

**Concord Commons  
FINANCIAL REPORT  
Manager's Report for the month ending April 30, 2023**

**FINANCIAL SUMMARY:**

As of April 30, 2023, operating cash totaled \$8,494, unpaid assessments (receivables) totaled \$7,217, and 'other' cash (or cash equivalents) totaled \$357,544, for total assets of \$373,254.

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 \$373,254.

For the month ending April 30, 2023, the Association incurred expenses and accrued costs totaling \$6,125, under budget by \$2,211.

YTD April 30, 2023, the Association incurred expenses and accrued costs totaling \$92,568, under budget by \$5,200.

As of April 30, 2023, replacement reserves totaled \$348,076.

<b>BUDGET VARIANCES:</b> Explanations for variances more than \$300.00.			
Line Item	Variance Amt	Over/Under	Explanation
Landscape-Other	\$ 1,295.77	Under	New planting install not yet performed
Irrigation	\$ 1,034.24	Over	More than anticipated
Pest Control	\$ 750.00	Under	None yet performed
Gutter/Roof Maintenance	\$ 509.10	Under	Not yet performed
Catch Basin Cleaning	\$ 750.00	Under	Not yet performed
Inclement Weather	\$ 430.00	Under	Less than anticipated.
Maintenance	\$ 2,612.78	Under	Less than anticipated.
Property Insurance	\$ 614.00	Over	More 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
042-0001	\$ 742.07	\$ 450.00	\$ 420.00	\$ 42.93	\$ 1,655.00	Past due assessments
042-0032	\$ 50.00	\$ 50.00	\$3,760.35	\$ 1,651.21	\$ 5,511.56	Past due assessments
042-0041	\$ (962.93)	\$ 1,012.93	\$ -	\$ -	\$ 50.00	Past due assessments
<b>TOTALS</b>	<b>\$ (170.86)</b>	<b>\$ 1,512.93</b>	<b>\$4,180.35</b>	<b>\$ 1,694.14</b>	<b>\$ 7,216.56</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 March 2023

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 = Apr 2023

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	8,493.66	7,871.18	622.48
1030-000	CIT -Operating Money Market	9,467.42	7,166.14	2,301.28
1080-000	CIT - Reserve MM	348,076.19	320,425.90	27,650.29
1090-000	TOTAL CASH	366,037.27	335,463.22	30,574.05
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	7,216.56	7,931.56	-715.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	7,216.56	7,931.56	-715.00
1990-000	TOTAL ASSETS	373,253.83	343,394.78	29,859.05
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	-173,575.24	-145,924.95	-27,650.29
2850-000	Current Year Retained Earnings/Operating Fund	172,393.42	142,534.37	29,859.05
2855-000	Reserve Equity	348,076.19	320,425.90	27,650.29
2990-000	TOTAL CAPITAL	373,253.83	343,394.78	29,859.05
2999-000	TOTAL LIABILITIES & CAPITAL	373,253.83	343,394.78	29,859.05

**Concord Commons - IHCA Sup (s42)**  
**Budget Comparison**  
 Period = Apr 2023

	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	3,600.00	3,840.00	-240.00	-6.25	38,880.00	38,400.00	480.00	1.25	46,080.00
3900-000 TOTAL OTHER INCOME	3,600.00	3,840.00	-240.00	-6.25	38,880.00	38,400.00	480.00	1.25	46,080.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	-25.00	0.00	-25.00	N/A	725.00	0.00	725.00	N/A	0.00
4045-000 Interest Income	15.60	0.00	15.60	N/A	105.17	0.00	105.17	N/A	0.00
4047-000 Interest Income-Reserves	170.29	0.00	170.29	N/A	895.24	0.00	895.24	N/A	0.00
4070-000 Neighborhood Assessments	12,243.15	13,059.17	-816.02	-6.25	132,226.02	130,591.70	1,634.32	1.25	156,710.00
4074-000 Special Assessment-Supp	19,980.00	0.00	19,980.00	N/A	92,130.00	0.00	92,130.00	N/A	0.00
4390-000 TOTAL ASSOCIATION INCOME	32,384.04	13,059.17	19,324.87	147.98	226,081.43	130,591.70	95,489.73	73.12	156,710.00
4999-000 TOTAL REVENUE	35,984.04	16,899.17	19,084.87	112.93	264,961.43	168,991.70	95,969.73	56.79	202,790.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	778.42	778.42	0.00	0.00	7,784.20	7,784.20	0.00	0.00	9,341.00
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	1,273.17	1,292.33	19.16	1.48	12,731.70	12,923.30	191.60	1.48	15,508.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	3,204.23	4,500.00	1,295.77	28.79	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	233.40	275.00	41.60	15.13	6,084.24	5,050.00	-1,034.24	-20.48	5,500.00
7265-000 Neigh Irrig Maint & Repairs	0.00	250.00	250.00	100.00	340.00	450.00	110.00	24.44	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	750.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	N/A	990.90	1,500.00	509.10	33.94	2,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	2,532.30	2,300.00	-232.30	-10.10	2,300.00
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	270.00	700.00	430.00	61.43	700.00
7278-000 Dryer Vent Cleaning	0.00	900.00	900.00	100.00	845.57	900.00	54.43	6.05	900.00
7280-000 Neighborhood Maintenance	0.00	708.33	708.33	100.00	4,470.52	7,083.30	2,612.78	36.89	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	416.70	416.70	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,284.99	4,495.75	2,210.76	49.17	54,128.01	59,368.50	5,240.49	8.83	66,260.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	40.00	0.00	-40.00	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	38,400.00	38,400.00	0.00	0.00	46,080.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00	0.00	0.00	38,440.00	38,400.00	-40.00	-0.10	46,530.00
9940-000 TOTAL EXPENSES	6,124.99	8,335.75	2,210.76	26.52	92,568.01	97,768.50	5,200.49	5.32	112,790.00
9950-000 Excess (Deficiency) of Revenues over Expenses	29,859.05	8,563.42	21,295.63	248.68	172,393.42	71,223.20	101,170.22	142.05	90,000.00

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

Period = Apr 2023

	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	-75,000.00	-75,000.00	0.00	0.00	-90,000.00
Reserve Interest Income	-170.29	0.00	-170.29	N/A	-895.24	0.00	-895.24	N/A	0.00
	-7,670.29	-7,500.00	-170.29	-2.27	-75,895.24	-75,000.00	-895.24	-1.19	-90,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>22,188.76</b>	<b>1,063.42</b>	<b>21,125.34</b>	<b>1,986.55</b>	<b>96,498.18</b>	<b>-3,776.80</b>	<b>100,274.98</b>	<b>N/A</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Building Envelope Repairs					(2,500.00)	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				

**Statement (12 months)**

Period = Jul 2022-Apr 2023

Book = Accrual ; Tree = ysi\_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	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	3,600.00	4,640.00	4,000.00	3,600.00	3,600.00	38,880.00
3900-000	TOTAL OTHER INCOME	4,640.00	3,680.00	3,680.00	3,840.00	3,600.00	3,600.00	4,640.00	4,000.00	3,600.00	3,600.00	38,880.00
3999-000	TOTAL PM INCOME	4,640.00	3,680.00	3,680.00	3,840.00	3,600.00	3,600.00	4,640.00	4,000.00	3,600.00	3,600.00	38,880.00
4010-000	ASSOCIATION INCOME											
4020-000	Late Fees / NSF	0.00	0.00	0.00	0.00	50.00	50.00	325.00	175.00	150.00	-25.00	725.00
4045-000	Interest Income	5.98	4.10	3.33	4.24	3.30	10.84	25.17	14.88	17.73	15.60	105.17
4047-000	Interest Income-Reserves	39.93	41.66	41.85	43.69	43.32	112.38	118.57	127.46	156.09	170.29	895.24
4070-000	Neighborhood Assessments	15,780.06	12,515.22	12,515.22	13,059.36	12,243.15	12,243.15	15,780.06	13,603.50	12,243.15	12,243.15	132,226.02
4074-000	Special Assessment-Supp	0.00	0.00	0.00	0.00	0.00	0.00	32,190.00	18,130.00	21,830.00	19,980.00	92,130.00
4390-000	TOTAL ASSOCIATION INCOME	15,825.97	12,560.98	12,560.40	13,107.29	12,339.77	12,416.37	48,438.80	32,050.84	34,396.97	32,384.04	226,081.43
4999-000	TOTAL REVENUE	20,465.97	16,240.98	16,240.40	16,947.29	15,939.77	16,016.37	53,078.80	36,050.84	37,996.97	35,984.04	264,961.43
6000-000	EXPENSES											
7200-000	NEIGHBORHOOD EXPENSES											
7201-000	Neighborhood Management Fees	778.42	778.42	778.42	778.42	778.42	778.42	778.42	778.42	778.42	778.42	7,784.20
7204-000	Neighborhood Reserve Study	0.00	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 Lndscape Maint-Contract/Comm. Area	1,273.17	1,273.17	1,273.17	1,273.17	1,273.17	1,273.17	1,273.17	1,273.17	1,273.17	1,273.17	12,731.70
7250-000	Neighborhood Landscape - Other	0.00	100.00	0.00	0.00	0.00	0.00	1,000.00	2,104.23	0.00	0.00	3,204.23
7260-000	Neighborhood Irrigation-Common Areas	35.10	1,191.52	35.48	3,899.82	36.05	343.04	44.70	220.48	44.65	233.40	6,084.24
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	340.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	495.45	0.00	495.45	0.00	0.00	990.90
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	2,532.30	0.00	0.00	0.00	0.00	2,532.30
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	270.00	0.00	0.00	0.00	270.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	0.00	845.57	0.00	0.00	0.00	0.00	0.00	845.57
7280-000	Neighborhood Maintenance	0.00	2,744.58	0.00	1,725.94	0.00	0.00	0.00	0.00	0.00	0.00	4,470.52
7288-000	Neighborhood Property Insurance	13,604.00	0.00	0.00	0.00	0.00	0.00	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	6,692.73	2,616.29	3,767.52	4,200.47	2,284.99	54,128.01
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION											
9210-000	NSF Fees	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	0.00	0.00	40.00
9830-000	Master Base Assessments	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	38,400.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00	3,840.00	3,840.00	3,850.00	3,850.00	3,850.00	3,850.00	3,840.00	3,840.00	38,440.00
9940-000	TOTAL EXPENSES	19,620.69	9,927.69	5,927.07	11,517.35	6,783.21	10,542.73	6,466.29	7,617.52	8,040.47	6,124.99	92,568.01
9950-000	Excess (Deficiency) of Revenues over Expenses	845.28	6,313.29	10,313.33	5,429.94	9,156.56	5,473.64	46,612.51	28,433.32	29,956.50	29,859.05	172,393.42

# Expense Distribution

Property=s42 AND mm/yy=04/2023-04/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-83661	s42	617065	04/01/2023	04/2023	1,273.17	0.00	1042	04/20/2023	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-83733	s42	38483733	04/01/2023	04/2023	18.62	0.00	1043	04/20/2023	Account #200013326141
citiss - City of Issaquah	P-83825	s42	24083825	04/01/2023	04/2023	94.83	0.00	1041	04/20/2023	Account #30-4298-00
citiss - City of Issaquah	P-83826	s42	24183826	04/01/2023	04/2023	94.83	0.00	1041	04/20/2023	Account #30-4299-00
pugsou - Puget Sound Energy	P-83956	s42	41083956	04/01/2023	04/2023	13.42	0.00	1044	04/21/2023	Account #200019672803
pugsou - Puget Sound Energy	P-83957	s42	41183957	04/01/2023	04/2023	11.70	0.00	1044	04/21/2023	Account #200019673074
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>233.40</b>	<b>0.00</b>			
						<b>1,506.57</b>	<b>0.00</b>			