

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

FINANCIAL SUMMARY:

As of May 31, 2022, operating cash totaled \$7,891, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$204,561, for total assets of \$212,452.

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 \$212,452.

For the month ending May 31, 2022, the Association incurred expenses and accrued costs totaling \$5,763, under budget by \$920.

YTD May 31, 2022, the Association incurred expenses and accrued costs totaling \$94,801, under budget by \$8,291.

As of May 31, 2022, replacement reserves totaled \$186,950.

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	\$ 540.85	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	\$ 3,644.27	Under	Less than anticipated.
Property Insurance	\$ 956.00	Under	Less than anticipated.
Contingency	\$ 458.37	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 & roof cleaning to be performed in November 2022

Dryer vent cleaning to be performed in September 2022

Phase 3 painting of buildings to occur summer 2023

Plant replacments to occur fall 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 - Senior Community Manager
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Balance Sheet (With Period Change)

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,891.06	4,547.37	3,343.69
1030-000	CIT -Operating Money Market	17,611.56	18,103.02	-491.46
1080-000	CIT - Reserve MM	186,949.54	180,662.45	6,287.09
1090-000	TOTAL CASH	212,452.16	203,312.84	9,139.32
1990-000	TOTAL ASSETS	212,452.16	203,312.84	9,139.32
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	-76,144.23	-69,857.14	-6,287.09
2850-000	Current Year Retained Earnings/Operating Fund	76,857.76	67,718.44	9,139.32
2855-000	Reserve Equity	186,949.54	180,662.45	6,287.09
2990-000	TOTAL CAPITAL	212,452.16	203,312.84	9,139.32
2999-000	TOTAL LIABILITIES & CAPITAL	212,452.16	203,312.84	9,139.32

Concord Commons - IHCA Sup (s42)
Budget Comparison

Period = May 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	41,870.00	41,712.00	158.00	0.38	45,504.00
3900-000 TOTAL OTHER INCOME	3,634.00	3,792.00	-158.00	-4.17	41,870.00	41,712.00	158.00	0.38	45,504.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	4.91	0.00	4.91	N/A	47.85	0.00	47.85	N/A	0.00
4047-000 Interest Income-Reserves	37.09	0.00	37.09	N/A	394.23	0.00	394.23	N/A	0.00
4070-000 Neighborhood Assessments	11,226.30	11,714.25	-487.95	-4.17	129,346.50	128,856.75	489.75	0.38	140,571.00
4390-000 TOTAL ASSOCIATION INCOME	11,268.30	11,714.25	-445.95	-3.81	129,788.58	128,856.75	931.83	0.72	140,571.00
4999-000 TOTAL REVENUE	14,902.30	15,506.25	-603.95	-3.89	171,658.58	170,568.75	1,089.83	0.64	186,075.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	695.00	695.00	0.00	0.00	7,645.00	7,645.00	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	13,596.99	13,801.37	204.38	1.48	15,056.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	4,500.00	4,000.00	-500.00	-12.50	4,000.00
7260-000 Neighborhood Irrigation-Common Areas	39.89	75.00	35.11	46.81	4,259.15	4,800.00	540.85	11.27	5,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	75.00	75.00	100.00	855.00	700.00	-155.00	-22.14	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	0.00	0.00	N/A	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	0.00	0.00	N/A	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	8,250.00	3,644.27	44.17	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	458.37	458.37	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,970.98	2,891.34	920.36	31.83	53,088.82	61,379.74	8,290.92	13.51	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	41,712.00	41,712.00	0.00	0.00	45,504.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,792.00	3,792.00	0.00	0.00	41,712.00	41,712.00	0.00	0.00	45,954.00
9940-000 TOTAL EXPENSES	5,762.98	6,683.34	920.36	13.77	94,800.82	103,091.74	8,290.92	8.04	111,075.00
9950-000 Excess (Deficiency) of Revenues over Expenses	9,139.32	8,822.91	316.41	3.59	76,857.76	67,477.01	9,380.75	13.90	75,000.00

Concord Commons - IHCA Sup (s42)
Budget Comparison

Period = May 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	-75,750.00	-75,750.00	0.00	0.00	-75,000.00
Reserve Interest Income	-37.09	0.00	-37.09	N/A	-394.23	0.00	-394.23	N/A	0.00
	-6,287.09	-6,250.00	-37.09	-0.59	-76,144.23	-75,750.00	-394.23	-0.52	-75,000.00
Operating Excess (Deficiency) of Rev over Exp	2,852.23	2,572.91	279.32	10.86	713.53	-8,272.99	8,986.52	N/A	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					19,520.64				

Statement (12 months)

Period = Jul 2021-May 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	May 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	3,634.00	41,870.00
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	3,634.00	41,870.00
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	3,634.00	41,870.00
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	4.91	47.85
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	37.09	394.23
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	11,226.30	129,346.50
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	11,268.30	129,788.58
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	14,902.30	171,658.58
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	695.00	7,645.00
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	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	1,236.09	13,596.99
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	0.00	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	39.89	4,259.15
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	0.00	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	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	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	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	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	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	1,970.98	53,088.82
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	3,792.00	3,792.00	41,712.00
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	3,792.00	41,712.00
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	5,762.98	94,800.82
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	4,960.15	9,139.32	76,857.76

Expense Distribution

Property=s42 AND mm/yy=05/2022-05/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-79438	s42	513713	05/01/2022	05/2022	1,236.09	0.00	993	05/17/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						1,236.09	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-79511	s42	41179511	05/01/2022	05/2022	11.60	0.00	994	05/17/2022	Account #200019673074
pugsou - Puget Sound Energy	P-79532	s42	38479532	05/01/2022	05/2022	15.62	0.00	994	05/17/2022	Account #200013326141
pugsou - Puget Sound Energy	P-79552	s42	41079552	05/01/2022	05/2022	12.67	0.00	994	05/17/2022	Account #200019672803
Total 7260-000 - Neighborhood Irrigatio...						39.89	0.00			
						1,275.98	0.00			