

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

**FINANCIAL SUMMARY:**

As of July 31, 2022, operating cash totaled -\$6,936, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$227,377, for total assets of \$220,441.

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 \$220,441.

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$19,621, under budget by \$475.

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$19,621, under budget by \$475.

As of July 31, 2022, replacement reserves totaled \$200,776.

<b>BUDGET VARIANCES:</b> Explanations for variances more than \$300.00.			
Line Item	Variance Amt	Over/Under	Explanation
Pest Control	\$ 300.00	Under	None yet performed
Property Insurance	\$ 614.00	Over	More than anticipated

**DELINQUENCY REPORT: None this month.**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
<b>TOTALS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	

**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 replacements 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

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

### Balance Sheet (With Period Change)

Period = Jul 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	-6,936.21	8,498.96	-15,435.17
1030-000	CIT -Operating Money Market	26,601.02	19,972.92	6,628.10
1080-000	CIT - Reserve MM	200,776.36	193,236.43	7,539.93
1090-000	TOTAL CASH	220,441.17	221,708.31	-1,267.14
1990-000	TOTAL ASSETS	220,441.17	221,708.31	-1,267.14
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	2,112.42	-2,112.42
2680-000	TOTAL OTHER LIABILITIES	0.00	2,112.42	-2,112.42
2690-000	TOTAL LIABILITIES	0.00	2,112.42	-2,112.42
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	26,359.46	24,789.09	1,570.37
2830-000	Current Year Reserve Transfers	-7,539.93	-82,431.12	74,891.19
2850-000	Current Year Retained Earnings/Operating Fund	845.28	84,001.49	-83,156.21
2855-000	Reserve Equity	200,776.36	193,236.43	7,539.93
2990-000	TOTAL CAPITAL	220,441.17	219,595.89	845.28
2999-000	TOTAL LIABILITIES & CAPITAL	220,441.17	221,708.31	-1,267.14

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

Period = Jul 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	4,640.00	3,840.00	800.00	20.83	4,640.00	3,840.00	800.00	20.83	46,080.00
3900-000 TOTAL OTHER INCOME	4,640.00	3,840.00	800.00	20.83	4,640.00	3,840.00	800.00	20.83	46,080.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	5.98	0.00	5.98	N/A	5.98	0.00	5.98	N/A	0.00
4047-000 Interest Income-Reserves	39.93	0.00	39.93	N/A	39.93	0.00	39.93	N/A	0.00
4070-000 Neighborhood Assessments	15,780.06	13,059.17	2,720.89	20.84	15,780.06	13,059.17	2,720.89	20.84	156,710.00
4390-000 TOTAL ASSOCIATION INCOME	15,825.97	13,059.17	2,766.80	21.19	15,825.97	13,059.17	2,766.80	21.19	156,710.00
4999-000 TOTAL REVENUE	20,465.97	16,899.17	3,566.80	21.11	20,465.97	16,899.17	3,566.80	21.11	202,790.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	778.42	778.42	0.00	0.00	778.42	778.42	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	1,273.17	1,292.33	19.16	1.48	15,508.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	35.10	95.00	59.90	63.05	35.10	95.00	59.90	63.05	5,500.00
7265-000 Neigh Irrig Maint & Repairs	90.00	50.00	-40.00	-80.00	90.00	50.00	-40.00	-80.00	500.00
7266-000 Neighborhood Pest Control	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	750.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	0.00	0.00	N/A	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	0.00	708.33	708.33	100.00	0.00	708.33	708.33	100.00	8,500.00
7288-000 Neighborhood Property Insurance	13,604.00	12,990.00	-614.00	-4.73	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	41.67	41.67	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	15,780.69	16,255.75	475.06	2.92	15,780.69	16,255.75	475.06	2.92	66,260.00
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	3,840.00	3,840.00	0.00	0.00	3,840.00	3,840.00	0.00	0.00	46,080.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00	0.00	0.00	3,840.00	3,840.00	0.00	0.00	46,530.00
9940-000 TOTAL EXPENSES	19,620.69	20,095.75	475.06	2.36	19,620.69	20,095.75	475.06	2.36	112,790.00
9950-000 Excess (Deficiency) of Revenues over Expenses	845.28	-3,196.58	4,041.86	126.44	845.28	-3,196.58	4,041.86	126.44	90,000.00

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

Period = Jul 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	-7,500.00	-7,500.00	0.00	0.00	-90,000.00
Reserve Interest Income	-39.93	0.00	-39.93	N/A	-39.93	0.00	-39.93	N/A	0.00
	-7,539.93	-7,500.00	-39.93	-0.53	-7,539.93	-7,500.00	-39.93	-0.53	-90,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-6,694.65</b>	<b>-10,696.58</b>	<b>4,001.93</b>	<b>37.41</b>	<b>-6,694.65</b>	<b>-10,696.58</b>	<b>4,001.93</b>	<b>37.41</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			

**Statement (12 months)**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Total
<b>3000-000</b>	<b>INCOME</b>		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	4,640.00	4,640.00
3900-000	TOTAL OTHER INCOME	4,640.00	4,640.00
3999-000	TOTAL PM INCOME	4,640.00	4,640.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	5.98	5.98
4047-000	Interest Income-Reserves	39.93	39.93
4070-000	Neighborhood Assessments	15,780.06	15,780.06
4390-000	TOTAL ASSOCIATION INCOME	15,825.97	15,825.97
4999-000	TOTAL REVENUE	20,465.97	20,465.97
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	778.42	778.42
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,273.17	1,273.17
7260-000	Neighborhood Irrigation-Common Areas	35.10	35.10
7265-000	Neigh Irrig Maint & Repairs	90.00	90.00
7288-000	Neighborhood Property Insurance	13,604.00	13,604.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	15,780.69	15,780.69
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	3,840.00	3,840.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00
9940-000	TOTAL EXPENSES	19,620.69	19,620.69
9950-000	Excess (Deficiency) of Revenues over Expenses	845.28	845.28

# Expense Distribution

Property=s42 AND mm/yy=07/2022-07/2022

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-80194	s42	531494	07/01/2022	07/2022	1,273.17	0.00	1001	07/15/2022	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-80337	s42	41180337	07/01/2022	07/2022	11.58	0.00	1003	07/20/2022	Account #200019673074
pugsou - Puget Sound Energy	P-80338	s42	41080338	07/01/2022	07/2022	12.63	0.00	1003	07/20/2022	Account #200019672803
pugsou - Puget Sound Energy	P-80349	s42	38480349	07/01/2022	07/2022	10.89	0.00	1003	07/20/2022	Account #200013326141
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>35.10</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
certba - Certified Backflow Testing, Inc.	P-80408	s42	81206	07/18/2022	07/2022	90.00	0.00	1002	07/20/2022	Backflow Testing
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>90.00</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
ihg - AIS Affinity Insurance Agency, Inc	P-80425	s42	101533837	07/20/2022	07/2022	13,604.00	0.00	1004	07/29/2022	Policy #IHG1000803-02
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>13,604.00</b>	<b>0.00</b>			
						<b>15,002.27</b>	<b>0.00</b>			