

Income Statement Report

Seasons at Sandpoint

Operating

May 01, 2021 thru May 31, 2021

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40110 - Annual Assessment - Sold Units	83,107.21	83,107.35	(0.14)	415,536.05	415,536.73	(0.68)	997,288.14	581,752.09
40180 - Interest Income	123.23	200.00	(76.77)	607.93	1,000.00	(392.07)	2,400.00	1,792.07
40185 - Attorney Fees/Collections/Late Fees	76.15	273.09	(196.94)	962.60	1,092.36	(129.76)	2,184.74	1,222.14
Total Assessment/Subsidy/Interest Revenue	83,306.59	83,580.44	(273.85)	417,106.58	417,629.09	(522.51)	1,001,872.88	584,766.30
Miscellaneous Revenue								
40795 - Miscellaneous Revenue	75.00	155.75	(80.75)	545.00	778.75	(233.75)	1,869.00	1,324.00
40886 - Guest Service Fee	2,300.00	2,631.25	(331.25)	8,780.00	13,156.25	(4,376.25)	31,575.00	22,795.00
Total Miscellaneous Revenue	2,375.00	2,787.00	(412.00)	9,325.00	13,935.00	(4,610.00)	33,444.00	24,119.00
Total Operating Income	85,681.59	86,367.44	(685.85)	426,431.58	431,564.09	(5,132.51)	1,035,316.88	608,885.30
<u>Expense</u>								
Housekeeping								
60106 - Gross Wages	3,535.05	3,055.79	479.26	15,193.18	16,778.96	(1,585.78)	40,114.10	24,920.92
60240 - Operating Supplies/Small Equipmen	728.48	394.42	334.06	1,830.74	1,972.10	(141.36)	4,733.05	2,902.31
60250 - Laundry Room Supplies	0.00	14.37	(14.37)	0.00	71.84	(71.84)	172.42	172.42
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	10,000.00	10,000.00
Total Housekeeping	4,263.53	3,464.58	798.95	17,023.92	18,822.90	(1,798.98)	56,419.57	39,395.65
Maintenance								
60406 - Gross Wages	7,665.53	9,303.85	(1,638.32)	46,712.90	50,949.63	(4,236.73)	120,864.40	74,151.50
60440 - Grounds Maintenance Contract	3,500.00	3,550.00	(50.00)	8,600.00	8,650.00	(50.00)	24,200.00	15,600.00
60460 - Electrical Repairs/Maintenance	522.69	175.00	347.69	1,256.16	875.00	381.16	2,100.00	843.84
60471 - Reimbursement-Repairs,Maint,Supp	(1,396.00)	(1,395.58)	(0.42)	(7,643.20)	(7,642.45)	(0.75)	(18,129.66)	(10,486.46)
60480 - Elevator Maintenance Contract	0.00	0.00	0.00	7,414.74	7,198.80	215.94	14,397.60	6,982.86
60495 - HVAC Repairs/Maintenance	360.90	137.70	223.20	360.90	688.50	(327.60)	1,652.40	1,291.50
60500 - Plumbing Repairs/Maintenance	457.35	200.19	257.16	1,180.35	1,000.95	179.40	2,402.28	1,221.93
60510 - Gas Grills Repairs/Maintenance	74.55	0.00	74.55	185.78	270.00	(84.22)	540.00	354.22

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Expense								
Maintenance								
60515 - Garage Repairs/Maintenance	0.00	280.00	(280.00)	264.00	560.00	(296.00)	840.00	576.00
60525 - Miscellaneous Repairs/Maintenance	0.00	75.00	(75.00)	0.00	375.00	(375.00)	900.00	900.00
60530 - Signage Repairs/Maintenance	152.71	0.00	152.71	338.58	50.00	288.58	100.00	(238.58)
60545 - HVAC Maintenance Contract	1,388.00	1,388.00	0.00	1,388.00	1,388.00	0.00	2,776.00	1,388.00
60555 - Pest Control Contract	0.00	0.00	0.00	700.00	700.00	0.00	1,400.00	700.00
60565 - Paint & Supplies	0.00	153.84	(153.84)	817.72	769.23	48.49	1,846.16	1,028.44
60575 - Keys/Locks/Lock Boxes	313.85	45.00	268.85	416.73	225.00	191.73	540.00	123.27
60595 - Irrigation Repairs/Maintenance	1,024.50	186.35	838.15	1,024.50	372.70	651.80	1,118.10	93.60
60600 - Grounds Miscellaneous	1,643.52	300.24	1,343.28	1,643.52	1,500.12	143.40	3,600.00	1,956.48
60626 - Fitness Repairs/Maintenance	0.00	47.04	(47.04)	409.00	235.02	173.98	564.00	155.00
60640 - Operating Supplies/Small Equipmen	1,087.50	619.70	467.80	2,291.48	3,098.51	(807.03)	7,436.43	5,144.95
60650 - Snow Removal Contract	0.00	0.00	0.00	1,020.00	2,000.00	(980.00)	3,000.00	1,980.00
60660 - Fire Sprinkler Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
60665 - Fire Alarm Monitoring	309.75	298.90	10.85	1,548.75	1,494.50	54.25	3,586.80	2,038.05
60666 - Fire Extinguisher Inspection Annual	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
60667 - Fire Sprinkler Inspection Annual	0.00	0.00	0.00	1,050.00	0.00	1,050.00	675.00	(375.00)
60668 - Back Flow Device Inspection	0.00	0.00	0.00	0.00	0.00	0.00	975.00	975.00
60815 - Pool Operating Supplies/Small Equip	520.72	335.67	185.05	1,898.64	1,678.35	220.29	4,028.04	2,129.40
60830 - Pool Repairs and Maintenance	370.00	182.49	187.51	1,165.16	912.47	252.69	2,189.93	1,024.77
Total Maintenance	17,995.57	15,883.39	2,112.18	74,043.71	77,349.33	(3,305.62)	184,602.48	110,558.77
Utilities								
70100 - Cable/Satellite	3,555.00	3,604.99	(49.99)	18,099.95	18,024.95	75.00	43,259.88	25,159.93
70120 - Electric - Common Area	3,384.71	3,762.50	(377.79)	30,130.99	38,655.70	(8,524.71)	80,259.29	50,128.30
70130 - Gas - Common Area	1,003.04	929.67	73.37	9,299.31	10,100.67	(801.36)	20,339.25	11,039.94
70140 - Refuse - Common Area	0.00	1,488.00	(1,488.00)	7,082.68	7,440.00	(357.32)	17,856.00	10,773.32
70150 - Water/Sewer - Common Area	5,293.37	4,170.08	1,123.29	23,412.77	20,764.38	2,648.39	60,317.42	36,904.65

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
70165 - Telephone	1,122.01	1,188.00	(65.99)	5,944.24	5,940.00	4.24	14,256.00	8,311.76
Total Utilities	14,358.13	15,143.24	(785.11)	93,969.94	100,925.70	(6,955.76)	236,287.84	142,317.90
General & Administrative								
80106 - Gross Wages	12,589.69	13,612.49	(1,022.80)	78,424.21	74,470.81	3,953.40	176,792.82	98,368.61
80130 - Unemployment Taxes	105.13	319.45	(214.32)	1,033.71	1,596.10	(562.39)	3,830.33	2,796.62
80133 - Medicare/Social Security	1,738.51	1,986.87	(248.36)	9,994.72	10,878.27	(883.55)	25,839.51	15,844.79
80135 - Group Insurance	3,891.66	3,941.30	(49.64)	22,911.83	19,706.47	3,205.36	47,295.52	24,383.69
80145 - Uniforms	834.82	2,500.00	(1,665.18)	4,101.82	2,500.00	1,601.82	4,500.00	398.18
80147 - Work C./Payroll/EL/HRIS/Tax	2,064.42	1,159.19	905.23	9,634.05	1,159.19	8,474.86	9,273.50	(360.55)
80155 - Employee Training	0.00	0.00	0.00	4,524.00	150.00	4,374.00	300.00	(4,224.00)
80165 - Employee Relations	100.00	100.00	0.00	574.66	500.00	74.66	1,200.00	625.34
80170 - Recruiting and Advertising	0.00	0.00	0.00	4,668.88	449.86	4,219.02	449.86	(4,219.02)
80185 - Employee Background Checks	0.00	0.00	0.00	127.00	210.00	(83.00)	420.00	293.00
80210 - Legal Fees	0.00	0.00	0.00	955.10	190.10	765.00	380.20	(574.90)
80215 - Accounting Fees	557.48	557.48	0.00	2,787.40	2,787.41	(0.01)	6,689.79	3,902.39
80235 - Accounting Miscellaneous	214.71	310.14	(95.43)	1,897.01	1,550.71	346.30	3,721.70	1,824.69
80242 - IT Monitoring	175.00	175.00	0.00	875.00	875.00	0.00	2,100.00	1,225.00
80250 - Bank Fees	0.00	0.00	0.00	3.00	0.00	3.00	0.00	(3.00)
80255 - Payroll Processing Fee	379.96	261.00	118.96	2,091.36	1,422.00	669.36	3,366.00	1,274.64
80292 - Coffee Service	210.33	355.78	(145.45)	2,027.60	1,778.91	248.69	4,269.38	2,241.78
80300 - Owner Receptions	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
80325 - Decorations	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
80330 - Miscellaneous Expense	219.90	0.00	219.90	219.90	421.15	(201.25)	842.30	622.40
80335 - Postage	0.00	10.34	(10.34)	32.26	51.68	(19.42)	124.02	91.76
80340 - Printing	0.00	35.20	(35.20)	0.00	175.88	(175.88)	422.09	422.09
80341 - Marina Access Fee	975.00	975.00	0.00	4,875.00	4,875.00	0.00	11,700.00	6,825.00
80350 - Travel - Other	0.00	208.34	(208.34)	490.43	1,041.67	(551.24)	2,500.00	2,009.57

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Expense								
General & Administrative								
80370 - Subscription	0.00	0.00	0.00	615.42	496.20	119.22	787.40	171.98
80380 - Copier Expense	214.31	98.00	116.31	571.73	490.03	81.70	1,176.08	604.35
80385 - Office Supplies	149.17	39.88	109.29	237.10	199.40	37.70	478.56	241.46
80390 - Computer Supplies/Maintenance	477.69	319.68	158.01	1,897.89	1,598.40	299.49	3,836.17	1,938.28
80400 - Safety	0.00	57.48	(57.48)	280.22	287.38	(7.16)	689.71	409.49
80435 - Licenses, Fees & Permits	(35.00)	0.00	(35.00)	1,345.00	3,075.00	(1,730.00)	7,920.00	6,575.00
Total General & Administrative	24,862.78	27,022.62	(2,159.84)	157,196.30	132,936.62	24,259.68	321,254.94	164,058.64
Fixed Expenses								
90110 - Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	477.00	477.00
90115 - Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00	3,100.00
90120 - Earthquake	0.00	0.00	0.00	4,900.00	4,904.00	(4.00)	13,890.00	8,990.00
90130 - Commercial Package	0.00	0.00	0.00	19,033.27	18,733.80	299.47	53,288.08	34,254.81
90135 - Crime Fidelity Insurance	0.00	0.00	0.00	0.00	0.00	0.00	904.00	904.00
90140 - Directors & Officers Insurance	0.00	0.00	0.00	1,950.00	1,899.00	51.00	1,899.00	(51.00)
90145 - Flood Insurance	0.00	0.00	0.00	0.00	0.00	0.00	24,594.00	24,594.00
90175 - Management Fee	3,660.10	3,450.00	210.10	17,989.42	17,250.00	739.42	41,400.00	23,410.58
Total Fixed Expenses	3,660.10	3,450.00	210.10	43,872.69	42,786.80	1,085.89	139,552.08	95,679.39
Reserve Contributions								
90200 - Reserve Contributions	7,900.00	7,900.00	0.00	39,500.00	39,500.00	0.00	94,800.00	55,300.00
90205 - Interest Earned	117.44	200.00	(82.56)	578.07	1,000.00	(421.93)	2,400.00	1,821.93
Total Reserve Contributions	8,017.44	8,100.00	(82.56)	40,078.07	40,500.00	(421.93)	97,200.00	57,121.93
Total Operating Expense	73,157.55	73,063.83	93.72	426,184.63	413,321.35	12,863.28	1,035,316.91	609,132.28
Total Operating Income / (Loss)	12,524.04	13,303.61	(779.57)	246.95	18,242.74	(17,995.79)	(0.03)	(246.98)

Income Statement Report

Seasons at Sandpoint

Marina

May 01, 2021 thru May 31, 2021

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40171 - Marina Assessments-Sold	7,010.85	7,029.90	(19.05)	35,054.25	35,149.51	(95.26)	84,358.83	49,304.58
40180 - Interest Income	9.27	19.00	(9.73)	54.74	95.00	(40.26)	228.00	173.26
Total Assessment/Subsidy/Interest Revenue	7,020.12	7,048.90	(28.78)	35,108.99	35,244.51	(135.52)	84,586.83	49,477.84
Total Marina Income	7,020.12	7,048.90	(28.78)	35,108.99	35,244.51	(135.52)	84,586.83	49,477.84
<u>Expense</u>								
Reserve Contributions								
90205 - Interest Earned	9.27	19.00	(9.73)	54.74	95.00	(40.26)	228.00	173.26
Total Reserve Contributions	9.27	19.00	(9.73)	54.74	95.00	(40.26)	228.00	173.26
Marina								
70505 - Hourly	279.07	0.00	279.07	279.07	0.00	279.07	13,720.00	13,440.93
70513 - FICA/Social Security Tax	16.74	0.00	16.74	16.74	0.00	16.74	1,049.58	1,032.84
70516 - Unemployment Tax	0.00	0.00	0.00	0.00	0.00	0.00	163.82	163.82
70518 - Workers Compensation	27.91	0.00	27.91	27.91	0.00	27.91	200.31	172.40
70520 - Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
70530 - Operating Supplies/Small Equipmen	119.05	354.05	(235.00)	119.05	1,062.15	(943.10)	2,478.35	2,359.30
70535 - Marina Fees	(975.00)	(975.00)	0.00	(4,875.00)	(4,875.00)	0.00	(11,700.00)	(6,825.00)
70550 - Repairs/Maintenance	1,396.00	1,393.47	2.53	7,643.20	7,632.69	10.51	18,102.34	10,459.14
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,300.01	1,350.00	(49.99)	1,475.00	174.99
70570 - Electricity	130.38	86.00	44.38	496.84	483.33	13.51	1,386.33	889.49
70571 - Water & Sewer	201.00	106.93	94.07	201.00	200.96	0.04	1,000.95	799.95
70575 - Accounting Fees	67.66	68.00	(0.34)	338.30	340.00	(1.70)	816.00	477.70
70580 - Insurance	2,428.03	2,428.03	0.00	12,504.35	12,140.15	364.20	28,419.15	15,914.80
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	8,355.00	8,355.00	0.00	20,052.00	11,697.00
70608 - Employee Recruiting/Advertising	0.00	50.00	(50.00)	0.00	50.00	(50.00)	50.00	50.00

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<u>Expense</u>								
Marina								
70609 - Employee Background Check	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00	500.00
70610 - Payroll Processing Fee	1.54	0.00	1.54	1.54	0.00	1.54	312.00	310.46
70611 - Management Fee	154.50	150.00	4.50	772.50	750.00	22.50	1,800.00	1,027.50
Total Marina	5,517.88	5,832.48	(314.60)	27,180.51	27,989.28	(808.77)	84,130.83	56,950.32
Total Marina Expense	5,527.15	5,851.48	(324.33)	27,235.25	28,084.28	(849.03)	84,358.83	57,123.58
Total Marina Income / (Loss)	1,492.97	1,197.42	295.55	7,873.74	7,160.23	713.51	228.00	(7,645.74)
Total Association Net Income / (Loss)	14,017.01	14,501.03	(484.02)	8,120.69	25,402.97	(17,282.28)	227.97	(7,892.72)