

Date: January 15, 2026

To: Finance Committee

From: Cammi Russell

Re: Attached are the following reports for December 2025:

1. Balance Sheet as of December 31, 2025
2. P & L Summary – December 2025 and Fiscal Year To Date
3. P & L w/Line Items – same report as above with all the line items under each category.
4. P & L Actual vs Budget – Two Months Ending 12/31/2025
5. December Statement of Cash Flows

Sun Valley Elkhorn Association, Inc.

Balance Sheet

As of December 31, 2025

Accrual Basis

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Idaho First Bank 7289 Stripe	12,333.61
102 · Idaho First Bank 6498 SQ (MM)	10,974.85
103 · Petty Cash	1,600.00
107 · Savings-Zions Bank-3145	33,167.38
108 · DL Evans-Checking-5403	87,724.87
109 · DL Evans-Savings-5438	323,165.51
114 · Schwab OP Acct 2652	216.90
1105 · CR - DL Evans-Checking 5411	16,143.63
1106 · CR - DL Evans-Savings 5446	231,142.86
1107 · CR - Zions Loan Acct 7689	62,016.61
1108 · CR - Schwab Acct 0351	959,831.25
Total Checking/Savings	1,738,317.47
Accounts Receivable	
110 · Assessments Receivable	29,070.27
Total Accounts Receivable	29,070.27
Other Current Assets	
120 · Prepaid Expenses	27,605.25
1499 · Undeposited Funds	930.00
Total Other Current Assets	28,535.25
Total Current Assets	1,795,922.99
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	-5,211,918.36
Total Fixed Assets	6,123,910.42
TOTAL ASSETS	7,919,833.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
205 · Accounts Payable - Trade	36,032.16
Total Accounts Payable	36,032.16
Credit Cards	
201 · DL Evans CC 8388 - Horensavitz	3,428.38
201A · DL Evans CC 8370 - Ahern	1,115.77
Total Credit Cards	4,544.15
Other Current Liabilities	
209 · FUTA Taxes Payable	94.06
210 · SUTA Taxes Payable	239.09
212 · State Withholding Payable	1,589.00
214 · ADC Deposit-Completion	63,500.00
230 · Taxes	20.00
25500 · Sales Tax Payable	27.42
Total Other Current Liabilities	65,469.57
Total Current Liabilities	106,045.88
Long Term Liabilities	
1220 · Accrued Interest Payable	2,360.87

Sun Valley Elkhorn Association, Inc.

Balance Sheet

As of December 31, 2025

Accrual Basis

	<u>Dec 31, 25</u>
1231 · CR - Village Pool Loan xx2613	<u>813,178.46</u>
Total Long Term Liabilities	<u>815,539.33</u>
Total Liabilities	921,585.21
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>519,090.45</u>
Total Equity	<u>6,998,248.20</u>
TOTAL LIABILITIES & EQUITY	<u>7,919,833.41</u>

Sun Valley Elkhorn Association, Inc.
Profit & Loss-Current Month & Year to Date
December 2025

Accrual Basis

	<u>Dec 25</u>	<u>Nov - Dec 25</u>
Ordinary Income/Expense		
Income		
301 · Member Assessments	0.00	585,750.00
302 · Amenity Access Dues	1,809.50	2,002.00
304 · Access Fees Pools	209.09	245.46
306 · Set-Up Fees	600.00	1,600.00
310 · Lien Charges	400.00	400.00
315 · Interest Income	3,897.99	6,898.33
316 · Demand Ltr/Finance Chg	75.00	25.00
341 · ADC Income	2,150.00	3,250.00
409 · Returned Check Charges	50.00	250.00
Total Income	<u>9,191.58</u>	<u>600,420.79</u>
Gross Profit	9,191.58	600,420.79
Expense		
1-Management	72,547.70	117,449.98
2-Common Area	3,129.45	6,487.29
3-Village Pool	8,868.00	13,146.46
4-Harker Pool	3,525.97	5,872.56
5-Harker Structure	2,499.29	4,113.66
6-Racquet Sports	1,540.73	2,324.63
7-Other Expense	11,825.53	15,949.97
8-Depreciation	19,962.91	39,925.82
Total Expense	<u>123,899.58</u>	<u>205,270.37</u>
Net Ordinary Income	-114,708.00	395,150.42
Other Income/Expense		
Other Income	581.62	173,917.55
Other Expense		
3-Village Pool.	37,100.00	37,100.00
6-Racquet Sports.	7,938.00	7,938.00
9-Other Interest	2,410.02	4,939.52
Total Other Expense	<u>47,448.02</u>	<u>49,977.52</u>
Net Other Income	-46,866.40	123,940.03
Net Income	<u><u>-161,574.40</u></u>	<u><u>519,090.45</u></u>

Sun Valley Elkhorn Association, Inc.
Profit & Loss-Current Month & Year to Date
December 2025

Accrual Basis

	<u>Dec 25</u>	<u>Nov - Dec 25</u>
Ordinary Income/Expense		
Income		
301 · Member Assessments	0.00	585,750.00
302 · Amenity Access Dues	1,809.50	2,002.00
304 · Access Fees Pools	209.09	245.46
306 · Set-Up Fees	600.00	1,600.00
310 · Lien Charges	400.00	400.00
315 · Interest Income	3,897.99	6,898.33
316 · Demand Ltr/Finance Chg	75.00	25.00
341 · ADC Income	2,150.00	3,250.00
409 · Returned Check Charges	50.00	250.00
Total Income	<u>9,191.58</u>	<u>600,420.79</u>
Gross Profit	9,191.58	600,420.79
Expense		
1-Management		
401 · Legal		
401 · Legal - Other	11,297.85	11,913.55
Total 401 · Legal	11,297.85	11,913.55
403 · Misc Bank Charges	377.30	1,074.93
405 · Accounting	8,500.00	8,500.00
410 · Meeting Expense	1,510.23	1,827.39
415 · Office Supplies	685.63	2,417.10
416 · Stationary	838.21	838.21
418 · Computer, Amenity, Email Suppor	1,839.72	2,633.07
425 · Office Machine Maintenance	0.00	233.51
430 · Employee Health Insurance	720.00	1,472.64
431 · Administrative Payroll		
431-B · Program Payroll	0.00	0.00
431 · Administrative Payroll - Other	36,304.32	68,688.91
Total 431 · Administrative Payroll	36,304.32	68,688.91
432 · Payroll Taxes		
432-A · P/R Tax Allocated to Other Dept	-343.60	-345.35
432 · Payroll Taxes - Other	3,189.17	6,083.06
Total 432 · Payroll Taxes	2,845.57	5,737.71
433 · Workers Comp Ins	258.75	517.50
434 · Retirement	406.86	813.72
440 · Postage	1,814.38	2,815.16
442 · Auto	130.06	266.56
443 · ADC Expense	1,837.12	4,187.12
445 · Copier Maint Agrmt	2,910.99	2,971.48
447 · Telephone	270.71	541.42
Total 1-Management	<u>72,547.70</u>	<u>117,449.98</u>
2-Common Area		
460 · Electricity	113.47	223.50
470 · Landscaping		
470 · Landscaping - Other	2,735.76	5,823.26
Total 470 · Landscaping	2,735.76	5,823.26
475 · Snow Removal	165.00	165.00
485 · Trash Pickup	115.22	230.44
486 · Water/Irrigation	0.00	45.09
Total 2-Common Area	<u>3,129.45</u>	<u>6,487.29</u>
3-Village Pool		
500 · Water & Sewer - VP	6.10	9.76
501 · Electricity - VP	1,103.86	1,888.52
502 · Natural Gas - VP	1,876.81	3,054.53

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

Accrual Basis

December 2025

	Dec 25	Nov - Dec 25
503 · Maint/Repair-VP	1,437.70	1,711.87
504 · Supplies - VP	9.06	1,727.63
508 · Telephone - VP	60.93	121.86
509 · Payroll - VP	3,546.17	3,546.17
510 · Payroll Taxes - VP	288.62	288.62
511 · Workers Comp-VP	258.75	517.50
513 · Cleaning-VP	280.00	280.00
514 · Security Alarm - VP	0.00	0.00
Total 3-Village Pool	8,868.00	13,146.46
4-Harker Pool		
515 · Water & Sewer - HP	62.31	392.55
516 · Electricity - HP	1,057.24	2,099.06
517 · Natural Gas - HP	590.63	700.53
519 · Supplies - HP	42.27	610.44
523 · Telephone - HP	37.71	75.42
524 · Payroll - HP	652.08	652.08
525 · Payroll Taxes - HP	54.98	54.98
526 · Workers Comp- HP	258.75	517.50
528 · Cleaning - HP	770.00	770.00
529 · Security Alarm - HP	0.00	0.00
Total 4-Harker Pool	3,525.97	5,872.56
5-Harker Structure		
531 · Cleaning - HS	1,570.00	2,130.00
532 · Electricity - HS	538.10	984.59
534 · Natural Gas - HS	103.78	170.09
535 · Maintenance - HS	-29.66	35.12
536 · Supplies -HS	118.10	127.99
539 · Cable TV - HS	136.67	273.34
555 · Water & Sewer - HS	62.30	392.53
557 · Alarm - HS	0.00	0.00
Total 5-Harker Structure	2,499.29	4,113.66
6-Racquet Sports		
606 · Electricity - Racquet Sports	244.17	433.87
616 · Water - Racquet Sports	60.78	118.66
617 · Alarm - Racquet Sports	0.00	119.85
624-a · RS - Payroll Compensation	0.00	20.32
624-b · Workers Comp Racquet Sports	258.75	517.50
624-c · P/R Taxes - Racquet Sports	0.00	1.75
626 · Telephone - Racquet Sports	135.65	271.30
627 · Housing Lease - Racquet Sports	841.38	841.38
Total 6-Racquet Sports	1,540.73	2,324.63
7-Other Expense		
705 · Insurance - Association	2,760.53	5,521.06
707 · Professional Services	3,180.00	3,530.00
708 · Website Updates	3,855.00	3,855.00
715 · Property Taxes	0.00	12.76
730 · Income Taxes-Tax Returns	30.00	1,031.15
750 · Other Expenses	2,000.00	2,000.00
Total 7-Other Expense	11,825.53	15,949.97
8-Depreciation		
724 · Depreciation	19,962.91	39,925.82
Total 8-Depreciation	19,962.91	39,925.82
Total Expense	123,899.58	205,270.37
Net Ordinary Income	-114,708.00	395,150.42
Other Income/Expense		

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

December 2025

Accrual Basis

	<u>Dec 25</u>	<u>Nov - Dec 25</u>
Other Income		
1301 - Capital Member Dues	0.00	173,250.00
1302 - Rental Amenity Access Dues	540.50	598.00
1315 - Interest Income CR	41.12	69.55
Total Other Income	<u>581.62</u>	<u>173,917.55</u>
Other Expense		
3-Village Pool.		
1589-B - VP Bathhouse Boiler	37,100.00	37,100.00
Total 3-Village Pool.	<u>37,100.00</u>	<u>37,100.00</u>
6-Racquet Sports.		
1615 - HT Tennis Court Cabana/Benches	7,938.00	7,938.00
Total 6-Racquet Sports.	<u>7,938.00</u>	<u>7,938.00</u>
9-Other Interest		
1449 - Zions Bank Loan Interest	2,410.02	4,939.52
Total 9-Other Interest	<u>2,410.02</u>	<u>4,939.52</u>
Total Other Expense	<u>47,448.02</u>	<u>49,977.52</u>
Net Other Income	<u>-46,866.40</u>	<u>123,940.03</u>
Net Income	<u><u>-161,574.40</u></u>	<u><u>519,090.45</u></u>

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

Accrual Basis

	Nov - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301 · Member Assessments	585,750.00	585,750.00	0.00
302 · Amenity Access Dues	2,002.00	6,000.00	-3,998.00
303 · Access Fees Racquet Sports	0.00	0.00	0.00
304 · Access Fees Pools	245.46	260.00	-14.54
306 · Set-Up Fees	1,600.00	1,140.00	460.00
310 · Lien Charges	400.00		
315 · Interest Income	6,898.33	550.00	6,348.33
316 · Demand Ltr/Finance Chg	25.00	0.00	25.00
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	3,250.00	3,336.00	-86.00
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
Total Income	600,420.79	597,111.00	3,309.79
Gross Profit	600,420.79	597,111.00	3,309.79
Expense			
1-Management			
401 · Legal	11,913.55	3,200.00	8,713.55
403 · Misc Bank Charges	1,074.93	555.00	519.93
405 · Accounting	8,500.00	0.00	8,500.00
410 · Meeting Expense	1,827.39	1,500.00	327.39
411 · Director Travel	0.00	0.00	0.00
415 · Office Supplies	2,417.10	1,375.00	1,042.10
416 · Stationary	838.21	750.00	88.21
417 · Statements/Checks	0.00	240.00	-240.00
418 · Computer, Amenity, Email Suppor	2,633.07	2,600.00	33.07
419 · Education	0.00	0.00	0.00
421 · Amenity Cards	0.00	0.00	0.00
425 · Office Machine Maintenance	233.51	0.00	233.51
430 · Employee Health Insurance	1,472.64	5,000.00	-3,527.36
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	5,333.32	-5,333.32
431 · Administrative Payroll - Other	68,688.91	80,400.89	-11,711.98
Total 431 · Administrative Payroll	68,688.91	85,734.21	-17,045.30
432 · Payroll Taxes			
432-A · P/R Tax Allocated to Other Dept	-345.35	-205.05	-140.30
432 · Payroll Taxes - Other	6,083.06	4,750.00	1,333.06
Total 432 · Payroll Taxes	5,737.71	4,544.95	1,192.76
433 · Workers Comp Ins	517.50	500.00	17.50
434 · Retirement	813.72	1,100.00	-286.28
440 · Postage	2,815.16	9,260.00	-6,444.84
441 · Subscriptions	0.00	0.00	0.00
442 · Auto	266.56	210.00	56.56
443 · ADC Expense	4,187.12	3,166.68	1,020.44
444 · Summer Program Expense	0.00	0.00	0.00
445 · Copier Maint Agrmt	2,971.48	3,000.00	-28.52
447 · Telephone	541.42	495.00	46.42
448 · Pitney Bowes Leased Equip	0.00	0.00	0.00
Total 1-Management	117,449.98	123,230.84	-5,780.86
2-Common Area			
460 · Electricity	223.50	160.00	63.50
470 · Landscaping			

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

Accrual Basis

	Nov - Dec 25	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
Total 470 · Landscaping	5,823.26	4,500.00	1,323.26
475 · Snow Removal	165.00	6,000.00	-5,835.00
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
Total 483 · Pond Maintenance	0.00	0.00	0.00
484 · Park Supplies	0.00	0.00	0.00
485 · Trash Pickup	230.44	190.00	40.44
486 · Water/Irrigation	45.09	285.00	-239.91
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
Total 2-Common Area	6,487.29	11,135.00	-4,647.71
3-Village Pool			
500 · Water & Sewer - VP	9.76	70.00	-60.24
501 · Electricity - VP	1,888.52	2,250.00	-361.48
502 · Natural Gas - VP	3,054.53	4,650.00	-1,595.47
503 · Maint/Repair-VP	1,711.87	0.00	1,711.87
504 · Supplies - VP	1,727.63	740.00	987.63
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	121.86	120.00	1.86
509 · Payroll - VP	3,546.17	7,540.00	-3,993.83
510 · Payroll Taxes - VP	288.62	680.00	-391.38
511 · Workers Comp-VP	517.50	500.00	17.50
513 · Cleaning-VP	280.00	1,340.00	-1,060.00
514 · Security Alarm - VP	0.00	50.00	-50.00
3-Village Pool - Other	0.00	0.00	0.00
Total 3-Village Pool	13,146.46	17,940.00	-4,793.54
4-Harker Pool			
530 · Chlorine Eqp Annual Insp. - HP	0.00	0.00	0.00
515 · Water & Sewer - HP	392.55	500.00	-107.45
516 · Electricity - HP	2,099.06	2,900.00	-800.94
517 · Natural Gas - HP	700.53	7,000.00	-6,299.47
518 · Maintenance - HP	0.00	0.00	0.00
519 · Supplies - HP	610.44	0.00	610.44
520 · Towels - HP	0.00	0.00	0.00
521 · Chemicals - HP	0.00	0.00	0.00
522 · Uniforms - HP	0.00	0.00	0.00
523 · Telephone - HP	75.42	100.00	-24.58
524 · Payroll - HP	652.08	0.00	652.08
525 · Payroll Taxes - HP	54.98	0.00	54.98
526 · Workers Comp-HP	517.50	500.00	17.50
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
Total 4-Harker Pool	5,872.56	11,000.00	-5,127.44
5-Harker Structure			
531 · Cleaning - HS	2,130.00	1,416.00	714.00
532 · Electricity - HS	984.59	500.00	484.59
534 · Natural Gas - HS	170.09	300.00	-129.91
535 · Maintenance - HS	35.12	600.00	-564.88
536 · Supplies -HS	127.99	250.00	-122.01
539 · Cable TV - HS	273.34	210.00	63.34

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

Accrual Basis

	Nov - Dec 25	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	392.53	200.00	192.53
556 · Kitchen Maintenance	0.00	0.00	0.00
557 · Alarm - HS	0.00	0.00	0.00
5-Harker Structure - Other	0.00	0.00	0.00
Total 5-Harker Structure	4,113.66	3,476.00	637.66
6-Racquet Sports			
606 · Electricity - Racquet Sports	433.87	600.00	-166.13
607 · Carpet Cleaning	0.00	0.00	0.00
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
Total 615 · Maintenance - Racquet Sports	0.00	0.00	0.00
616 · Water - Racquet Sports	118.66	50.00	68.66
617 · Alarm - Racquet Sports	119.85	187.50	-67.65
620 · Supplies - Racquet Sports	0.00	0.00	0.00
621 · Uniforms - Racquet Sports	0.00	0.00	0.00
623 · Landscaping Bldg Demo Shade	0.00	0.00	0.00
624-a · RS - Payroll Compensation	20.32	0.00	20.32
624-b · Workers Comp Racquet Sports	517.50	483.32	34.18
624-c · P/R Taxes - Racquet Sports	1.75	0.00	1.75
625 · RS Manager Compensation	0.00	0.00	0.00
626 · Telephone - Racquet Sports	271.30	330.00	-58.70
627 · Housing Lease - Racquet Sports	841.38	0.00	841.38
Total 6-Racquet Sports	2,324.63	1,650.82	673.81
7-Other Expense			
705 · Insurance - Association	5,521.06	7,400.00	-1,878.94
707 · Professional Services	3,530.00	410.00	3,120.00
708 · Website Updates	3,855.00	500.00	3,355.00
715 · Property Taxes	12.76	15.00	-2.24
730 · Income Taxes-Tax Returns	1,031.15	0.00	1,031.15
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
Total 7-Other Expense	15,949.97	11,575.00	4,374.97
8-Depreciation			
724 · Depreciation	39,925.82	39,925.82	0.00
Total 8-Depreciation	39,925.82	39,925.82	0.00
527 · Permits - HP	0.00	0.00	0.00
Total Expense	205,270.37	219,933.48	-14,663.11
Net Ordinary Income	395,150.42	377,177.52	17,972.90
Other Income/Expense			
Other Income			
1301 · Capital Member Dues	173,250.00	173,250.00	0.00
1302 · Rental Amenity Access Dues	598.00	1,500.00	-902.00
1303 · Special Assessment	0.00	0.00	0.00
1304 · Other Income - CR	0.00	0.00	0.00
1315 · Interest Income CR	69.55	5,463.22	-5,393.67
900 · Gain/Loss on Disposal of Asset	0.00	0.00	0.00
Total Other Income	173,917.55	180,213.22	-6,295.67
Other Expense			
2-Common Area.			
1460 · Trails Signs Trailwork	0.00	0.00	0.00

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

Accrual Basis

	Nov - Dec 25	Budget	\$ Over Budget
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
Total 2-Common Area.	0.00	0.00	0.00
3-Village Pool.			
1589-B · VP Bathhouse Boiler	37,100.00	0.00	37,100.00
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
Total 3-Village Pool.	37,100.00	0.00	37,100.00
4-Harker Pool.			
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
Total 4-Harker Pool.	0.00	0.00	0.00
5-Harker Structure.			
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
Total 1552 · HVAC-Furnace, A/C - Replace	0.00	0.00	0.00
1557 · HC Incidental Repairs	0.00	0.00	0.00
Total 5-Harker Structure.	0.00	0.00	0.00
6-Racquet Sports.			
1615 · HT Tennis Court Cabana/Benches	7,938.00	0.00	7,938.00
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	0.00	0.00	0.00
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
Total 6-Racquet Sports.	7,938.00	0.00	7,938.00
7-Harker Park			
1468 · Park Furniture - Replace	0.00	0.00	0.00
Total 7-Harker Park	0.00	0.00	0.00
8-Systems and Equipment			
1546 · Phone System	0.00	0.00	0.00
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

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

Accrual Basis

	<u>Nov - Dec 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total 8-Systems and Equipment	0.00	0.00	0.00
9-Other Interest			
1449 · Zions Bank Loan Interest	4,939.52	4,939.51	0.01
1450 · Bank Charges	0.00	7.50	-7.50
Total 9-Other Interest	<u>4,939.52</u>	<u>4,947.01</u>	<u>-7.49</u>
Total Other Expense	<u>49,977.52</u>	<u>4,947.01</u>	<u>45,030.51</u>
Net Other Income	<u>123,940.03</u>	<u>175,266.21</u>	<u>-51,326.18</u>
Net Income	<u><u>519,090.45</u></u>	<u><u>552,443.73</u></u>	<u><u>-33,353.28</u></u>

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

	12/31/2025
Net Income from P & L	-161,574.40
Adjustments to reconcile Net Income to cash provided by operations:	
(Increase) Decrease in Accounts Receivable	129,697.00
(Increase) Decrease in Other Current Assets	2,760.53
Increase (Decrease) in Accounts Payable	28,336.68
Increase (Decrease) in Other Current Liabilities	4,202.54
Net Cash Provided by Operations	<u>3,422.35</u>
Investing Activities:	
Depreciation Expense (non-cash expense)	19,962.91
Financing Activities:	
Principal Pool Loan	-13,112.28
Net Increase (Decrease) in Cash	10,272.98
Cash - Beginning of Period	1,728,974.49
Cash - End of Period	<u><u>1,739,247.47</u></u>