

Income Statement Report

Seasons at Sandpoint

Operating

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40110 - Annual Assessment - Sold Units	80,353.27	80,353.43	(0.16)	321,413.08	321,413.73	(0.65)	964,241.19	642,828.11
40180 - Interest Income	59.70	325.00	(265.30)	419.86	1,300.00	(880.14)	3,900.00	3,480.14
40185 - Attorney Fees/Collections/Late Fees	1,644.67	100.00	1,544.67	2,253.64	400.00	1,853.64	1,200.00	(1,053.64)
Total Assessment/Subsidy/Interest Revenue	82,057.64	80,778.43	1,279.21	324,086.58	323,113.73	972.85	969,341.19	645,254.61
Miscellaneous Revenue								
40795 - Miscellaneous Revenue	0.00	200.00	(200.00)	525.00	800.00	(275.00)	2,400.00	1,875.00
40886 - Guest Service Fee	(30.00)	572.00	(602.00)	2,870.00	1,560.00	1,310.00	27,040.00	24,170.00
Total Miscellaneous Revenue	(30.00)	772.00	(802.00)	3,395.00	2,360.00	1,035.00	29,440.00	26,045.00
Total Operating Income	82,027.64	81,550.43	477.21	327,481.58	325,473.73	2,007.85	998,781.19	671,299.61
<u>Expense</u>								
Housekeeping								
60106 - Gross Wages	1,708.80	3,058.33	(1,349.53)	11,701.44	13,729.12	(2,027.68)	40,115.40	28,413.96
60240 - Operating Supplies/Small Equipmen	633.57	425.00	208.57	1,210.46	1,700.00	(489.54)	5,100.00	3,889.54
60250 - Laundry Room Supplies	0.00	13.00	(13.00)	59.63	52.00	7.63	156.00	96.37
60260 - Carpet Cleaning Contract	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00	1,400.00
60265 - Window Cleaning Contract	0.00	0.00	0.00	0.00	0.00	0.00	8,800.00	8,800.00
Total Housekeeping	2,342.37	3,496.33	(1,153.96)	12,971.53	15,481.12	(2,509.59)	55,571.40	42,599.87
Maintenance								
60406 - Gross Wages	7,130.90	8,567.42	(1,436.52)	37,125.10	38,296.42	(1,171.32)	111,477.68	74,352.58
60440 - Grounds Maintenance Contract	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	23,700.00	18,700.00
60460 - Electrical Repairs/Maintenance	78.37	225.00	(146.63)	484.00	900.00	(416.00)	2,700.00	2,216.00
60461 - Beach Repairs/Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
60471 - Reimbursement-Repairs,Maint,Supp	(1,097.00)	(1,096.63)	(0.37)	(4,902.80)	(4,901.95)	(0.85)	(14,269.14)	(9,366.34)
60480 - Elevator Maintenance Contract	3,599.40	3,495.00	104.40	7,093.95	6,990.00	103.95	13,980.00	6,886.05
60495 - HVAC Repairs/Maintenance	0.00	190.00	(190.00)	0.00	760.00	(760.00)	2,280.00	2,280.00
60500 - Plumbing Repairs/Maintenance	(512.57)	95.00	(607.57)	1,430.93	380.00	1,050.93	1,140.00	(290.93)

Income Statement Report

Seasons at Sandpoint

Operating

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
60510 - Gas Grills Repairs/Maintenance	362.59	50.00	312.59	362.59	100.00	262.59	200.00	(162.59)
60515 - Garage Repairs/Maintenance	168.75	0.00	168.75	168.75	270.00	(101.25)	810.00	641.25
60525 - Miscellaneous Repairs/Maintenance	0.00	50.00	(50.00)	441.00	200.00	241.00	600.00	159.00
60530 - Signage Repairs/Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
60545 - HVAC Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00	2,800.00
60555 - Pest Control Contract	350.00	350.00	0.00	700.00	700.00	0.00	1,400.00	700.00
60565 - Paint & Supplies	618.46	125.00	493.46	1,105.76	500.00	605.76	1,500.00	394.24
60575 - Keys/Locks/Lock Boxes	60.00	65.00	(5.00)	60.00	260.00	(200.00)	780.00	720.00
60595 - Irrigation Repairs/Maintenance	0.00	150.00	(150.00)	0.00	150.00	(150.00)	900.00	900.00
60600 - Grounds Miscellaneous	3,117.50	1,250.00	1,867.50	3,117.50	1,250.00	1,867.50	2,900.00	(217.50)
60626 - Fitness Repairs/Maintenance	0.00	0.00	0.00	289.00	600.00	(311.00)	700.00	411.00
60640 - Operating Supplies/Small Equipmen	984.25	585.00	399.25	4,157.03	2,340.00	1,817.03	7,020.00	2,862.97
60650 - Snow Removal Contract	1,915.00	0.00	1,915.00	1,915.00	1,500.00	415.00	3,000.00	1,085.00
60665 - Fire Alarm Monitoring	298.90	299.00	(0.10)	1,195.60	1,196.00	(0.40)	3,588.00	2,392.40
60666 - Fire Extinguisher Inspection Annual	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
60667 - Fire Sprinkler Inspection Annual	0.00	0.00	0.00	0.00	0.00	0.00	650.00	650.00
60668 - Back Flow Device Inspection	0.00	0.00	0.00	0.00	0.00	0.00	650.00	650.00
60815 - Pool Operating Supplies/Small Equip	24.30	250.00	(225.70)	867.66	1,000.00	(132.34)	3,000.00	2,132.34
60830 - Pool Repairs and Maintenance	0.00	225.00	(225.00)	487.05	900.00	(412.95)	2,700.00	2,212.95
Total Maintenance	19,598.85	17,374.79	2,224.06	61,098.12	58,390.47	2,707.65	175,456.54	114,358.42
Utilities								
70100 - Cable/Satellite	3,604.99	3,605.00	(0.01)	14,419.96	14,420.00	(0.04)	43,260.00	28,840.04
70120 - Electric - Common Area	4,118.86	4,195.19	(76.33)	32,349.45	38,612.18	(6,262.73)	85,540.84	53,191.39
70130 - Gas - Common Area	1,178.20	1,442.51	(264.31)	8,710.64	9,859.60	(1,148.96)	21,311.66	12,601.02
70140 - Refuse - Common Area	1,006.07	1,025.00	(18.93)	4,066.77	4,100.00	(33.23)	12,300.00	8,233.23
70150 - Water/Sewer - Common Area	4,284.80	3,598.10	686.70	17,138.69	16,387.90	750.79	60,810.85	43,672.16

Income Statement Report

Seasons at Sandpoint

Operating

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
70165 - Telephone	1,097.52	1,025.00	72.52	4,498.41	4,100.00	398.41	12,300.00	7,801.59
Total Utilities	15,290.44	14,890.80	399.64	81,183.92	87,479.68	(6,295.76)	235,523.35	154,339.43
General & Administrative								
80106 - Gross Wages	9,312.85	12,940.49	(3,627.64)	59,674.29	57,924.34	1,749.95	168,695.43	109,021.14
80130 - Unemployment Taxes	122.78	122.83	(0.05)	319.89	549.75	(229.86)	1,601.44	1,281.55
80133 - Medicare/Social Security	1,316.56	1,852.30	(535.74)	7,185.94	8,290.23	(1,104.29)	24,149.75	16,963.81
80135 - Group Insurance	4,508.80	3,665.00	843.80	15,335.77	14,660.00	675.77	43,980.00	28,644.23
80145 - Uniforms	600.77	885.00	(284.23)	1,153.63	1,770.00	(616.37)	3,540.00	2,386.37
80147 - Work C./Payroll/EL/HRIS/Tax	0.00	0.00	0.00	982.00	0.00	982.00	8,277.60	7,295.60
80165 - Employee Relations	93.44	75.00	18.44	635.11	300.00	335.11	900.00	264.89
80185 - Employee Background Checks	0.00	100.00	(100.00)	160.00	200.00	(40.00)	200.00	40.00
80210 - Legal Fees	129.50	225.00	(95.50)	185.00	450.00	(265.00)	900.00	715.00
80215 - Accounting Fees	557.48	568.00	(10.52)	2,384.63	2,272.00	112.63	6,816.00	4,431.37
80235 - Accounting Miscellaneous	172.58	250.00	(77.42)	1,581.42	1,000.00	581.42	3,000.00	1,418.58
80242 - IT Monitoring	175.00	175.00	0.00	700.00	700.00	0.00	2,100.00	1,400.00
80255 - Payroll Processing Fee	585.87	642.30	(56.43)	2,726.73	2,854.20	(127.47)	8,277.60	5,550.87
80292 - Coffee Service	0.00	350.00	(350.00)	908.06	1,400.00	(491.94)	4,200.00	3,291.94
80300 - Owner Receptions	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
80325 - Decorations	0.00	0.00	0.00	20.13	0.00	20.13	250.00	229.87
80330 - Miscellaneous Expense	0.00	50.00	(50.00)	0.00	100.00	(100.00)	200.00	200.00
80335 - Postage	0.00	28.00	(28.00)	92.91	112.00	(19.09)	336.00	243.09
80340 - Printing	0.00	0.00	0.00	55.60	125.00	(69.40)	420.00	364.40
80341 - Marina Access Fee	975.00	975.00	0.00	3,900.00	3,900.00	0.00	11,700.00	7,800.00
80350 - Travel - Other	7.50	267.00	(259.50)	142.96	1,534.00	(1,391.04)	2,068.00	1,925.04
80370 - Subscription	202.02	274.70	(72.68)	493.22	274.70	218.52	549.40	56.18
80380 - Copier Expense	0.00	85.00	(85.00)	309.28	340.00	(30.72)	1,020.00	710.72
80385 - Office Supplies	0.00	35.00	(35.00)	145.56	140.00	5.56	420.00	274.44

Income Statement Report

Seasons at Sandpoint

Operating

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
General & Administrative								
80390 - Computer Supplies/Maintenance	216.23	287.00	(70.77)	706.24	1,148.00	(441.76)	3,444.00	2,737.76
80400 - Safety	128.75	35.00	93.75	271.81	140.00	131.81	420.00	148.19
80435 - Licenses, Fees & Permits	1,475.00	375.00	1,100.00	4,424.00	2,825.00	1,599.00	5,001.00	577.00
Total General & Administrative	20,580.13	24,262.62	(3,682.49)	104,494.18	103,009.22	1,484.96	302,866.22	198,372.04
Fixed Expenses								
90110 - Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	494.70	494.70
90115 - Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	2,854.98	2,854.98
90120 - Earthquake	852.73	0.00	852.73	3,410.92	2,559.00	851.92	10,409.00	6,998.08
90130 - Commercial Package	3,985.06	0.00	3,985.06	15,940.24	11,955.00	3,985.24	49,705.00	33,764.76
90140 - Directors & Officers Insurance	0.00	0.00	0.00	1,899.00	1,950.00	(51.00)	1,950.00	51.00
90145 - Flood Insurance	0.00	0.00	0.00	0.00	0.00	0.00	23,850.00	23,850.00
90175 - Management Fee	3,450.00	3,450.00	0.00	13,800.00	13,800.00	0.00	41,400.00	27,600.00
Total Fixed Expenses	8,287.79	3,450.00	4,837.79	35,050.16	30,264.00	4,786.16	130,663.68	95,613.52
Reserve Contributions								
90200 - Reserve Contributions	7,900.00	7,900.00	0.00	31,600.00	31,600.00	0.00	94,800.00	63,200.00
90205 - Interest Earned	55.48	325.00	(269.52)	405.84	1,300.00	(894.16)	3,900.00	3,494.16
Total Reserve Contributions	7,955.48	8,225.00	(269.52)	32,005.84	32,900.00	(894.16)	98,700.00	66,694.16
Total Operating Expense	74,055.06	71,699.54	2,355.52	326,803.75	327,524.49	(720.74)	998,781.19	671,977.44
Total Operating Income / (Loss)	7,972.58	9,850.89	(1,878.31)	677.83	(2,050.76)	2,728.59	0.00	(677.83)

Income Statement Report

Seasons at Sandpoint

Marina

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40171 - Marina Assessments-Sold	6,209.28	6,308.04	(98.76)	24,837.12	25,232.15	(395.03)	75,696.44	50,859.32
40180 - Interest Income	10.88	20.00	(9.12)	74.05	80.00	(5.95)	240.00	165.95
Total Assessment/Subsidy/Interest Revenue	6,220.16	6,328.04	(107.88)	24,911.17	25,312.15	(400.98)	75,936.44	51,025.27
Total Marina Income	6,220.16	6,328.04	(107.88)	24,911.17	25,312.15	(400.98)	75,936.44	51,025.27
<u>Expense</u>								
Reserve Contributions								
90205 - Interest Earned	10.88	20.00	(9.12)	74.05	80.00	(5.95)	240.00	165.95
Total Reserve Contributions	10.88	20.00	(9.12)	74.05	80.00	(5.95)	240.00	165.95
Marina								
70505 - Hourly	0.00	0.00	0.00	0.00	0.00	0.00	12,440.00	12,440.00
70513 - FICA/Social Security Tax	0.00	0.00	0.00	0.00	0.00	0.00	937.98	937.98
70516 - Unemployment Tax	0.00	0.00	0.00	0.00	0.00	0.00	89.83	89.83
70518 - Workers Compensation	0.00	0.00	0.00	0.00	0.00	0.00	534.92	534.92
70520 - Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
70530 - Operating Supplies/Small Equipmen	0.00	354.05	(354.05)	0.00	708.10	(708.10)	2,478.35	2,478.35
70535 - Marina Fees	(975.00)	(975.00)	0.00	(3,900.00)	(3,900.00)	0.00	(11,700.00)	(7,800.00)
70550 - Repairs/Maintenance	1,097.00	1,104.11	(7.11)	4,902.80	4,932.14	(29.34)	14,359.48	9,456.68
70551 - Grounds Miscellaneous	1,300.00	1,350.00	(50.00)	1,300.00	1,350.00	(50.00)	1,475.00	175.00
70570 - Electricity	96.88	69.00	27.88	385.52	358.33	27.19	1,348.38	962.86
70571 - Water & Sewer	0.00	92.26	(92.26)	0.00	92.26	(92.26)	1,010.23	1,010.23
70575 - Accounting Fees	67.66	75.00	(7.34)	270.64	300.00	(29.36)	900.00	629.36
70580 - Insurance	1,791.31	1,816.00	(24.69)	7,178.62	7,264.00	(85.38)	24,430.50	17,251.88
70585 - Tax/License	0.00	0.00	0.00	0.00	0.00	0.00	3,680.00	3,680.00
70595 - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00
70600 - Reserves	1,671.00	1,671.00	0.00	6,684.00	6,684.00	0.00	20,052.00	13,368.00
70608 - Employee Recruiting/Advertising	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00

Income Statement Report Seasons at Sandpoint Marina

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Marina								
70609 - Employee Background Check	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
70610 - Payroll Processing Fee	0.00	0.00	0.00	0.00	0.00	0.00	884.76	884.76
70611 - Management Fee	150.00	150.00	0.00	600.00	600.00	0.00	1,800.00	1,200.00
Total Marina	5,198.85	5,706.42	(507.57)	17,421.58	18,388.83	(967.25)	75,696.43	58,274.85
Total Marina Expense	5,209.73	5,726.42	(516.69)	17,495.63	18,468.83	(973.20)	75,936.43	58,440.80
Total Marina Income / (Loss)	1,010.43	601.62	408.81	7,415.54	6,843.32	572.22	0.01	(7,415.53)
Total Association Net Income / (Loss)	8,983.01	10,452.51	(1,469.50)	8,093.37	4,792.56	3,300.81	0.01	(8,093.36)