

# Income Statement Report

## Seasons at Sandpoint

### Operating

December 01, 2021 thru December 31, 2021

	Current Period			Year to Date (12 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)	997,286.52	997,288.14	(1.62)	997,288.14	1.62
40180 - Interest Income	221.35	200.00	21.35	1,435.24	2,400.00	(964.76)	2,400.00	964.76
40185 - Attorney Fees/Collections/Late Fees	44.46	0.00	44.46	2,809.64	2,184.74	624.90	2,184.74	(624.90)
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>83,373.02</b>	<b>83,307.34</b>	<b>65.68</b>	<b>1,001,531.40</b>	<b>1,001,872.88</b>	<b>(341.48)</b>	<b>1,001,872.88</b>	<b>341.48</b>
<b>Miscellaneous Revenue</b>								
40795 - Miscellaneous Revenue	110.00	155.75	(45.75)	1,603.00	1,869.00	(266.00)	1,869.00	266.00
40886 - Guest Service Fee	6,740.00	2,631.25	4,108.75	49,380.00	31,575.00	17,805.00	31,575.00	(17,805.00)
<b>Total Miscellaneous Revenue</b>	<b>6,850.00</b>	<b>2,787.00</b>	<b>4,063.00</b>	<b>50,983.00</b>	<b>33,444.00</b>	<b>17,539.00</b>	<b>33,444.00</b>	<b>(17,539.00)</b>
<b>Total Operating Income</b>	<b>90,223.02</b>	<b>86,094.34</b>	<b>4,128.68</b>	<b>1,052,514.40</b>	<b>1,035,316.88</b>	<b>17,197.52</b>	<b>1,035,316.88</b>	<b>(17,197.52)</b>
<b><u>Expense</u></b>								
<b>Housekeeping</b>								
60106 - Gross Wages	7,049.05	3,098.99	3,950.06	46,550.45	40,114.10	6,436.35	40,114.10	(6,436.35)
60240 - Operating Supplies/Small Equipmen	208.33	394.42	(186.09)	4,290.74	4,733.05	(442.31)	4,733.05	442.31
60250 - Laundry Room Supplies	0.00	14.37	(14.37)	91.12	172.42	(81.30)	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	10,000.00	10,000.00	0.00	10,000.00	0.00
<b>Total Housekeeping</b>	<b>7,257.38</b>	<b>3,507.78</b>	<b>3,749.60</b>	<b>62,332.31</b>	<b>56,419.57</b>	<b>5,912.74</b>	<b>56,419.57</b>	<b>(5,912.74)</b>
<b>Maintenance</b>								
60406 - Gross Wages	16,505.40	9,303.85	7,201.55	129,877.65	120,864.40	9,013.25	120,864.40	(9,013.25)
60440 - Grounds Maintenance Contract	0.00	0.00	0.00	25,250.00	24,200.00	1,050.00	24,200.00	(1,050.00)
60460 - Electrical Repairs/Maintenance	87.93	175.00	(87.07)	4,215.00	2,100.00	2,115.00	2,100.00	(2,115.00)
60471 - Reimbursement-Repairs,Maint,Supp	(1,405.00)	(1,404.81)	(0.19)	(18,132.20)	(18,129.66)	(2.54)	(18,129.66)	2.54
60480 - Elevator Maintenance Contract	0.00	0.00	0.00	14,829.48	14,397.60	431.88	14,397.60	(431.88)
60495 - HVAC Repairs/Maintenance	0.00	137.70	(137.70)	880.75	1,652.40	(771.65)	1,652.40	771.65
60500 - Plumbing Repairs/Maintenance	227.50	200.19	27.31	1,605.12	2,402.28	(797.16)	2,402.28	797.16
60510 - Gas Grills Repairs/Maintenance	132.14	0.00	132.14	580.21	540.00	40.21	540.00	(40.21)

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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	548.50	840.00	(291.50)	840.00	291.50
60525 - Miscellaneous Repairs/Maintenance	0.00	75.00	(75.00)	5.50	900.00	(894.50)	900.00	894.50
60530 - Signage Repairs/Maintenance	0.00	0.00	0.00	338.58	100.00	238.58	100.00	(238.58)
60545 - HVAC Maintenance Contract	(1,388.00)	0.00	(1,388.00)	1,388.00	2,776.00	(1,388.00)	2,776.00	1,388.00
60555 - Pest Control Contract	0.00	0.00	0.00	1,400.00	1,400.00	0.00	1,400.00	0.00
60565 - Paint & Supplies	22.43	153.85	(131.42)	1,624.96	1,846.16	(221.20)	1,846.16	221.20
60575 - Keys/Locks/Lock Boxes	0.00	45.00	(45.00)	594.27	540.00	54.27	540.00	(54.27)
60595 - Irrigation Repairs/Maintenance	0.00	0.00	0.00	2,280.50	1,118.10	1,162.40	1,118.10	(1,162.40)
60600 - Grounds Miscellaneous	0.00	299.88	(299.88)	5,815.23	3,600.00	2,215.23	3,600.00	(2,215.23)
60626 - Fitness Repairs/Maintenance	0.00	46.98	(46.98)	504.36	564.00	(59.64)	564.00	59.64
60640 - Operating Supplies/Small Equipmen	1,076.19	619.70	456.49	7,338.47	7,436.43	(97.96)	7,436.43	97.96
60650 - Snow Removal Contract	2,321.00	1,000.00	1,321.00	3,341.00	3,000.00	341.00	3,000.00	(341.00)
60660 - Fire Sprinkler Maintenance Contract	0.00	0.00	0.00	600.00	500.00	100.00	500.00	(100.00)
60665 - Fire Alarm Monitoring	309.75	298.90	10.85	3,717.00	3,586.80	130.20	3,586.80	(130.20)
60666 - Fire Extinguisher Inspection Annual	0.00	0.00	0.00	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	431.74	335.67	96.07	4,302.28	4,028.04	274.24	4,028.04	(274.24)
60830 - Pool Repairs and Maintenance	0.00	182.49	(182.49)	1,165.16	2,189.93	(1,024.77)	2,189.93	1,024.77
80400 - Safety	322.49	57.48	265.01	803.16	689.71	113.45	689.71	(113.45)
<b>Total Maintenance</b>	<b>18,643.57</b>	<b>11,526.88</b>	<b>7,116.69</b>	<b>197,392.89</b>	<b>185,292.19</b>	<b>12,100.70</b>	<b>185,292.19</b>	<b>(12,100.70)</b>
<b>Utilities</b>								
70100 - Cable/Satellite	3,604.99	3,604.99	0.00	43,424.88	43,259.88	165.00	43,259.88	(165.00)
70120 - Electric - Common Area	12,698.92	12,866.99	(168.07)	69,078.94	80,259.29	(11,180.35)	80,259.29	11,180.35
70130 - Gas - Common Area	3,336.44	3,035.88	300.56	20,061.14	20,339.25	(278.11)	20,339.25	278.11
70140 - Refuse - Common Area	1,381.85	1,488.00	(106.15)	694.27	17,856.00	(17,161.73)	17,856.00	17,161.73
70150 - Water/Sewer - Common Area	4,424.58	4,106.66	317.92	69,637.20	60,317.42	9,319.78	60,317.42	(9,319.78)

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### Operating

December 01, 2021 thru December 31, 2021

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
70165 - Telephone	1,393.82	1,188.00	205.82	15,021.76	14,256.00	765.76	14,256.00	(765.76)
<b>Total Utilities</b>	<b>26,840.60</b>	<b>26,290.52</b>	<b>550.08</b>	<b>217,918.19</b>	<b>236,287.84</b>	<b>(18,369.65)</b>	<b>236,287.84</b>	<b>18,369.65</b>
<b>General &amp; Administrative</b>								
50020 - Property Watch - Contract	3,157.50	0.00	3,157.50	15,255.00	0.00	15,255.00	0.00	(15,255.00)
80106 - Gross Wages	19,282.41	13,630.69	5,651.72	187,202.90	176,792.82	10,410.08	176,792.82	(10,410.08)
80108 - Payroll Reimbursement	443.11	0.00	443.11	(4,882.12)	0.00	(4,882.12)	0.00	4,882.12
80130 - Unemployment Taxes	292.70	319.07	(26.37)	2,017.10	3,830.33	(1,813.23)	3,830.33	1,813.23
80133 - Medicare/Social Security	3,093.31	1,991.57	1,101.74	25,379.59	25,839.51	(459.92)	25,839.51	459.92
80135 - Group Insurance	1,868.36	3,941.29	(2,072.93)	55,557.47	47,295.52	8,261.95	47,295.52	(8,261.95)
80145 - Uniforms	638.36	0.00	638.36	8,229.23	4,500.00	3,729.23	4,500.00	(3,729.23)
80147 - Work C./Payroll/EL/HRIS/Tax	2,424.03	1,159.19	1,264.84	19,911.41	9,273.50	10,637.91	9,273.50	(10,637.91)
80155 - Employee Training	0.00	0.00	0.00	4,524.00	300.00	4,224.00	300.00	(4,224.00)
80165 - Employee Relations	258.24	100.00	158.24	1,598.20	1,200.00	398.20	1,200.00	(398.20)
80170 - Recruiting and Advertising	0.00	0.00	0.00	8,351.04	449.86	7,901.18	449.86	(7,901.18)
80185 - Employee Background Checks	0.00	0.00	0.00	834.00	420.00	414.00	420.00	(414.00)
80210 - Legal Fees	0.00	0.00	0.00	1,937.60	380.20	1,557.40	380.20	(1,557.40)
80215 - Accounting Fees	557.48	557.48	0.00	6,689.76	6,689.79	(0.03)	6,689.79	0.03
80235 - Accounting Miscellaneous	725.86	310.14	415.72	4,881.13	3,721.70	1,159.43	3,721.70	(1,159.43)
80242 - IT Monitoring	175.00	175.00	0.00	2,100.00	2,100.00	0.00	2,100.00	0.00
80250 - Bank Fees	0.00	0.00	0.00	(22.69)	0.00	(22.69)	0.00	22.69
80255 - Payroll Processing Fee	389.00	261.00	128.00	4,140.73	3,366.00	774.73	3,366.00	(774.73)
80292 - Coffee Service	265.95	355.78	(89.83)	4,605.40	4,269.38	336.02	4,269.38	(336.02)
80300 - Owner Receptions	236.49	0.00	236.49	315.18	200.00	115.18	200.00	(115.18)
80325 - Decorations	0.00	150.00	(150.00)	317.75	150.00	167.75	150.00	(167.75)
80330 - Miscellaneous Expense	(126.46)	0.00	(126.46)	451.33	842.30	(390.97)	842.30	390.97
80335 - Postage	58.00	10.33	47.67	206.95	124.02	82.93	124.02	(82.93)
80340 - Printing	0.00	35.16	(35.16)	498.58	422.09	76.49	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	11,700.00	11,700.00	0.00	11,700.00	0.00
80350 - Travel - Other	0.00	208.33	(208.33)	4,902.78	2,500.00	2,402.78	2,500.00	(2,402.78)
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	1,176.08	(133.22)	1,176.08	133.22
80385 - Office Supplies	80.70	39.88	40.82	1,024.99	478.56	546.43	478.56	(546.43)
80390 - Computer Supplies/Maintenance	1,092.32	319.68	772.64	7,068.77	3,836.17	3,232.60	3,836.17	(3,232.60)
80435 - Licenses, Fees & Permits	1,596.25	120.00	1,476.25	4,794.25	7,920.00	(3,125.75)	7,920.00	3,125.75
<b>Total General &amp; Administrative</b>	<b>37,483.61</b>	<b>24,757.60</b>	<b>12,726.01</b>	<b>381,662.01</b>	<b>320,565.23</b>	<b>61,096.78</b>	<b>320,565.23</b>	<b>(61,096.78)</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	15,959.33	13,890.00	2,069.33	13,890.00	(2,069.33)
90130 - Commercial Package	4,788.53	4,683.45	105.08	56,653.89	53,288.08	3,365.81	53,288.08	(3,365.81)
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	0.00	0.00	0.00	5,222.00	24,594.00	(19,372.00)	24,594.00	19,372.00
90160 - Income Taxes	0.00	0.00	0.00	241.00	0.00	241.00	0.00	(241.00)
90175 - Management Fee	3,660.10	3,450.00	210.10	43,610.12	41,400.00	2,210.12	41,400.00	(2,210.12)
<b>Total Fixed Expenses</b>	<b>9,877.34</b>	<b>9,359.45</b>	<b>517.89</b>	<b>127,506.34</b>	<b>139,552.08</b>	<b>(12,045.74)</b>	<b>139,552.08</b>	<b>12,045.74</b>
<b>Reserve Contributions</b>								
90200 - Reserve Contributions	7,900.00	7,900.00	0.00	94,800.00	94,800.00	0.00	94,800.00	0.00
90205 - Interest Earned	221.18	200.00	21.18	1,397.58	2,400.00	(1,002.42)	2,400.00	1,002.42
<b>Total Reserve Contributions</b>	<b>8,121.18</b>	<b>8,100.00</b>	<b>21.18</b>	<b>96,197.58</b>	<b>97,200.00</b>	<b>(1,002.42)</b>	<b>97,200.00</b>	<b>1,002.42</b>
<b>Total Operating Expense</b>	<b>108,223.68</b>	<b>83,542.23</b>	<b>24,681.45</b>	<b>1,083,009.32</b>	<b>1,035,316.91</b>	<b>47,692.41</b>	<b>1,035,316.91</b>	<b>(47,692.41)</b>
<b>Total Operating Income / (Loss)</b>	<b>(18,000.66)</b>	<b>2,552.11</b>	<b>(20,552.77)</b>	<b>(30,494.92)</b>	<b>(0.03)</b>	<b>(30,494.89)</b>	<b>(0.03)</b>	<b>30,494.89</b>

# Income Statement Report

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### Marina

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	Current Period			Year to Date (12 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	7,029.90	(19.05)	84,130.20	84,358.83	(228.63)	84,358.83	228.63
40180 - Interest Income	5.11	19.00	(13.89)	97.87	228.00	(130.13)	228.00	130.13
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>7,015.96</b>	<b>7,048.90</b>	<b>(32.94)</b>	<b>84,228.07</b>	<b>84,586.83</b>	<b>(358.76)</b>	<b>84,586.83</b>	<b>358.76</b>
<b>Total Marina Income</b>	<b>7,015.96</b>	<b>7,048.90</b>	<b>(32.94)</b>	<b>84,228.07</b>	<b>84,586.83</b>	<b>(358.76)</b>	<b>84,586.83</b>	<b>358.76</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	5.11	19.00	(13.89)	97.87	228.00	(130.13)	228.00	130.13
<b>Total Reserve Contributions</b>	<b>5.11</b>	<b>19.00</b>	<b>(13.89)</b>	<b>97.87</b>	<b>228.00</b>	<b>(130.13)</b>	<b>228.00</b>	<b>130.13</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	0.00	0.00	0.00	1,103.61	2,478.35	(1,374.74)	2,478.35	1,374.74
70535 - Marina Fees	(975.00)	(975.00)	0.00	(11,700.00)	(11,700.00)	0.00	(11,700.00)	0.00
70550 - Repairs/Maintenance	1,405.00	1,402.09	2.91	18,232.20	18,102.34	129.86	18,102.34	(129.86)
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,300.01	1,475.00	(174.99)	1,475.00	174.99
70570 - Electricity	100.09	92.66	7.43	1,561.82	1,386.33	175.49	1,386.33	(175.49)
70571 - Water & Sewer	0.00	0.00	0.00	1,001.00	1,000.95	0.05	1,000.95	(0.05)
70575 - Accounting Fees	67.66	68.00	(0.34)	811.92	816.00	(4.08)	816.00	4.08
70580 - Insurance	2,719.89	2,433.00	286.89	30,719.30	28,419.15	2,300.15	28,419.15	(2,300.15)

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### Marina

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<b>Expense</b>								
<b>Marina</b>								
70585 - Tax/License	0.00	0.00	0.00	3,680.00	3,680.00	0.00	3,680.00	0.00
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	20,052.00	20,052.00	0.00	20,052.00	0.00
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	154.40	150.00	4.40	1,853.90	1,800.00	53.90	1,800.00	(53.90)
<b>Total Marina</b>	<b>5,143.04</b>	<b>4,841.75</b>	<b>301.29</b>	<b>72,980.20</b>	<b>69,910.83</b>	<b>3,069.37</b>	<b>69,910.83</b>	<b>(3,069.37)</b>
<b>Total Marina Expense</b>	<b>5,148.15</b>	<b>4,860.75</b>	<b>287.40</b>	<b>91,979.89</b>	<b>84,358.83</b>	<b>7,621.06</b>	<b>84,358.83</b>	<b>(7,621.06)</b>
<b>Total Marina Income / (Loss)</b>	<b>1,867.81</b>	<b>2,188.15</b>	<b>(320.34)</b>	<b>(7,751.82)</b>	<b>228.00</b>	<b>(7,979.82)</b>	<b>228.00</b>	<b>7,979.82</b>
<b>Total Association Net Income / (Loss)</b>	<b>(16,132.85)</b>	<b>4,740.26</b>	<b>(20,873.11)</b>	<b>(38,246.74)</b>	<b>227.97</b>	<b>(38,474.71)</b>	<b>227.97</b>	<b>38,474.71</b>