

# Income Statement Report

## Seasons at Sandpoint

### Operating

October 01, 2021 thru October 31, 2021

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment/Subsidy/Interest Revenue</b>								
40110 - Annual Assessment - Sold Units	83,107.21	83,107.34	(0.13)	831,072.10	831,073.45	(1.35)	997,288.14	166,216.04
40180 - Interest Income	222.28	200.00	22.28	1,199.51	2,000.00	(800.49)	2,400.00	1,200.49
40185 - Attorney Fees/Collections/Late Fees	266.78	273.10	(6.32)	2,720.72	1,911.64	809.08	2,184.74	(535.98)
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>83,596.27</b>	<b>83,580.44</b>	<b>15.83</b>	<b>834,992.33</b>	<b>834,985.09</b>	<b>7.24</b>	<b>1,001,872.88</b>	<b>166,880.55</b>
<b>Miscellaneous Revenue</b>								
40795 - Miscellaneous Revenue	70.00	155.75	(85.75)	1,353.00	1,557.50	(204.50)	1,869.00	516.00
40886 - Guest Service Fee	1,640.00	2,631.25	(991.25)	40,720.00	26,312.50	14,407.50	31,575.00	(9,145.00)
<b>Total Miscellaneous Revenue</b>	<b>1,710.00</b>	<b>2,787.00</b>	<b>(1,077.00)</b>	<b>42,073.00</b>	<b>27,870.00</b>	<b>14,203.00</b>	<b>33,444.00</b>	<b>(8,629.00)</b>
<b>Total Operating Income</b>	<b>85,306.27</b>	<b>86,367.44</b>	<b>(1,061.17)</b>	<b>877,065.33</b>	<b>862,855.09</b>	<b>14,210.24</b>	<b>1,035,316.88</b>	<b>158,251.55</b>
<b><u>Expense</u></b>								
<b>Housekeeping</b>								
60106 - Gross Wages	3,804.45	4,690.80	(886.35)	33,168.61	33,869.32	(700.71)	40,114.10	6,945.49
60240 - Operating Supplies/Small Equipmen	290.38	394.42	(104.04)	3,871.59	3,944.21	(72.62)	4,733.05	861.46
60250 - Laundry Room Supplies	0.00	14.36	(14.36)	91.12	143.68	(52.56)	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	5,000.00	5,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
<b>Total Housekeeping</b>	<b>9,094.83</b>	<b>10,099.58</b>	<b>(1,004.75)</b>	<b>48,531.32</b>	<b>49,357.21</b>	<b>(825.89)</b>	<b>56,419.57</b>	<b>7,888.25</b>
<b>Maintenance</b>								
60406 - Gross Wages	21,190.35	13,985.15	7,205.20	107,454.65	102,211.84	5,242.81	120,864.40	13,409.75
60440 - Grounds Maintenance Contract	2,450.00	2,450.00	0.00	25,250.00	24,200.00	1,050.00	24,200.00	(1,050.00)
60460 - Electrical Repairs/Maintenance	1,551.89	175.00	1,376.89	3,482.07	1,750.00	1,732.07	2,100.00	(1,382.07)
60471 - Reimbursement-Repairs,Maint,Supp	(2,098.00)	(2,097.77)	(0.23)	(15,325.20)	(15,322.54)	(2.66)	(18,129.66)	(2,804.46)
60480 - Elevator Maintenance Contract	3,707.37	3,599.40	107.97	14,829.48	14,397.60	431.88	14,397.60	(431.88)
60495 - HVAC Repairs/Maintenance	187.50	137.70	49.80	880.75	1,377.00	(496.25)	1,652.40	771.65
60500 - Plumbing Repairs/Maintenance	0.00	200.19	(200.19)	1,377.62	2,001.90	(624.28)	2,402.28	1,024.66
60510 - Gas Grills Repairs/Maintenance	157.92	135.00	22.92	397.20	540.00	(142.80)	540.00	142.80

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance</b>								
60515 - Garage Repairs/Maintenance	0.00	0.00	0.00	264.00	840.00	(576.00)	840.00	576.00
60525 - Miscellaneous Repairs/Maintenance	0.00	75.00	(75.00)	5.50	750.00	(744.50)	900.00	894.50
60530 - Signage Repairs/Maintenance	0.00	25.00	(25.00)	338.58	100.00	238.58	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	350.00	350.00	0.00	1,400.00	1,400.00	0.00	1,400.00	0.00
60565 - Paint & Supplies	164.36	153.85	10.51	1,602.53	1,538.47	64.06	1,846.16	243.63
60575 - Keys/Locks/Lock Boxes	7.86	45.00	(37.14)	572.52	450.00	122.52	540.00	(32.52)
60595 - Irrigation Repairs/Maintenance	100.00	0.00	100.00	1,880.50	1,118.10	762.40	1,118.10	(762.40)
60600 - Grounds Miscellaneous	0.00	299.88	(299.88)	5,815.23	2,999.88	2,815.35	3,600.00	(2,215.23)
60626 - Fitness Repairs/Maintenance	0.00	46.98	(46.98)	504.36	469.98	34.38	564.00	59.64
60640 - Operating Supplies/Small Equipmen	479.92	619.71	(139.79)	5,429.07	6,197.03	(767.96)	7,436.43	2,007.36
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	600.00	0.00	600.00	600.00	500.00	100.00	500.00	(100.00)
60665 - Fire Alarm Monitoring	309.75	298.90	10.85	3,097.50	2,989.00	108.50	3,586.80	489.30
60666 - Fire Extinguisher Inspection Annual	629.40	500.00	129.40	1,119.91	500.00	619.91	500.00	(619.91)
60667 - Fire Sprinkler Inspection Annual	0.00	0.00	0.00	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	408.43	335.67	72.76	3,746.44	3,356.70	389.74	4,028.04	281.60
60830 - Pool Repairs and Maintenance	0.00	182.49	(182.49)	1,165.16	1,824.94	(659.78)	2,189.93	1,024.77
80400 - Safety	146.21	57.48	88.73	480.67	574.76	(94.09)	689.71	209.04
<b>Total Maintenance</b>	<b>30,342.96</b>	<b>21,574.63</b>	<b>8,768.33</b>	<b>170,176.54</b>	<b>161,802.66</b>	<b>8,373.88</b>	<b>185,292.19</b>	<b>15,115.65</b>
<b>Utilities</b>								
70100 - Cable/Satellite	3,619.99	3,604.99	15.00	36,199.90	36,049.90	150.00	43,259.88	7,059.98
70120 - Electric - Common Area	3,817.09	4,866.71	(1,049.62)	48,799.87	59,296.03	(10,496.16)	80,259.29	31,459.42
70130 - Gas - Common Area	1,726.01	1,558.59	167.42	14,615.28	14,802.37	(187.09)	20,339.25	5,723.97
70140 - Refuse - Common Area	0.00	1,488.00	(1,488.00)	(687.58)	14,880.00	(15,567.58)	17,856.00	18,543.58
70150 - Water/Sewer - Common Area	5,274.39	4,362.48	911.91	60,879.21	52,116.43	8,762.78	60,317.42	(561.79)

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October 01, 2021 thru October 31, 2021

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
70165 - Telephone	1,236.98	1,188.00	48.98	12,322.49	11,880.00	442.49	14,256.00	1,933.51
<b>Total Utilities</b>	<b>15,674.46</b>	<b>17,068.77</b>	<b>(1,394.31)</b>	<b>172,129.17</b>	<b>189,024.73</b>	<b>(16,895.56)</b>	<b>236,287.84</b>	<b>64,158.67</b>
<b>General &amp; Administrative</b>								
50020 - Property Watch - Contract	2,175.00	0.00	2,175.00	8,737.50	0.00	8,737.50	0.00	(8,737.50)
80106 - Gross Wages	12,664.40	20,415.58	(7,751.18)	155,278.91	149,504.92	5,773.99	176,792.82	21,513.91
80108 - Payroll Reimbursement	(1,285.83)	0.00	(1,285.83)	(5,325.23)	0.00	(5,325.23)	0.00	5,325.23
80130 - Unemployment Taxes	81.36	319.06	(237.70)	1,640.39	3,191.81	(1,551.42)	3,830.33	2,189.94
80133 - Medicare/Social Security	2,742.23	2,990.50	(248.27)	20,566.47	21,847.33	(1,280.86)	25,839.51	5,273.04
80135 - Group Insurance	9,866.28	3,941.29	5,924.99	49,944.69	39,412.93	10,531.76	47,295.52	(2,649.17)
80145 - Uniforms	559.61	2,000.00	(1,440.39)	5,260.11	4,500.00	760.11	4,500.00	(760.11)
80147 - Work C./Payroll/EL/HRIS/Tax	(3.60)	1,159.19	(1,162.79)	16,471.10	6,955.13	9,515.97	9,273.50	(7,197.60)
80155 - Employee Training	0.00	75.00	(75.00)	4,524.00	300.00	4,224.00	300.00	(4,224.00)
80165 - Employee Relations	100.00	100.00	0.00	1,234.96	1,000.00	234.96	1,200.00	(34.96)
80170 - Recruiting and Advertising	1,757.56	0.00	1,757.56	7,814.76	449.86	7,364.90	449.86	(7,364.90)
80185 - Employee Background Checks	0.00	105.00	(105.00)	532.00	420.00	112.00	420.00	(112.00)
80210 - Legal Fees	444.00	95.05	348.95	1,436.10	380.20	1,055.90	380.20	(1,055.90)
80215 - Accounting Fees	557.48	557.49	(0.01)	5,574.80	5,574.83	(0.03)	6,689.79	1,114.99
80235 - Accounting Miscellaneous	618.88	310.15	308.73	3,944.90	3,101.42	843.48	3,721.70	(223.20)
80242 - IT Monitoring	175.00	175.00	0.00	1,750.00	1,750.00	0.00	2,100.00	350.00
80250 - Bank Fees	0.00	0.00	0.00	(22.69)	0.00	(22.69)	0.00	22.69
80255 - Payroll Processing Fee	332.00	378.00	(46.00)	3,388.73	2,844.00	544.73	3,366.00	(22.73)
80292 - Coffee Service	383.62	355.78	27.84	4,134.26	3,557.82	576.44	4,269.38	135.12
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	210.58	(210.58)	577.79	842.30	(264.51)	842.30	264.51
80335 - Postage	10.24	10.33	(0.09)	113.57	103.35	10.22	124.02	10.45
80340 - Printing	264.55	35.16	229.39	498.58	351.73	146.85	422.09	(76.49)

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>General &amp; Administrative</b>								
80341 - Marina Access Fee	975.00	975.00	0.00	9,750.00	9,750.00	0.00	11,700.00	1,950.00
80350 - Travel - Other	170.07	208.33	(38.26)	3,333.72	2,083.33	1,250.39	2,500.00	(833.72)
80370 - Subscription	0.00	0.00	0.00	1,028.82	787.40	241.42	787.40	(241.42)
80380 - Copier Expense	0.00	98.01	(98.01)	1,042.86	980.07	62.79	1,176.08	133.22
80385 - Office Supplies	109.24	39.88	69.36	873.95	398.80	475.15	478.56	(395.39)
80390 - Computer Supplies/Maintenance	956.32	319.68	636.64	5,666.93	3,196.81	2,470.12	3,836.17	(1,830.76)
80435 - Licenses, Fees & Permits	1,853.00	0.00	1,853.00	3,198.00	5,670.00	(2,472.00)	7,920.00	4,722.00
<b>Total General &amp; Administrative</b>	<b>35,506.41</b>	<b>34,874.06</b>	<b>632.35</b>	<b>313,048.67</b>	<b>269,154.04</b>	<b>43,894.63</b>	<b>320,565.23</b>	<b>7,516.56</b>
<b>Fixed Expenses</b>								
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	13,101.91	11,438.00	1,663.91	13,890.00	788.09
90130 - Commercial Package	4,788.53	4,683.45	105.08	47,076.83	43,921.18	3,155.65	53,288.08	6,211.25
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	(15,863.00)	0.00	(15,863.00)	5,222.00	24,594.00	(19,372.00)	24,594.00	19,372.00
90160 - Income Taxes	241.00	0.00	241.00	241.00	0.00	241.00	0.00	(241.00)
90175 - Management Fee	3,660.10	3,450.00	210.10	36,289.92	34,500.00	1,789.92	41,400.00	5,110.08
<b>Total Fixed Expenses</b>	<b>(5,744.66)</b>	<b>9,359.45</b>	<b>(15,104.11)</b>	<b>107,751.66</b>	<b>120,833.18</b>	<b>(13,081.52)</b>	<b>139,552.08</b>	<b>31,800.42</b>
<b>Reserve Contributions</b>								
90200 - Reserve Contributions	7,900.00	7,900.00	0.00	79,000.00	79,000.00	0.00	94,800.00	15,800.00
90205 - Interest Earned	220.14	200.00	20.14	1,163.19	2,000.00	(836.81)	2,400.00	1,236.81
<b>Total Reserve Contributions</b>	<b>8,120.14</b>	<b>8,100.00</b>	<b>20.14</b>	<b>80,163.19</b>	<b>81,000.00</b>	<b>(836.81)</b>	<b>97,200.00</b>	<b>17,036.81</b>
<b>Total Operating Expense</b>	<b>92,994.14</b>	<b>101,076.49</b>	<b>(8,082.35)</b>	<b>891,800.55</b>	<b>871,171.82</b>	<b>20,628.73</b>	<b>1,035,316.91</b>	<b>143,516.36</b>
<b>Total Operating Income / (Loss)</b>	<b>(7,687.87)</b>	<b>(14,709.05)</b>	<b>7,021.18</b>	<b>(14,735.22)</b>	<b>(8,316.73)</b>	<b>(6,418.49)</b>	<b>(0.03)</b>	<b>14,735.19</b>

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### Marina

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	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment/Subsidy/Interest Revenue</b>								
40171 - Marina Assessments-Sold	7,010.85	7,029.91	(19.06)	70,108.50	70,299.03	(190.53)	84,358.83	14,250.33
40180 - Interest Income	4.74	19.00	(14.26)	87.97	190.00	(102.03)	228.00	140.03
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>7,015.59</b>	<b>7,048.91</b>	<b>(33.32)</b>	<b>70,196.47</b>	<b>70,489.03</b>	<b>(292.56)</b>	<b>84,586.83</b>	<b>14,390.36</b>
<b>Total Marina Income</b>	<b>7,015.59</b>	<b>7,048.91</b>	<b>(33.32)</b>	<b>70,196.47</b>	<b>70,489.03</b>	<b>(292.56)</b>	<b>84,586.83</b>	<b>14,390.36</b>
<b><u>Expense</u></b>								
<b>Maintenance</b>								
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	0.00	0.00	0.00	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
<b>Total Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,901.82</b>	<b>14,220.00</b>	<b>4,681.82</b>	<b>14,220.00</b>	<b>(4,681.82)</b>
<b>Reserve Contributions</b>								
90205 - Interest Earned	4.74	19.00	(14.26)	87.97	190.00	(102.03)	228.00	140.03
<b>Total Reserve Contributions</b>	<b>4.74</b>	<b>19.00</b>	<b>(14.26)</b>	<b>87.97</b>	<b>190.00</b>	<b>(102.03)</b>	<b>228.00</b>	<b>140.03</b>
<b>Marina</b>								
70513 - FICA/Social Security Tax	0.00	0.00	0.00	888.72	1,049.58	(160.86)	1,049.58	160.86
70516 - Unemployment Tax	0.00	0.00	0.00	73.34	163.82	(90.48)	163.82	90.48
70518 - Workers Compensation	0.00	0.00	0.00	1,481.21	200.31	1,280.90	200.31	(1,280.90)
70530 - Operating Supplies/Small Equipmen	126.32	0.00	126.32	1,071.53	2,478.35	(1,406.82)	2,478.35	1,406.82
70535 - Marina Fees	(975.00)	(975.00)	0.00	(9,750.00)	(9,750.00)	0.00	(11,700.00)	(1,950.00)
70550 - Repairs/Maintenance	2,098.00	2,093.94	4.06	15,325.20	15,300.51	24.69	18,102.34	2,777.14
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,300.01	1,475.00	(174.99)	1,475.00	174.99
70570 - Electricity	139.62	112.67	26.95	1,369.55	1,199.67	169.88	1,386.33	16.78
70571 - Water & Sewer	110.00	109.73	0.27	1,001.00	1,000.95	0.05	1,000.95	(0.05)
70575 - Accounting Fees	67.66	68.00	(0.34)	676.60	680.00	(3.40)	816.00	139.40
70580 - Insurance	2,719.89	2,433.00	286.89	25,279.52	23,553.15	1,726.37	28,419.15	3,139.63

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### Marina

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<b>Expense</b>								
<b>Marina</b>								
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	16,710.00	16,710.00	0.00	20,052.00	3,342.00
70608 - Employee Recruiting/Advertising	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
70609 - Employee Background Check	0.00	0.00	0.00	865.00	500.00	365.00	500.00	(365.00)
70610 - Payroll Processing Fee	0.00	0.00	0.00	1,056.17	312.00	744.17	312.00	(744.17)
70611 - Management Fee	154.50	150.00	4.50	1,545.00	1,500.00	45.00	1,800.00	255.00
<b>Total Marina</b>	<b>6,111.99</b>	<b>5,663.34</b>	<b>448.65</b>	<b>58,892.85</b>	<b>56,548.34</b>	<b>2,344.51</b>	<b>69,910.83</b>	<b>11,017.98</b>
<b>Total Marina Expense</b>	<b>6,116.73</b>	<b>5,682.34</b>	<b>434.39</b>	<b>77,882.64</b>	<b>70,958.34</b>	<b>6,924.30</b>	<b>84,358.83</b>	<b>6,476.19</b>
<b>Total Marina Income / (Loss)</b>	<b>898.86</b>	<b>1,366.57</b>	<b>(467.71)</b>	<b>(7,686.17)</b>	<b>(469.31)</b>	<b>(7,216.86)</b>	<b>228.00</b>	<b>7,914.17</b>
<b>Total Association Net Income / (Loss)</b>	<b>(6,789.01)</b>	<b>(13,342.48)</b>	<b>6,553.47</b>	<b>(22,421.39)</b>	<b>(8,786.04)</b>	<b>(13,635.35)</b>	<b>227.97</b>	<b>22,649.36</b>