



Financial Reports for fiscal year ending September 30, 2024

Prepared on
October 11, 2024

BLAINE COUNTY HOUSING AUTHORITY
Budget vs. Actuals
October 2023 - September 2024

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Blaine County Contributions	232,278	150,000	82,278	154.85%
CH Admin Fee	3,235	5,000	-1,765	64.69%
City of Ketchum Contributions	319,359	84,018	235,341	380.11%
Donations	36,761	20,000	16,761	183.80%
Grants	181,217	213,300	-32,083	84.96%
Miscellaneous Income	5,871		5,871	
Rental Income	0		0	
Elkhorn - Rental Income	14,200	13,100	1,100	108.40%
Hi Country Motel - Rental Income	62,286	63,861	-1,575	97.53%
Silvercreek - Rental Income	315,000	281,097	33,903	112.06%
Laundry Income	5,752		5,752	
Total Silvercreek - Rental Income	\$ 320,751	\$ 281,097	\$ 39,654	114.11%
Total Rental Income	\$ 397,237	\$ 358,058	\$ 39,179	110.94%
Sale of Real Estate - Elkhorn Rental to Ownership		245,000	-245,000	0.00%
Total Income	\$ 1,175,957	\$ 1,075,376	\$ 100,581	109.35%
Gross Profit	\$ 1,175,957	\$ 1,075,376	\$ 100,581	109.35%
Expenses				
Administrative Services	796		796	
Financial Services	15,343	3,744	11,599	409.80%
Bank Charge	348		348	
Total Financial Services	\$ 15,692	\$ 3,744	\$ 11,948	419.11%
Liability Insurance	5,798	21,347	-15,549	27.16%
Staff/Board Development	7,086	6,500	586	109.01%
Subscriptions	1,507	1,000	507	150.70%
Total Administrative Services	\$ 30,878	\$ 32,591	-\$ 1,713	94.75%
Contract Labor			0	
Application Review and Placement - Contract Labor	56,884	62,400	-5,516	91.16%
City of Ketchum Staffing Reimbursement	188,946	252,055	-63,109	74.96%
Compliance - Contract Labor	25,165	29,120	-3,955	86.42%
Legal Fees	24,495		24,495	
Total Compliance - Contract Labor	\$ 49,660	\$ 29,120	\$ 20,540	170.53%
Policy, Strategy and Management - Contract Labor	71,890	80,000	-8,110	89.86%
Total Contract Labor	\$ 367,380	\$ 423,575	-\$ 56,195	86.73%
Managed Rental Costs	1,370		1,370	
Elkhorn Village Units			0	
Elkhorn Village HOA Dues	15,940	14,734	1,206	108.18%
Elkhorn Village Repair & Maintenance	530		530	
Total Elkhorn Village Units	\$ 16,470	\$ 14,734	\$ 1,736	111.78%
Hi Country Motel - Rent paid for facilities	122,850	122,850	0	100.00%

Silvercreek - Expenses				0	
Silvercreek - Operations	104,693	82,787	21,906	126.46%	
Silvercreek - Rental Expense	227,873	227,873	0	100.00%	
Total Silvercreek - Expenses	\$ 332,566	\$ 310,660	\$ 21,906	107.05%	
Total Managed Rental Costs	\$ 473,256	\$ 448,244	\$ 25,012	105.58%	
Office expenses	67		67		
Computer & Comm. Expenses	11,841	20,000	-8,159	59.21%	
Furniture & Improvements	4,222		4,222		
Postal and Delivery Services	310	400	-90	77.43%	
Rent - BCHA Meriwether Office	12,616	10,692	1,924	117.99%	
Supplies	768	1,500	-732	51.23%	
Telephone & Internet	68		68		
Total Office expenses	\$ 29,892	\$ 32,592	-\$ 2,700	91.72%	
Program Expenses			0		
Applications, Forms, & Data Management	21,913	12,000	9,913	182.61%	
Compliance	110		110		
Data and Analysis	38,295	38,300	-5	99.99%	
Lease-up and Sales	1,627	2,500	-873	65.08%	
Ads	1,994		1,994		
Total Lease-up and Sales	\$ 3,621	\$ 2,500	\$ 1,121	144.84%	
Mediation	37,122	46,917	-9,795	79.12%	
Outreach	10,739	33,657	-22,918	31.91%	
Printing and Reproduction	5,382	2,000	3,382	269.08%	
Translation & Interpretation	2,218	3,000	-782	73.94%	
Total Program Expenses	\$ 119,400	\$ 138,374	-\$ 18,974	86.29%	
Total Expenses	\$ 1,020,806	\$ 1,075,376	-\$ 54,570	94.93%	
Net Operating Income	\$ 155,151	\$ 0	\$ 155,151		
Net Income	\$ 155,151	\$ 0	\$ 155,151		

BLAINE COUNTY HOUSING AUTHORITY
Profit and Loss YTD Comparison
October 2023 - September 2024

	Total			
	Oct 2023 - Sep 2024	Oct 2022 - Sep 2023 (PY)	Change	% Change
Income				
Blaine County Contributions	232,278		232,278	
CH Admin Fee	3,235	11,251	-8,016	-71.25%
City of Ketchum Contributions	319,359		319,359	
Donations	36,761	64,981	-28,220	-43.43%
Grants	181,217		181,217	
Miscellaneous Income	5,871		5,871	
Proceeds from Sale of Assets (deleted)		250	-250	-100.00%
Rental Income	0	16,500	-16,500	-100.00%
Elkhorn - Rental Income	14,200	1,575	12,625	801.59%
Hi Country Motel - Rental Income	62,286		62,286	
Silvercreek - Rental Income	315,000		315,000	
Laundry Income	5,752		5,752	
Total Silvercreek - Rental Income	\$ 320,751	\$ 0	\$ 320,751	
Total Rental Income	\$ 397,237	\$ 18,075	\$ 379,162	2097.72%
ZZ_INACTIVE INCOME			0	
4999 Uncategorized Income		32,488	-32,488	-100.00%
Interest/Investment Income (deleted)		-227	227	100.00%
LIFT TOWER LODGE INCOME (deleted)		75,444	-75,444	-100.00%
Rental Mgmt Income (deleted)		3,154	-3,154	-100.00%
Total ZZ_INACTIVE INCOME	\$ 0	\$ 110,860	-\$ 110,860	-100.00%
Total Income	\$ 1,175,957	\$ 205,416	\$ 970,541	472.47%
Gross Profit	\$ 1,175,957	\$ 205,416	\$ 970,541	472.47%
Expenses				
6560 Payroll Expenses		5,213	-5,213	-100.00%
Direct Deposit Fees (deleted)		4	-4	-100.00%
Medical Insurance		1,231	-1,231	-100.00%
Payroll Taxes		989	-989	-100.00%
Wages - Administrative		6,375	-6,375	-100.00%
Workers Comp Insurance (deleted)		1,876	-1,876	-100.00%
Total 6560 Payroll Expenses	\$ 0	\$ 15,688	-\$ 15,688	-100.00%
Administrative Services	796	25,034	-24,237	-96.82%
Financial Services	15,343	3,850	11,493	298.52%
Bank Charge	348		348	
Total Financial Services	\$ 15,692	\$ 3,850	\$ 11,842	307.57%
Liability Insurance	5,798	5,042	756	14.99%
Staff/Board Development	7,086	135	6,951	5148.70%
Subscriptions	1,507		1,507	
Total Administrative Services	\$ 30,878	\$ 34,061	-\$ 3,182	-9.34%

Contract Labor		84,976	-84,976	-100.00%
Application Review and Placement - Contract Labor	56,884		56,884	
City of Ketchum Staffing Reimbursement	188,946	200	188,746	94373.25%
Compliance - Contract Labor	25,165	16,380	8,785	53.63%
Legal Fees	24,495	11,869	12,625	106.37%
Legal Fees (deleted)		-16,347	16,347	100.00%
Total Compliance - Contract Labor	\$ 49,660	\$ 11,902	\$ 37,757	317.23%
Contract for Admin Services		2,800	-2,800	-100.00%
Policy, Strategy and Management - Contract Labor	71,890		71,890	
Total Contract Labor	\$ 367,380	\$ 99,878	\$ 267,502	267.83%
Late Fees (deleted)		39	-39	-100.00%
Managed Rental Costs	1,370		1,370	
Elkhorn Village Units		16,621	-16,621	-100.00%
Elkhorn Village HOA Dues	15,940		15,940	
Elkhorn Village Repair & Maintenance	530		530	
Total Elkhorn Village Units	\$ 16,470	\$ 16,621	-\$ 151	-0.91%
Hi Country Motel - Rent paid for facilities	122,850		122,850	
Silvercreek - Expenses			0	
Silvercreek - Operations	104,693		104,693	
Silvercreek - Rental Expense	227,873		227,873	
Total Silvercreek - Expenses	\$ 332,566	\$ 0	\$ 332,566	
Total Managed Rental Costs	\$ 473,256	\$ 16,621	\$ 456,635	2747.30%
Miscellaneous		883	-883	-100.00%
Office expenses	67	5,381	-5,314	-98.75%
Computer & Comm. Expenses	11,841	4,689	7,152	152.52%
Furniture & Improvements	4,222	746	3,476	465.97%
Postal and Delivery Services	310	146	164	112.14%
Rent - BCHA Meriwether Office	12,616	15,288	-2,672	-17.48%
Supplies	768	1,228	-460	-37.42%
Telephone & Internet	68	356	-288	-81.02%
Total Office expenses	\$ 29,892	\$ 27,834	\$ 2,058	7.39%
Program Expenses			0	
Applications, Forms, & Data Management	21,913		21,913	
Compliance	110		110	
Data and Analysis	38,295		38,295	
Lease-up and Sales	1,627		1,627	
Ads	1,994	1,602	392	24.47%
Total Lease-up and Sales	\$ 3,621	\$ 1,602	\$ 2,019	126.03%
Mediation	37,122		37,122	
Outreach	10,739		10,739	
Printing and Reproduction	5,382	130	5,252	4040.06%
Repairs - CH (deleted)		906	-906	-100.00%
Translation & Interpretation	2,218		2,218	
Total Program Expenses	\$ 119,400	\$ 2,638	\$ 116,762	4426.14%
Transaction Fees (deleted)		39	-39	-100.00%
Uncategorized Expense		1,564	-1,564	-100.00%
Website expenses (deleted)		23	-23	-100.00%

Z_INACTIVE EXPENSE				0	
LIFT TOWER LODGE ARPA		4,253		-4,253	-100.00%
LIFT TOWER LODGE Op Ex		22,488		-22,488	-100.00%
Meals & Entertn (deleted)		37		-37	-100.00%
Mileage Reimbursement (deleted)		99		-99	-100.00%
Office Utilities (deleted)		199		-199	-100.00%
Utilities (deleted)		1,788		-1,788	-100.00%
Total Z_INACTIVE EXPENSE		\$ 0	\$ 28,865	-\$ 28,865	-100.00%
Total Expenses		\$ 1,020,806	\$ 228,133	\$ 792,673	347.46%
Net Operating Income		\$ 155,151	-\$ 22,716	\$ 177,867	783.00%
Net Income		\$ 155,151	-\$ 22,716	\$ 177,867	783.00%

BLAINE COUNTY HOUSING AUTHORITY
Balance Sheet Comparison
As of September 30, 2024

	Total			
	As of Sep 30, 2024	As of Sep 30, 2023 (PY)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
Cash in Bank	0	-20,742	20,742	100.00%
Checking US BANK-1848	-142	37,348	-37,490	-100.38%
DL Evans Checking	100,505		100,505	
Total Cash in Bank	\$ 100,363	\$ 16,606	\$ 83,757	504.37%
Restricted Cash (deleted)	0	0	0	
Capital Repl Reserve US Bank 0423 (deleted)	0	5,850	-5,850	-100.00%
Total Restricted Cash (deleted)	\$ 0	\$ 5,850	-\$ 5,850	-100.00%
Total Bank Accounts	\$ 100,363	\$ 22,456	\$ 77,907	346.93%
Accounts Receivable				
Fees Receivable	119,610	0	119,610	
Total Accounts Receivable	\$ 119,610	\$ 0	\$ 119,610	
Total Current Assets	\$ 219,973	\$ 22,456	\$ 197,517	879.57%
Other Assets				
Investment in Property/Housing (deleted)	0	314,540	-314,540	-100.00%
Total Other Assets	\$ 0	\$ 314,540	-\$ 314,540	-100.00%
TOTAL ASSETS	\$ 219,973	\$ 336,996	-\$ 117,024	-34.73%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	42,366	0	42,366	
Total Accounts Payable	\$ 42,366	\$ 0	\$ 42,366	
Other Current Liabilities				
Security Deposit (deleted)	0	1,150	-1,150	-100.00%
Total Other Current Liabilities	\$ 0	\$ 1,150	-\$ 1,150	-100.00%
Total Current Liabilities	\$ 42,366	\$ 1,150	\$ 41,216	3583.96%
Total Liabilities	\$ 42,366	\$ 1,150	\$ 41,216	3583.96%
Equity				
3000 Opening Bal Equity	-313,390	0	-313,390	
3900 Retained Earnings	335,846	358,563	-22,716	-6.34%
Net Income	155,151	-22,716	177,867	783.00%
Total Equity	\$ 177,607	\$ 335,846	-\$ 158,239	-47.12%
TOTAL LIABILITIES AND EQUITY	\$ 219,973	\$ 336,996	-\$ 117,024	-34.73%

BLAINE COUNTY HOUSING AUTHORITY
Profit and Loss by Property
October 2023 - September 2024

	Elkhorn Village	HCM	Silver Creek Living	Total
Income				
Rental Income				
Elkhorn - Rental Income	14,200			14,200
Hi Country Motel - Rental Income		62,286		62,286
Silvercreek - Rental Income			315,000	315,000
Laundry Income			5,752	5,752
Total Silvercreek - Rental Income	\$ 0	\$ 0	\$ 320,751	320,751
Total Rental Income	\$ 14,200	\$ 62,286	\$ 320,751	397,237
Total Income	\$ 14,200	\$ 62,286	\$ 320,751	397,237
Gross Profit	\$ 14,200	\$ 62,286	\$ 320,751	397,237
Expenses				
Managed Rental Costs				
Elkhorn Village Units				
Elkhorn Village HOA Dues	15,940			15,940
Elkhorn Village Repair & Maintenance	530			530
Total Elkhorn Village Units	\$ 16,470	\$ 0	\$ 0	16,470
Hi Country Motel - Rent paid for facilities		122,850		122,850
Silvercreek - Expenses				
Silvercreek - Operations			104,693	104,693
Silvercreek - Rental Expense			227,873	227,873
Total Silvercreek - Expenses	\$ 0	\$ 0	\$ 332,566	332,566
Total Managed Rental Costs	\$ 16,470	\$ 122,850	\$ 332,566	471,886
Total Expenses	\$ 16,470	\$ 122,850	\$ 332,566	471,886
Net Operating Income	-\$ 2,270	-\$ 60,564	-\$ 11,815	-74,649
Net Income	-\$ 2,270	-\$ 60,564	-\$ 11,815	-74,649