\$ 23,383.55
Cost of Goods Sold			
Gross Profit	\$ 1,330,914.55	\$ 1,307,531.00	\$ 23,383.55
Expenses			
1-Management			
401 Legal	\$ 59,146.00	\$ 18,800.00	\$ 40,346.00
403 Misc Bank Charges	\$ 3,191.04	\$ 1,970.00	\$ 1,221.04
403A QuickBooks Processing Fees	\$ 3,211.57	\$ -	\$ 3,211.57
403B Shopify Processing Fees	\$ 42.92	\$ -	\$ 42.92
403C Square Processing Fees	\$ 78.26	\$ -	\$ 78.26
Total for 403 Misc Bank Charges	\$ 6,523.79	\$ 1,970.00	\$ 4,553.79
405 Accounting	\$ 8,595.45	\$ 8,500.00	\$ 95.45
410 Meeting Expense	\$ 4,689.33	\$ 6,500.00	\$ (1,810.67)
415 Office Supplies	\$ 3,922.79	\$ 4,812.50	\$ (889.71)
416 Stationary	\$ 2,254.36	\$ 1,125.00	\$ 1,129.36
418 Computer, Amenity, Email Suppor	\$ 9,573.46	\$ 12,900.00	\$ (3,326.54)
420 Recruitment Costs	\$ 5,343.06	\$ -	\$ 5,343.06
421 Amenity Cards	\$ 439.28	\$ -	\$ 439.28
425 Office Machine Maintenance	\$ 448.75	\$ 550.00	\$ (101.25)
430 Employee Health Insurance	\$ 10,083.92	\$ 17,500.00	\$ (7,416.08)
431 Administrative Payroll	\$ 259,465.89	\$ 281,403.13	\$ (21,937.24)

431-A Admin-Part-time Payroll	\$	6,046.60	\$	-	\$	6,046.60
431-C Seasonal Ops Manager	\$	4,442.50	\$	9,142.86	\$	(4,700.36)
Total for 431 Administrative Payroll	\$	269,954.99	\$	290,545.99	\$	(20,591.00)
432 Payroll Taxes	\$	24,254.29	\$	24,550.00	\$	(295.71)
432-A P/R Tax Allocated to Other Dept	\$	(2,352.90)	\$	(1,845.30)	\$	(507.60)
Total for 432 Payroll Taxes	\$	21,901.39	\$	22,704.70	\$	(803.31)
433 Workers Comp Ins	\$	1,551.50	\$	1,750.00	\$	(198.50)
434 Retirement	\$	3,010.76	\$	6,917.00	\$	(3,906.24)
440 Postage	\$	6,848.41	\$	18,140.00	\$	(11,291.59)
441 Subscriptions	\$	300.00	\$	-	\$	300.00
442 Auto	\$	991.94	\$	1,155.00	\$	(163.06)
443 ADC Expense	\$	12,937.12	\$	11,083.35	\$	1,853.77
444 Summer Program Expense	\$	768.56	\$	1,000.00	\$	(231.44)
445 Copier Maint Agrmt	\$	7,446.41	\$	9,000.00	\$	(1,553.59)
447 Telephone	\$	2,250.60	\$	1,732.50	\$	518.10
448 Pitney Bowes Leased Equip	\$	1,877.74	\$	2,025.00	\$	(147.26)
417 Statements/Checks	\$	-	\$	240.00	\$	(240.00)
419 Education	\$	-	\$	2,850.00	\$	(2,850.00)
Total for 1-Management	\$	440,859.61	\$	441,801.04	\$	(941.43)
2-Common Area						
460 Electricity	\$	790.93	\$	630.00	\$	160.93
470 Landscaping	\$	12,524.58	\$	9,500.00	\$	3,024.58
470-A Other Landscaping	\$	1,250.00	\$	-	\$	1,250.00
Total for 470 Landscaping	\$	13,774.58	\$	9,500.00	\$	4,274.58
475 Snow Removal	\$	4,896.70	\$	20,000.00	\$	(15,103.30)
484 Park Supplies	\$	405.10	\$	-	\$	405.10
485 Trash Pickup	\$	833.79	\$	710.00	\$	123.79
486 Water/Irrigation	\$	134.94	\$	855.00	\$	(720.06)
483 Pond Maintenance	\$	-	\$	6,560.00	\$	(6,560.00)
487 Open Space Maintenance	\$	-	\$	1,400.00	\$	(1,400.00)
489 Weed Control	\$	-	\$	2,500.00	\$	(2,500.00)
Total for 2-Common Area	\$	20,836.04	\$	42,155.00	\$	(21,318.96)
3-Village Pool						
500 Water & Sewer - VP	\$	67.39	\$	375.00	\$	(307.61)
501 Electricity - VP	\$	7,368.90	\$	9,000.00	\$	(1,631.10)
502 Natural Gas - VP	\$	7,589.56	\$	18,500.00	\$	(10,910.44)
503 Maint/Repair-VP	\$	12,791.48	\$	1,400.00	\$	11,391.48
504 Supplies - VP	\$	3,292.22	\$	3,720.00	\$	(427.78)
506 Chemicals - VP	\$	387.75	\$	500.00	\$	(112.25)
508 Telephone - VP	\$	350.26	\$	420.00	\$	(69.74)
509 Payroll - VP	\$	4,798.20	\$	23,660.00	\$	(18,861.80)
510 Payroll Taxes - VP	\$	470.99	\$	2,165.00	\$	(1,694.01)
511 Workers Comp-VP	\$	1,552.50	\$	1,750.00	\$	(197.50)
513 Cleaning-VP	\$	1,747.61	\$	8,000.00	\$	(6,252.39)
514 Security Alarm - VP	\$	179.22	\$	275.00	\$	(95.78)

Total for 3-Village Pool	\$	40,596.08	\$	69,765.00	\$	(29,168.92)
4-Harker Pool						
515 Water & Sewer - HP	\$	1,014.32	\$	500.00	\$	514.32
516 Electricity - HP	\$	8,589.69	\$	10,900.00	\$	(2,310.31)
517 Natural Gas - HP	\$	5,100.77	\$	18,500.00	\$	(13,399.23)
518 Maintenance - HP	\$	3,518.43	\$	-	\$	3,518.43
519 Supplies - HP	\$	652.49	\$	1,500.00	\$	(847.51)
521 Chemicals - HP	\$	2,218.27	\$	500.00	\$	1,718.27
523 Telephone - HP	\$	223.40	\$	350.00	\$	(126.60)
524 Payroll - HP	\$	19,497.27	\$	-	\$	19,497.27
525 Payroll Taxes - HP	\$	1,716.07	\$	-	\$	1,716.07
526 Workers Comp- HP	\$	1,552.50	\$	1,750.00	\$	(197.50)
528 Cleaning - HP	\$	4,290.00	\$	-	\$	4,290.00
530 Chlorine Eqp Annual Insp. - HP	\$	-	\$	2,500.00	\$	(2,500.00)
Total for 4-Harker Pool	\$	48,373.21	\$	36,500.00	\$	11,873.21
5-Harker Structure						
531 Cleaning - HS	\$	5,642.62	\$	4,956.00	\$	686.62
532 Electricity - HS	\$	4,035.33	\$	2,050.00	\$	1,985.33
534 Natural Gas - HS	\$	615.38	\$	1,000.00	\$	(384.62)
535 Maintenance - HS	\$	10,209.72	\$	2,100.00	\$	8,109.72
536 Supplies -HS	\$	5,586.47	\$	875.00	\$	4,711.47
539 Cable TV - HS	\$	727.00	\$	735.00	\$	(8.00)
555 Water & Sewer - HS	\$	1,014.29	\$	400.00	\$	614.29
556 Kitchen Maintenance	\$	37.09	\$	200.00	\$	(162.91)
557 Alarm - HS	\$	86.52	\$	150.00	\$	(63.48)
Total for 5-Harker Structure	\$	27,954.42	\$	12,466.00	\$	15,488.42
6-Racquet Sports						
606 Electricity - Racquet Sports	\$	1,714.77	\$	3,000.00	\$	(1,285.23)
615 Maintenance - Racquet Sports	\$	3,139.78	\$	7,000.00	\$	(3,860.22)
616 Water - Racquet Sports	\$	422.56	\$	200.00	\$	222.56
617 Alarm - Racquet Sports	\$	396.63	\$	562.50	\$	(165.87)
620 Supplies - Racquet Sports	\$	2,427.01	\$	2,520.00	\$	(92.99)
624 Racquest Sports Payroll Costs						
624-a R/S - Payroll Compensation	\$	1,414.74	\$	1,240.00	\$	174.74
624-b R/S - Workers Comp	\$	1,552.50	\$	1,691.65	\$	(139.15)
624-c R/S - Payroll Taxes	\$	165.84	\$	138.00	\$	27.84
Total for 624 Racquest Sports Payroll Costs	\$	3,133.08	\$	3,069.65	\$	63.43
625 RS Manager Compensation	\$	514.29	\$	2,062.50	\$	(1,548.21)
626 Telephone - Racquet Sports	\$	782.70	\$	1,162.50	\$	(379.80)
627 Housing Lease - Racquet Sports	\$	24,057.50	\$	3,000.00	\$	21,057.50
630 Merchandise Costs - R/S	\$	13,424.47	\$	-	\$	13,424.47
631 Tennis Pro Contract Services	\$	230.20	\$	-	\$	230.20
607 Carpet Cleaning	\$	-	\$	300.00	\$	(300.00)
621 Uniforms - Racquet Sports	\$	-	\$	575.00	\$	(575.00)
623 Landscaping Bldg Demo Shade	\$	-	\$	875.00	\$	(875.00)

Total for 6-Racquet Sports	\$	50,242.99	\$	24,327.15	\$	25,915.84
7-Other Expense						
705 Insurance - Association	\$	19,383.71	\$	25,900.00	\$	(6,516.29)
707 Professional Services	\$	16,163.50	\$	1,460.00	\$	14,703.50
708 Website Updates	\$	17,900.16	\$	1,750.00	\$	16,150.16
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	\$	6,000.00	\$	(4,000.00)
745 Tools Equipment	\$	-	\$	500.00	\$	(500.00)
811 Open Space Trails	\$	-	\$	2,000.00	\$	(2,000.00)
Total for 7-Other Expense	\$	54,878.28	\$	37,640.00	\$	17,238.28
8-Depreciation						
724 Depreciation	\$	139,740.37	\$	139,740.37	\$	-
Total for 8-Depreciation	\$	139,740.37	\$	139,740.37	\$	-
Payroll Expenses						
Taxes						
ID Unemployment Tax	\$	0.01	\$	-	\$	0.01
Total for Taxes	\$	0.01	\$	-	\$	0.01
Total for Payroll Expenses	\$	0.01	\$	-	\$	0.01
Total for Expenses	\$	823,481.01	\$	804,394.56	\$	19,086.45
Net Operating Income	\$	507,433.54	\$	503,136.44	\$	4,297.10
Capital Reserve Income						
1301 Capital Member Dues	\$	346,500.00	\$	346,500.00	\$	-
1302 Rental Amenity Access Dues	\$	38,931.60	\$	28,500.00	\$	10,431.60
1315 Interest Income CR	\$	19,161.67	\$	19,121.65	\$	40.02
Total for Capital Reserve Income	\$	404,593.27	\$	394,121.65	\$	10,471.62
Capital Reserve Expenses						
2-Common Area.						
1533-B Harker Pkg Lot Path Sealcoat	\$	-	\$	11,800.00	\$	(11,800.00)
Total for 2-Common Area.	\$	-	\$	11,800.00	\$	(11,800.00)
3-Village Pool.						
1569 Golf Net Pole - Replace	\$	20.00	\$	-	\$	20.00
1574 VP Vacuum/Cleaning	\$	2,865.57	\$	1,500.00	\$	1,365.57
1589-B VP Bathhouse Boiler	\$	66,933.00	\$	35,000.00	\$	31,933.00
1590 VP Boiler Circulation Pump	\$	4,250.00	\$	-	\$	4,250.00
1571 VP Furniture - Replace	\$	-	\$	10,609.00	\$	(10,609.00)
1588 VP Umbrellas - Replace	\$	-	\$	12,837.00	\$	(12,837.00)
Total for 3-Village Pool.	\$	74,068.57	\$	59,946.00	\$	14,122.57
4-Harker Pool.						
1492-A HP Furniture Replace	\$	55,345.41	\$	50,055.00	\$	5,290.41
Total for 4-Harker Pool.	\$	55,345.41	\$	50,055.00	\$	5,290.41
5-Harker Structure.						
1548 HC Sewer Pipe Replacement	\$	-	\$	5,000.00	\$	(5,000.00)
1552 HVAC-Furnace, A/C - Replace	\$	-	\$	-	\$	-
1552B HVHC Unit B A/C Unit	\$	-	\$	9,800.00	\$	(9,800.00)

Total for 1552 HVAC-Furnace, A/C - Replace	\$	-	\$	9,800.00	\$	(9,800.00)
Total for 5-Harker Structure.	\$	-	\$	14,800.00	\$	(14,800.00)
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
1662 Racquet Sports Scanners	\$	8,103.63	\$	-	\$	8,103.63
1663 Racquet Sports Merchandise Expenses	\$	3,939.11	\$	-	\$	3,939.11
Total for 6-Racquet Sports.	\$	44,083.51	\$	30,000.00	\$	14,083.51
7-Harker Park						
1468 Park Furniture - Replace	\$	2,730.87	\$	-	\$	2,730.87
Total for 7-Harker Park	\$	2,730.87	\$	-	\$	2,730.87
8-Systems and Equipment						
1544B HOA Website - Upgrade	\$	9,600.00	\$	-	\$	9,600.00
1530 AED Devices - Replace	\$	-	\$	6,360.00	\$	(6,360.00)
1546 Phone System	\$	-	\$	2,500.00	\$	(2,500.00)
Total for 8-Systems and Equipment	\$	9,600.00	\$	8,860.00	\$	740.00
9-Other Interest						
1449 Zions Bank Loan Interest	\$	16,493.66	\$	16,188.09	\$	305.57
1450 Bank Charges	\$	3.00	\$	26.25	\$	(23.25)
Total for 9-Other Interest	\$	16,496.66	\$	16,214.34	\$	282.32
Total for Capital Reserve Expenses	\$	202,325.02	\$	191,675.34	\$	10,649.68
Net Capital Reserve Income	\$	202,268.25	\$	202,446.31	\$	(178.06)
Net Income	\$	709,701.79	\$	705,582.75	\$	4,119.04

Accrual Basis

Sun Valley Elkhorn Association, Inc.

Statement of Cash Flows

May 2026

5/31/2026

Net Income from P & L 637,222.01

Adjustments to reconcile Net Income
to cash provided by operations:

(Increase) Decrease in Accounts Receivable	-70,134.00
(Increase) Decrease in Other Current Assets	2,760.53
Increase (Decrease) in Accounts Payable	2,106.34
Increase (Decrease) in Other Current Liabilities	-6465.83

Net Cash Provided by Operations	<u>565,489.05</u>
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Investing Activities:

Depreciation Expense (non-cash expense)	19,962.91
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Financing Activities:

Principal Pool Loan	-13,304.39
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Net Increase (Decrease) in Cash	572,147.57
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Cash - Beginning of Period	1,334,266.34
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Cash - End of Period	<u><u>1,906,413.91</u></u>
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