



Financial Reports for period ending August 31, 2024

Prepared on
September 4, 2024

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

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Blaine County Contributions	232,278	137,500	94,778	168.93%
CH Admin Fee	3,235	4,583	-1,349	70.57%
City of Ketchum Contributions	100,000	77,017	22,984	129.84%
Donations	36,761	18,333	18,427	200.51%
Grants	176,025	195,525	-19,500	90.03%
Miscellaneous Income	5,620		5,620	
Rental Income	0		0	
Elkhorn - Rental Income	13,450	12,008	1,442	112.01%
Hi Country Motel - Rental Income	62,286	58,539	3,747	106.40%
Silvercreek - Rental Income	270,962	257,672	13,289	105.16%
Laundry Income	2,930		2,930	
Total Silvercreek - Rental Income	\$ 273,891	\$ 257,672	\$ 16,219	106.29%
Total Rental Income	\$ 349,627	\$ 328,220	\$ 21,407	106.52%
Sale of Real Estate - Elkhorn Rental to Ownership		224,583	-224,583	0.00%
Services	5,443		5,443	
Total Income	\$ 908,988	\$ 985,761	-\$ 76,773	92.21%
Gross Profit	\$ 908,988	\$ 985,761	-\$ 76,773	92.21%
Expenses				
Administrative Services	796		796	
Financial Services	9,281	3,432	5,849	270.42%
Bank Charge	296		296	
Total Financial Services	\$ 9,577	\$ 3,432	\$ 6,145	279.04%
Liability Insurance	5,798	19,568	-13,770	29.63%
Staff/Board Development	7,086	5,958	1,127	118.92%
Subscriptions	2,349	917	1,432	256.27%
Total Administrative Services	\$ 25,605	\$ 29,875	-\$ 4,270	85.71%
Contract Labor			0	
Application Review and Placement - Contract Labor	40,459	57,200	-16,741	70.73%
City of Ketchum Staffing Reimbursement	142,641	231,050	-88,410	61.74%
Compliance - Contract Labor	21,893	26,693	-4,801	82.01%
Legal Fees	15,786		15,786	
Total Compliance - Contract Labor	\$ 37,679	\$ 26,693	\$ 10,985	141.15%
Policy, Strategy and Management - Contract Labor	71,890	73,333	-1,443	98.03%
Total Contract Labor	\$ 292,668	\$ 388,277	-\$ 95,609	75.38%
Managed Rental Costs			0	
Elkhorn Village Units			0	
Elkhorn Village HOA Dues	14,824	13,506	1,318	109.76%
Elkhorn Village Repair & Maintenance	55		55	
Total Elkhorn Village Units	\$ 14,879	\$ 13,506	\$ 1,373	110.17%

Hi Country Motel - Rent paid for facilities	122,850	112,613	10,238	109.09%
Silvercreek - Expenses			0	
Silvercreek - Operations	76,586	75,888	698	100.92%
Silvercreek - Rental Expense	186,623	208,884	-22,261	89.34%
Total Silvercreek - Expenses	\$ 263,209	\$ 284,772	-\$ 21,563	92.43%
Total Managed Rental Costs	\$ 400,939	\$ 410,890	-\$ 9,952	97.58%
Office expenses	67		67	
Computer & Comm. Expenses	11,459	18,333	-6,875	62.50%
Furniture & Improvements	4,222		4,222	
Postal and Delivery Services	310	367	-57	84.48%
Rent - BCHA Meriwether Office	9,801	9,801	0	100.00%
Supplies	768	1,375	-607	55.88%
Total Office expenses	\$ 26,627	\$ 29,876	-\$ 3,249	89.13%
Program Expenses			0	
Applications, Forms, & Data Management	21,939	11,000	10,939	199.45%
Compliance	15		15	
Data and Analysis	30,795	35,108	-4,313	87.71%
Lease-up and Sales	1,627	2,292	-665	70.99%
Ads	707		707	
Total Lease-up and Sales	\$ 2,334	\$ 2,292	\$ 42	101.84%
Mediation	34,039	43,007	-8,968	79.15%
Outreach	9,193	30,852	-21,659	29.80%
Printing and Reproduction	2,053	1,833	219	111.95%
Translation & Interpretation	2,218	2,750	-532	80.66%
Total Program Expenses	\$ 102,586	\$ 126,843	-\$ 24,257	80.88%
Total Expenses	\$ 848,425	\$ 985,761	-\$ 137,336	86.07%
Net Operating Income	\$ 60,563	\$ 0	\$ 60,563	
Net Income	\$ 60,563	\$ 0	\$ 60,563	

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

	Total			
	Oct 2023 - Aug 2024	Oct 2022 - Aug 2023 (PY)	Change	% Change
Income				
Blaine County Contributions	232,278		232,278	
CH Admin Fee	3,235	9,678	-6,443	-66.58%
City of Ketchum Contributions	100,000		100,000	
Donations	36,761	64,981	-28,220	-43.43%
Grants	176,025		176,025	
Miscellaneous Income	5,620		5,620	
Proceeds from Sale of Assets (deleted)		250	-250	-100.00%
Rental Income	0	16,500	-16,500	-100.00%
Elkhorn - Rental Income	13,450		13,450	
Hi Country Motel - Rental Income	62,286		62,286	
Silvercreek - Rental Income	270,962		270,962	
Laundry Income	2,930		2,930	
Total Silvercreek - Rental Income	\$ 273,891	\$ 0	\$ 273,891	
Total Rental Income	\$ 349,627	\$ 16,500	\$ 333,127	2018.95%
Services	5,443		5,443	
ZZ_INACTIVE INCOME			0	
4999 Uncategorized Income		31,942	-31,942	-100.00%
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%
Total ZZ_INACTIVE INCOME	\$ 0	\$ 110,764	-\$ 110,764	-100.00%
Total Income	\$ 908,988	\$ 202,172	\$ 706,816	349.61%
Gross Profit	\$ 908,988	\$ 202,172	\$ 706,816	349.61%
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	9,281	3,850	5,431	141.06%
Bank Charge	296		296	
Total Financial Services	\$ 9,577	\$ 3,850	\$ 5,727	148.74%
Liability Insurance	5,798	5,042	756	14.99%
Staff/Board Development	7,086	135	6,951	5148.70%

Subscriptions	2,349		2,349	
Total Administrative Services	\$ 25,605	\$ 34,061	-\$ 8,455	-24.82%
Contract Labor		33,201	-33,201	-100.00%
Application Review and Placement - Contract Labor	40,459		40,459	
City of Ketchum Staffing Reimbursement	142,641	200	142,441	71220.33%
Compliance - Contract Labor	21,893	14,140	7,753	54.83%
Legal Fees	15,786	11,269	4,517	40.08%
Total Compliance - Contract Labor	\$ 37,679	\$ 25,409	\$ 12,269	48.29%
Contract for Admin Services		2,800	-2,800	-100.00%
Policy, Strategy and Management - Contract Labor	71,890		71,890	
Total Contract Labor	\$ 292,668	\$ 61,610	\$ 231,058	375.03%
Managed Rental Costs			0	
Elkhorn Village Units		15,621	-15,621	-100.00%
Elkhorn Village HOA Dues	14,824		14,824	
Elkhorn Village Repair & Maintenance	55		55	
Total Elkhorn Village Units	\$ 14,879	\$ 15,621	-\$ 741	-4.75%
Hi Country Motel - Rent paid for facilities	122,850		122,850	
Silvercreek - Expenses			0	
Silvercreek - Operations	76,586		76,586	
Silvercreek - Rental Expense	186,623		186,623	
Total Silvercreek - Expenses	\$ 263,209	\$ 0	\$ 263,209	
Total Managed Rental Costs	\$ 400,939	\$ 15,621	\$ 385,318	2466.72%
Office expenses	67	3,858	-3,791	-98.26%
Computer & Comm. Expenses	11,459	3,427	8,032	234.35%
Furniture & Improvements	4,222	746	3,476	465.97%
Postal and Delivery Services	310	146	164	112.14%
Rent - BCHA Meriwether Office	9,801	13,647	-3,846	-28.18%
Supplies	768	1,228	-460	-37.42%
Telephone & Internet		356	-356	-100.00%
Total Office expenses	\$ 26,627	\$ 23,407	\$ 3,220	13.76%
Program Expenses			0	
Applications, Forms, & Data Management	21,939		21,939	
Compliance	15		15	
Data and Analysis	30,795		30,795	
Lease-up and Sales	1,627		1,627	
Ads	707	1,602	-895	-55.87%
Total Lease-up and Sales	\$ 2,334	\$ 1,602	\$ 732	45.68%
Mediation	34,039		34,039	
Outreach	9,193		9,193	
Printing and Reproduction	2,053	130	1,923	1478.97%
Repairs - CH (deleted)		906	-906	-100.00%
Translation & Interpretation	2,218		2,218	
Total Program Expenses	\$ 102,586	\$ 2,638	\$ 99,948	3788.76%
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	\$	848,425	\$ 183,482	\$ 664,943	362.40%
Net Operating Income	\$	60,563	\$ 18,690	\$ 41,873	224.05%
Net Income	\$	60,563	\$ 18,690	\$ 41,873	224.05%

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

	Total			
	As of Aug 31, 2024	As of Aug 31, 2023 (PY)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
Cash in Bank	0	34,919	-34,919	-100.00%
Checking US BANK-1848	-142	37,348	-37,490	-100.38%
DL Evans Checking	48,218		48,218	
Total Cash in Bank	\$ 48,076	\$ 72,266	-\$ 24,190	-33.47%
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	\$ 48,076	\$ 78,116	-\$ 30,040	-38.46%
Accounts Receivable				
Fees Receivable	34,943	0	34,943	
Total Accounts Receivable	\$ 34,943	\$ 0	\$ 34,943	
Total Current Assets	\$ 83,019	\$ 78,116	\$ 4,903	6.28%
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	\$ 83,019	\$ 392,656	-\$ 309,637	-78.86%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	0	14,254	-14,254	-100.00%
Total Accounts Payable	\$ 0	\$ 14,254	-\$ 14,254	-100.00%
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	\$ 0	\$ 15,404	-\$ 15,404	-100.00%
Total Liabilities	\$ 0	\$ 15,404	-\$ 15,404	-100.00%
Equity				
3000 Opening Bal Equity	-313,390	0	-313,390	
3900 Retained Earnings	335,846	358,563	-22,716	-6.34%
Net Income	60,563	18,690	41,873	224.05%
Total Equity	\$ 83,019	\$ 377,252	-\$ 294,233	-77.99%
TOTAL LIABILITIES AND EQUITY	\$ 83,019	\$ 392,656	-\$ 309,637	-78.86%

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

	Elkhorn Village	HCM	Silver Creek Living	Total
Income				
Rental Income				
Elkhorn - Rental Income	13,450			13,450
Hi Country Motel - Rental Income		62,286		62,286
Silvercreek - Rental Income			270,962	270,962
Laundry Income			2,930	2,930
Total Silvercreek - Rental Income	\$ 0	\$ 0	\$ 273,891	273,891
Total Rental Income	\$ 13,450	\$ 62,286	\$ 273,891	349,627
Total Income	\$ 13,450	\$ 62,286	\$ 273,891	349,627
Gross Profit	\$ 13,450	\$ 62,286	\$ 273,891	349,627
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		122,850
Silvercreek - Expenses				
Silvercreek - Operations			76,586	76,586
Silvercreek - Rental Expense			186,623	186,623
Total Silvercreek - Expenses	\$ 0	\$ 0	\$ 263,209	263,209
Total Managed Rental Costs	\$ 14,879	\$ 122,850	\$ 263,209	400,939
Total Expenses	\$ 14,879	\$ 122,850	\$ 263,209	400,939
Net Operating Income	-\$ 1,429	-\$ 60,564	\$ 10,682	-51,311
Net Income	-\$ 1,429	-\$ 60,564	\$ 10,682	-51,311