

**Concord Commons  
FINANCIAL REPORT  
Manager's Report for the month ending March 31, 2022**

**FINANCIAL SUMMARY:**

As of March 31, 2022, operating cash totaled \$7,721, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$193,486, for total assets of \$201,207.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$0, for total liabilities of \$0.

The Association ended the month in a positive cash position of \$201,207.

For the month ending March 31, 2022, the Association incurred expenses and accrued costs totaling \$9,888, over budget by \$2,429.

YTD March 31, 2022, the Association incurred expenses and accrued costs totaling \$79,098, under budget by \$9,127.

As of March 31, 2022, replacement reserves totaled \$201,207.

<b>BUDGET VARIANCES:</b> Explanations for variances more than \$300.00.			
<b>Line Item</b>	<b>Variance Amt</b>	<b>Over/Under</b>	<b>Explanation</b>
Landscaping-Other	\$ 3,000.00	Under	Plant replacements not yet performed
Irrigation	\$ 547.67	Under	Less than anticipated.
Pest Control	\$ 1,000.00	Under	Less than anticipated.
Gutter/Roof Maintenance	\$ 989.40	Under	Annual gutter cleaning not yet performed
Catch Basin Cleaning	\$ 500.00	Under	Not yet performed
Inclement Weather	\$ 496.00	Over	More than anticipated
Maintenance	\$ 2,144.27	Under	Less than anticipated.
Property Insurance	\$ 956.00	Under	Less than anticipated.
Contingency	\$ 375.03	Under	Less than anticipated.

**DELINQUENCY REPORT: None this month.**

<b>Unit</b>	<b>0 - 30</b>	<b>31 - 60</b>	<b>61 - 90</b>	<b>Over 90</b>	<b>Total</b>	<b>Status</b>
<b>TOTALS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	

**COMPLETED AND PENDING MAINTENANCE:**

- Gutter cleaning performed in November
- Dryer vent cleaning to be performed in June
- Phase 3 painting of buildings to occur summer 2022
- Plant replacments to occur in March 2022
- Building inspections along Park Drive completed August 2021 for water intrusion issues

**Thank you for letting us serve your neighborhood.**  
Report submitted by Blair Krieg, AMS, CMCA - Community Manager  
425-507-1121 Blair.k@IHCommunity.org

### Balance Sheet (With Period Change)

Period = Mar 2022

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	7,721.39	8,764.27	-1,042.88
1030-000	CIT -Operating Money Market	16,253.67	13,481.69	2,771.98
1080-000	CIT - Reserve MM	177,232.19	188,004.25	-10,772.06
1090-000	TOTAL CASH	201,207.25	210,250.21	-9,042.96
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	5,017.00	-5,017.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	5,017.00	-5,017.00
1990-000	TOTAL ASSETS	201,207.25	215,267.21	-14,059.96
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2075-000	A/P Reimbursements	0.00	5,017.00	-5,017.00
2205-000	TOTAL ACCOUNTS PAYABLE	0.00	5,017.00	-5,017.00
2690-000	TOTAL LIABILITIES	0.00	5,017.00	-5,017.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	24,789.09	24,789.09	0.00
2830-000	Current Year Reserve Transfers	-63,572.32	-57,286.02	-6,286.30
2850-000	Current Year Retained Earnings/Operating Fund	62,758.29	54,742.89	8,015.40
2855-000	Reserve Equity	177,232.19	188,004.25	-10,772.06
2990-000	TOTAL CAPITAL	201,207.25	210,250.21	-9,042.96
2999-000	TOTAL LIABILITIES & CAPITAL	201,207.25	215,267.21	-14,059.96

## Concord Commons - IHCA Sup (s42) Budget Comparison

Period = Mar 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	3,634.00	3,792.00	-158.00	-4.17	34,602.00	34,128.00	474.00	1.39	45,504.00
3900-000 TOTAL OTHER INCOME	3,634.00	3,792.00	-158.00	-4.17	34,602.00	34,128.00	474.00	1.39	45,504.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	6.39	0.00	6.39	N/A	37.89	0.00	37.89	N/A	0.00
4047-000 Interest Income-Reserves	36.30	0.00	36.30	N/A	322.32	0.00	322.32	N/A	0.00
4070-000 Neighborhood Assessments	11,226.30	11,714.25	-487.95	-4.17	106,893.90	105,428.25	1,465.65	1.39	140,571.00
4390-000 TOTAL ASSOCIATION INCOME	11,268.99	11,714.25	-445.26	-3.80	107,254.11	105,428.25	1,825.86	1.73	140,571.00
4999-000 TOTAL REVENUE	14,902.99	15,506.25	-603.26	-3.89	141,856.11	139,556.25	2,299.86	1.65	186,075.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	695.00	695.00	0.00	0.00	6,255.00	6,255.00	0.00	0.00	8,340.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,270.35	1,271.00	0.65	0.05	1,271.00
7211-000 Neighborhood Legal Services	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	1,236.09	1,254.67	18.58	1.48	11,124.81	11,292.03	167.22	1.48	15,056.00
7250-000 Neighborhood Landscape - Other	1,000.00	300.00	-700.00	-233.33	1,000.00	4,000.00	3,000.00	75.00	4,000.00
7260-000 Neighborhood Irrigation-Common Areas	42.91	75.00	32.09	42.79	4,002.33	4,550.00	547.67	12.04	5,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	355.00	250.00	-105.00	-42.00	700.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	550.00	550.00	100.00	660.60	1,650.00	989.40	59.96	2,200.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	2,202.00	2,250.00	48.00	2.13	2,250.00
7273-000 Neighborhood Catch Basin Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	750.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	886.00	390.00	-496.00	-127.18	390.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
7280-000 Neighborhood Maintenance	121.59	750.00	628.41	83.79	4,605.73	6,750.00	2,144.27	31.77	9,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	12,608.00	13,564.00	956.00	7.05	13,564.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,095.59	3,666.34	570.75	15.57	44,969.82	54,097.06	9,127.24	16.87	65,121.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	450.00
9830-000 Master Base Assessments	3,792.00	3,792.00	0.00	0.00	34,128.00	34,128.00	0.00	0.00	45,504.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,792.00	3,792.00	0.00	0.00	34,128.00	34,128.00	0.00	0.00	45,954.00
9940-000 TOTAL EXPENSES	6,887.59	7,458.34	570.75	7.65	79,097.82	88,225.06	9,127.24	10.35	111,075.00
9950-000 Excess (Deficiency) of Revenues over Expenses	8,015.40	8,047.91	-32.51	-0.40	62,758.29	51,331.19	11,427.10	22.26	75,000.00

**Concord Commons - IHCA Sup (s42)  
Budget Comparison**

Period = Mar 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-6,250.00	-6,250.00	0.00	0.00	-63,250.00	-63,250.00	0.00	0.00	-75,000.00
Reserve Interest Income	-36.30	0.00	-36.30	N/A	-322.32	0.00	-322.32	N/A	0.00
	-6,286.30	-6,250.00	-36.30	-0.58	-63,572.32	-63,250.00	-322.32	-0.51	-75,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>1,729.10</b>	<b>1,797.91</b>	<b>-68.81</b>	<b>-3.83</b>	<b>-814.03</b>	<b>-11,918.81</b>	<b>11,104.78</b>	<b>93.17</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
525 - Bldgs 4,5, & 6 - Caulk/Paint						125,000.00			125,000.00
526 - Bldgs 3,7 - Caulk / Paint					26,043.35	105,575.00			
540 - Elastomeric Deck - Clean/Seal						12,030.00			12,030.00
546 - Wood Decks - Repairs (One-Time)	392.28				3,144.87	69,000.00			69,000.00
Building Inspections					5,964.90				
1760 Post Repair					2,354.58				
1775 Wall Repair					8,671.11				
2426 Siding Repairs	16,666.08				16,666.08				

**Statement (12 months)**

Period = Jul 2021-Mar 2022

Book = Accrual ; Tree = ysi\_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Total	
<b>3000-000</b>	<b>INCOME</b>										
3500-000	OTHER INCOME										
3590-000	IHCA Master Base Assess. Income	4,582.00	3,634.00	3,634.00	3,634.00	3,634.00	3,634.00	4,582.00	3,634.00	3,634.00	34,602.00
3900-000	TOTAL OTHER INCOME	4,582.00	3,634.00	3,634.00	3,634.00	3,634.00	3,634.00	4,582.00	3,634.00	3,634.00	34,602.00
3999-000	TOTAL PM INCOME	4,582.00	3,634.00	3,634.00	3,634.00	3,634.00	3,634.00	4,582.00	3,634.00	3,634.00	34,602.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	3.96	3.99	3.71	4.56	4.20	3.77	4.05	3.26	6.39	37.89
4047-000	Interest Income-Reserves	35.89	37.14	36.74	38.63	33.59	34.77	35.85	33.41	36.30	322.32
4070-000	Neighborhood Assessments	14,154.90	11,226.30	11,226.30	11,226.30	11,226.30	11,226.30	14,154.90	11,226.30	11,226.30	106,893.90
4390-000	TOTAL ASSOCIATION INCOME	14,194.75	11,267.43	11,266.75	11,269.49	11,264.09	11,264.84	14,194.80	11,262.97	11,268.99	107,254.11
4999-000	TOTAL REVENUE	18,776.75	14,901.43	14,900.75	14,903.49	14,898.09	14,898.84	18,776.80	14,896.97	14,902.99	141,856.11
6000-000	EXPENSES										
7200-000	NEIGHBORHOOD EXPENSES										
7201-000	Neighborhood Management Fees	695.00	695.00	695.00	695.00	695.00	695.00	695.00	695.00	695.00	6,255.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,270.35	0.00	0.00	0.00	0.00	1,270.35
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,236.09	1,236.09	1,236.09	1,236.09	1,236.09	1,236.09	1,236.09	1,236.09	1,236.09	11,124.81
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
7260-000	Neighborhood Irrigation-Common Areas	36.61	1,008.48	36.48	2,306.25	35.73	284.32	42.07	209.48	42.91	4,002.33
7265-000	Neigh Irrig Maint & Repairs	75.00	80.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	355.00
7271-000	Neighborhood Gutter/Roof Maintenance	330.30	0.00	0.00	0.00	0.00	330.30	0.00	0.00	0.00	660.60
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	2,202.00	0.00	0.00	0.00	2,202.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	886.00	0.00	0.00	886.00
7280-000	Neighborhood Maintenance	0.00	1,514.93	0.00	0.00	0.00	693.63	2,275.58	0.00	121.59	4,605.73
7288-000	Neighborhood Property Insurance	12,608.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,608.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	14,981.00	4,534.50	1,967.57	4,237.34	3,437.17	5,441.34	5,134.74	2,140.57	3,095.59	44,969.82
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9830-000	Master Base Assessments	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	34,128.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	3,792.00	34,128.00
9940-000	TOTAL EXPENSES	18,773.00	8,326.50	5,759.57	8,029.34	7,229.17	9,233.34	8,926.74	5,932.57	6,887.59	79,097.82
9950-000	Excess (Deficiency) of Revenues over Expenses	3.75	6,574.93	9,141.18	6,874.15	7,668.92	5,665.50	9,850.06	8,964.40	8,015.40	62,758.29

# Expense Distribution

Property=s42 AND mm/yy=03/2022-03/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2075-000 - A/P Reimbursements</b>										
rwand - RW Anderson Services, Inc.	P-78550	s42	35025	03/02/2022	03/2022	51,228.92	0.00	983	03/02/2022	2447 Garage/Deck Rot Repair
<b>Total 2075-000 - A/P Reimbursements</b>						<b>51,228.92</b>	<b>0.00</b>			
<b>2855-000 - Reserve Equity</b>										
mcleod - McLeod Construction LLC	P-78574	s42	210929-1	03/04/2022	03/2022	16,666.08	0.00	167	03/04/2022	2426 Siding Repairs
rwand - RW Anderson Services, Inc.	P-78579	s42	34136 Balance	03/04/2022	03/2022	392.28	0.00	168	03/04/2022	1743 Deck Repairs
<b>Total 2855-000 - Reserve Equity</b>						<b>17,058.36</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-78559	s42	494160	03/01/2022	03/2022	1,236.09	0.00	985	03/16/2022	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>1,236.09</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Ot...</b>										
jbinst - JB Instant Lawn	P-78790	s42	832253	03/01/2022	03/2022	1,000.00	0.00	984	03/16/2022	Plant Replacements
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>1,000.00</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
pugsou - Puget Sound Energy	P-78697	s42	41078697	03/01/2022	03/2022	13.08	0.00	986	03/16/2022	Account #200019672803
pugsou - Puget Sound Energy	P-78727	s42	41178727	03/01/2022	03/2022	11.62	0.00	986	03/16/2022	Account #200019673074
pugsou - Puget Sound Energy	P-78739	s42	38478739	03/01/2022	03/2022	18.21	0.00	986	03/16/2022	Account #200013326141
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>42.91</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>										
homdep - Home Depot Credit Services	P-78801	s42	610695130851775	03/14/2022	03/2022	121.59	0.00	3142022	03/14/2022	Awning Install Parts
<b>Total 7280-000 - Neighborhood Maintenance</b>						<b>121.59</b>	<b>0.00</b>			
						<b>70,687.87</b>	<b>0.00</b>			