

Income Statement - Prior Year Comparison

Seasons at Sandpoint

Operating

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40110 - Annual Assessment - Sold Units	89,192.06	83,107.21	6,084.85	891,920.54	831,072.10	60,848.44	1,070,304.72	178,384.18
40171 - Marina Assessments-Sold	0.00	0.00	0.00	0.00	0.00	0.00	91,403.54	91,403.54
40180 - Interest Income	393.10	222.28	170.82	1,988.03	1,199.51	788.52	1,567.50	(420.53)
40185 - Attorney Fees/Collections/Late Fees	0.00	266.78	(266.78)	1,556.76	2,720.72	(1,163.96)	2,193.60	636.84
Total Assessment/Subsidy/Interest Revenue	89,585.16	83,596.27	5,988.89	895,465.33	834,992.33	60,473.00	1,165,469.36	270,004.03
Miscellaneous Revenue								
40795 - Miscellaneous Revenue	435.00	70.00	365.00	2,040.00	1,353.00	687.00	1,525.80	(514.20)
40886 - Guest Service Fee	2,100.00	1,640.00	460.00	53,490.00	40,720.00	12,770.00	36,846.00	(16,644.00)
Total Miscellaneous Revenue	2,535.00	1,710.00	825.00	55,530.00	42,073.00	13,457.00	38,371.80	(17,158.20)
Total Operating Income	92,120.16	85,306.27	6,813.89	950,995.33	877,065.33	73,930.00	1,203,841.16	252,845.83
<u>Expense</u>								
Housekeeping								
60106 - Gross Wages	3,729.47	3,804.45	(74.98)	42,636.52	33,168.61	9,467.91	53,040.00	10,403.48
60240 - Operating Supplies/Small Equipmen	198.40	290.38	(91.98)	4,810.22	3,871.59	938.63	5,052.60	242.38
60250 - Laundry Room Supplies	0.00	0.00	0.00	0.00	91.12	(91.12)	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	5,000.00	(5,000.00)	5,300.00	10,000.00	(4,700.00)	10,600.00	5,300.00
Total Housekeeping	3,927.87	9,094.83	(5,166.96)	54,266.74	48,531.32	5,735.42	70,248.60	15,981.86
Maintenance								
60406 - Gross Wages	10,722.96	21,190.35	(10,467.39)	114,475.37	107,454.65	7,020.72	136,653.20	22,177.83
60440 - Grounds Maintenance Contract	3,192.00	2,450.00	742.00	35,364.00	25,250.00	10,114.00	35,364.00	0.00
60460 - Electrical Repairs/Maintenance	353.14	1,551.89	(1,198.75)	3,971.24	3,482.07	489.17	2,400.00	(1,571.24)
60471 - Reimbursement-Repairs,Maint,Supp	(2,484.00)	(2,098.00)	(386.00)	(18,038.00)	(15,325.20)	(2,712.80)	(21,352.06)	(3,314.06)
60480 - Elevator Maintenance Contract	3,818.58	3,707.37	111.21	15,304.31	14,829.48	474.83	15,274.32	(29.99)
60495 - HVAC Repairs/Maintenance	0.00	187.50	(187.50)	337.50	880.75	(543.25)	972.60	635.10
60500 - Plumbing Repairs/Maintenance	0.00	0.00	0.00	393.47	1,377.62	(984.15)	2,325.00	1,931.53

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Expense								
Maintenance								
60510 - Gas Grills Repairs/Maintenance	0.00	157.92	(157.92)	1,088.17	397.20	690.97	432.60	(655.57)
60515 - Garage Repairs/Maintenance	0.00	0.00	0.00	0.00	264.00	(264.00)	259.80	259.80
60525 - Miscellaneous Repairs/Maintenance	0.00	0.00	0.00	561.64	5.50	556.14	1,584.60	1,022.96
60530 - Signage Repairs/Maintenance	25.38	0.00	25.38	645.25	338.58	306.67	203.40	(441.85)
60545 - HVAC Maintenance Contract	0.00	0.00	0.00	2,776.00	1,388.00	1,388.00	2,876.00	100.00
60555 - Pest Control Contract	0.00	350.00	(350.00)	1,050.00	1,400.00	(350.00)	1,400.00	350.00
60565 - Paint & Supplies	57.77	164.36	(106.59)	1,327.26	1,602.53	(275.27)	2,111.40	784.14
60575 - Keys/Locks/Lock Boxes	23.93	7.86	16.07	453.68	572.52	(118.84)	541.20	87.52
60595 - Irrigation Repairs/Maintenance	300.00	100.00	200.00	1,646.25	1,880.50	(234.25)	1,776.00	129.75
60600 - Grounds Miscellaneous	0.00	0.00	0.00	3,296.69	5,815.23	(2,518.54)	4,345.20	1,048.51
60626 - Fitness Repairs/Maintenance	0.00	0.00	0.00	310.18	504.36	(194.18)	500.00	189.82
60640 - Operating Supplies/Small Equipmen	811.68	479.92	331.76	9,366.10	5,429.07	3,937.03	7,452.60	(1,913.50)
60650 - Snow Removal Contract	0.00	0.00	0.00	3,647.50	1,020.00	2,627.50	2,500.00	(1,147.50)
60660 - Fire Sprinkler Maintenance Contract	0.00	600.00	(600.00)	0.00	600.00	(600.00)	500.00	500.00
60665 - Fire Alarm Monitoring	335.95	309.75	26.20	3,367.10	3,097.50	269.60	3,717.00	349.90
60666 - Fire Extinguisher Inspection Annual	0.00	629.40	(629.40)	(490.51)	1,119.91	(1,610.42)	600.00	1,090.51
60667 - Fire Sprinkler Inspection Annual	0.00	0.00	0.00	2,000.90	1,050.00	950.90	1,050.00	(950.90)
60668 - Back Flow Device Inspection	0.00	0.00	0.00	680.00	350.00	330.00	975.00	295.00
60815 - Pool Operating Supplies/Small Equip	716.51	408.43	308.08	5,830.12	3,746.44	2,083.68	4,625.40	(1,204.72)
60830 - Pool Repairs and Maintenance	0.00	0.00	0.00	898.54	1,165.16	(266.62)	1,616.40	717.86
Total Maintenance	17,873.90	30,196.75	(12,322.85)	190,262.76	169,695.87	20,566.89	210,703.66	20,440.90
Utilities								
70100 - Cable/Satelite	3,619.99	3,619.99	0.00	36,199.90	36,199.90	0.00	43,259.88	7,059.98
70120 - Electric - Common Area	3,894.64	3,817.09	77.55	50,269.30	48,799.87	1,469.43	74,461.35	24,192.05
70130 - Gas - Common Area	1,888.26	1,726.01	162.25	17,577.42	14,615.28	2,962.14	20,658.05	3,080.63
70140 - Refuse - Common Area	0.00	0.00	0.00	10,976.27	(687.58)	11,663.85	8,400.00	(2,576.27)

Income Statement - Prior Year Comparison

Seasons at Sandpoint

Operating

October 01, 2022 thru October 31, 2022

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Expense								
Utilities								
70150 - Water/Sewer - Common Area	6,027.30	5,274.39	752.91	53,802.71	60,879.21	(7,076.50)	67,537.45	13,734.74
70165 - Telephone	1,622.25	1,236.98	385.27	13,130.96	12,322.49	808.47	14,023.20	892.24
Total Utilities	17,052.44	15,674.46	1,377.98	181,956.56	172,129.17	9,827.39	228,339.93	46,383.37
General & Administrative								
50020 - Property Watch - Contract	0.00	2,175.00	(2,175.00)	0.00	8,737.50	(8,737.50)	0.00	0.00
80106 - Gross Wages	19,211.76	12,664.40	6,547.36	171,247.46	155,278.91	15,968.55	200,090.30	28,842.84
80108 - Payroll Reimbursement	(1,315.22)	(1,285.83)	(29.39)	(14,096.26)	(5,325.23)	(8,771.03)	(9,246.62)	4,849.64
80130 - Unemployment Taxes	86.13	81.36	4.77	1,610.40	1,640.39	(29.99)	2,330.91	720.51
80133 - Medicare/Social Security	2,396.16	2,742.23	(346.07)	23,422.95	20,566.47	2,856.48	26,435.12	3,012.17
80135 - Group Insurance	6,317.01	9,866.28	(3,549.27)	58,021.02	49,944.69	8,076.33	53,500.50	(4,520.52)
80145 - Uniforms	1,025.46	559.61	465.85	4,209.35	5,260.11	(1,050.76)	4,000.00	(209.35)
80147 - Work C./Payroll/EL/HRIS/Tax	0.00	(3.60)	3.60	12,448.71	16,471.10	(4,022.39)	23,657.92	11,209.21
80155 - Employee Training	0.00	0.00	0.00	800.00	4,524.00	(3,724.00)	628.00	(172.00)
80165 - Employee Relations	120.91	100.00	20.91	1,248.71	1,234.96	13.75	1,440.00	191.29
80170 - Recruiting and Advertising	0.00	1,757.56	(1,757.56)	106.88	7,814.76	(7,707.88)	400.00	293.12
80185 - Employee Background Checks	0.00	0.00	0.00	422.00	532.00	(110.00)	265.20	(156.80)
80210 - Legal Fees	0.00	444.00	(444.00)	0.00	1,436.10	(1,436.10)	570.80	570.80
80215 - Accounting Fees	600.14	557.48	42.66	6,051.11	5,574.80	476.31	16,200.00	10,148.89
80235 - Accounting Miscellaneous	0.00	618.88	(618.88)	2,903.98	3,944.90	(1,040.92)	3,480.00	576.02
80242 - IT Monitoring	127.50	175.00	(47.50)	510.00	1,750.00	(1,240.00)	2,100.00	1,590.00
80250 - Bank Fees	0.00	0.00	0.00	10.00	(22.69)	32.69	0.00	(10.00)
80255 - Payroll Processing Fee	464.24	332.00	132.24	4,001.16	3,388.73	612.43	4,080.00	78.84
80292 - Coffee Service	186.74	383.62	(196.88)	3,727.28	4,134.26	(406.98)	4,515.60	788.32
80300 - Owner Receptions	0.00	0.00	0.00	1,433.34	78.69	1,354.65	1,750.00	316.66
80330 - Miscellaneous Expense	0.00	0.00	0.00	0.00	577.79	(577.79)	505.80	505.80
80335 - Postage	0.00	10.24	(10.24)	107.17	113.57	(6.40)	238.20	131.03

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Expense								
General & Administrative								
80340 - Printing	0.00	264.55	(264.55)	526.34	498.58	27.76	679.80	153.46
80341 - Marina Access Fee	1,023.50	975.00	48.50	10,235.00	9,750.00	485.00	12,282.00	2,047.00
80350 - Travel - Other	0.00	170.07	(170.07)	2,729.61	3,333.72	(604.11)	1,825.00	(904.61)
80370 - Subscription	100.00	0.00	100.00	1,217.96	1,028.82	189.14	1,035.00	(182.96)
80380 - Copier Expense	0.00	0.00	0.00	864.70	1,042.86	(178.16)	1,390.20	525.50
80385 - Office Supplies	14.09	109.24	(95.15)	473.48	873.95	(400.47)	685.80	212.32
80390 - Computer Supplies/Maintenance	231.95	956.32	(724.37)	1,901.96	5,666.93	(3,764.97)	3,766.20	1,864.24
80400 - Safety	0.00	146.21	(146.21)	797.70	480.67	317.03	395.40	(402.30)
80435 - Licenses, Fees & Permits	413.00	1,853.00	(1,440.00)	1,372.87	3,198.00	(1,825.13)	5,074.00	3,701.13
Total General & Administrative	31,003.37	35,652.62	(4,649.25)	298,304.88	313,529.34	(15,224.46)	364,075.13	65,770.25
Fixed Expenses								
90110 - Auto Insurance	42.84	0.00	42.84	218.96	476.00	(257.04)	485.20	266.24
90115 - Umbrella Insurance	0.00	0.00	0.00	2,750.00	2,490.00	260.00	2,539.80	(210.20)
90120 - Earthquake	1,516.78	1,428.71	88.07	17,536.00	13,101.91	4,434.09	16,998.22	(537.78)
90130 - Commercial Package	5,730.35	4,788.53	941.82	51,850.41	47,076.83	4,773.58	56,967.40	5,116.99
90135 - Crime Fidelity Insurance	0.00	0.00	0.00	904.00	904.00	0.00	922.00	18.00
90140 - Directors & Officers Insurance	0.00	0.00	0.00	1,950.00	1,950.00	0.00	1,989.00	39.00
90145 - Flood Insurance	0.00	(15,863.00)	15,863.00	18,799.00	5,222.00	13,577.00	21,506.70	2,707.70
90160 - Income Taxes	0.00	241.00	(241.00)	0.00	241.00	(241.00)	0.00	0.00
90175 - Management Fee	3,560.00	3,660.10	(100.10)	35,600.10	36,289.92	(689.82)	42,642.00	7,041.90
Total Fixed Expenses	10,849.97	(5,744.66)	16,594.63	129,608.47	107,751.66	21,856.81	144,050.32	14,441.85
Reserve Contributions								
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	393.07	220.14	172.93	1,970.58	1,163.19	807.39	120.00	(1,850.58)
Total Reserve Contributions	8,293.07	8,120.14	172.93	80,970.58	80,163.19	807.39	94,920.00	13,949.42

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Expense								
Marina								
70505 - Hourly	0.00	0.00	0.00	0.00	0.00	0.00	14,520.00	14,520.00
70520 - Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
70530 - Operating Supplies/Small Equipmen	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	1,600.00
70570 - Electricity	0.00	0.00	0.00	0.00	0.00	0.00	1,439.22	1,439.22
70575 - Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	900.00	900.00
70580 - Insurance	0.00	0.00	0.00	0.00	0.00	0.00	32,180.32	32,180.32
70611 - Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	1,897.20	1,897.20
Total Marina	0.00	0.00	0.00	0.00	0.00	0.00	53,036.74	53,036.74
Total Operating Expense	89,000.62	92,994.14	(3,993.52)	935,369.99	891,800.55	43,569.44	1,165,374.38	230,004.39
Total Operating Income / (Loss)	3,119.54	(7,687.87)	10,807.41	15,625.34	(14,735.22)	30,360.56	38,466.78	22,841.44

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<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40171 - Marina Assessments-Sold	7,616.70	7,010.85	605.85	76,167.00	70,108.50	6,058.50	91,403.54	15,236.54
40180 - Interest Income	22.32	4.74	17.58	91.02	87.97	3.05	1,567.50	1,476.48
Total Assessment/Subsidy/Interest Revenue	7,639.02	7,015.59	623.43	76,258.02	70,196.47	6,061.55	92,971.04	16,713.02
Total Marina Income	7,639.02	7,015.59	623.43	76,258.02	70,196.47	6,061.55	92,971.04	16,713.02
<u>Expense</u>								
Maintenance								
60460 - Electrical Repairs/Maintenance	0.00	0.00	0.00	0.00	7.27	(7.27)	2,400.00	2,400.00
60530 - Signage Repairs/Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	203.40	203.40
60640 - Operating Supplies/Small Equipmen	0.00	0.00	0.00	0.00	131.81	(131.81)	7,452.60	7,452.60
Total Maintenance	0.00	0.00	0.00	0.00	139.08	(139.08)	10,056.00	10,056.00
Reserve Contributions								
90205 - Interest Earned	22.32	4.74	17.58	91.02	87.97	3.05	120.00	28.98
Total Reserve Contributions	22.32	4.74	17.58	91.02	87.97	3.05	120.00	28.98
Marina								
70505 - Hourly	0.00	0.00	0.00	13,772.88	18,597.35	(4,824.47)	14,520.00	747.12
70513 - FICA/Social Security Tax	0.00	0.00	0.00	826.37	888.72	(62.35)	984.75	158.38
70516 - Unemployment Tax	0.00	0.00	0.00	68.89	73.34	(4.45)	86.83	17.94
70518 - Workers Compensation	0.00	0.00	0.00	1,377.29	1,481.21	(103.92)	1,158.08	(219.21)
70520 - Uniforms	0.00	0.00	0.00	0.00	165.39	(165.39)	500.00	500.00
70530 - Operating Supplies/Small Equipmen	928.72	126.32	802.40	1,568.08	1,071.53	496.55	1,600.00	31.92
70535 - Marina Fees	(1,023.50)	(975.00)	(48.50)	(10,235.00)	(9,750.00)	(485.00)	(12,282.00)	(2,047.00)
70550 - Repairs/Maintenance	2,484.00	2,098.00	386.00	18,038.00	15,325.20	2,712.80	21,352.06	3,314.06
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,560.00	1,300.01	259.99	1,400.00	(160.00)
70570 - Electricity	125.80	139.62	(13.82)	1,170.15	1,369.55	(199.40)	1,439.22	269.07
70571 - Water & Sewer	181.00	110.00	71.00	1,238.00	1,001.00	237.00	1,209.09	(28.91)
70575 - Accounting Fees	75.00	67.66	7.34	750.00	676.60	73.40	900.00	150.00

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Expense								
Marina								
70580 - Insurance	2,879.53	2,719.89	159.64	27,783.01	25,279.52	2,503.49	32,180.32	4,397.31
70600 - Reserves	1,671.00	1,671.00	0.00	16,710.00	16,710.00	0.00	20,052.00	3,342.00
70609 - Employee Background Check	0.00	0.00	0.00	515.00	865.00	(350.00)	500.00	(15.00)
70610 - Payroll Processing Fee	0.00	0.00	0.00	574.78	1,056.17	(481.39)	176.00	(398.78)
70611 - Management Fee	160.00	154.50	5.50	1,600.00	1,545.00	55.00	1,897.20	297.20
Total Marina	7,481.55	6,111.99	1,369.56	77,317.45	77,655.59	(338.14)	87,673.55	10,356.10
Total Marina Expense	7,503.87	6,116.73	1,387.14	77,408.47	77,882.64	(474.17)	97,849.55	20,441.08
Total Marina Income / (Loss)	135.15	898.86	(763.71)	(1,150.45)	(7,686.17)	6,535.72	(4,878.51)	(3,728.06)
Total Association Net Income / (Loss)	3,254.69	(6,789.01)	10,043.70	14,474.89	(22,421.39)	36,896.28	33,588.27	19,113.38