

**Concord Commons
FINANCIAL REPORT**

Manager's Report for the month ending September 30, 2023

FINANCIAL SUMMARY:

As of September 30, 2023 , operating cash totaled \$8,468, unpaid assessments (receivables) totaled \$8,512, and 'other' cash (or cash equivalents) totaled \$332,863, for total assets of \$349,842.

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 \$37,432.

For the month ending September 30, 2023 , the Association incurred expenses and accrued costs totaling \$9,674, under budget by \$0.

YTD September 30, 2023 , the Association incurred expenses and accrued costs totaling \$7,589, under budget by \$36,951.

As of September 30, 2023 , replacement reserves totaled \$302,736.

BUDGET VARIANCES: Explanations for variances more than \$300.00.			
Line Item	Variance Amt	Over/Under	Explanation
Gutter/Roof Maintenance	\$ 500.00	Under	Less than anticipated.
Maintenance	\$ 1,535.29	Over	More than anticipated
Property Insurance	\$ 6,823.00	Over	More than anticipated

DELINQUENCY REPORT: None this month.

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
042-0032	\$ 200.00	\$ -	\$4,998.58	\$ 5,511.56	\$ 10,710.14	Special assessment not paid
TOTALS	\$ 200.00	\$ -	\$4,998.58	\$ 5,511.56	\$ 10,710.14	

COMPLETED AND PENDING MAINTENANCE:

Gutter & roof cleaning cleaningto be performed december 2023

Dryer vent cleaning to be performed in October 2023

Building painting of buildings 4-7 completed September 2023

Plant replacements began in march 2023 and will begin again fall 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

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