

**Concord Commons  
FINANCIAL REPORT**

**Manager's Report for the month ending November 30, 2022**

**FINANCIAL SUMMARY:**

As of November 30, 2022 , operating cash totaled \$6,298, unpaid assessments (receivables) totaled \$754, and 'other' cash (or cash equivalents) totaled \$223,367, for total assets of \$230,419.

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 \$230,419.

For the month ending November 30, 2022 , the Association incurred expenses and accrued costs totaling \$6,783, under budget by \$2,433.

YTD November 30, 2022 , the Association incurred expenses and accrued costs totaling \$53,776, under budget by \$1,968.

As of November 30, 2022 , replacement reserves totaled \$209,711.

| <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>        |
| Landscape-Other   | \$ 1,600.00         | Under             | Less than anticipated.    |
| Irrigation  | \$ 1,347.97         | Over              | More than anticipated     |
| Pest Control  | \$ 650.00           | Under             | None yet performed        |
| Gutter/Roof Maintenance   | \$ 500.00           | Under             | Less than anticipated.    |
| Gutter/Roof Cleaning  | \$ 2,300.00         | Under             | Less than anticipated.    |
| Dryer Vent Cleaning   | \$ 845.57           | Over              | Annual cleaning performed |
| Maintenance   | \$ 928.87           | Over              | More than anticipated     |
| Property Insurance  | \$ 614.00           | Over              | More 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>        |
|---------------|------------------|------------------|----------------|----------------|------------------|----------------------|
| 042-0026      | \$ -             | \$ 352.07        | \$ -           | \$ -           | \$ 352.07        | Past due assessments |
| 042-0032      | \$ 402.07        | \$ -             | \$ -           | \$ -           | \$ 402.07        | Past due assessments |
| <b>TOTALS</b> | <b>\$ 402.07</b> | <b>\$ 352.07</b> | <b>\$ -</b>    | <b>\$ -</b>    | <b>\$ 754.14</b> |                      |

**COMPLETED AND PENDING MAINTENANCE:**

Gutter & roof cleaning performed in November 2022

Dryer vent cleaning performed in September 2022

Phase 3 painting of buildings to occur summer 2023

Plant replacments began 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

425-507-1121 Blair.k@IHCommunity.org

### Balance Sheet (With Period Change)

Period = Nov 2022

Book = Accrual ; Tree = ysi\_bs

|                 |   | Balance<br>Current Period | Beginning<br>Balance | Net<br>Change |
|-----------------|---|---------------------------|----------------------|---------------|
| <b>1000-000</b> | <b>ASSETS</b>                                 |                           |                      |               |
| 1005-000        | CASH  |                           |                      |               |
| 1015-000        | CIT - Checking                                | 6,298.06                  | 2,395.21             | 3,902.85      |
| 1030-000        | CIT -Operating Money Market                   | 13,655.21                 | 16,346.89            | -2,691.68     |
| 1080-000        | CIT - Reserve MM                              | 209,711.40                | 215,403.56           | -5,692.16     |
| 1090-000        | TOTAL CASH                                    | 229,664.67                | 234,145.66           | -4,480.99     |
| 1099-000        | ACCOUNTS RECEIVABLE                           |                           |                      |               |
| 1100-000        | Accounts Receivable - Delinquency             | 754.14                    | 352.07               | 402.07        |
| 1248-000        | TOTAL ACCOUNTS RECEIVABLE                     | 754.14                    | 352.07               | 402.07        |
| 1990-000        | TOTAL ASSETS                                  | 230,418.81                | 234,497.73           | -4,078.92     |
| 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                | -37,710.45                | -30,167.13           | -7,543.32     |
| 2850-000        | Current Year Retained Earnings/Operating Fund | 32,058.40                 | 22,901.84            | 9,156.56      |
| 2855-000        | Reserve Equity                                | 209,711.40                | 215,403.56           | -5,692.16     |
| 2990-000        | TOTAL CAPITAL                                 | 230,418.81                | 234,497.73           | -4,078.92     |
| 2999-000        | TOTAL LIABILITIES & CAPITAL                   | 230,418.81                | 234,497.73           | -4,078.92     |

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

Period = Nov 2022

|                 |   | PTD Actual | PTD Budget | Variance | % Var  | YTD Actual | YTD Budget | Variance  | % Var  | Annual     |
|-----------------|---|------------|------------|----------|--------|------------|------------|-----------|--------|------------|
| <b>3000-000</b> | <b>INCOME</b>                                 |            |            |          |        |            |            |           |        |            |
| 3500-000        | OTHER INCOME                                  |            |            |          |        |            |            |           |        |            |
| 3590-000        | IHCA Master Base Assess. Income               | 3,600.00   | 3,840.00   | -240.00  | -6.25  | 19,440.00  | 19,200.00  | 240.00    | 1.25   | 46,080.00  |
| 3900-000        | TOTAL OTHER INCOME                            | 3,600.00   | 3,840.00   | -240.00  | -6.25  | 19,440.00  | 19,200.00  | 240.00    | 1.25   | 46,080.00  |
| 4010-000        | ASSOCIATION INCOME                            |            |            |          |        |            |            |           |        |            |
| 4020-000        | Late Fees / NSF                               | 50.00      | 0.00       | 50.00    | N/A    | 50.00      | 0.00       | 50.00     | N/A    | 0.00       |
| 4045-000        | Interest Income                               | 3.30       | 0.00       | 3.30     | N/A    | 20.95      | 0.00       | 20.95     | N/A    | 0.00       |
| 4047-000        | Interest Income-Reserves                      | 43.32      | 0.00       | 43.32    | N/A    | 210.45     | 0.00       | 210.45    | N/A    | 0.00       |
| 4070-000        | Neighborhood Assessments                      | 12,243.15  | 13,059.17  | -816.02  | -6.25  | 66,113.01  | 65,295.85  | 817.16    | 1.25   | 156,710.00 |
| 4390-000        | TOTAL ASSOCIATION INCOME                      | 12,339.77  | 13,059.17  | -719.40  | -5.51  | 66,394.41  | 65,295.85  | 1,098.56  | 1.68   | 156,710.00 |
| 4999-000        | TOTAL REVENUE                                 | 15,939.77  | 16,899.17  | -959.40  | -5.68  | 85,834.41  | 84,495.85  | 1,338.56  | 1.58   | 202,790.00 |
| 7200-000        | NEIGHBORHOOD EXPENSES                         |            |            |          |        |            |            |           |        |            |
| 7201-000        | Neighborhood Management Fees                  | 778.42     | 778.42     | 0.00     | 0.00   | 3,892.10   | 3,892.10   | 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 Lndscpe Maint-Contract/Comm. Area    | 1,273.17   | 1,292.33   | 19.16    | 1.48   | 6,365.85   | 6,461.65   | 95.80     | 1.48   | 15,508.00  |
| 7250-000        | Neighborhood Landscape - Other                | 0.00       | 0.00       | 0.00     | N/A    | 100.00     | 1,700.00   | 1,600.00  | 94.12  | 4,500.00   |
| 7260-000        | Neighborhood Irrigation-Common Areas          | 36.05      | 105.00     | 68.95    | 65.67  | 5,197.97   | 3,850.00   | -1,347.97 | -35.01 | 5,500.00   |
| 7265-000        | Neigh Irrig Maint & Repairs                   | 0.00       | 150.00     | 150.00   | 100.00 | 90.00      | 200.00     | 110.00    | 55.00  | 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       | 2,300.00   | 2,300.00 | 100.00 | 0.00       | 2,300.00   | 2,300.00  | 100.00 | 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                           | 845.57     | 0.00       | -845.57  | N/A    | 845.57     | 0.00       | -845.57   | N/A    | 900.00     |
| 7280-000        | Neighborhood Maintenance                      | 0.00       | 708.33     | 708.33   | 100.00 | 4,470.52   | 3,541.65   | -928.87   | -26.23 | 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       | 208.35     | 208.35    | 100.00 | 500.00     |
| 7290-000        | TOTAL NEIGHBORHOOD EXPENSES                   | 2,933.21   | 5,375.75   | 2,442.54 | 45.44  | 34,566.01  | 36,543.75  | 1,977.74  | 5.41   | 66,260.00  |
| 8000-000        | COMMUNITY MANAGEMENT & ADMINISTRATION         |            |            |          |        |            |            |           |        |            |
| 9210-000        | NSF Fees                                      | 10.00      | 0.00       | -10.00   | N/A    | 10.00      | 0.00       | -10.00    | N/A    | 0.00       |
| 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   | 19,200.00  | 19,200.00  | 0.00      | 0.00   | 46,080.00  |
| 9910-000        | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION   | 3,850.00   | 3,840.00   | -10.00   | -0.26  | 19,210.00  | 19,200.00  | -10.00    | -0.05  | 46,530.00  |
| 9940-000        | TOTAL EXPENSES                                | 6,783.21   | 9,215.75   | 2,432.54 | 26.40  | 53,776.01  | 55,743.75  | 1,967.74  | 3.53   | 112,790.00 |
| 9950-000        | Excess (Deficiency) of Revenues over Expenses | 9,156.56   | 7,683.42   | 1,473.14 | 19.17  | 32,058.40  | 28,752.10  | 3,306.30  | 11.50  | 90,000.00  |

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

Period = Nov 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          | -37,500.00       | -37,500.00       | 0.00            | 0.00         | -90,000.00  |
| Reserve Interest Income                              | -43.32          | 0.00          | -43.32          | N/A           | -210.45          | 0.00             | -210.45         | N/A          | 0.00        |
|  | -7,543.32       | -7,500.00     | -43.32          | -0.58         | -37,710.45       | -37,500.00       | -210.45         | -0.56        | -90,000.00  |
| <b>Operating Excess (Deficiency) of Rev over Exp</b> | <b>1,613.24</b> | <b>183.42</b> | <b>1,429.82</b> | <b>779.53</b> | <b>-5,652.05</b> | <b>-8,747.90</b> | <b>3,095.85</b> | <b>35.39</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         |                  |                 |              |             |
| 2471 Deck Soffit                                     | 13,235.48       |               |                 |               | 13,235.48        |                  |                 |              |             |

**Statement (12 months)**

Period = Jul 2022-Nov 2022

Book = Accrual ; Tree = ysi\_is

|                 |   | Jul 2022  | Aug 2022  | Sep 2022  | Oct 2022  | Nov 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  | 3,600.00  | 19,440.00 |
| 3900-000        | TOTAL OTHER INCOME                            | 4,640.00  | 3,680.00  | 3,680.00  | 3,840.00  | 3,600.00  | 19,440.00 |
| 3999-000        | TOTAL PM INCOME                               | 4,640.00  | 3,680.00  | 3,680.00  | 3,840.00  | 3,600.00  | 19,440.00 |
| 4010-000        | ASSOCIATION INCOME                            |           |           |           |           |           |           |
| 4020-000        | Late Fees / NSF                               | 0.00      | 0.00      | 0.00      | 0.00      | 50.00     | 50.00     |
| 4045-000        | Interest Income                               | 5.98      | 4.10      | 3.33      | 4.24      | 3.30      | 20.95     |
| 4047-000        | Interest Income-Reserves                      | 39.93     | 41.66     | 41.85     | 43.69     | 43.32     | 210.45    |
| 4070-000        | Neighborhood Assessments                      | 15,780.06 | 12,515.22 | 12,515.22 | 13,059.36 | 12,243.15 | 66,113.01 |
| 4390-000        | TOTAL ASSOCIATION INCOME                      | 15,825.97 | 12,560.98 | 12,560.40 | 13,107.29 | 12,339.77 | 66,394.41 |
| 4999-000        | TOTAL REVENUE                                 | 20,465.97 | 16,240.98 | 16,240.40 | 16,947.29 | 15,939.77 | 85,834.41 |
| 6000-000        | EXPENSES                                      |           |           |           |           |           |           |
| 7200-000        | NEIGHBORHOOD EXPENSES                         |           |           |           |           |           |           |
| 7201-000        | Neighborhood Management Fees                  | 778.42    | 778.42    | 778.42    | 778.42    | 778.42    | 3,892.10  |
| 7235-000        | Nghborhd Lndscpe Maint-Contract/Comm. Area    | 1,273.17  | 1,273.17  | 1,273.17  | 1,273.17  | 1,273.17  | 6,365.85  |
| 7250-000        | Neighborhood Landscape - Other                | 0.00      | 100.00    | 0.00      | 0.00      | 0.00      | 100.00    |
| 7260-000        | Neighborhood Irrigation-Common Areas          | 35.10     | 1,191.52  | 35.48     | 3,899.82  | 36.05     | 5,197.97  |
| 7265-000        | Neigh Irrig Maint & Repairs                   | 90.00     | 0.00      | 0.00      | 0.00      | 0.00      | 90.00     |
| 7278-000        | Dryer Vent Cleaning                           | 0.00      | 0.00      | 0.00      | 0.00      | 845.57    | 845.57    |
| 7280-000        | Neighborhood Maintenance                      | 0.00      | 2,744.58  | 0.00      | 1,725.94  | 0.00      | 4,470.52  |
| 7288-000        | Neighborhood Property Insurance               | 13,604.00 | 0.00      | 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  | 2,933.21  | 34,566.01 |
| 8000-000        | COMMUNITY MANAGEMENT & ADMINISTRATION         |           |           |           |           |           |           |
| 9210-000        | NSF Fees                                      | 0.00      | 0.00      | 0.00      | 0.00      | 10.00     | 10.00     |
| 9830-000        | Master Base Assessments                       | 3,840.00  | 3,840.00  | 3,840.00  | 3,840.00  | 3,840.00  | 19,200.00 |
| 9910-000        | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION   | 3,840.00  | 3,840.00  | 3,840.00  | 3,840.00  | 3,850.00  | 19,210.00 |
| 9940-000        | TOTAL EXPENSES                                | 19,620.69 | 9,927.69  | 5,927.07  | 11,517.35 | 6,783.21  | 53,776.01 |
| 9950-000        | Excess (Deficiency) of Revenues over Expenses | 845.28    | 6,313.29  | 10,313.33 | 5,429.94  | 9,156.56  | 32,058.40 |

# Expense Distribution

Property=s42 AND mm/yy=11/2022-11/2022

| Account Code - Name<br>Vendor Code - Name         | Control | Property | Invoice # | Invoice Date | Period  | Amount           | Unpaid Amount | Check # | Check Date | Remarks                  |
|---|---------|----------|-----------|--------------|---------|------------------|---------------|---------|------------|--------------------------|
| <b>2855-000 - Reserve Equity</b>                  |         |          |           |              |         |                  |               |         |            |                          |
| rw-hand - RW Anderson Services, Inc.              | P-81910 | s42      | 37626     | 11/22/2022   | 11/2022 | 13,235.48        | 0.00          | 171     | 11/30/2022 | 2471 Deck Soffit Repairs |
| <b>Total 2855-000 - Reserve Equity</b>            |         |          |           |              |         | <b>13,235.48</b> | <b>0.00</b>   |         |            |                          |
| <b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>  |         |          |           |              |         |                  |               |         |            |                          |
| landcare - LandCare USA LLC                       | P-81648 | s42      | 568448    | 11/01/2022   | 11/2022 | 1,273.17         | 0.00          | 1018    | 11/16/2022 | 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>  |         |          |           |              |         |                  |               |         |            |                          |
| pugsou - Puget Sound Energy                       | P-81812 | s42      | 38481812  | 11/01/2022   | 11/2022 | 11.01            | 0.00          | 1019    | 11/16/2022 | Account #200013326141    |
| pugsou - Puget Sound Energy                       | P-81821 | s42      | 41081821  | 11/01/2022   | 11/2022 | 13.31            | 0.00          | 1019    | 11/16/2022 | Account #200019672803    |
| pugsou - Puget Sound Energy                       | P-81829 | s42      | 41181829  | 11/01/2022   | 11/2022 | 11.73            | 0.00          | 1019    | 11/16/2022 | Account #200019673074    |
| <b>Total 7260-000 - Neighborhood Irrigatio...</b> |         |          |           |              |         | <b>36.05</b>     | <b>0.00</b>   |         |            |                          |
| <b>7278-000 - Dryer Vent Cleaning</b>             |         |          |           |              |         |                  |               |         |            |                          |
| surven - Sure Vent, INC                           | P-81899 | s42      | 206579    | 11/18/2022   | 11/2022 | 845.57           | 0.00          | 1020    | 11/30/2022 | Dryer Vent Cleaning      |
| <b>Total 7278-000 - Dryer Vent Cleaning</b>       |         |          |           |              |         | <b>845.57</b>    | <b>0.00</b>   |         |            |                          |
|   |         |          |           |              |         | <b>15,390.27</b> | <b>0.00</b>   |         |            |                          |