

**Concord Commons
FINANCIAL REPORT
Manager's Report for the month ending April 30, 2022**

FINANCIAL SUMMARY:

As of April 30, 2022, operating cash totaled \$4,547, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$198,765, for total assets of \$203,313.

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 \$203,313.

For the month ending April 30, 2022, the Association incurred expenses and accrued costs totaling \$9,940, over budget by \$1,757.

YTD April 30, 2022, the Association incurred expenses and accrued costs totaling \$89,038, under budget by \$7,371.

As of April 30, 2022, replacement reserves totaled \$180,662.

BUDGET VARIANCES: Explanations for variances more than \$300.00.			
Line Item	Variance Amt	Over/Under	Explanation
Landscaping-Other	\$ 500.00	Over	Plant replacements performed
Irrigation	\$ 505.74	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	\$ 750.00	Under	Not yet performed
Inclement Weather	\$ 496.00	Over	More than anticipated
Dryer Vent Cleaning	\$ 850.00	Under	Not yet performed
Maintenance	\$ 2,894.27	Under	Less than anticipated.
Property Insurance	\$ 956.00	Under	Less than anticipated.
Contingency	\$ 416.70	Under	Less than anticipated.

DELINQUENCY REPORT: None this month.

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

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 intrustion 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 = Apr 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	4,547.37	7,721.39	-3,174.02
1030-000	CIT -Operating Money Market	18,103.02	16,253.67	1,849.35
1080-000	CIT - Reserve MM	180,662.45	177,232.19	3,430.26
1090-000	TOTAL CASH	203,312.84	201,207.25	2,105.59
1990-000	TOTAL ASSETS	203,312.84	201,207.25	2,105.59
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	24,789.09	24,789.09	0.00
2830-000	Current Year Reserve Transfers	-69,857.14	-63,572.32	-6,284.82
2850-000	Current Year Retained Earnings/Operating Fund	67,718.44	62,758.29	4,960.15
2855-000	Reserve Equity	180,662.45	177,232.19	3,430.26
2990-000	TOTAL CAPITAL	203,312.84	201,207.25	2,105.59
2999-000	TOTAL LIABILITIES & CAPITAL	203,312.84	201,207.25	2,105.59

Concord Commons - IHCA Sup (s42)
Budget Comparison
 Period = Apr 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	3,634.00	3,792.00	-158.00	-4.17	38,236.00	37,920.00	316.00	0.83	45,504.00
3900-000 TOTAL OTHER INCOME	3,634.00	3,792.00	-158.00	-4.17	38,236.00	37,920.00	316.00	0.83	45,504.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	5.05	0.00	5.05	N/A	42.94	0.00	42.94	N/A	0.00
4047-000 Interest Income-Reserves	34.82	0.00	34.82	N/A	357.14	0.00	357.14	N/A	0.00
4070-000 Neighborhood Assessments	11,226.30	11,714.25	-487.95	-4.17	118,120.20	117,142.50	977.70	0.83	140,571.00
4390-000 TOTAL ASSOCIATION INCOME	11,266.17	11,714.25	-448.08	-3.83	118,520.28	117,142.50	1,377.78	1.18	140,571.00
4999-000 TOTAL REVENUE	14,900.17	15,506.25	-606.08	-3.91	156,756.28	155,062.50	1,693.78	1.09	186,075.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	695.00	695.00	0.00	0.00	6,950.00	6,950.00	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 Lndscpe Maint-Contract/Comm. Area	1,236.09	1,254.67	18.58	1.48	12,360.90	12,546.70	185.80	1.48	15,056.00
7250-000 Neighborhood Landscape - Other	3,500.00	0.00	-3,500.00	N/A	4,500.00	4,000.00	-500.00	-12.50	4,000.00
7260-000 Neighborhood Irrigation-Common Areas	216.93	175.00	-41.93	-23.96	4,219.26	4,725.00	505.74	10.70	5,000.00
7265-000 Neigh Irrig Maint & Repairs	500.00	375.00	-125.00	-33.33	855.00	625.00	-230.00	-36.80	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	0.00	0.00	N/A	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	250.00	250.00	100.00	0.00	750.00	750.00	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	850.00	850.00	100.00	0.00	850.00	850.00	100.00	850.00
7280-000 Neighborhood Maintenance	0.00	750.00	750.00	100.00	4,605.73	7,500.00	2,894.27	38.59	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	416.70	416.70	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	6,148.02	4,391.34	-1,756.68	-40.00	51,117.84	58,488.40	7,370.56	12.60	65,121.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
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	37,920.00	37,920.00	0.00	0.00	45,504.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,792.00	3,792.00	0.00	0.00	37,920.00	37,920.00	0.00	0.00	45,954.00
9940-000 TOTAL EXPENSES	9,940.02	8,183.34	-1,756.68	-21.47	89,037.84	96,408.40	7,370.56	7.65	111,075.00
9950-000 Excess (Deficiency) of Revenues over Expenses	4,960.15	7,322.91	-2,362.76	-32.27	67,718.44	58,654.10	9,064.34	15.45	75,000.00

Concord Commons - IHCA Sup (s42)
Budget Comparison
 Period = Apr 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-6,250.00	-6,250.00	0.00	0.00	-69,500.00	-69,500.00	0.00	0.00	-75,000.00
Reserve Interest Income	-34.82	0.00	-34.82	N/A	-357.14	0.00	-357.14	N/A	0.00
	-6,284.82	-6,250.00	-34.82	-0.56	-69,857.14	-69,500.00	-357.14	-0.51	-75,000.00
Operating Excess (Deficiency) of Rev over Exp	-1,324.67	1,072.91	-2,397.58	N/A	-2,138.70	-10,845.90	8,707.20	80.28	0.00
Reserve Expenses:									
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)					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	2,854.56				19,520.64				

Statement (12 months)

Period = Jul 2021-Apr 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
3000-000 INCOME											
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	3,634.00	38,236.00
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	3,634.00	38,236.00
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	3,634.00	38,236.00
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	5.05	42.94
4047-000 Interest Income-Reserves	35.89	37.14	36.74	38.63	33.59	34.77	35.85	33.41	36.30	34.82	357.14
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	11,226.30	118,120.20
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	11,266.17	118,520.28
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	14,900.17	156,756.28
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	695.00	6,950.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,270.35	0.00	0.00	0.00	0.00	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	1,236.09	12,360.90
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	3,500.00	4,500.00
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	216.93	4,219.26
7265-000 Neigh Irrig Maint & Repairs	75.00	80.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	500.00	855.00
7271-000 Neighborhood Gutter/Roof Maintenance	330.30	0.00	0.00	0.00	0.00	330.30	0.00	0.00	0.00	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	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	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	0.00	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	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	6,148.02	51,117.84
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	3,792.00	37,920.00
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	3,792.00	37,920.00
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	9,940.02	89,037.84
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	4,960.15	67,718.44

Expense Distribution

Property=s42 AND mm/yy=04/2022-04/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
mcleod - McLeod Construction LLC	P-79238	s42	210929-2	04/18/2022	04/2022	2,854.56	0.00	169	04/21/2022	2426 Exterior Repairs
Total 2855-000 - Reserve Equity						2,854.56	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-79017	s42	503399	04/01/2022	04/2022	1,236.09	0.00	988	04/21/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						1,236.09	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-79405	s42	482186	04/22/2022	04/2022	3,500.00	0.00	990	04/26/2022	Non-Contract Landscaping
landcare - LandCare USA LLC	P-79405	s42	482186	04/22/2022	04/2022	-3,500.00	0.00	990	04/26/2022	Non-Contract Landscaping
landcare - LandCare USA LLC	P-79405	s42	482186	04/22/2022	04/2022	3,500.00	0.00	991	04/26/2022	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						3,500.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-79144	s42	24079144	04/01/2022	04/2022	88.22	0.00	987	04/21/2022	Account #30-4298-00
citiss - City of Issaquah	P-79145	s42	24179145	04/01/2022	04/2022	88.22	0.00	987	04/21/2022	Account #30-4299-00
pugsou - Puget Sound Energy	P-79268	s42	41079268	04/01/2022	04/2022	12.98	0.00	989	04/21/2022	Account #200019672803
pugsou - Puget Sound Energy	P-79277	s42	41179277	04/01/2022	04/2022	11.62	0.00	989	04/21/2022	Account #200019673074
pugsou - Puget Sound Energy	P-79328	s42	38479328	04/01/2022	04/2022	15.89	0.00	989	04/21/2022	Account #200013326141
Total 7260-000 - Neighborhood Irrigatio...						216.93	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
landcare - LandCare USA LLC	P-79406	s42	504672	04/22/2022	04/2022	500.00	0.00	990	04/26/2022	Irrigation Repair
landcare - LandCare USA LLC	P-79406	s42	504672	04/22/2022	04/2022	-500.00	0.00	990	04/26/2022	Irrigation Repair
landcare - LandCare USA LLC	P-79406	s42	504672	04/22/2022	04/2022	500.00	0.00	992	04/26/2022	Irrigation Repair
Total 7265-000 - Neigh Irrig Maint & Repairs						500.00	0.00			
						8,307.58	0.00			