



Financial Reports for period ending July 31, 2024

Prepared on
August 8, 2024

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

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Blaine County Contributions	232,278	150,000	82,278	154.85%
CH Admin Fee	2,235	5,000	-2,765	44.69%
City of Ketchum Contributions	100,000	84,018	15,982	119.02%
Donations	22,000	20,000	2,000	110.00%
Grants	161,286	213,300	-52,014	75.61%
Miscellaneous Income	5,620		5,620	
Rental Income	0		0	
Elkhorn - Rental Income	12,700	13,100	-400	96.95%
Hi Country Motel - Rental Income	62,286	63,861	-1,575	97.53%
Silvercreek - Rental Income	233,262	281,097	-47,835	82.98%
Laundry Income	2,930		2,930	
Total Silvercreek - Rental Income	\$ 236,191	\$ 281,097	-\$ 44,906	84.02%
Total Rental Income	\$ 311,177	\$ 358,058	-\$ 46,881	86.91%
Sale of Real Estate - Elkhorn Rental to Ownership		245,000	-245,000	0.00%
Services	251		251	
Total Income	\$ 834,846	\$ 1,075,376	-\$ 240,530	77.63%
Gross Profit	\$ 834,846	\$ 1,075,376	-\$ 240,530	77.63%
Expenses				
Administrative Services	796		796	
Financial Services	9,281	3,744	5,537	247.88%
Bank Charge	276		276	
Total Financial Services	\$ 9,557	\$ 3,744	\$ 5,813	255.25%
Liability Insurance	5,798	21,347	-15,549	27.16%
Staff/Board Development	6,777	6,500	277	104.26%
Subscriptions	2,175	1,000	1,175	217.50%
Total Administrative Services	\$ 25,103	\$ 32,591	-\$ 7,488	77.02%
Contract Labor			0	
Application Review and Placement - Contract Labor	31,440	62,400	-30,960	50.38%
City of Ketchum Staffing Reimbursement	125,344	252,055	-126,711	49.73%
Compliance - Contract Labor	20,773	29,120	-8,348	71.33%
Legal Fees	15,786		15,786	
Total Compliance - Contract Labor	\$ 36,559	\$ 29,120	\$ 7,439	125.54%
Policy, Strategy and Management - Contract Labor	69,300	80,000	-10,700	86.63%
Total Contract Labor	\$ 262,643	\$ 423,575	-\$ 160,932	62.01%
Managed Rental Costs			0	
Elkhorn Village Units			0	
Elkhorn Village HOA Dues	14,824	14,734	90	100.61%
Elkhorn Village Repair & Maintenance	55		55	
Total Elkhorn Village Units	\$ 14,879	\$ 14,734	\$ 145	100.99%

Hi Country Motel - Rent paid for facilities	122,850	122,850	0	100.00%
Silvercreek - Expenses			0	
Silvercreek - Operations	72,363	82,787	-10,424	87.41%
Silvercreek - Rental Expense	145,373	227,873	-82,500	63.80%
Total Silvercreek - Expenses	\$ 217,736	\$ 310,660	-\$ 92,924	70.09%
Total Managed Rental Costs	\$ 355,465	\$ 448,244	-\$ 92,779	79.30%
Office expenses	67		67	
Computer & Comm. Expenses	11,166	20,000	-8,834	55.83%
Furniture & Improvements	4,222		4,222	
Postal and Delivery Services	280	400	-120	70.01%
Rent - BCHA Meriwether Office	9,801	10,692	-891	91.67%
Supplies	768	1,500	-732	51.23%
Total Office expenses	\$ 26,305	\$ 32,592	-\$ 6,287	80.71%
Program Expenses			0	
Applications, Forms, & Data Management	20,334	12,000	8,334	169.45%
Compliance	15		15	
Data and Analysis	30,795	38,300	-7,505	80.40%
Lease-up and Sales	1,627	2,500	-873	65.08%
Ads	304		304	
Total Lease-up and Sales	\$ 1,931	\$ 2,500	-\$ 569	77.25%
Mediation	25,454	46,917	-21,463	54.25%
Outreach	9,193	33,657	-24,464	27.31%
Printing and Reproduction	2,053	2,000	53	102.63%
Translation & Interpretation	2,218	3,000	-782	73.94%
Total Program Expenses	\$ 91,993	\$ 138,374	-\$ 46,381	66.48%
Total Expenses	\$ 761,508	\$ 1,075,376	-\$ 313,868	70.81%
Net Operating Income	\$ 73,338	\$ 0	\$ 73,338	
Net Income	\$ 73,338	\$ 0	\$ 73,338	

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

	Total			
	Oct 2023 - Jul 2024	Oct 2022 - Jul 2023 (PY)	Change	% Change
Income				
Blaine County Contributions	232,278		232,278	
CH Admin Fee	2,235	9,678	-7,443	-76.91%
City of Ketchum Contributions	100,000		100,000	
Donations	22,000	58,981	-36,981	-62.70%
Grants	161,286		161,286	
Miscellaneous Income	5,620		5,620	
Proceeds from Sale of Assets (deleted)		250	-250	-100.00%
Rental Income	0	14,175	-14,175	-100.00%
Elkhorn - Rental Income	12,700		12,700	
Hi Country Motel - Rental Income	62,286		62,286	
Silvercreek - Rental Income	233,262		233,262	
Laundry Income	2,930		2,930	
Total Silvercreek - Rental Income	\$ 236,191	\$ 0	\$ 236,191	
Total Rental Income	\$ 311,177	\$ 14,175	\$ 297,002	2095.25%
Services	251		251	
ZZ_INACTIVE INCOME			0	
Interest/Investment Income (deleted)		223	-223	-100.00%
LIFT TOWER LODGE INCOME (deleted)		75,444	-75,444	-100.00%
Rental Mgmt Income (deleted)		3,154	-3,154	-100.00%
Uncategorized Income		31,942	-31,942	-100.00%
Total ZZ_INACTIVE INCOME	\$ 0	\$ 110,764	-\$ 110,764	-100.00%
Total Income	\$ 834,846	\$ 193,847	\$ 640,999	330.67%
Gross Profit	\$ 834,846	\$ 193,847	\$ 640,999	330.67%
Expenses				
Administrative Services	796	22,596	-21,800	-96.48%
Financial Services	9,281	3,850	5,431	141.06%
Bank Charge	276		276	
Total Financial Services	\$ 9,557	\$ 3,850	\$ 5,707	148.23%
Liability Insurance	5,798	5,042	756	14.99%
Staff/Board Development	6,777	135	6,642	4919.89%
Subscriptions	2,175		2,175	
Total Administrative Services	\$ 25,103	\$ 31,623	-\$ 6,520	-20.62%
Contract Labor		56,460	-56,460	-100.00%
Application Review and Placement - Contract Labor	31,440		31,440	
City of Ketchum Staffing Reimbursement	125,344	200	125,144	62572.07%
Compliance - Contract Labor	20,773	11,848	8,925	75.33%
Legal Fees	15,786	10,669	5,117	47.96%
Total Compliance - Contract Labor	\$ 36,559	\$ 22,517	\$ 14,042	62.36%

Contract for Admin Services		2,800	-2,800	-100.00%
Policy, Strategy and Management - Contract Labor	69,300		69,300	
Total Contract Labor	\$ 262,643	\$ 81,977	\$ 180,666	220.39%
Managed Rental Costs			0	
Elkhorn Village Units		14,620	-14,620	-100.00%
Elkhorn Village HOA Dues	14,824		14,824	
Elkhorn Village Repair & Maintenance	55		55	
Total Elkhorn Village Units	\$ 14,879	\$ 14,620	\$ 259	1.77%
Hi Country Motel - Rent paid for facilities	122,850		122,850	
Silvercreek - Expenses			0	
Silvercreek - Operations	72,363		72,363	
Silvercreek - Rental Expense	145,373		145,373	
Total Silvercreek - Expenses	\$ 217,736	\$ 0	\$ 217,736	
Total Managed Rental Costs	\$ 355,465	\$ 14,620	\$ 340,845	2331.35%
Office expenses	67	3,858	-3,791	-98.26%
Computer & Comm. Expenses	11,166	2,719	8,447	310.65%
Furniture & Improvements	4,222	746	3,476	465.97%
Postal and Delivery Services	280	146	134	91.82%
Rent - BCHA Meriwether Office	9,801	12,000	-2,199	-18.32%
Supplies	768		768	
Telephone & Internet		356	-356	-100.00%
Total Office expenses	\$ 26,305	\$ 19,824	\$ 6,481	32.69%
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 Payroll Expenses	\$ 0	\$ 15,688	-\$ 15,688	-100.00%
Program Expenses			0	
Applications, Forms, & Data Management	20,334		20,334	
Compliance	15		15	
Data and Analysis	30,795		30,795	
Lease-up and Sales	1,627		1,627	
Ads	304	1,602	-1,298	-81.01%
Total Lease-up and Sales	\$ 1,931	\$ 1,602	\$ 329	20.55%
Mediation	25,454		25,454	
Outreach	9,193		9,193	
Printing and Reproduction	2,053	75	1,978	2636.67%
Repairs - CH (deleted)		906	-906	-100.00%
Translation & Interpretation	2,218		2,218	
Total Program Expenses	\$ 91,993	\$ 2,583	\$ 89,410	3461.45%
Transaction Fees (deleted)		39	-39	-100.00%
Uncategorized Expense		1,564	-1,564	-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)		1,779		-1,779		-100.00%	
Total Z_INACTIVE EXPENSE	\$	0	\$	28,855	-\$	28,855	-100.00%
Total Expenses	\$	761,508	\$	196,773	\$	564,735	287.00%
Net Operating Income	\$	73,338	-\$	2,926	\$	76,264	2606.15%
Net Income	\$	73,338	-\$	2,926	\$	76,264	2606.15%

BLAINE COUNTY HOUSING AUTHORITY
Balance Sheet Comparison
As of July 31, 2024

	Total			
	As of Jul 31, 2024	As of Jul 31, 2023 (PY)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
Cash in Bank	0	13,303	-13,303	-100.00%
Checking US BANK-1848	-142	37,348	-37,490	-100.38%
DL Evans Checking	136,697		136,697	
Total Cash in Bank	\$ 136,554	\$ 50,650	\$ 85,904	169.60%
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	\$ 136,554	\$ 56,500	\$ 80,054	141.69%
Accounts Receivable				
Fees Receivable	251	0	251	
Total Accounts Receivable	\$ 251	\$ 0	\$ 251	
Total Current Assets	\$ 136,805	\$ 56,500	\$ 80,305	142.13%
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	\$ 136,805	\$ 371,041	-\$ 234,235	-63.13%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	44,122	14,254	29,868	209.54%
Total Accounts Payable	\$ 44,122	\$ 14,254	\$ 29,868	209.54%
Credit Cards				
Visa - DL Evans	-3,111		-3,111	
Total Credit Cards	-\$ 3,111	\$ 0	-\$ 3,111	
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	\$ 41,011	\$ 15,404	\$ 25,607	166.23%
Total Liabilities	\$ 41,011	\$ 15,404	\$ 25,607	166.23%
Equity				
Opening Bal Equity	-313,390	0	-313,390	
Retained Earnings	335,846	358,563	-22,716	-6.34%
Net Income	73,338	-2,926	76,264	2606.15%
Total Equity	\$ 95,794	\$ 355,636	-\$ 259,842	-73.06%
TOTAL LIABILITIES AND EQUITY	\$ 136,805	\$ 371,041	-\$ 234,235	-63.13%

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

	Elkhorn Village	HCM	Silver Creek Living	Total
Income				
Rental Income				
Elkhorn - Rental Income	12,700			12,700
Hi Country Motel - Rental Income		62,286		62,286
Silvercreek - Rental Income			233,262	233,262
Laundry Income			2,930	2,930
Total Silvercreek - Rental Income	\$ 0	\$ 0	\$ 236,191	236,191
Total Rental Income	\$ 12,700	\$ 62,286	\$ 236,191	311,177
Total Income	\$ 12,700	\$ 62,286	\$ 236,191	311,177
Gross Profit	\$ 12,700	\$ 62,286	\$ 236,191	311,177
Expenses				
Managed Rental Costs				
Elkhorn Village Units				
Elkhorn Village HOA Dues	14,824			14,824
Elkhorn Village Repair & Maintenance	55			55
Total Elkhorn Village Units	\$ 14,879	\$ 0	\$ 0	14,879
Hi Country Motel - Rent paid for facilities		122,850		
Silvercreek - Expenses				
Silvercreek - Operations			72,363	72,363
Silvercreek - Rental Expense			145,373	145,373
Total Silvercreek - Expenses	\$ 0	\$ 0	\$ 217,736	217,736
Total Managed Rental Costs	\$ 14,879	\$ 122,850	\$ 217,736	355,465
Total Expenses	\$ 14,879	\$ 122,850	\$ 217,736	355,465
Net Operating Income	-\$ 2,179	-\$ 60,564	\$ 18,456	-44,288
Net Income	-\$ 2,179	-\$ 60,564	\$ 18,456	-44,288