

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

**FINANCIAL SUMMARY:**

As of October 31, 2022, operating cash totaled \$2,395, unpaid assessments (receivables) totaled \$352, and 'other' cash (or cash equivalents) totaled \$231,750, for total assets of \$234,498.

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 \$234,498.

For the month ending October 31, 2022, the Association incurred expenses and accrued costs totaling \$11,517, over budget by \$407.

YTD October 31, 2022, the Association incurred expenses and accrued costs totaling \$46,993, under budget by \$465.

As of October 31, 2022, replacement reserves totaled \$215,404.

<b>BUDGET VARIANCES:</b> Explanations for variances more than \$300.00.			
Line Item	Variance Amt	Over/Under	Explanation
Landscape-Other	\$ 1,600.00	Under	Less than anticipated.
Irrigation	\$ 1,416.92	Over	More than anticipated
Pest Control	\$ 650.00	Under	None yet performed
Gutter/Roof Maintenance	\$ 500.00	Under	Less than anticipated.
Maintenance	\$ 1,637.20	Over	More than anticipated
Property Insurance	\$ 614.00	Over	More than anticipated

**DELINQUENCY REPORT: None this month.**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
042-0026	\$ 352.07	\$ -	\$ -	\$ -	\$ 352.07	Past due assessments
<b>TOTALS</b>	<b>\$ 352.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 352.07</b>	

**COMPLETED AND PENDING MAINTENANCE:**

Gutter & roof cleaning to be performed in November 2022

Dryer vent cleaning performed in September 2022

Phase 3 painting of buildings to occur summer 2023

Plant replacements to begin November 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 = Oct 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	2,395.21	7,858.39	-5,463.18
1030-000	CIT -Operating Money Market	16,346.89	13,349.53	2,997.36
1080-000	CIT - Reserve MM	215,403.56	207,859.87	7,543.69
1090-000	TOTAL CASH	234,145.66	229,067.79	5,077.87
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	352.07	0.00	352.07
1248-000	TOTAL ACCOUNTS RECEIVABLE	352.07	0.00	352.07
1990-000	TOTAL ASSETS	234,497.73	229,067.79	5,429.94
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	26,359.46	26,359.46	0.00
2830-000	Current Year Reserve Transfers	-30,167.13	-22,623.44	-7,543.69
2850-000	Current Year Retained Earnings/Operating Fund	22,901.84	17,471.90	5,429.94
2855-000	Reserve Equity	215,403.56	207,859.87	7,543.69
2990-000	TOTAL CAPITAL	234,497.73	229,067.79	5,429.94
2999-000	TOTAL LIABILITIES & CAPITAL	234,497.73	229,067.79	5,429.94

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

Period = Oct 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	3,840.00	3,840.00	0.00	0.00	15,840.00	15,360.00	480.00	3.12	46,080.00
3900-000 TOTAL OTHER INCOME	3,840.00	3,840.00	0.00	0.00	15,840.00	15,360.00	480.00	3.12	46,080.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	4.24	0.00	4.24	N/A	17.65	0.00	17.65	N/A	0.00
4047-000 Interest Income-Reserves	43.69	0.00	43.69	N/A	167.13	0.00	167.13	N/A	0.00
4070-000 Neighborhood Assessments	13,059.36	13,059.17	0.19	0.00	53,869.86	52,236.68	1,633.18	3.13	156,710.00
4390-000 TOTAL ASSOCIATION INCOME	13,107.29	13,059.17	48.12	0.37	54,054.64	52,236.68	1,817.96	3.48	156,710.00
4999-000 TOTAL REVENUE	16,947.29	16,899.17	48.12	0.28	69,894.64	67,596.68	2,297.96	3.40	202,790.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	778.42	778.42	0.00	0.00	3,113.68	3,113.68	0.00	0.00	9,341.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	1,273.17	1,292.33	19.16	1.48	5,092.68	5,169.32	76.64	1.48	15,508.00
7250-000 Neighborhood Landscape - Other	0.00	1,700.00	1,700.00	100.00	100.00	1,700.00	1,600.00	94.12	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	3,899.82	2,750.00	-1,149.82	-41.81	5,161.92	3,745.00	-1,416.92	-37.84	5,500.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	90.00	50.00	-40.00	-80.00	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	750.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	2,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,300.00
7273-000 Neighborhood Catch Basin Cleaning	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
7274-029 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	900.00
7280-000 Neighborhood Maintenance	1,725.94	708.33	-1,017.61	-143.66	4,470.52	2,833.32	-1,637.20	-57.78	8,500.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	13,604.00	12,990.00	-614.00	-4.73	12,990.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	7,677.35	7,270.75	-406.60	-5.59	31,632.80	31,168.00	-464.80	-1.49	66,260.00
<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	3,840.00	3,840.00	0.00	0.00	15,360.00	15,360.00	0.00	0.00	46,080.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00	0.00	0.00	15,360.00	15,360.00	0.00	0.00	46,530.00
9940-000 TOTAL EXPENSES	11,517.35	11,110.75	-406.60	-3.66	46,992.80	46,528.00	-464.80	-1.00	112,790.00
9950-000 Excess (Deficiency) of Revenues over Expenses	5,429.94	5,788.42	-358.48	-6.19	22,901.84	21,068.68	1,833.16	8.70	90,000.00

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

Period = Oct 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-7,500.00	-7,500.00	0.00	0.00	-30,000.00	-30,000.00	0.00	0.00	-90,000.00
Reserve Interest Income	-43.69	0.00	-43.69	N/A	-167.13	0.00	-167.13	N/A	0.00
	-7,543.69	-7,500.00	-43.69	-0.58	-30,167.13	-30,000.00	-167.13	-0.56	-90,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-2,113.75</b>	<b>-1,711.58</b>	<b>-402.17</b>	<b>-23.50</b>	<b>-7,265.29</b>	<b>-8,931.32</b>	<b>1,666.03</b>	<b>18.65</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Building Envelope Repairs						50,000.00			
Deck Wood Replace						15,000.00			
Deck Elastomeric Reseal						5,000.00			
Drainage						5,000.00			
Siding & Shingles - Repaint Phase 3						87,700.00			
Siding & Trim - Repair Phase 3						18,000.00			
2417 Deck Repairs					8,000.00				

**Statement (12 months)**

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
<b>3000-000</b>	<b>INCOME</b>					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	4,640.00	3,680.00	3,680.00	3,840.00	15,840.00
3900-000	TOTAL OTHER INCOME	4,640.00	3,680.00	3,680.00	3,840.00	15,840.00
3999-000	TOTAL PM INCOME	4,640.00	3,680.00	3,680.00	3,840.00	15,840.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	5.98	4.10	3.33	4.24	17.65
4047-000	Interest Income-Reserves	39.93	41.66	41.85	43.69	167.13
4070-000	Neighborhood Assessments	15,780.06	12,515.22	12,515.22	13,059.36	53,869.86
4390-000	TOTAL ASSOCIATION INCOME	15,825.97	12,560.98	12,560.40	13,107.29	54,054.64
4999-000	TOTAL REVENUE	20,465.97	16,240.98	16,240.40	16,947.29	69,894.64
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	778.42	778.42	778.42	778.42	3,113.68
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,273.17	1,273.17	1,273.17	1,273.17	5,092.68
7250-000	Neighborhood Landscape - Other	0.00	100.00	0.00	0.00	100.00
7260-000	Neighborhood Irrigation-Common Areas	35.10	1,191.52	35.48	3,899.82	5,161.92
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	90.00
7280-000	Neighborhood Maintenance	0.00	2,744.58	0.00	1,725.94	4,470.52
7288-000	Neighborhood Property Insurance	13,604.00	0.00	0.00	0.00	13,604.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	15,780.69	6,087.69	2,087.07	7,677.35	31,632.80
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	3,840.00	3,840.00	3,840.00	3,840.00	15,360.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00	3,840.00	3,840.00	15,360.00
9940-000	TOTAL EXPENSES	19,620.69	9,927.69	5,927.07	11,517.35	46,992.80
9950-000	Excess (Deficiency) of Revenues over Expenses	845.28	6,313.29	10,313.33	5,429.94	22,901.84

# Expense Distribution

Property=s42 AND mm/yy=10/2022-10/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2075-000 - A/P Reimbursements</b>										
t0012687 - Eubanks	P-81266	s42	042-0026 10/2022	10/10/2022	10/2022	352.07	0.00	1013	10/12/2022	Reimb HO Overpaid Assessments
<b>Total 2075-000 - A/P Reimbursements</b>						<b>352.07</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-81223	s42	561679	10/01/2022	10/2022	1,273.17	0.00	1015	10/21/2022	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>1,273.17</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-81370	s42	24081370	10/01/2022	10/2022	3,141.78	0.00	1014	10/21/2022	Account #30-4298-00
citiss - City of Issaquah	P-81371	s42	24181371	10/01/2022	10/2022	722.82	0.00	1014	10/21/2022	Account #30-4299-00
pugsou - Puget Sound Energy	P-81463	s42	41081463	10/01/2022	10/2022	12.63	0.00	1016	10/21/2022	Account #200019672803
pugsou - Puget Sound Energy	P-81517	s42	38481517	10/01/2022	10/2022	11.01	0.00	1016	10/21/2022	Account #200013326141
pugsou - Puget Sound Energy	P-81524	s42	41181524	10/01/2022	10/2022	11.58	0.00	1016	10/21/2022	Account #200019673074
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>3,899.82</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>										
rwhand - RW Anderson Services, Inc.	P-81588	s42	38757	10/20/2022	10/2022	1,725.94	0.00	1017	10/28/2022	2479 Awning Repair
<b>Total 7280-000 - Neighborhood Maintenance</b>						<b>1,725.94</b>	<b>0.00</b>			
						<b>7,251.00</b>	<b>0.00</b>			