

Income Statement Report

Seasons at Sandpoint

Operating

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40110 - Annual Assessment - Sold Units	89,192.04	89,192.06	(0.02)	1,070,304.64	1,070,304.72	(0.08)	1,070,304.72	0.08
40180 - Interest Income	554.73	120.62	434.11	2,985.09	1,447.50	1,537.59	1,447.50	(1,537.59)
40185 - Attorney Fees/Collections/Late Fees	0.00	0.00	0.00	1,556.76	2,193.60	(636.84)	2,193.60	636.84
Total Assessment/Subsidy/Interest Revenue	89,746.77	89,312.68	434.09	1,074,846.49	1,073,945.82	900.67	1,073,945.82	(900.67)
Miscellaneous Revenue								
40795 - Miscellaneous Revenue	135.00	127.15	7.85	2,210.00	1,525.80	684.20	1,525.80	(684.20)
40886 - Guest Service Fee	3,000.00	3,069.27	(69.27)	58,310.00	36,846.00	21,464.00	36,846.00	(21,464.00)
Total Miscellaneous Revenue	3,135.00	3,196.42	(61.42)	60,520.00	38,371.80	22,148.20	38,371.80	(22,148.20)
Total Operating Income	92,881.77	92,509.10	372.67	1,135,366.49	1,112,317.62	23,048.87	1,112,317.62	(23,048.87)
<u>Expense</u>								
Housekeeping								
60106 - Gross Wages	4,838.54	4,080.00	758.54	49,871.55	53,040.00	(3,168.45)	53,040.00	3,168.45
60240 - Operating Supplies/Small Equipmen	98.04	421.05	(323.01)	5,071.09	5,052.60	18.49	5,052.60	(18.49)
60250 - Laundry Room Supplies	0.00	13.00	(13.00)	0.00	156.00	(156.00)	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	3,450.00	0.00	3,450.00	8,750.00	10,600.00	(1,850.00)	10,600.00	1,850.00
Total Housekeeping	8,386.58	4,514.05	3,872.53	65,212.64	70,248.60	(5,035.96)	70,248.60	5,035.96
Maintenance								
60406 - Gross Wages	15,903.39	10,596.31	5,307.08	141,352.79	136,653.20	4,699.59	136,653.20	(4,699.59)
60440 - Grounds Maintenance Contract	0.00	0.00	0.00	35,364.00	35,364.00	0.00	35,364.00	0.00
60460 - Electrical Repairs/Maintenance	233.11	200.00	33.11	4,204.35	2,400.00	1,804.35	2,400.00	(1,804.35)
60471 - Reimbursement-Repairs,Maint,Supp	(1,656.00)	(1,655.66)	(0.34)	(21,350.00)	(21,352.06)	2.06	(21,352.06)	(2.06)
60480 - Elevator Maintenance Contract	0.00	0.00	0.00	15,304.31	15,274.32	29.99	15,274.32	(29.99)
60495 - HVAC Repairs/Maintenance	0.00	81.05	(81.05)	337.50	972.60	(635.10)	972.60	635.10
60500 - Plumbing Repairs/Maintenance	0.00	193.75	(193.75)	603.47	2,325.00	(1,721.53)	2,325.00	1,721.53
60510 - Gas Grills Repairs/Maintenance	0.00	0.00	0.00	1,088.17	432.60	655.57	432.60	(655.57)

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<u>Expense</u>								
Maintenance								
60515 - Garage Repairs/Maintenance	0.00	0.00	0.00	0.00	259.80	(259.80)	259.80	259.80
60525 - Miscellaneous Repairs/Maintenance	0.00	132.05	(132.05)	561.64	1,584.60	(1,022.96)	1,584.60	1,022.96
60530 - Signage Repairs/Maintenance	0.00	16.95	(16.95)	645.25	203.40	441.85	203.40	(441.85)
60545 - HVAC Maintenance Contract	0.00	0.00	0.00	2,776.00	2,876.00	(100.00)	2,876.00	100.00
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	0.00	175.95	(175.95)	1,423.56	2,111.40	(687.84)	2,111.40	687.84
60575 - Keys/Locks/Lock Boxes	0.00	45.10	(45.10)	453.68	541.20	(87.52)	541.20	87.52
60595 - Irrigation Repairs/Maintenance	0.00	0.00	0.00	2,046.25	1,776.00	270.25	1,776.00	(270.25)
60600 - Grounds Miscellaneous	0.00	362.10	(362.10)	3,296.69	4,345.20	(1,048.51)	4,345.20	1,048.51
60626 - Fitness Repairs/Maintenance	0.00	0.00	0.00	310.18	500.00	(189.82)	500.00	189.82
60640 - Operating Supplies/Small Equipmen	702.18	621.05	81.13	11,062.22	7,452.60	3,609.62	7,452.60	(3,609.62)
60650 - Snow Removal Contract	3,249.50	750.00	2,499.50	6,897.00	2,500.00	4,397.00	2,500.00	(4,397.00)
60660 - Fire Sprinkler Maintenance Contract	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
60665 - Fire Alarm Monitoring	335.95	309.75	26.20	4,039.00	3,717.00	322.00	3,717.00	(322.00)
60666 - Fire Extinguisher Inspection Annual	862.84	0.00	862.84	372.33	600.00	(227.67)	600.00	227.67
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	680.00	0.00	680.00	680.00	975.00	(295.00)	975.00	295.00
60815 - Pool Operating Supplies/Small Equip	84.90	385.45	(300.55)	6,012.03	4,625.40	1,386.63	4,625.40	(1,386.63)
60830 - Pool Repairs and Maintenance	0.00	134.70	(134.70)	946.04	1,616.40	(670.36)	1,616.40	670.36
Total Maintenance	20,395.87	12,348.55	8,047.32	221,827.36	210,703.66	11,123.70	210,703.66	(11,123.70)
Utilities								
70100 - Cable/Satellite	3,619.99	3,604.99	15.00	43,439.88	43,259.88	180.00	43,259.88	(180.00)
70120 - Electric - Common Area	12,773.16	11,271.36	1,501.80	73,290.97	74,461.35	(1,170.38)	74,461.35	1,170.38
70130 - Gas - Common Area	5,511.91	2,901.12	2,610.79	27,228.27	20,658.05	6,570.22	20,658.05	(6,570.22)
70140 - Refuse - Common Area	854.34	700.00	154.34	12,628.27	8,400.00	4,228.27	8,400.00	(4,228.27)
70150 - Water/Sewer - Common Area	7,986.06	4,328.88	3,657.18	66,758.27	67,537.45	(779.18)	67,537.45	779.18

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Operating

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
70165 - Telephone	1,314.57	1,168.60	145.97	16,114.71	14,023.20	2,091.51	14,023.20	(2,091.51)
Total Utilities	32,060.03	23,974.95	8,085.08	239,460.37	228,339.93	11,120.44	228,339.93	(11,120.44)
General & Administrative								
80106 - Gross Wages	21,998.65	15,131.13	6,867.52	209,699.45	200,090.30	9,609.15	200,090.30	(9,609.15)
80108 - Payroll Reimbursement	(1,447.52)	(657.54)	(789.98)	(16,406.13)	(9,246.62)	(7,159.51)	(9,246.62)	7,159.51
80130 - Unemployment Taxes	1,331.26	178.24	1,153.02	2,988.47	2,330.91	657.56	2,330.91	(657.56)
80133 - Medicare/Social Security	4,059.81	2,021.54	2,038.27	29,617.24	26,435.12	3,182.12	26,435.12	(3,182.12)
80135 - Group Insurance	4,755.00	4,458.32	296.68	69,009.39	53,500.50	15,508.89	53,500.50	(15,508.89)
80145 - Uniforms	1,038.07	250.00	788.07	6,003.73	4,000.00	2,003.73	4,000.00	(2,003.73)
80147 - Work C./Payroll/EL/HRIS/Tax	2,038.74	4,136.00	(2,097.26)	14,487.45	23,657.92	(9,170.47)	23,657.92	9,170.47
80155 - Employee Training	0.00	299.00	(299.00)	800.00	628.00	172.00	628.00	(172.00)
80165 - Employee Relations	0.00	120.00	(120.00)	1,364.14	1,440.00	(75.86)	1,440.00	75.86
80170 - Recruiting and Advertising	0.00	0.00	0.00	106.88	400.00	(293.12)	400.00	293.12
80185 - Employee Background Checks	0.00	0.00	0.00	422.00	265.20	156.80	265.20	(156.80)
80210 - Legal Fees	0.00	0.00	0.00	0.00	570.80	(570.80)	570.80	570.80
80215 - Accounting Fees	600.14	1,350.00	(749.86)	7,251.39	16,200.00	(8,948.61)	16,200.00	8,948.61
80235 - Accounting Miscellaneous	293.46	290.00	3.46	3,400.94	3,480.00	(79.06)	3,480.00	79.06
80242 - IT Monitoring	133.00	175.00	(42.00)	776.00	2,100.00	(1,324.00)	2,100.00	1,324.00
80250 - Bank Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
80255 - Payroll Processing Fee	304.24	340.00	(35.76)	4,686.64	4,080.00	606.64	4,080.00	(606.64)
80292 - Coffee Service	50.42	376.30	(325.88)	4,079.32	4,515.60	(436.28)	4,515.60	436.28
80300 - Owner Receptions	575.44	250.00	325.44	2,008.78	1,750.00	258.78	1,750.00	(258.78)
80325 - Decorations	0.00	100.00	(100.00)	0.00	100.00	(100.00)	100.00	100.00
80330 - Miscellaneous Expense	0.00	42.15	(42.15)	0.00	505.80	(505.80)	505.80	505.80
80335 - Postage	78.89	19.85	59.04	186.06	238.20	(52.14)	238.20	52.14
80340 - Printing	0.00	56.65	(56.65)	526.34	679.80	(153.46)	679.80	153.46
80341 - Marina Access Fee	1,023.50	1,023.50	0.00	12,282.00	12,282.00	0.00	12,282.00	0.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
General & Administrative								
80350 - Travel - Other	1,570.80	50.00	1,520.80	4,300.41	1,825.00	2,475.41	1,825.00	(2,475.41)
80370 - Subscription	0.00	0.00	0.00	1,217.96	1,035.00	182.96	1,035.00	(182.96)
80380 - Copier Expense	0.00	115.85	(115.85)	932.48	1,390.20	(457.72)	1,390.20	457.72
80385 - Office Supplies	342.02	57.15	284.87	847.30	685.80	161.50	685.80	(161.50)
80390 - Computer Supplies/Maintenance	151.25	313.85	(162.60)	2,333.00	3,766.20	(1,433.20)	3,766.20	1,433.20
80400 - Safety	311.38	32.95	278.43	1,109.08	395.40	713.68	395.40	(713.68)
80435 - Licenses, Fees & Permits	1,786.00	250.00	1,536.00	4,663.87	5,074.00	(410.13)	5,074.00	410.13
Total General & Administrative	40,994.55	30,779.94	10,214.61	368,704.19	364,175.13	4,529.06	364,175.13	(4,529.06)
Fixed Expenses								
90110 - Auto Insurance	42.84	0.00	42.84	304.64	485.20	(180.56)	485.20	180.56
90115 - Umbrella Insurance	0.00	0.00	0.00	2,750.00	2,539.80	210.20	2,539.80	(210.20)
90120 - Earthquake	1,516.78	1,457.58	59.20	20,569.56	16,998.22	3,571.34	16,998.22	(3,571.34)
90130 - Commercial Package	5,730.35	4,884.78	845.57	63,311.11	56,967.40	6,343.71	56,967.40	(6,343.71)
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	0.00	0.00	0.00	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	42,720.10	42,642.00	78.10	42,642.00	(78.10)
Total Fixed Expenses	10,849.97	9,895.86	954.11	151,308.41	144,050.32	7,258.09	144,050.32	(7,258.09)
Reserve Contributions								
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	554.70	0.00	554.70	2,967.58	0.00	2,967.58	0.00	(2,967.58)
Total Reserve Contributions	8,454.70	7,900.00	554.70	97,767.58	94,800.00	2,967.58	94,800.00	(2,967.58)
Total Operating Expense	121,141.70	89,413.35	31,728.35	1,144,280.55	1,112,317.64	31,962.91	1,112,317.64	(31,962.91)
Total Operating Income / (Loss)	(28,259.93)	3,095.75	(31,355.68)	(8,914.06)	(0.02)	(8,914.04)	(0.02)	8,914.04

Income Statement Report

Seasons at Sandpoint

Marina

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment/Subsidy/Interest Revenue								
40171 - Marina Assessments-Sold	7,254.00	7,616.96	(362.96)	91,037.70	91,403.54	(365.84)	91,403.54	365.84
40180 - Interest Income	22.41	10.00	12.41	135.04	120.00	15.04	120.00	(15.04)
Total Assessment/Subsidy/Interest Revenue	7,276.41	7,626.96	(350.55)	91,172.74	91,523.54	(350.80)	91,523.54	350.80
Total Marina Income	7,276.41	7,626.96	(350.55)	91,172.74	91,523.54	(350.80)	91,523.54	350.80
<u>Expense</u>								
Reserve Contributions								
90205 - Interest Earned	22.41	10.00	12.41	135.04	120.00	15.04	120.00	(15.04)
Total Reserve Contributions	22.41	10.00	12.41	135.04	120.00	15.04	120.00	(15.04)
Marina								
70505 - Hourly	0.00	0.00	0.00	13,772.88	14,520.00	(747.12)	14,520.00	747.12
70513 - FICA/Social Security Tax	0.00	0.00	0.00	826.37	984.75	(158.38)	984.75	158.38
70516 - Unemployment Tax	0.00	0.00	0.00	68.89	86.83	(17.94)	86.83	17.94
70518 - Workers Compensation	0.00	0.00	0.00	1,377.29	1,158.08	219.21	1,158.08	(219.21)
70520 - Uniforms	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
70530 - Operating Supplies/Small Equipmen	992.81	0.00	992.81	1,632.17	1,600.00	32.17	1,600.00	(32.17)
70535 - Marina Fees	(1,023.50)	(1,023.50)	0.00	(12,282.00)	(12,282.00)	0.00	(12,282.00)	0.00
70550 - Repairs/Maintenance	1,656.00	1,655.66	0.34	21,350.00	21,352.06	(2.06)	21,352.06	2.06
70551 - Grounds Miscellaneous	0.00	0.00	0.00	1,660.00	1,400.00	260.00	1,400.00	(260.00)
70570 - Electricity	122.23	100.47	21.76	1,418.18	1,439.22	(21.04)	1,439.22	21.04
70571 - Water & Sewer	0.00	0.00	0.00	1,238.00	1,209.09	28.91	1,209.09	(28.91)
70575 - Accounting Fees	75.00	75.00	0.00	900.00	900.00	0.00	900.00	0.00
70580 - Insurance	2,879.53	2,774.40	105.13	33,542.07	32,180.32	1,361.75	32,180.32	(1,361.75)
70585 - Tax/License	0.00	0.00	0.00	3,680.00	3,680.00	0.00	3,680.00	0.00
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	515.00	500.00	15.00	500.00	(15.00)

Income Statement Report Seasons at Sandpoint Marina

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Marina								
70610 - Payroll Processing Fee	0.00	0.00	0.00	574.78	176.00	398.78	176.00	(398.78)
70611 - Management Fee	160.00	158.10	1.90	1,920.00	1,897.20	22.80	1,897.20	(22.80)
Total Marina	6,533.07	5,411.13	1,121.94	92,245.63	91,403.55	842.08	91,403.55	(842.08)
Total Marina Expense	6,555.48	5,421.13	1,134.35	92,380.67	91,523.55	857.12	91,523.55	(857.12)
Total Marina Income / (Loss)	720.93	2,205.83	(1,484.90)	(1,207.93)	(0.01)	(1,207.92)	(0.01)	1,207.92
Total Association Net Income / (Loss)	(27,539.00)	5,301.58	(32,840.58)	(10,121.99)	(0.03)	(10,121.96)	(0.03)	10,121.96