

# Income Statement Report

## Seasons at Sandpoint

### Operating

July 01, 2022 thru July 31, 2022

	Current Period			Year to Date (7 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	624,344.38	624,344.42	(0.04)	1,070,304.72	445,960.34
40180 - Interest Income	166.12	120.63	45.49	923.30	844.38	78.92	1,447.50	524.20
40185 - Attorney Fees/Collections/Late Fees	342.52	274.20	68.32	1,429.07	1,371.00	58.07	2,193.60	764.53
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>89,700.70</b>	<b>89,586.89</b>	<b>113.81</b>	<b>626,696.75</b>	<b>626,559.80</b>	<b>136.95</b>	<b>1,073,945.82</b>	<b>447,249.07</b>
<b>Miscellaneous Revenue</b>								
40795 - Miscellaneous Revenue	335.00	127.15	207.85	1,290.00	890.05	399.95	1,525.80	235.80
40886 - Guest Service Fee	11,990.00	3,069.27	8,920.73	35,690.00	21,492.27	14,197.73	36,846.00	1,156.00
<b>Total Miscellaneous Revenue</b>	<b>12,325.00</b>	<b>3,196.42</b>	<b>9,128.58</b>	<b>36,980.00</b>	<b>22,382.32</b>	<b>14,597.68</b>	<b>38,371.80</b>	<b>1,391.80</b>
<b>Total Operating Income</b>	<b>102,025.70</b>	<b>92,783.31</b>	<b>9,242.39</b>	<b>663,676.75</b>	<b>648,942.12</b>	<b>14,734.63</b>	<b>1,112,317.62</b>	<b>448,640.87</b>
<b><u>Expense</u></b>								
<b>Housekeeping</b>								
60106 - Gross Wages	4,478.61	4,080.00	398.61	30,280.53	30,600.00	(319.47)	53,040.00	22,759.47
60240 - Operating Supplies/Small Equipmen	701.41	421.05	280.36	4,212.69	2,947.35	1,265.34	5,052.60	839.91
60250 - Laundry Room Supplies	0.00	13.00	(13.00)	0.00	91.00	(91.00)	156.00	156.00
60260 - Carpet Cleaning Contract	0.00	0.00	0.00	1,520.00	1,400.00	120.00	1,400.00	(120.00)
60265 - Window Cleaning Contract	0.00	0.00	0.00	5,300.00	5,300.00	0.00	10,600.00	5,300.00
<b>Total Housekeeping</b>	<b>5,180.02</b>	<b>4,514.05</b>	<b>665.97</b>	<b>41,313.22</b>	<b>40,338.35</b>	<b>974.87</b>	<b>70,248.60</b>	<b>28,935.38</b>
<b>Maintenance</b>								
60406 - Gross Wages	11,520.21	10,505.09	1,015.12	82,114.35	78,555.98	3,558.37	136,653.20	54,538.85
60440 - Grounds Maintenance Contract	5,064.00	5,064.00	0.00	23,448.00	23,448.00	0.00	35,364.00	11,916.00
60460 - Electrical Repairs/Maintenance	62.99	200.00	(137.01)	2,972.52	1,400.00	1,572.52	2,400.00	(572.52)
60471 - Reimbursement-Repairs,Maint,Supp	(1,641.00)	(1,641.42)	0.42	(12,272.00)	(12,274.38)	2.38	(21,352.06)	(9,080.06)
60480 - Elevator Maintenance Contract	3,848.57	3,818.58	29.99	11,485.73	11,455.74	29.99	15,274.32	3,788.59
60495 - HVAC Repairs/Maintenance	337.50	81.05	256.45	337.50	567.35	(229.85)	972.60	635.10
60500 - Plumbing Repairs/Maintenance	0.00	193.75	(193.75)	236.58	1,356.25	(1,119.67)	2,325.00	2,088.42
60510 - Gas Grills Repairs/Maintenance	(82.71)	108.15	(190.86)	1,037.92	324.45	713.47	432.60	(605.32)

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Maintenance</b>								
60515 - Garage Repairs/Maintenance	0.00	64.95	(64.95)	0.00	194.85	(194.85)	259.80	259.80
60525 - Miscellaneous Repairs/Maintenance	0.00	132.05	(132.05)	0.00	924.35	(924.35)	1,584.60	1,584.60
60530 - Signage Repairs/Maintenance	0.00	16.95	(16.95)	196.71	118.65	78.06	203.40	6.69
60545 - HVAC Maintenance Contract	0.00	0.00	0.00	2,776.00	1,488.00	1,288.00	2,876.00	100.00
60555 - Pest Control Contract	350.00	350.00	0.00	1,050.00	1,050.00	0.00	1,400.00	350.00
60565 - Paint & Supplies	17.78	175.95	(158.17)	822.53	1,231.65	(409.12)	2,111.40	1,288.87
60575 - Keys/Locks/Lock Boxes	0.00	45.10	(45.10)	429.75	315.70	114.05	541.20	111.45
60595 - Irrigation Repairs/Maintenance	486.75	296.00	190.75	893.75	888.00	5.75	1,776.00	882.25
60600 - Grounds Miscellaneous	2,100.00	362.10	1,737.90	3,031.69	2,534.70	496.99	4,345.20	1,313.51
60626 - Fitness Repairs/Maintenance	0.00	50.00	(50.00)	310.18	450.00	(139.82)	500.00	189.82
60640 - Operating Supplies/Small Equipmen	1,426.88	621.05	805.83	5,809.02	4,347.35	1,461.67	7,452.60	1,643.58
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	(500.00)	0.00	(500.00)	0.00	500.00	(500.00)	500.00	500.00
60665 - Fire Alarm Monitoring	335.95	309.75	26.20	2,359.25	2,168.25	191.00	3,717.00	1,357.75
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	1,103.26	385.45	717.81	4,535.90	2,698.15	1,837.75	4,625.40	89.50
60830 - Pool Repairs and Maintenance	0.00	134.70	(134.70)	872.05	942.90	(70.85)	1,616.40	744.35
<b>Total Maintenance</b>	<b>24,430.18</b>	<b>21,273.25</b>	<b>3,156.93</b>	<b>135,604.42</b>	<b>126,985.94</b>	<b>8,618.48</b>	<b>210,703.66</b>	<b>75,099.24</b>
<b>Utilities</b>								
70100 - Cable/Satellite	3,619.99	3,604.99	15.00	25,339.93	25,234.93	105.00	43,259.88	17,919.95
70120 - Electric - Common Area	4,106.32	4,171.73	(65.41)	39,030.28	42,053.30	(3,023.02)	74,461.35	35,431.07
70130 - Gas - Common Area	759.96	584.05	175.91	13,538.61	11,188.14	2,350.47	20,658.05	7,119.44
70140 - Refuse - Common Area	2,112.24	700.00	1,412.24	8,782.47	4,900.00	3,882.47	8,400.00	(382.47)
70150 - Water/Sewer - Common Area	6,740.23	7,946.70	(1,206.47)	32,696.71	36,746.96	(4,050.25)	67,537.45	34,840.74

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July 01, 2022 thru July 31, 2022

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
70165 - Telephone	1,446.00	1,168.60	277.40	8,969.24	8,180.20	789.04	14,023.20	5,053.96
<b>Total Utilities</b>	<b>18,784.74</b>	<b>18,176.07</b>	<b>608.67</b>	<b>128,357.24</b>	<b>128,303.53</b>	<b>53.71</b>	<b>228,339.93</b>	<b>99,982.69</b>
<b>General &amp; Administrative</b>								
80106 - Gross Wages	16,069.86	15,039.94	1,029.92	118,426.76	117,051.44	1,375.32	200,090.30	81,663.54
80108 - Payroll Reimbursement	(1,344.02)	(858.50)	(485.52)	(9,380.94)	(5,228.20)	(4,152.74)	(9,246.62)	134.32
80130 - Unemployment Taxes	148.97	177.16	(28.19)	1,296.64	1,352.73	(56.09)	2,330.91	1,034.27
80131 - Wage Garnishment	161.53	0.00	161.53	161.53	0.00	161.53	0.00	(161.53)
80133 - Medicare/Social Security	2,376.19	2,009.17	367.02	16,415.57	15,341.39	1,074.18	26,435.12	10,019.55
80135 - Group Insurance	6,215.70	4,458.38	1,757.32	40,344.53	31,208.66	9,135.87	53,500.50	13,155.97
80145 - Uniforms	155.78	0.00	155.78	1,998.21	2,500.00	(501.79)	4,000.00	2,001.79
80147 - Work C./Payroll/EL/HRIS/Tax	1,599.82	1,778.48	(178.66)	8,521.79	13,896.96	(5,375.17)	23,657.92	15,136.13
80155 - Employee Training	0.00	0.00	0.00	800.00	329.00	471.00	628.00	(172.00)
80165 - Employee Relations	114.43	120.00	(5.57)	894.89	840.00	54.89	1,440.00	545.11
80170 - Recruiting and Advertising	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
80185 - Employee Background Checks	0.00	0.00	0.00	225.00	265.20	(40.20)	265.20	40.20
80210 - Legal Fees	0.00	142.70	(142.70)	0.00	428.10	(428.10)	570.80	570.80
80215 - Accounting Fees	600.14	1,350.00	(749.86)	4,250.69	9,450.00	(5,199.31)	16,200.00	11,949.31
80235 - Accounting Miscellaneous	251.57	290.00	(38.43)	2,339.99	2,030.00	309.99	3,480.00	1,140.01
80242 - IT Monitoring	127.50	175.00	(47.50)	127.50	1,225.00	(1,097.50)	2,100.00	1,972.50
80250 - Bank Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
80255 - Payroll Processing Fee	205.23	340.00	(134.77)	2,629.85	2,380.00	249.85	4,080.00	1,450.15
80292 - Coffee Service	590.02	376.30	213.72	2,624.20	2,634.10	(9.90)	4,515.60	1,891.40
80300 - Owner Receptions	0.00	500.00	(500.00)	831.39	1,000.00	(168.61)	1,750.00	918.61
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	295.05	(295.05)	505.80	505.80
80335 - Postage	0.00	19.85	(19.85)	90.77	138.95	(48.18)	238.20	147.43
80340 - Printing	0.00	56.65	(56.65)	241.88	396.55	(154.67)	679.80	437.92

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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	7,164.50	7,164.50	0.00	12,282.00	5,117.50
80350 - Travel - Other	2,554.69	50.00	2,504.69	2,677.06	1,575.00	1,102.06	1,825.00	(852.06)
80370 - Subscription	0.00	0.00	0.00	677.00	620.00	57.00	1,035.00	358.00
80380 - Copier Expense	65.78	115.85	(50.07)	707.64	810.95	(103.31)	1,390.20	682.56
80385 - Office Supplies	74.36	57.15	17.21	438.43	400.05	38.38	685.80	247.37
80390 - Computer Supplies/Maintenance	358.40	313.85	44.55	1,984.07	2,196.95	(212.88)	3,766.20	1,782.13
80400 - Safety	0.00	32.95	(32.95)	494.69	230.65	264.04	395.40	(99.29)
80435 - Licenses, Fees & Permits	147.34	0.00	147.34	959.87	4,424.00	(3,464.13)	5,074.00	4,114.13
<b>Total General &amp; Administrative</b>	<b>31,496.79</b>	<b>27,610.58</b>	<b>3,886.21</b>	<b>207,953.51</b>	<b>215,357.03</b>	<b>(7,403.52)</b>	<b>364,175.13</b>	<b>156,221.62</b>
<b>Fixed Expenses</b>								
90110 - Auto Insurance	0.00	0.00	0.00	212.00	485.20	(273.20)	485.20	273.20
90115 - Umbrella Insurance	0.00	0.00	0.00	2,750.00	2,539.80	210.20	2,539.80	(210.20)
90120 - Earthquake	1,506.14	1,457.58	48.56	7,220.98	9,710.32	(2,489.34)	16,998.22	9,777.24
90130 - Commercial Package	(3,236.61)	4,884.78	(8,121.39)	28,673.26	32,543.50	(3,870.24)	56,967.40	28,294.14
90135 - Crime Fidelity Insurance	0.00	0.00	0.00	904.00	922.00	(18.00)	922.00	18.00
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	(2,149.00)	0.00	(2,149.00)	18,799.00	21,506.70	(2,707.70)	21,506.70	2,707.70
90175 - Management Fee	3,560.00	3,553.50	6.50	24,920.10	24,874.50	45.60	42,642.00	17,721.90
<b>Total Fixed Expenses</b>	<b>(319.47)</b>	<b>9,895.86</b>	<b>(10,215.33)</b>	<b>85,429.34</b>	<b>94,571.02</b>	<b>(9,141.68)</b>	<b>144,050.32</b>	<b>58,620.98</b>
<b>Reserve Contributions</b>								
90200 - Reserve Contributions	7,900.00	7,900.00	0.00	55,300.00	55,300.00	0.00	94,800.00	39,500.00
90205 - Interest Earned	161.04	0.00	161.04	907.57	0.00	907.57	0.00	(907.57)
<b>Total Reserve Contributions</b>	<b>8,061.04</b>	<b>7,900.00</b>	<b>161.04</b>	<b>56,207.57</b>	<b>55,300.00</b>	<b>907.57</b>	<b>94,800.00</b>	<b>38,592.43</b>

## Income Statement Report Seasons at Sandpoint Operating

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	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Marina</b>								
70505 - Hourly	(149.71)	0.00	(149.71)	(149.71)	0.00	(149.71)	0.00	149.71
<b>Total Marina</b>	<b>(149.71)</b>	<b>0.00</b>	<b>(149.71)</b>	<b>(149.71)</b>	<b>0.00</b>	<b>(149.71)</b>	<b>0.00</b>	<b>149.71</b>
<b>Total Operating Expense</b>	<b>87,483.59</b>	<b>89,369.81</b>	<b>(1,886.22)</b>	<b>654,715.59</b>	<b>660,855.87</b>	<b>(6,140.28)</b>	<b>1,112,317.64</b>	<b>457,602.05</b>
<b>Total Operating Income / (Loss)</b>	<b>14,542.11</b>	<b>3,413.50</b>	<b>11,128.61</b>	<b>8,961.16</b>	<b>(11,913.75)</b>	<b>20,874.91</b>	<b>(0.02)</b>	<b>(8,961.18)</b>

# Income Statement Report

## Seasons at Sandpoint Marina

July 01, 2022 thru July 31, 2022

	Current Period			Year to Date (7 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)	53,316.90	53,318.73	(1.83)	91,403.54	38,086.64
40180 - Interest Income	5.62	10.00	(4.38)	35.93	70.00	(34.07)	120.00	84.07
<b>Total Assessment/Subsidy/Interest Revenue</b>	<b>7,622.32</b>	<b>7,626.96</b>	<b>(4.64)</b>	<b>53,352.83</b>	<b>53,388.73</b>	<b>(35.90)</b>	<b>91,523.54</b>	<b>38,170.71</b>
<b>Total Marina Income</b>	<b>7,622.32</b>	<b>7,626.96</b>	<b>(4.64)</b>	<b>53,352.83</b>	<b>53,388.73</b>	<b>(35.90)</b>	<b>91,523.54</b>	<b>38,170.71</b>
<b><u>Expense</u></b>								
<b>Reserve Contributions</b>								
90205 - Interest Earned	5.62	10.00	(4.38)	35.93	70.00	(34.07)	120.00	84.07
<b>Total Reserve Contributions</b>	<b>5.62</b>	<b>10.00</b>	<b>(4.38)</b>	<b>35.93</b>	<b>70.00</b>	<b>(34.07)</b>	<b>120.00</b>	<b>84.07</b>
<b>Marina</b>								
70505 - Hourly	6,101.52	4,920.00	1,181.52	9,291.84	7,000.00	2,291.84	14,520.00	5,228.16
70513 - FICA/Social Security Tax	357.10	333.67	23.43	548.52	474.74	73.78	984.75	436.23
70516 - Unemployment Tax	29.77	29.42	0.35	45.73	41.86	3.87	86.83	41.10
70518 - Workers Compensation	595.18	289.52	305.66	914.21	579.04	335.17	1,158.08	243.87
70520 - Uniforms	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
70530 - Operating Supplies/Small Equipmen	0.00	200.00	(200.00)	616.05	1,100.00	(483.95)	1,600.00	983.95
70535 - Marina Fees	(1,023.50)	(1,023.50)	0.00	(7,164.50)	(7,164.50)	0.00	(12,282.00)	(5,117.50)
70550 - Repairs/Maintenance	1,641.00	1,641.42	(0.42)	12,272.00	12,274.38	(2.38)	21,352.06	9,080.06
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,560.00	1,400.00	160.00	1,400.00	(160.00)
70570 - Electricity	127.75	131.07	(3.32)	767.83	785.40	(17.57)	1,439.22	671.39
70571 - Water & Sewer	358.00	215.12	142.88	737.00	594.04	142.96	1,209.09	472.09
70575 - Accounting Fees	75.00	75.00	0.00	525.00	525.00	0.00	900.00	375.00
70580 - Insurance	5,544.97	4,708.32	836.65	19,144.42	18,308.32	836.10	32,180.32	13,035.90
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	11,697.00	11,697.00	0.00	20,052.00	8,355.00
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	455.00	500.00	(45.00)	500.00	45.00

# 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	178.55	44.00	134.55	408.25	88.00	320.25	176.00	(232.25)
70611 - Management Fee	160.00	158.10	1.90	1,120.00	1,106.70	13.30	1,897.20	777.20
<b>Total Marina</b>	<b>15,816.34</b>	<b>13,393.14</b>	<b>2,423.20</b>	<b>52,938.35</b>	<b>49,859.98</b>	<b>3,078.37</b>	<b>91,403.55</b>	<b>38,465.20</b>
<b>Total Marina Expense</b>	<b>15,821.96</b>	<b>13,403.14</b>	<b>2,418.82</b>	<b>52,974.28</b>	<b>49,929.98</b>	<b>3,044.30</b>	<b>91,523.55</b>	<b>38,549.27</b>
<b>Total Marina Income / (Loss)</b>	<b>(8,199.64)</b>	<b>(5,776.18)</b>	<b>(2,423.46)</b>	<b>378.55</b>	<b>3,458.75</b>	<b>(3,080.20)</b>	<b>(0.01)</b>	<b>(378.56)</b>
<b>Total Association Net Income / (Loss)</b>	<b>6,342.47</b>	<b>(2,362.68)</b>	<b>8,705.15</b>	<b>9,339.71</b>	<b>(8,455.00)</b>	<b>17,794.71</b>	<b>(0.03)</b>	<b>(9,339.74)</b>