

Income Statement Report

Seasons at Sandpoint

Operating

September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (9 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)	747,964.89	747,966.11	(1.22)	997,288.14	249,323.25
40180 - Interest Income	12.31	200.00	(187.69)	977.23	1,800.00	(822.77)	2,400.00	1,422.77
40185 - Attorney Fees/Collections/Late Fees	71.97	0.00	71.97	2,453.94	1,638.54	815.40	2,184.74	(269.20)
Total Assessment/Subsidy/Interest Revenue	83,191.49	83,307.35	(115.86)	751,396.06	751,404.65	(8.59)	1,001,872.88	250,476.82
Miscellaneous Revenue								
40795 - Miscellaneous Revenue	60.00	155.75	(95.75)	1,283.00	1,401.75	(118.75)	1,869.00	586.00
40886 - Guest Service Fee	8,390.00	2,631.25	5,758.75	39,080.00	23,681.25	15,398.75	31,575.00	(7,505.00)
Total Miscellaneous Revenue	8,450.00	2,787.00	5,663.00	40,363.00	25,083.00	15,280.00	33,444.00	(6,919.00)
Total Operating Income	91,641.49	86,094.35	5,547.14	791,759.06	776,487.65	15,271.41	1,035,316.88	243,557.82
<u>Expense</u>								
Housekeeping								
60106 - Gross Wages	1,933.98	3,098.99	(1,165.01)	29,364.16	29,178.52	185.64	40,114.10	10,749.94
60240 - Operating Supplies/Small Equipmen	433.10	394.42	38.68	3,581.21	3,549.79	31.42	4,733.05	1,151.84
60250 - Laundry Room Supplies	0.00	14.37	(14.37)	91.12	129.32	(38.20)	172.42	81.30
60260 - Carpet Cleaning Contract	0.00	0.00	0.00	1,400.00	1,400.00	0.00	1,400.00	0.00
60265 - Window Cleaning Contract	0.00	0.00	0.00	5,000.00	5,000.00	0.00	10,000.00	5,000.00
Total Housekeeping	2,367.08	3,507.78	(1,140.70)	39,436.49	39,257.63	178.86	56,419.57	16,983.08
Maintenance								
60406 - Gross Wages	10,498.44	9,303.85	1,194.59	86,264.30	88,226.69	(1,962.39)	120,864.40	34,600.10
60440 - Grounds Maintenance Contract	3,550.00	2,450.00	1,100.00	22,800.00	21,750.00	1,050.00	24,200.00	1,400.00
60460 - Electrical Repairs/Maintenance	226.11	175.00	51.11	1,930.18	1,575.00	355.18	2,100.00	169.82
60471 - Reimbursement-Repairs,Maint,Supp	(1,396.00)	(1,395.58)	(0.42)	(13,227.20)	(13,224.77)	(2.43)	(18,129.66)	(4,902.46)
60480 - Elevator Maintenance Contract	0.00	0.00	0.00	11,122.11	10,798.20	323.91	14,397.60	3,275.49
60495 - HVAC Repairs/Maintenance	0.00	137.70	(137.70)	693.25	1,239.30	(546.05)	1,652.40	959.15
60500 - Plumbing Repairs/Maintenance	28.81	200.19	(171.38)	1,377.62	1,801.71	(424.09)	2,402.28	1,024.66
60510 - Gas Grills Repairs/Maintenance	0.00	0.00	0.00	239.28	405.00	(165.72)	540.00	300.72

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Expense								
Maintenance								
60515 - Garage Repairs/Maintenance	0.00	280.00	(280.00)	264.00	840.00	(576.00)	840.00	576.00
60525 - Miscellaneous Repairs/Maintenance	0.00	75.00	(75.00)	5.50	675.00	(669.50)	900.00	894.50
60530 - Signage Repairs/Maintenance	0.00	0.00	0.00	338.58	75.00	263.58	100.00	(238.58)
60545 - HVAC Maintenance Contract	0.00	0.00	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	1,050.00	1,050.00	0.00	1,400.00	350.00
60565 - Paint & Supplies	79.00	153.85	(74.85)	1,438.17	1,384.62	53.55	1,846.16	407.99
60575 - Keys/Locks/Lock Boxes	0.00	45.00	(45.00)	564.66	405.00	159.66	540.00	(24.66)
60595 - Irrigation Repairs/Maintenance	0.00	186.35	(186.35)	1,780.50	1,118.10	662.40	1,118.10	(662.40)
60600 - Grounds Miscellaneous	4,075.71	299.88	3,775.83	5,815.23	2,700.00	3,115.23	3,600.00	(2,215.23)
60626 - Fitness Repairs/Maintenance	0.00	46.98	(46.98)	504.36	423.00	81.36	564.00	59.64
60640 - Operating Supplies/Small Equipmen	225.86	619.70	(393.84)	4,949.15	5,577.32	(628.17)	7,436.43	2,487.28
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	500.00	(500.00)	500.00	500.00
60665 - Fire Alarm Monitoring	309.75	298.90	10.85	2,787.75	2,690.10	97.65	3,586.80	799.05
60666 - Fire Extinguisher Inspection Annual	0.00	0.00	0.00	490.51	0.00	490.51	500.00	9.49
60667 - Fire Sprinkler Inspection Annual	0.00	675.00	(675.00)	1,050.00	675.00	375.00	675.00	(375.00)
60668 - Back Flow Device Inspection	0.00	0.00	0.00	350.00	975.00	(625.00)	975.00	625.00
60815 - Pool Operating Supplies/Small Equip	415.36	335.67	79.69	3,338.01	3,021.03	316.98	4,028.04	690.03
60830 - Pool Repairs and Maintenance	0.00	182.50	(182.50)	1,165.16	1,642.45	(477.29)	2,189.93	1,024.77
80400 - Safety	0.00	57.47	(57.47)	334.46	517.28	(182.82)	689.71	355.25
Total Maintenance	18,013.04	14,127.46	3,885.58	139,833.58	140,228.03	(394.45)	185,292.19	45,458.61
Utilities								
70100 - Cable/Satellite	3,619.99	3,604.99	15.00	32,579.91	32,444.91	135.00	43,259.88	10,679.97
70120 - Electric - Common Area	3,418.59	3,447.98	(29.39)	44,982.78	54,429.32	(9,446.54)	80,259.29	35,276.51
70130 - Gas - Common Area	1,208.92	1,005.33	203.59	12,889.27	13,243.78	(354.51)	20,339.25	7,449.98
70140 - Refuse - Common Area	2,314.15	1,488.00	826.15	(687.58)	13,392.00	(14,079.58)	17,856.00	18,543.58
70150 - Water/Sewer - Common Area	7,425.49	7,058.35	367.14	55,604.82	47,753.95	7,850.87	60,317.42	4,712.60

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September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
70165 - Telephone	1,551.02	1,188.00	363.02	11,085.51	10,692.00	393.51	14,256.00	3,170.49
Total Utilities	19,538.16	17,792.65	1,745.51	156,454.71	171,955.96	(15,501.25)	236,287.84	79,833.13
General & Administrative								
50020 - Property Watch - Contract	3,255.00	0.00	3,255.00	6,562.50	0.00	6,562.50	0.00	(6,562.50)
80106 - Gross Wages	17,384.34	13,630.69	3,753.65	142,614.51	129,089.34	13,525.17	176,792.82	34,178.31
80108 - Payroll Reimbursement	(4,039.40)	0.00	(4,039.40)	(4,039.40)	0.00	(4,039.40)	0.00	4,039.40
80130 - Unemployment Taxes	93.18	319.07	(225.89)	1,559.03	2,872.75	(1,313.72)	3,830.33	2,271.30
80133 - Medicare/Social Security	1,096.98	1,991.57	(894.59)	17,824.24	18,856.83	(1,032.59)	25,839.51	8,015.27
80135 - Group Insurance	4,411.12	3,941.29	469.83	40,078.41	35,471.64	4,606.77	47,295.52	7,217.11
80145 - Uniforms	84.78	0.00	84.78	4,700.50	2,500.00	2,200.50	4,500.00	(200.50)
80147 - Work C./Payroll/EL/HRIS/Tax	2,032.59	1,159.19	873.40	16,474.70	5,795.94	10,678.76	9,273.50	(7,201.20)
80155 - Employee Training	0.00	0.00	0.00	4,524.00	225.00	4,299.00	300.00	(4,224.00)
80165 - Employee Relations	139.86	100.00	39.86	1,134.96	900.00	234.96	1,200.00	65.04
80170 - Recruiting and Advertising	571.84	0.00	571.84	6,057.20	449.86	5,607.34	449.86	(5,607.34)
80185 - Employee Background Checks	155.00	0.00	155.00	532.00	315.00	217.00	420.00	(112.00)
80210 - Legal Fees	0.00	0.00	0.00	992.10	285.15	706.95	380.20	(611.90)
80215 - Accounting Fees	557.48	557.48	0.00	5,017.32	5,017.34	(0.02)	6,689.79	1,672.47
80235 - Accounting Miscellaneous	285.34	310.14	(24.80)	3,326.02	2,791.27	534.75	3,721.70	395.68
80242 - IT Monitoring	175.00	175.00	0.00	1,575.00	1,575.00	0.00	2,100.00	525.00
80250 - Bank Fees	(25.69)	0.00	(25.69)	(22.69)	0.00	(22.69)	0.00	22.69
80255 - Payroll Processing Fee	374.37	261.00	113.37	3,056.73	2,466.00	590.73	3,366.00	309.27
80292 - Coffee Service	359.95	355.79	4.16	3,750.64	3,202.04	548.60	4,269.38	518.74
80300 - Owner Receptions	0.00	0.00	0.00	78.69	200.00	(121.31)	200.00	121.31
80325 - Decorations	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
80330 - Miscellaneous Expense	0.00	0.00	0.00	577.79	631.72	(53.93)	842.30	264.51
80335 - Postage	0.00	10.34	(10.34)	103.33	93.02	10.31	124.02	20.69
80340 - Printing	0.00	35.16	(35.16)	234.03	316.57	(82.54)	422.09	188.06

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Expense								
General & Administrative								
80341 - Marina Access Fee	975.00	975.00	0.00	8,775.00	8,775.00	0.00	11,700.00	2,925.00
80350 - Travel - Other	1,311.29	208.33	1,102.96	3,163.65	1,875.00	1,288.65	2,500.00	(663.65)
80370 - Subscription	0.00	0.00	0.00	1,028.82	787.40	241.42	787.40	(241.42)
80380 - Copier Expense	138.16	98.01	40.15	1,042.86	882.06	160.80	1,176.08	133.22
80385 - Office Supplies	148.43	39.88	108.55	764.71	358.92	405.79	478.56	(286.15)
80390 - Computer Supplies/Maintenance	2,017.72	319.68	1,698.04	4,710.61	2,877.13	1,833.48	3,836.17	(874.44)
80435 - Licenses, Fees & Permits	0.00	0.00	0.00	1,345.00	5,670.00	(4,325.00)	7,920.00	6,575.00
Total General & Administrative	31,502.34	24,487.62	7,014.72	277,542.26	234,279.98	43,262.28	320,565.23	43,022.97
Fixed Expenses								
90110 - Auto Insurance	0.00	0.00	0.00	476.00	477.00	(1.00)	477.00	1.00
90115 - Umbrella Insurance	0.00	0.00	0.00	2,490.00	3,100.00	(610.00)	3,100.00	610.00
90120 - Earthquake	1,428.71	1,226.00	202.71	11,673.20	10,212.00	1,461.20	13,890.00	2,216.80
90130 - Commercial Package	5,342.19	4,683.45	658.74	42,288.30	39,237.73	3,050.57	53,288.08	10,999.78
90135 - Crime Fidelity Insurance	0.00	0.00	0.00	904.00	904.00	0.00	904.00	0.00
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	(1,686.00)	0.00	(1,686.00)	21,085.00	24,594.00	(3,509.00)	24,594.00	3,509.00
90175 - Management Fee	3,660.10	3,450.00	210.10	32,629.82	31,050.00	1,579.82	41,400.00	8,770.18
Total Fixed Expenses	8,745.00	9,359.45	(614.45)	113,496.32	111,473.73	2,022.59	139,552.08	26,055.76
Reserve Contributions								
90200 - Reserve Contributions	7,900.00	7,900.00	0.00	71,100.00	71,100.00	0.00	94,800.00	23,700.00
90205 - Interest Earned	12.24	200.00	(187.76)	943.05	1,800.00	(856.95)	2,400.00	1,456.95
Total Reserve Contributions	7,912.24	8,100.00	(187.76)	72,043.05	72,900.00	(856.95)	97,200.00	25,156.95
Total Operating Expense	88,077.86	77,374.96	10,702.90	798,806.41	770,095.33	28,711.08	1,035,316.91	236,510.50
Total Operating Income / (Loss)	3,563.63	8,719.39	(5,155.76)	(7,047.35)	6,392.32	(13,439.67)	(0.03)	7,047.32

Income Statement Report

Seasons at Sandpoint

Marina

September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (9 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)	63,097.65	63,269.12	(171.47)	84,358.83	21,261.18
40180 - Interest Income	4.73	19.00	(14.27)	83.23	171.00	(87.77)	228.00	144.77
Total Assessment/Subsidy/Interest Revenue	7,015.58	7,048.90	(33.32)	63,180.88	63,440.12	(259.24)	84,586.83	21,405.95
Total Marina Income	7,015.58	7,048.90	(33.32)	63,180.88	63,440.12	(259.24)	84,586.83	21,405.95
<u>Expense</u>								
Maintenance								
60460 - Electrical Repairs/Maintenance	0.00	0.00	0.00	7.27	0.00	7.27	0.00	(7.27)
60640 - Operating Supplies/Small Equipmen	0.00	0.00	0.00	131.81	0.00	131.81	0.00	(131.81)
70505 - Hourly	633.76	2,400.00	(1,766.24)	18,597.35	13,720.00	4,877.35	13,720.00	(4,877.35)
70520 - Uniforms	0.00	0.00	0.00	165.39	500.00	(334.61)	500.00	334.61
Total Maintenance	633.76	2,400.00	(1,766.24)	18,901.82	14,220.00	4,681.82	14,220.00	(4,681.82)
Reserve Contributions								
90205 - Interest Earned	4.73	19.00	(14.27)	83.23	171.00	(87.77)	228.00	144.77
Total Reserve Contributions	4.73	19.00	(14.27)	83.23	171.00	(87.77)	228.00	144.77
Marina								
70513 - FICA/Social Security Tax	38.03	183.60	(145.57)	888.72	1,049.58	(160.86)	1,049.58	160.86
70516 - Unemployment Tax	3.17	28.66	(25.49)	73.34	163.82	(90.48)	163.82	90.48
70518 - Workers Compensation	63.38	35.04	28.34	1,481.21	200.31	1,280.90	200.31	(1,280.90)
70530 - Operating Supplies/Small Equipmen	0.00	354.05	(354.05)	945.21	2,478.35	(1,533.14)	2,478.35	1,533.14
70535 - Marina Fees	(975.00)	(975.00)	0.00	(8,775.00)	(8,775.00)	0.00	(11,700.00)	(2,925.00)
70550 - Repairs/Maintenance	1,396.00	1,393.47	2.53	13,227.20	13,206.57	20.63	18,102.34	4,875.14
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,300.01	1,475.00	(174.99)	1,475.00	174.99
70570 - Electricity	170.00	147.00	23.00	1,229.93	1,087.00	142.93	1,386.33	156.40
70571 - Water & Sewer	181.00	180.98	0.02	891.00	891.22	(0.22)	1,000.95	109.95
70575 - Accounting Fees	67.66	68.00	(0.34)	608.94	612.00	(3.06)	816.00	207.06
70580 - Insurance	2,719.89	2,433.00	286.89	22,559.63	21,120.15	1,439.48	28,419.15	5,859.52

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Expense								
Marina								
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	125.00	(125.00)	125.00	125.00
70600 - Reserves	1,671.00	1,671.00	0.00	15,039.00	15,039.00	0.00	20,052.00	5,013.00
70608 - Employee Recruiting/Advertising	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
70609 - Employee Background Check	580.00	0.00	580.00	865.00	500.00	365.00	500.00	(365.00)
70610 - Payroll Processing Fee	45.63	78.00	(32.37)	1,056.17	312.00	744.17	312.00	(744.17)
70611 - Management Fee	154.50	150.00	4.50	1,390.50	1,350.00	40.50	1,800.00	409.50
Total Marina	6,115.26	5,747.80	367.46	52,780.86	50,885.00	1,895.86	69,910.83	17,129.97
Total Marina Expense	6,753.75	8,166.80	(1,413.05)	71,765.91	65,276.00	6,489.91	84,358.83	12,592.92
Total Marina Income / (Loss)	261.83	(1,117.90)	1,379.73	(8,585.03)	(1,835.88)	(6,749.15)	228.00	8,813.03
Total Association Net Income / (Loss)	3,825.46	7,601.49	(3,776.03)	(15,632.38)	4,556.44	(20,188.82)	227.97	15,860.35