

Date: August 24, 2026

To: Finance Committee

From: Cammi Russell

Re: Attached are the following reports for July 2026:

1. Balance Sheet as of July 2026
2. P & L Condensed Summary– July 2026 and Fiscal Year To Date
3. P & L Expanded with Line Items – same report as above with all the line items under each category.
4. P & L Actual vs Budget – Nine Months Ending 07/31/2026
5. July Statement of Cash Flows

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

	Total
Assets	
Current Assets	
Bank Accounts	
101 Idaho First Bank 7289 Stripe	16,679.84
102 Idaho First Bank 6498 SQ (MM)	82,008.99
103 Petty Cash	1,572.75
107 Savings-Zions Bank-3145	40,237.07
108 DL Evans-Checking-5403	30,083.34
109 DL Evans-Savings-5438	96,476.38
1105 CR - DL Evans-Checking 5411	10,035.88
1106 CR - DL Evans-Savings 5446	226,020.71
1107 CR - Zions Loan Acct 7689	18,339.51
1108 CR - Schwab Acct 0351	1,021,797.56
114 Schwab OP Acct 2652	200,216.90
Total for Bank Accounts	\$1,743,468.93
Accounts Receivable	
110 Assessments Receivable	-14,866.05
112 Amenity Access Receivable	-100.00
Total for Accounts Receivable	-\$14,966.05
Other Current Assets	
120 Prepaid Expenses	8,281.54
121 Other Current Assets	5,100.00
1499 Undeposited Funds	1,099.99
QuickBooks Tax Holding Account	2,517.10
Total for Other Current Assets	\$16,998.63
Total for Current Assets	\$1,745,501.51
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	-5,351,658.73
Total for Fixed Assets	\$5,984,170.05
Total for Assets	\$7,729,671.56
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	

205 Accounts Payable - Trade	45,235.18
Total for Accounts Payable	\$45,235.18
Credit Cards	
201A Ahern DL Evans CC 8370	724.55
201D Keaton DL Evans CC 8048	3,081.54
201 Horenzavitz DL Evans CC 8388	363.20
Total for Credit Cards	\$4,169.29
Other Current Liabilities	
209 FUTA Taxes Payable	162.07
210 SUTA Taxes Payable	246.91
212 State Withholding Payable	2,108.00
214 ADC Deposit-Completion	84,000.00
230 Taxes	20.00
25500 Sales Tax Payable	\$0.00
25501 City of Sun Valley Payable	459.04
25502 Idaho State Tax Commission Payable	902.49
Total for 25500 Sales Tax Payable	\$1,361.53
Direct Deposit Payable	1,846.08
Direct Deposit Payable (734)	-1,846.08
Total for Other Current Liabilities	\$87,898.51
Total for Current Liabilities	\$137,302.98
Long-term Liabilities	
1220 Accrued Interest Payable	2,360.87
1231 CR - Village Pool Loan xx2613	720,468.65
Total for Long-term Liabilities	\$722,829.52
Total for Liabilities	\$860,132.50
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	390,381.31
Total for Equity	\$6,869,539.06
Total for Liabilities and Equity	\$7,729,671.56

Accrual Basis

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

	Total	
	Jul 2026	Nov 1 2025 - Jul 31 2026 (YTD)
Income		
301 Member Assessments		1,171,500.00
302 Amenity Access Dues	154.00	134,413.50
303 Access Fees Racquet Sports	3,867.91	8,171.43
304 Access Fees Pools	1,936.18	4,072.99
306 Set-Up Fees	800.00	6,300.00
310 Lien Charges		1,200.00
315 Interest Income	372.92	2,405.78
316 Demand Ltr/Finance Chg	1,557.31	3,711.11
327 Swim Team Income	300.00	550.00
328 Aqua Aerobics	150.00	150.00
334 Tennis Program Fees	38,938.32	55,303.86
335 Tennis Merchandise Sales	4,595.46	6,671.51
341 ADC Income	2,250.00	18,450.00
348 Program Income	880.00	6,920.00
350 Other Income	304.00	438.00
409 Returned Check Charges	17.00	560.00
Channel discount	0.00	-\$180.40
Total for Income	\$56,123.10	\$1,420,637.78
Cost of Goods Sold	\$0.00	\$0.00
Gross Profit	\$56,123.10	\$1,420,637.78
Expenses		
1-Management	\$90,537.61	\$589,771.21
2-Common Area	\$15,728.32	\$47,440.42
3-Village Pool	\$31,042.45	\$86,028.65
4-Harker Pool	\$24,443.32	\$77,333.81
5-Harker Structure	\$2,454.24	\$35,003.79
6-Racquet Sports	\$50,831.66	\$128,895.43
7-Other Expense	\$13,659.13	\$84,365.18
8-Depreciation	\$19,962.91	\$179,666.19
Payroll Expenses	\$0.00	\$0.03
Total for Expenses	\$248,659.64	\$1,228,504.71
Net Operating Income	-\$192,536.54	\$192,133.07
Capital Reserve Income		
1301 Capital Member Dues		346,500.00
1302 Rental Amenity Access Dues	2,566.00	45,327.42
1315 Interest Income CR	3,547.61	26,101.63
Total for Capital Reserve Income	\$6,113.61	\$417,929.05
Capital Reserve Expenses		
3-Village Pool.	\$0.00	\$74,068.57
4-Harker Pool.	\$0.00	\$56,947.88
6-Racquet Sports.	\$0.00	\$55,420.68
7-Harker Park	\$0.00	\$2,730.87
8-Systems and Equipment	\$0.00	\$9,600.00
9-Other Interest	\$2,164.40	\$20,912.81
Total for Capital Reserve Expenses	\$2,164.40	\$219,680.81
Capital Reserve Other Income	\$3,949.21	\$198,248.24
Net Income	-\$188,587.33	\$390,381.31

Accrual Basis

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

		Total	
	Jul 2026	Nov 1 2025 - Jul 31 2026 (YTD)	
Income			
301 Member Assessments	\$	-	\$ 1,171,500.00
302 Amenity Access Dues	\$	154.00	\$ 134,413.50
303 Access Fees Racquet Sports	\$	3,867.91	\$ 8,171.43
304 Access Fees Pools	\$	1,936.18	\$ 4,072.99
306 Set-Up Fees	\$	800.00	\$ 6,300.00
310 Lien Charges	\$	-	\$ 1,200.00
315 Interest Income	\$	372.92	\$ 2,405.78
316 Demand Ltr/Finance Chg	\$	1,557.31	\$ 3,711.11
327 Swim Team Income	\$	300.00	\$ 550.00
328 Aqua Aerobics	\$	150.00	\$ 150.00
334 Tennis Program Fees	\$	38,938.32	\$ 55,303.86
335 Tennis Merchandise Sales	\$	4,595.46	\$ 6,671.51
341 ADC Income	\$	2,250.00	\$ 18,450.00
348 Program Income	\$	880.00	\$ 6,920.00
350 Other Income	\$	304.00	\$ 438.00
409 Returned Check Charges	\$	17.00	\$ 560.00
Channel discount			
Square discount	\$	-	\$ (180.40)
Total for Channel discount	\$	-	\$ (180.40)
Total for Income	\$	56,123.10	\$ 1,420,637.78
Cost of Goods Sold			
Square Processing Fees (deleted)	\$	-	\$ -
Total for Cost of Goods Sold	\$	-	\$ -
Gross Profit	\$	56,123.10	\$ 1,420,637.78
Expenses			
1-Management			
401 Legal	\$	1,590.00	\$ 62,551.00
403 Misc Bank Charges	\$	(21.00)	\$ 3,265.00
403A QuickBooks Processing Fees	\$	97.47	\$ 3,595.04
403B Shopify Processing Fees	\$	(11.58)	\$ 28.44
403C Square Processing Fees	\$	1,683.12	\$ 2,454.78
Total for 403 Misc Bank Charges	\$	1,748.01	\$ 9,343.26
405 Accounting	\$	-	\$ 8,595.45
410 Meeting Expense	\$	26,447.58	\$ 32,369.58
415 Office Supplies	\$	686.96	\$ 4,854.67
416 Stationary	\$	238.50	\$ 2,492.86
418 Computer, Amenity, Email Suppor	\$	1,597.50	\$ 13,551.15
419 Education	\$	200.00	\$ 380.00
420 Recruitment Costs	\$	-	\$ 5,343.06
421 Amenity Cards	\$	-	\$ 439.28
425 Office Machine Maintenance	\$	-	\$ 448.75
430 Employee Health Insurance	\$	1,086.86	\$ 12,188.78
431 Administrative Payroll	\$	35,092.32	\$ 328,522.31

431-A Admin-Part-time Payroll	\$	3,517.36	\$	13,247.08
431-B Program Payroll	\$	445.60	\$	445.60
431-C Seasonal Ops Manager	\$	3,866.88	\$	12,234.63
Total for 431 Administrative Payroll	\$	42,922.16	\$	354,449.62
432 Payroll Taxes	\$	6,916.42	\$	36,675.88
432-A P/R Tax Allocated to Other Dept	\$	(3,792.22)	\$	(8,427.86)
Total for 432 Payroll Taxes	\$	3,124.20	\$	28,248.02
433 Workers Comp Ins	\$	1,228.20	\$	2,779.70
434 Retirement	\$	406.86	\$	3,824.48
440 Postage	\$	1,000.00	\$	7,876.63
441 Subscriptions	\$	294.00	\$	878.20
442 Auto	\$	639.10	\$	1,939.31
443 ADC Expense	\$	1,350.00	\$	16,924.62
444 Summer Program Expense	\$	3,882.16	\$	5,384.54
445 Copier Maint Agrmt	\$	813.83	\$	9,169.07
447 Telephone	\$	342.82	\$	2,922.57
448 Pitney Bowes Leased Equip	\$	938.87	\$	2,816.61
Total for 1-Management	\$	90,537.61	\$	589,771.21
2-Common Area				
460 Electricity	\$	137.42	\$	1,056.74
470 Landscaping	\$	11,669.41	\$	33,246.65
470-A Other Landscaping	\$	-	\$	1,250.00
Total for 470 Landscaping	\$	11,669.41	\$	34,496.65
475 Snow Removal	\$	-	\$	4,896.70
483 Pond Maintenance	\$	-	\$	900.00
483-A Twin Creek Ponds	\$	1,976.11	\$	1,976.11
Total for 483 Pond Maintenance	\$	1,976.11	\$	2,876.11
484 Park Supplies	\$	234.10	\$	790.75
485 Trash Pickup	\$	84.42	\$	1,070.03
486 Water/Irrigation	\$	1,626.86	\$	2,253.44
Total for 2-Common Area	\$	15,728.32	\$	47,440.42
3-Village Pool				
500 Water & Sewer - VP	\$	320.96	\$	720.61
501 Electricity - VP	\$	1,701.63	\$	10,541.97
502 Natural Gas - VP	\$	2,101.27	\$	12,853.16
503 Maint/Repair-VP	\$	8,803.25	\$	23,149.38
504 Supplies - VP	\$	24.68	\$	3,328.77
506 Chemicals - VP	\$	7,920.36	\$	8,308.11
508 Telephone - VP	\$	45.68	\$	441.62
509 Payroll - VP	\$	7,893.57	\$	18,800.49
510 Payroll Taxes - VP	\$	919.09	\$	2,053.25
511 Workers Comp-VP	\$	102.35	\$	1,654.85
513 Cleaning-VP	\$	1,120.00	\$	3,907.61
514 Security Alarm - VP	\$	89.61	\$	268.83
Total for 3-Village Pool	\$	31,042.45	\$	86,028.65
4-Harker Pool				
515 Water & Sewer - HP	\$	1,046.20	\$	2,124.52
516 Electricity - HP	\$	1,050.11	\$	10,185.28
517 Natural Gas - HP	\$	2,809.89	\$	9,444.32
518 Maintenance - HP	\$	7,452.78	\$	11,186.77

519 Supplies - HP	\$	1,247.38	\$	2,258.21
521 Chemicals - HP	\$	2,320.11	\$	4,538.38
523 Telephone - HP	\$	41.47	\$	306.34
524 Payroll - HP	\$	5,850.91	\$	26,930.67
525 Payroll Taxes - HP	\$	682.12	\$	2,574.47
526 Workers Comp- HP	\$	102.35	\$	1,654.85
528 Cleaning - HP	\$	1,840.00	\$	6,130.00
529 Security Alarm - HP	\$	-	\$	-
Total for 4-Harker Pool	\$	24,443.32	\$	77,333.81
5-Harker Structure				
531 Cleaning - HS	\$	640.00	\$	8,686.23
532 Electricity - HS	\$	450.05	\$	4,719.16
534 Natural Gas - HS	\$	33.11	\$	685.79
535 Maintenance - HS	\$	32.23	\$	11,942.48
536 Supplies -HS	\$	18.01	\$	5,673.87
539 Cable TV - HS	\$	-	\$	727.00
555 Water & Sewer - HS	\$	1,046.20	\$	2,124.49
556 Kitchen Maintenance	\$	148.12	\$	185.21
557 Alarm - HS	\$	86.52	\$	259.56
Total for 5-Harker Structure	\$	2,454.24	\$	35,003.79
6-Racquet Sports				
606 Electricity - Racquet Sports	\$	193.94	\$	2,081.54
615 Maintenance - Racquet Sports	\$	1,154.43	\$	5,418.25
616 Water - Racquet Sports	\$	253.77	\$	833.44
617 Alarm - Racquet Sports	\$	639.08	\$	1,072.79
620 Supplies - Racquet Sports	\$	1,332.41	\$	4,881.11
621 Uniforms - Racquet Sports	\$	402.87	\$	402.87
623 Landscaping Bldg Demo Shade	\$	1,600.00	\$	1,635.82
624 Racquest Sports Payroll Costs				
624-a R/S - Payroll Compensation	\$	23,595.52	\$	38,036.04
624-b R/S - Workers Comp	\$	614.10	\$	2,166.60
624-c R/S - Payroll Taxes	\$	2,191.01	\$	3,800.14
Total for 624 Racquest Sports Payroll Costs	\$	26,400.63	\$	44,002.78
625 RS Manager Compensation	\$	4,800.00	\$	10,114.29
626 Telephone - Racquet Sports	\$	105.36	\$	993.42
627 Housing Lease - Racquet Sports	\$	-	\$	24,057.50
630 Merchandise Costs - R/S	\$	-	\$	14,209.97
631 Tennis Pro Contract Services	\$	13,949.17	\$	19,191.65
Total for 6-Racquet Sports	\$	50,831.66	\$	128,895.43
7-Other Expense				
705 Insurance - Association	\$	2,760.53	\$	24,904.77
707 Professional Services	\$	10,131.25	\$	33,946.00
708 Website Updates	\$	508.84	\$	23,824.99
715 Property Taxes	\$	-	\$	12.76
730 Income Taxes-Tax Returns	\$	-	\$	(581.85)
745 Tools Equipment	\$	146.43	\$	146.43
750 Other Expenses	\$	112.08	\$	2,112.08
Total for 7-Other Expense	\$	13,659.13	\$	84,365.18
8-Depreciation				
724 Depreciation	\$	19,962.91	\$	179,666.19

Total for 8-Depreciation	\$	19,962.91	\$	179,666.19
Payroll Expenses				
Taxes				
ID Unemployment Tax	\$	-	\$	0.03
Total for Taxes	\$	-	\$	0.03
Wages				
Holiday Pay 1.5x	\$	-	\$	-
Total for Wages	\$	-	\$	-
Total for Payroll Expenses	\$	-	\$	0.03
Total for Expenses	\$	248,659.64	\$	1,228,504.71
Net Operating Income	\$	(192,536.54)	\$	192,133.07
Capital Reserve Income				
1301 Capital Member Dues	\$	-	\$	346,500.00
1302 Rental Amenity Access Dues	\$	2,566.00	\$	45,327.42
1315 Interest Income CR	\$	3,547.61	\$	26,101.63
Total for Capital Reserve Income	\$	6,113.61	\$	417,929.05
Capital Reserve Expenses				
3-Village Pool.				
1569 Golf Net Pole - Replace	\$	-	\$	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.	\$	-	\$	74,068.57
4-Harker Pool.				
1492-A HP Furniture Replace	\$	-	\$	56,947.88
Total for 4-Harker Pool.	\$	-	\$	56,947.88
6-Racquet Sports.				
1615 HT Tennis Court Cabana/Benches	\$	-	\$	7,938.00
1656-B VT Sound Barrier	\$	-	\$	24,102.77
1662 Racquet Sports Scanners	\$	-	\$	19,575.00
1663 Racquet Sports Merchandise Expenses	\$	-	\$	3,804.91
Total for 6-Racquet Sports.	\$	-	\$	55,420.68
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	\$	2,140.40	\$	20,885.81
1450 Bank Charges	\$	24.00	\$	27.00
Total for 9-Other Interest	\$	2,164.40	\$	20,912.81
Total for Capital Reserve Expenses	\$	2,164.40	\$	219,680.81
Capital Reserve Other Income	\$	3,949.21	\$	198,248.24
Net Income	\$	(188,587.33)	\$	390,381.31

Accrual Basis

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

Nov 1 2025 - Jul 31 2026					
	Actual		Budget		Over budget by
Income					
301 Member Assessments	\$	1,171,500.00	\$	1,171,500.00	\$ -
302 Amenity Access Dues	\$	134,413.50	\$	117,000.00	\$ 17,413.50
303 Access Fees Racquet Sports	\$	8,171.43	\$	4,148.00	\$ 4,023.43
304 Access Fees Pools	\$	4,072.99	\$	3,276.00	\$ 796.99
306 Set-Up Fees	\$	6,300.00	\$	4,389.00	\$ 1,911.00
310 Lien Charges	\$	1,200.00	\$	-	\$ 1,200.00
315 Interest Income	\$	2,405.78	\$	2,475.00	\$ (69.22)
316 Demand Ltr/Finance Chg	\$	3,711.11	\$	-	\$ 3,711.11
327 Swim Team Income	\$	550.00	\$	165.00	\$ 385.00
328 Aqua Aerobics	\$	150.00	\$	-	\$ 150.00
334 Tennis Program Fees	\$	55,303.86	\$	92,400.00	\$ (37,096.14)
335 Tennis Merchandise Sales	\$	6,671.51	\$	-	\$ 6,671.51
341 ADC Income	\$	18,450.00	\$	15,002.00	\$ 3,448.00
348 Program Income	\$	6,920.00	\$	7,790.00	\$ (870.00)
350 Other Income	\$	438.00	\$	1,150.00	\$ (712.00)
409 Returned Check Charges	\$	560.00	\$	150.00	\$ 410.00
Channel discount					
Square discount	\$	(180.40)	\$	-	\$ (180.40)
Total for Channel discount	\$	(180.40)	\$	-	\$ (180.40)
Total for Income	\$	1,420,637.78	\$	1,419,445.00	\$ 1,192.78
Cost of Goods Sold					
Square Processing Fees (deleted)	\$	-	\$	-	\$ -
Total for Cost of Goods Sold	\$	-	\$	-	\$ -
Gross Profit	\$	1,420,637.78	\$	1,419,445.00	\$ 1,192.78
Expenses					
1-Management					
401 Legal	\$	62,551.00	\$	24,400.00	\$ 38,151.00
403 Misc Bank Charges	\$	3,265.00	\$	4,882.00	\$ (1,617.00)
403A QuickBooks Processing Fees	\$	3,595.04	\$	-	\$ 3,595.04
403B Shopify Processing Fees	\$	28.44	\$	-	\$ 28.44
403C Square Processing Fees	\$	2,454.78	\$	-	\$ 2,454.78
Total for 403 Misc Bank Charges	\$	9,343.26	\$	4,882.00	\$ 4,461.26
405 Accounting	\$	8,595.45	\$	8,500.00	\$ 95.45
410 Meeting Expense	\$	32,369.58	\$	36,500.00	\$ (4,130.42)
415 Office Supplies	\$	4,854.67	\$	6,187.50	\$ (1,332.83)
416 Stationary	\$	2,492.86	\$	1,125.00	\$ 1,367.86
418 Computer, Amenity, Email Suppor	\$	13,551.15	\$	15,000.00	\$ (1,448.85)
419 Education	\$	380.00	\$	2,850.00	\$ (2,470.00)

420 Recruitment Costs	\$	5,343.06	\$	-	\$	5,343.06
421 Amenity Cards	\$	439.28	\$	450.00	\$	(10.72)
425 Office Machine Maintenance	\$	448.75	\$	550.00	\$	(101.25)
430 Employee Health Insurance	\$	12,188.78	\$	22,500.00	\$	(10,311.22)
431 Administrative Payroll	\$	328,522.31	\$	361,804.02	\$	(33,281.71)
431-A Admin-Part-time Payroll	\$	13,247.08	\$	-	\$	13,247.08
431-B Program Payroll	\$	445.60	\$	-	\$	445.60
431-C Seasonal Ops Manager	\$	12,234.63	\$	18,285.72	\$	(6,051.09)
Total for 431 Administrative Payroll	\$	354,449.62	\$	380,089.74	\$	(25,640.12)
432 Payroll Taxes	\$	36,675.88	\$	42,100.00	\$	(5,424.12)
432-A P/R Tax Allocated to Other Dept	\$	(8,427.86)	\$	(11,145.45)	\$	2,717.59
Total for 432 Payroll Taxes	\$	28,248.02	\$	30,954.55	\$	(2,706.53)
433 Workers Comp Ins	\$	2,779.70	\$	2,250.00	\$	529.70
434 Retirement	\$	3,824.48	\$	14,151.00	\$	(10,326.52)
440 Postage	\$	7,876.63	\$	19,020.00	\$	(11,143.37)
441 Subscriptions	\$	878.20	\$	-	\$	878.20
442 Auto	\$	1,939.31	\$	1,365.00	\$	574.31
443 ADC Expense	\$	16,924.62	\$	14,250.01	\$	2,674.61
444 Summer Program Expense	\$	5,384.54	\$	8,000.00	\$	(2,615.46)
445 Copier Maint Agrmt	\$	9,169.07	\$	10,200.00	\$	(1,030.93)
447 Telephone	\$	2,922.57	\$	2,227.50	\$	695.07
448 Pitney Bowes Leased Equip	\$	2,816.61	\$	3,037.50	\$	(220.89)
417 Statements/Checks	\$	-	\$	240.00	\$	(240.00)
Total for 1-Management	\$	589,771.21	\$	608,729.80	\$	(18,958.59)
2-Common Area						
460 Electricity	\$	1,056.74	\$	820.00	\$	236.74
470 Landscaping	\$	33,246.65	\$	26,500.00	\$	6,746.65
470-A Other Landscaping	\$	1,250.00	\$	-	\$	1,250.00
Total for 470 Landscaping	\$	34,496.65	\$	26,500.00	\$	7,996.65
475 Snow Removal	\$	4,896.70	\$	20,000.00	\$	(15,103.30)
483 Pond Maintenance	\$	900.00	\$	6,560.00	\$	(5,660.00)
483-A Twin Creek Ponds	\$	1,976.11	\$	-	\$	1,976.11
Total for 483 Pond Maintenance	\$	2,876.11	\$	6,560.00	\$	(3,683.89)
484 Park Supplies	\$	790.75	\$	990.00	\$	(199.25)
485 Trash Pickup	\$	1,070.03	\$	990.00	\$	80.03
486 Water/Irrigation	\$	2,253.44	\$	4,095.00	\$	(1,841.56)
480 Park Maintenance	\$	-	\$	637.50	\$	(637.50)
487 Open Space Maintenance	\$	-	\$	1,400.00	\$	(1,400.00)
488 Fire Extinguishers	\$	-	\$	-	\$	-
489 Weed Control	\$	-	\$	7,500.00	\$	(7,500.00)
Total for 2-Common Area	\$	47,440.42	\$	69,492.50	\$	(22,052.08)
3-Village Pool						
500 Water & Sewer - VP	\$	720.61	\$	975.00	\$	(254.39)
501 Electricity - VP	\$	10,541.97	\$	12,450.00	\$	(1,908.03)
502 Natural Gas - VP	\$	12,853.16	\$	24,500.00	\$	(11,646.84)

503 Maint/Repair-VP	\$	23,149.38	\$	7,100.00	\$	16,049.38
504 Supplies - VP	\$	3,328.77	\$	4,800.00	\$	(1,471.23)
506 Chemicals - VP	\$	8,308.11	\$	3,940.00	\$	4,368.11
508 Telephone - VP	\$	441.62	\$	540.00	\$	(98.38)
509 Payroll - VP	\$	18,800.49	\$	45,060.00	\$	(26,259.51)
510 Payroll Taxes - VP	\$	2,053.25	\$	4,005.00	\$	(1,951.75)
511 Workers Comp-VP	\$	1,654.85	\$	2,250.00	\$	(595.15)
513 Cleaning-VP	\$	3,907.61	\$	11,200.00	\$	(7,292.39)
514 Security Alarm - VP	\$	268.83	\$	412.50	\$	(143.67)
Total for 3-Village Pool	\$	86,028.65	\$	117,232.50	\$	(31,203.85)
4-Harker Pool						
515 Water & Sewer - HP	\$	2,124.52	\$	1,250.00	\$	874.52
516 Electricity - HP	\$	10,185.28	\$	14,100.00	\$	(3,914.72)
517 Natural Gas - HP	\$	9,444.32	\$	21,500.00	\$	(12,055.68)
518 Maintenance - HP	\$	11,186.77	\$	2,000.00	\$	9,186.77
519 Supplies - HP	\$	2,258.21	\$	2,000.00	\$	258.21
521 Chemicals - HP	\$	4,538.38	\$	1,900.00	\$	2,638.38
523 Telephone - HP	\$	306.34	\$	450.00	\$	(143.66)
524 Payroll - HP	\$	26,930.67	\$	7,000.00	\$	19,930.67
525 Payroll Taxes - HP	\$	2,574.47	\$	840.00	\$	1,734.47
526 Workers Comp- HP	\$	1,654.85	\$	2,250.00	\$	(595.15)
528 Cleaning - HP	\$	6,130.00	\$	3,340.00	\$	2,790.00
529 Security Alarm - HP	\$	-	\$	-	\$	-
530 Chlorine Eqp Annual Insp. - HP	\$	-	\$	2,500.00	\$	(2,500.00)
Total for 4-Harker Pool	\$	77,333.81	\$	59,130.00	\$	18,203.81
5-Harker Structure						
531 Cleaning - HS	\$	8,686.23	\$	6,376.00	\$	2,310.23
532 Electricity - HS	\$	4,719.16	\$	2,670.00	\$	2,049.16
534 Natural Gas - HS	\$	685.79	\$	1,200.00	\$	(514.21)
535 Maintenance - HS	\$	11,942.48	\$	2,700.00	\$	9,242.48
536 Supplies -HS	\$	5,673.87	\$	1,125.00	\$	4,548.87
539 Cable TV - HS	\$	727.00	\$	945.00	\$	(218.00)
555 Water & Sewer - HS	\$	2,124.49	\$	820.00	\$	1,304.49
556 Kitchen Maintenance	\$	185.21	\$	200.00	\$	(14.79)
557 Alarm - HS	\$	259.56	\$	225.00	\$	34.56
543 Furnace Service - HS	\$	-	\$	-	\$	-
545 Window Cleaning - HS	\$	-	\$	-	\$	-
Total for 5-Harker Structure	\$	35,003.79	\$	16,261.00	\$	18,742.79
6-Racquet Sports						
606 Electricity - Racquet Sports	\$	2,081.54	\$	3,400.00	\$	(1,318.46)
615 Maintenance - Racquet Sports	\$	5,418.25	\$	7,000.00	\$	(1,581.75)
615-A Maintenance Har-tru	\$	-	\$	-	\$	-
Total for 615 Maintenance - Racquet Sports	\$	5,418.25	\$	7,000.00	\$	(1,581.75)
616 Water - Racquet Sports	\$	833.44	\$	1,400.00	\$	(566.56)
617 Alarm - Racquet Sports	\$	1,072.79	\$	562.50	\$	510.29

620 Supplies - Racquet Sports	\$	4,881.11	\$	3,420.00	\$	1,461.11
621 Uniforms - Racquet Sports	\$	402.87	\$	575.00	\$	(172.13)
623 Landscaping Bldg Demo Shade	\$	1,635.82	\$	2,625.00	\$	(989.18)
624 Racquest Sports Payroll Costs	\$	-	\$	-	\$	-
624-a R/S - Payroll Compensation	\$	38,036.04	\$	62,000.00	\$	(23,963.96)
624-b R/S - Workers Comp	\$	2,166.60	\$	2,174.99	\$	(8.39)
624-c R/S - Payroll Taxes	\$	3,800.14	\$	6,873.60	\$	(3,073.46)
624-d RS - Merch Payroll Compensation	\$	-	\$	-	\$	-
Total for 624 Racquest Sports Payroll Costs	\$	44,002.78	\$	71,048.59	\$	(27,045.81)
625 RS Manager Compensation	\$	10,114.29	\$	6,187.50	\$	3,926.79
626 Telephone - Racquet Sports	\$	993.42	\$	1,497.50	\$	(504.08)
627 Housing Lease - Racquet Sports	\$	24,057.50	\$	15,000.00	\$	9,057.50
630 Merchandise Costs - R/S	\$	14,209.97	\$	-	\$	14,209.97
631 Tennis Pro Contract Services	\$	19,191.65	\$	-	\$	19,191.65
607 Carpet Cleaning	\$	-	\$	300.00	\$	(300.00)
Total for 6-Racquet Sports	\$	128,895.43	\$	113,016.09	\$	15,879.34
7-Other Expense						
705 Insurance - Association	\$	24,904.77	\$	33,300.00	\$	(8,395.23)
707 Professional Services	\$	33,946.00	\$	1,880.00	\$	32,066.00
708 Website Updates	\$	23,824.99	\$	2,250.00	\$	21,574.99
715 Property Taxes	\$	12.76	\$	15.00	\$	(2.24)
730 Income Taxes-Tax Returns	\$	(581.85)	\$	15.00	\$	(596.85)
745 Tools Equipment	\$	146.43	\$	500.00	\$	(353.57)
750 Other Expenses	\$	2,112.08	\$	6,000.00	\$	(3,887.92)
749 Bad Debts	\$	-	\$	-	\$	-
811 Open Space Trails	\$	-	\$	6,000.00	\$	(6,000.00)
Total for 7-Other Expense	\$	84,365.18	\$	49,960.00	\$	34,405.18
8-Depreciation						
724 Depreciation	\$	179,666.19	\$	179,666.17	\$	0.02
Total for 8-Depreciation	\$	179,666.19	\$	179,666.17	\$	0.02
Payroll Expenses						
Taxes						
ID Unemployment Tax	\$	0.03	\$	-	\$	0.03
Total for Taxes	\$	0.03	\$	-	\$	0.03
Wages						
Holiday Pay 1.5x	\$	-	\$	-	\$	-
Total for Wages	\$	-	\$	-	\$	-
Total for Payroll Expenses	\$	0.03	\$	-	\$	0.03
527 Permits - HP			\$	-	\$	-
Total for Expenses	\$	1,228,504.71	\$	1,213,488.06	\$	15,016.65
Net Operating Income	\$	192,133.07	\$	205,956.94	\$	(13,823.87)
Capital Reserve Income						
1301 Capital Member Dues	\$	346,500.00	\$	346,500.00	\$	-
1302 Rental Amenity Access Dues	\$	45,327.42	\$	29,100.00	\$	16,227.42
1315 Interest Income CR	\$	26,101.63	\$	24,584.99	\$	1,516.64

1303 Special Assessment	\$	-	\$	-	\$	-
1304 Other Income - CR	\$	-	\$	-	\$	-
900 Gain/Loss on Disposal of Asset	\$	-	\$	-	\$	-
Total for Capital Reserve Income	\$	417,929.05	\$	400,184.99	\$	17,744.06
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
1570 VP Incidental Repairs	\$	-	\$	-	\$	-
1571 VP Furniture - Replace	\$	-	\$	10,609.00	\$	(10,609.00)
1580-A VP Pool Spa Covers	\$	-	\$	-	\$	-
1580-B VP Spa Roller Carts	\$	-	\$	-	\$	-
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	\$	56,947.88	\$	50,055.00	\$	6,892.88
1490 HP Incidental Repairs	\$	-	\$	-	\$	-
1518 HP Storage Building - Painting	\$	-	\$	1,860.00	\$	(1,860.00)
1525 HP Spa Rebuild	\$	-	\$	-	\$	-
1526 HP Spa Equipment Protection	\$	-	\$	-	\$	-
Total for 4-Harker Pool.	\$	56,947.88	\$	51,915.00	\$	5,032.88
5-Harker Structure.						
1493 HC Water Heaters - Replace	\$	-	\$	-	\$	-
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)
1557 HC Incidental Repairs	\$	-	\$	-	\$	-
1559-A HC Exterior Paint Stain	\$	-	\$	12,759.00	\$	(12,759.00)
Total for 5-Harker Structure.	\$	-	\$	27,559.00	\$	(27,559.00)
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	\$	19,575.00			\$	19,575.00
1663 Racquet Sports Merchandise Expenses	\$	3,804.91			\$	3,804.91
1606 VTP Incidental Repairs	\$	-	\$	-	\$	-
1611 HT Building Exterior Paint	\$	-	\$	-	\$	-
1612 HT Incidental Repairs	\$	-	\$	-	\$	-
1613 HT Court Wind Screens	\$	-	\$	7,420.00	\$	(7,420.00)
1614 HT Annual Contingency	\$	-	\$	-	\$	-

1656-A VT Ct Laser Level-Har Tru	\$	-	\$	-	\$	-
1661 VTR Annual Contingency	\$	-	\$	-	\$	-
Total for 6-Racquet Sports.	\$	55,420.68	\$	37,420.00	\$	18,000.68
7-Harker Park						
1468 Park Furniture - Replace	\$	2,730.87	\$	15,000.00	\$	(12,269.13)
Total for 7-Harker Park	\$	2,730.87	\$	15,000.00	\$	(12,269.13)
8-Systems and Equipment						
1544B HOA Website - Upgrade	\$	9,600.00			\$	9,600.00
1530 AED Devices - Replace	\$	-	\$	6,360.00	\$	(6,360.00)
1542 Wifi Systems	\$	-	\$	3,500.00	\$	(3,500.00)
1546 Phone System	\$	-	\$	2,500.00	\$	(2,500.00)
Total for 8-Systems and Equipment	\$	9,600.00	\$	12,360.00	\$	(2,760.00)
9-Other Interest						
1449 Zions Bank Loan Interest	\$	20,885.81	\$	20,470.87	\$	414.94
1450 Bank Charges	\$	27.00	\$	33.75	\$	(6.75)
Total for 9-Other Interest	\$	20,912.81	\$	20,504.62	\$	408.19
Total for Capital Reserve Expenses	\$	219,680.81	\$	236,504.62	\$	(16,823.81)
Net Capital Reserve Income	\$	198,248.24	\$	163,680.37	\$	34,567.87
Net Income	\$	390,381.31	\$	369,637.31	\$	20,744.00

Accrual Basis

Sun Valley Elkhorn Association, Inc.

Statement of Cash Flows

July 2026

	7/31/2026
Net Income from P & L	-188,587.33
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	18,987.50
(Increase) Decrease in Other Current Assets	2,760.53
Increase (Decrease) in Accounts Payable	18,171.48
Increase (Decrease) in Other Current Liabilities	2918.63
Net Cash Provided by Operations	<u>-145,749.19</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	19,962.91
Financing Activities:	
Principal Pool Loan	-13,381.90
Net Increase (Decrease) in Cash	-139,168.18
Cash - Beginning of Period	1,883,737.10
Cash - End of Period	<u><u>1,744,568.92</u></u>