

# Income Statement Report

## Seasons at Sandpoint

### Operating

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (5 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	89,192.06	89,192.06	0.00	445,960.28	445,960.30	(0.02)	1,070,304.72	624,344.44
40180 - Interest Income	123.63	120.63	3.00	599.18	603.13	(3.95)	1,447.50	848.32
40185 - Attorney Fees/Collections/Late Fees	48.38	274.20	(225.82)	1,038.17	1,096.80	(58.63)	2,193.60	1,155.43
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>89,364.07</b>	<b>89,586.89</b>	<b>(222.82)</b>	<b>447,597.63</b>	<b>447,660.23</b>	<b>(62.60)</b>	<b>1,073,945.82</b>	<b>626,348.19</b>
<b>Miscellaneous Revenue</b>								
40795 - Miscellaneous Revenue	110.00	127.15	(17.15)	620.00	635.75	(15.75)	1,525.80	905.80
40886 - Guest Service Fee	3,240.00	3,072.96	167.04	20,370.00	15,353.73	5,016.27	36,846.00	16,476.00
<b>Total Miscellaneous Revenue</b>	<b>3,350.00</b>	<b>3,200.11</b>	<b>149.89</b>	<b>20,990.00</b>	<b>15,989.48</b>	<b>5,000.52</b>	<b>38,371.80</b>	<b>17,381.80</b>
<b>Total Operating Income</b>	<b>92,714.07</b>	<b>92,787.00</b>	<b>(72.93)</b>	<b>468,587.63</b>	<b>463,649.71</b>	<b>4,937.92</b>	<b>1,112,317.62</b>	<b>643,729.99</b>
<b><u>Expense</u></b>								
<b>Housekeeping</b>								
60106 - Gross Wages	4,765.93	4,080.00	685.93	21,518.58	22,440.00	(921.42)	53,040.00	31,521.42
60240 - Operating Supplies/Small Equipmen	52.78	421.05	(368.27)	2,908.94	2,105.25	803.69	5,052.60	2,143.66
60250 - Laundry Room Supplies	0.00	13.00	(13.00)	0.00	65.00	(65.00)	156.00	156.00
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	10,600.00	10,600.00
<b>Total Housekeeping</b>	<b>4,818.71</b>	<b>4,514.05</b>	<b>304.66</b>	<b>24,427.52</b>	<b>24,610.25</b>	<b>(182.73)</b>	<b>70,248.60</b>	<b>45,821.08</b>
<b>Maintenance</b>								
60406 - Gross Wages	16,641.14	10,505.09	6,136.05	59,917.54	57,545.80	2,371.74	136,653.20	76,735.66
60440 - Grounds Maintenance Contract	3,192.00	3,660.00	(468.00)	12,384.00	12,852.00	(468.00)	35,364.00	22,980.00
60460 - Electrical Repairs/Maintenance	383.06	200.00	183.06	1,959.25	1,000.00	959.25	2,400.00	440.75
60471 - Reimbursement-Repairs,Maint,Supp	(1,641.00)	(1,641.42)	0.42	(8,990.00)	(8,991.54)	1.54	(21,352.06)	(12,362.06)
60480 - Elevator Maintenance Contract	0.00	0.00	0.00	7,637.16	7,637.16	0.00	15,274.32	7,637.16
60495 - HVAC Repairs/Maintenance	0.00	81.05	(81.05)	0.00	405.25	(405.25)	972.60	972.60
60500 - Plumbing Repairs/Maintenance	42.78	193.75	(150.97)	236.58	968.75	(732.17)	2,325.00	2,088.42
60510 - Gas Grills Repairs/Maintenance	206.50	0.00	206.50	1,054.64	216.30	838.34	432.60	(622.04)

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May 01, 2022 thru May 31, 2022

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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	0.00	129.90	(129.90)	259.80	259.80
60525 - Miscellaneous Repairs/Maintenance	0.00	132.05	(132.05)	0.00	660.25	(660.25)	1,584.60	1,584.60
60530 - Signage Repairs/Maintenance	0.00	16.95	(16.95)	146.36	84.75	61.61	203.40	57.04
60545 - HVAC Maintenance Contract	1,488.00	1,488.00	0.00	2,876.00	1,488.00	1,388.00	2,876.00	0.00
60555 - Pest Control Contract	0.00	0.00	0.00	700.00	700.00	0.00	1,400.00	700.00
60565 - Paint & Supplies	34.52	175.95	(141.43)	691.53	879.75	(188.22)	2,111.40	1,419.87
60575 - Keys/Locks/Lock Boxes	34.97	45.10	(10.13)	420.18	225.50	194.68	541.20	121.02
60595 - Irrigation Repairs/Maintenance	0.00	296.00	(296.00)	407.00	296.00	111.00	1,776.00	1,369.00
60600 - Grounds Miscellaneous	0.00	362.10	(362.10)	88.94	1,810.50	(1,721.56)	4,345.20	4,256.26
60626 - Fitness Repairs/Maintenance	0.00	0.00	0.00	310.18	400.00	(89.82)	500.00	189.82
60640 - Operating Supplies/Small Equipmen	449.13	621.05	(171.92)	3,717.31	3,105.25	612.06	7,452.60	3,735.29
60650 - Snow Removal Contract	0.00	0.00	0.00	3,647.50	1,250.00	2,397.50	2,500.00	(1,147.50)
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	335.95	309.75	26.20	1,687.35	1,548.75	138.60	3,717.00	2,029.65
60666 - Fire Extinguisher Inspection Annual	0.00	0.00	0.00	(490.51)	0.00	(490.51)	600.00	1,090.51
60667 - Fire Sprinkler Inspection Annual	0.00	0.00	0.00	0.00	1,050.00	(1,050.00)	1,050.00	1,050.00
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	376.98	385.45	(8.47)	2,430.76	1,927.25	503.51	4,625.40	2,194.64
60830 - Pool Repairs and Maintenance	0.00	134.70	(134.70)	872.05	673.50	198.55	1,616.40	744.35
<b>Total Maintenance</b>	<b>21,544.03</b>	<b>16,965.57</b>	<b>4,578.46</b>	<b>91,703.82</b>	<b>87,863.12</b>	<b>3,840.70</b>	<b>210,703.66</b>	<b>118,999.84</b>
<b>Utilities</b>								
70100 - Cable/Satellite	3,619.99	3,604.99	15.00	18,099.95	18,024.95	75.00	43,259.88	25,159.93
70120 - Electric - Common Area	3,461.75	3,809.98	(348.23)	31,058.23	33,816.06	(2,757.83)	74,461.35	43,403.12
70130 - Gas - Common Area	1,376.62	1,062.68	313.94	11,635.78	9,931.27	1,704.51	20,658.05	9,022.27
70140 - Refuse - Common Area	841.00	700.00	141.00	5,770.23	3,500.00	2,270.23	8,400.00	2,629.77
70150 - Water/Sewer - Common Area	4,092.52	4,874.67	(782.15)	21,362.06	22,805.41	(1,443.35)	67,537.45	46,175.39

# Income Statement Report

## Seasons at Sandpoint

### Operating

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
70165 - Telephone	1,317.05	1,168.60	148.45	6,075.09	5,843.00	232.09	14,023.20	7,948.11
<b>Total Utilities</b>	<b>14,708.93</b>	<b>15,220.92</b>	<b>(511.99)</b>	<b>94,001.34</b>	<b>93,920.69</b>	<b>80.65</b>	<b>228,339.93</b>	<b>134,338.59</b>
<b>General &amp; Administrative</b>								
80106 - Gross Wages	23,576.18	15,003.46	8,572.72	86,922.92	86,971.56	(48.64)	200,090.30	113,167.38
80108 - Payroll Reimbursement	(1,490.43)	(638.40)	(852.03)	(6,585.95)	(3,511.20)	(3,074.75)	(9,246.62)	(2,660.67)
80130 - Unemployment Taxes	184.61	176.94	7.67	1,034.16	998.41	35.75	2,330.91	1,296.75
80131 - Wage Garnishment	0.00	0.00	0.00	1,574.97	0.00	1,574.97	0.00	(1,574.97)
80133 - Medicare/Social Security	3,178.00	2,006.70	1,171.30	11,829.79	11,323.05	506.74	26,435.12	14,605.33
80135 - Group Insurance	6,099.29	4,458.38	1,640.91	26,934.52	22,291.90	4,642.62	53,500.50	26,565.98
80145 - Uniforms	188.36	1,250.00	(1,061.64)	1,215.34	2,500.00	(1,284.66)	4,000.00	2,784.66
80147 - Work C./Payroll/EL/HRIS/Tax	2,195.00	2,068.00	127.00	10,978.00	10,340.00	638.00	23,657.92	12,679.92
80155 - Employee Training	0.00	0.00	0.00	800.00	329.00	471.00	628.00	(172.00)
80165 - Employee Relations	130.00	120.00	10.00	656.15	600.00	56.15	1,440.00	783.85
80170 - Recruiting and Advertising	0.00	400.00	(400.00)	0.00	400.00	(400.00)	400.00	400.00
80185 - Employee Background Checks	225.00	200.00	25.00	225.00	265.20	(40.20)	265.20	40.20
80210 - Legal Fees	0.00	0.00	0.00	0.00	285.40	(285.40)	570.80	570.80
80215 - Accounting Fees	600.14	1,350.00	(749.86)	3,050.41	6,750.00	(3,699.59)	16,200.00	13,149.59
80235 - Accounting Miscellaneous	219.06	290.00	(70.94)	1,696.53	1,450.00	246.53	3,480.00	1,783.47
80242 - IT Monitoring	0.00	175.00	(175.00)	0.00	875.00	(875.00)	2,100.00	2,100.00
80250 - Bank Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
80255 - Payroll Processing Fee	606.36	340.00	266.36	2,467.20	1,700.00	767.20	4,080.00	1,612.80
80292 - Coffee Service	116.42	376.30	(259.88)	1,144.35	1,881.50	(737.15)	4,515.60	3,371.25
80300 - Owner Receptions	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,750.00
80325 - Decorations	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
80330 - Miscellaneous Expense	0.00	42.15	(42.15)	0.00	210.75	(210.75)	505.80	505.80
80335 - Postage	0.00	19.85	(19.85)	63.07	99.25	(36.18)	238.20	175.13
80340 - Printing	0.00	56.65	(56.65)	0.00	283.25	(283.25)	679.80	679.80

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>General &amp; Administrative</b>								
80341 - Marina Access Fee	1,023.50	1,023.50	0.00	5,117.50	5,117.50	0.00	12,282.00	7,164.50
80350 - Travel - Other	29.38	50.00	(20.62)	95.58	1,475.00	(1,379.42)	1,825.00	1,729.42
80370 - Subscription	0.00	0.00	0.00	677.00	620.00	57.00	1,035.00	358.00
80380 - Copier Expense	205.34	115.85	89.49	610.07	579.25	30.82	1,390.20	780.13
80385 - Office Supplies	45.39	57.15	(11.76)	223.52	285.75	(62.23)	685.80	462.28
80390 - Computer Supplies/Maintenance	193.52	313.85	(120.33)	757.67	1,569.25	(811.58)	3,766.20	3,008.53
80400 - Safety	237.56	32.95	204.61	494.69	164.75	329.94	395.40	(99.29)
80435 - Licenses, Fees & Permits	0.00	0.00	0.00	812.53	4,424.00	(3,611.47)	5,074.00	4,261.47
<b>Total General &amp; Administrative</b>	<b>37,562.68</b>	<b>29,288.33</b>	<b>8,274.35</b>	<b>152,805.02</b>	<b>160,278.57</b>	<b>(7,473.55)</b>	<b>364,175.13</b>	<b>211,370.11</b>
<b>Fixed Expenses</b>								
90110 - Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	485.20	485.20
90115 - Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	2,539.80	2,539.80
90120 - Earthquake	0.00	0.00	0.00	5,714.84	5,716.00	(1.16)	16,998.22	11,283.38
90130 - Commercial Package	0.00	0.00	0.00	19,154.12	19,156.00	(1.88)	56,967.40	37,813.28
90135 - Crime Fidelity Insurance	0.00	0.00	0.00	0.00	0.00	0.00	922.00	922.00
90140 - Directors & Officers Insurance	0.00	0.00	0.00	1,950.00	1,989.00	(39.00)	1,989.00	39.00
90145 - Flood Insurance	0.00	0.00	0.00	0.00	0.00	0.00	21,506.70	21,506.70
90175 - Management Fee	3,560.00	3,553.50	6.50	17,800.10	17,767.50	32.60	42,642.00	24,841.90
<b>Total Fixed Expenses</b>	<b>3,560.00</b>	<b>3,553.50</b>	<b>6.50</b>	<b>44,619.06</b>	<b>44,628.50</b>	<b>(9.44)</b>	<b>144,050.32</b>	<b>99,431.26</b>
<b>Reserve Contributions</b>								
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	121.88	0.00	121.88	588.57	0.00	588.57	0.00	(588.57)
<b>Total Reserve Contributions</b>	<b>8,021.88</b>	<b>7,900.00</b>	<b>121.88</b>	<b>40,088.57</b>	<b>39,500.00</b>	<b>588.57</b>	<b>94,800.00</b>	<b>54,711.43</b>
<b>Total Operating Expense</b>	<b>90,216.23</b>	<b>77,442.37</b>	<b>12,773.86</b>	<b>447,645.33</b>	<b>450,801.13</b>	<b>(3,155.80)</b>	<b>1,112,317.64</b>	<b>664,672.31</b>
<b>Total Operating Income / (Loss)</b>	<b>2,497.84</b>	<b>15,344.63</b>	<b>(12,846.79)</b>	<b>20,942.30</b>	<b>12,848.58</b>	<b>8,093.72</b>	<b>(0.02)</b>	<b>(20,942.32)</b>

# Income Statement Report

## Seasons at Sandpoint

### Marina

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (5 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	7,616.70	7,616.96	(0.26)	38,083.50	38,084.81	(1.31)	91,403.54	53,320.04
40180 - Interest Income	5.43	10.00	(4.57)	25.02	50.00	(24.98)	120.00	94.98
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>7,622.13</b>	<b>7,626.96</b>	<b>(4.83)</b>	<b>38,108.52</b>	<b>38,134.81</b>	<b>(26.29)</b>	<b>91,523.54</b>	<b>53,415.02</b>
<b>Total Marina Income</b>	<b>7,622.13</b>	<b>7,626.96</b>	<b>(4.83)</b>	<b>38,108.52</b>	<b>38,134.81</b>	<b>(26.29)</b>	<b>91,523.54</b>	<b>53,415.02</b>
<b><u>Expense</u></b>								
<b>Reserve Contributions</b>								
90205 - Interest Earned	5.43	10.00	(4.57)	25.02	50.00	(24.98)	120.00	94.98
<b>Total Reserve Contributions</b>	<b>5.43</b>	<b>10.00</b>	<b>(4.57)</b>	<b>25.02</b>	<b>50.00</b>	<b>(24.98)</b>	<b>120.00</b>	<b>94.98</b>
<b>Marina</b>								
70505 - Hourly	0.00	0.00	0.00	0.00	0.00	0.00	14,520.00	14,520.00
70513 - FICA/Social Security Tax	0.00	0.00	0.00	0.00	0.00	0.00	984.75	984.75
70516 - Unemployment Tax	0.00	0.00	0.00	0.00	0.00	0.00	86.83	86.83
70518 - Workers Compensation	0.00	0.00	0.00	0.00	0.00	0.00	1,158.08	1,158.08
70520 - Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
70530 - Operating Supplies/Small Equipmen	398.84	200.00	198.84	467.64	200.00	267.64	1,600.00	1,132.36
70535 - Marina Fees	(1,023.50)	(1,023.50)	0.00	(5,117.50)	(5,117.50)	0.00	(12,282.00)	(7,164.50)
70550 - Repairs/Maintenance	1,641.00	1,641.42	(0.42)	8,990.00	8,991.54	(1.54)	21,352.06	12,362.06
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,560.00	1,400.00	160.00	1,400.00	(160.00)
70570 - Electricity	123.81	127.50	(3.69)	500.46	511.53	(11.07)	1,439.22	938.76
70571 - Water & Sewer	114.00	114.23	(0.23)	236.00	235.84	0.16	1,209.09	973.09
70575 - Accounting Fees	75.00	75.00	0.00	375.00	375.00	0.00	900.00	525.00
70580 - Insurance	2,719.89	2,720.00	(0.11)	13,599.45	13,600.00	(0.55)	32,180.32	18,580.87
70585 - Tax/License	0.00	0.00	0.00	0.00	0.00	0.00	3,680.00	3,680.00
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
70609 - Employee Background Check	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00	500.00

# Income Statement Report Seasons at Sandpoint Marina

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Marina</b>								
70610 - Payroll Processing Fee	0.00	0.00	0.00	0.00	0.00	0.00	176.00	176.00
70611 - Management Fee	160.00	158.10	1.90	800.00	790.50	9.50	1,897.20	1,097.20
<b>Total Marina</b>	<b>5,880.04</b>	<b>6,233.75</b>	<b>(353.71)</b>	<b>29,766.05</b>	<b>29,891.91</b>	<b>(125.86)</b>	<b>91,403.55</b>	<b>61,637.50</b>
<b>Total Marina Expense</b>	<b>5,885.47</b>	<b>6,243.75</b>	<b>(358.28)</b>	<b>29,791.07</b>	<b>29,941.91</b>	<b>(150.84)</b>	<b>91,523.55</b>	<b>61,732.48</b>
<b>Total Marina Income / (Loss)</b>	<b>1,736.66</b>	<b>1,383.21</b>	<b>353.45</b>	<b>8,317.45</b>	<b>8,192.90</b>	<b>124.55</b>	<b>(0.01)</b>	<b>(8,317.46)</b>
<b>Total Association Net Income / (Loss)</b>	<b>4,234.50</b>	<b>16,727.84</b>	<b>(12,493.34)</b>	<b>29,259.75</b>	<b>21,041.48</b>	<b>8,218.27</b>	<b>(0.03)</b>	<b>(29,259.78)</b>