

**Concord Commons
FINANCIAL REPORT**

Manager's Report for the month ending September 30, 2022

FINANCIAL SUMMARY:

As of September 30, 2022 , operating cash totaled \$7,858, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$221,209, for total assets of \$229,068.

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 \$229,068.

For the month ending September 30, 2022 , the Association incurred expenses and accrued costs totaling \$5,927, under budget by \$1,484.

YTD September 30, 2022 , the Association incurred expenses and accrued costs totaling \$35,475, under budget by \$58.

As of September 30, 2022 , replacement reserves totaled \$207,860.

BUDGET VARIANCES: Explanations for variances more than \$300.00.			
Line Item	Variance Amt	Over/Under	Explanation
Pest Control	\$ 650.00	Under	None yet performed
Gutter/Roof Maintenance	\$ 500.00	Under	Less than anticipated.
Maintenance	\$ 619.59	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
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

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 October 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 = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,858.39	3,857.77	4,000.62
1030-000	CIT -Operating Money Market	13,349.53	14,578.67	-1,229.14
1080-000	CIT - Reserve MM	207,859.87	208,318.02	-458.15
1090-000	TOTAL CASH	229,067.79	226,754.46	2,313.33
1990-000	TOTAL ASSETS	229,067.79	226,754.46	2,313.33
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,359.46	26,359.46	0.00
2830-000	Current Year Reserve Transfers	-22,623.44	-15,081.59	-7,541.85
2850-000	Current Year Retained Earnings/Operating Fund	17,471.90	7,158.57	10,313.33
2855-000	Reserve Equity	207,859.87	208,318.02	-458.15
2990-000	TOTAL CAPITAL	229,067.79	226,754.46	2,313.33
2999-000	TOTAL LIABILITIES & CAPITAL	229,067.79	226,754.46	2,313.33

Concord Commons - IHCA Sup (s42)
Budget Comparison
 Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	3,680.00	3,840.00	-160.00	-4.17	12,000.00	11,520.00	480.00	4.17	46,080.00
3900-000 TOTAL OTHER INCOME	3,680.00	3,840.00	-160.00	-4.17	12,000.00	11,520.00	480.00	4.17	46,080.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	3.33	0.00	3.33	N/A	13.41	0.00	13.41	N/A	0.00
4047-000 Interest Income-Reserves	41.85	0.00	41.85	N/A	123.44	0.00	123.44	N/A	0.00
4070-000 Neighborhood Assessments	12,515.22	13,059.17	-543.95	-4.17	40,810.50	39,177.51	1,632.99	4.17	156,710.00
4390-000 TOTAL ASSOCIATION INCOME	12,560.40	13,059.17	-498.77	-3.82	40,947.35	39,177.51	1,769.84	4.52	156,710.00
4999-000 TOTAL REVENUE	16,240.40	16,899.17	-658.77	-3.90	52,947.35	50,697.51	2,249.84	4.44	202,790.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	778.42	778.42	0.00	0.00	2,335.26	2,335.26	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	3,819.51	3,876.99	57.48	1.48	15,508.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	35.48	50.00	14.52	29.04	1,262.10	995.00	-267.10	-26.84	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	200.00	200.00	100.00	0.00	650.00	650.00	100.00	750.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	500.00	500.00	100.00	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	0.00	708.33	708.33	100.00	2,744.58	2,124.99	-619.59	-29.16	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	125.01	125.01	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,087.07	3,570.75	1,483.68	41.55	23,955.45	23,897.25	-58.20	-0.24	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	11,520.00	11,520.00	0.00	0.00	46,080.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00	0.00	0.00	11,520.00	11,520.00	0.00	0.00	46,530.00
9940-000 TOTAL EXPENSES	5,927.07	7,410.75	1,483.68	20.02	35,475.45	35,417.25	-58.20	-0.16	112,790.00
9950-000 Excess (Deficiency) of Revenues over Expenses	10,313.33	9,488.42	824.91	8.69	17,471.90	15,280.26	2,191.64	14.34	90,000.00

Concord Commons - IHCA Sup (s42)
Budget Comparison
 Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-7,500.00	-7,500.00	0.00	0.00	-22,500.00	-22,500.00	0.00	0.00	-90,000.00
Reserve Interest Income	-41.85	0.00	-41.85	N/A	-123.44	0.00	-123.44	N/A	0.00
	-7,541.85	-7,500.00	-41.85	-0.56	-22,623.44	-22,500.00	-123.44	-0.55	-90,000.00
Operating Excess (Deficiency) of Rev over Exp	2,771.48	1,988.42	783.06	39.38	-5,151.54	-7,219.74	2,068.20	28.65	0.00
Reserve Expenses:									
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				8,000.00				

Statement (12 months)

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	4,640.00	3,680.00	3,680.00	12,000.00
3900-000	TOTAL OTHER INCOME	4,640.00	3,680.00	3,680.00	12,000.00
3999-000	TOTAL PM INCOME	4,640.00	3,680.00	3,680.00	12,000.00
4010-000	ASSOCIATION INCOME				
4045-000	Interest Income	5.98	4.10	3.33	13.41
4047-000	Interest Income-Reserves	39.93	41.66	41.85	123.44
4070-000	Neighborhood Assessments	15,780.06	12,515.22	12,515.22	40,810.50
4390-000	TOTAL ASSOCIATION INCOME	15,825.97	12,560.98	12,560.40	40,947.35
4999-000	TOTAL REVENUE	20,465.97	16,240.98	16,240.40	52,947.35
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	778.42	778.42	778.42	2,335.26
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,273.17	1,273.17	1,273.17	3,819.51
7250-000	Neighborhood Landscape - Other	0.00	100.00	0.00	100.00
7260-000	Neighborhood Irrigation-Common Areas	35.10	1,191.52	35.48	1,262.10
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	90.00
7280-000	Neighborhood Maintenance	0.00	2,744.58	0.00	2,744.58
7288-000	Neighborhood Property Insurance	13,604.00	0.00	0.00	13,604.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	15,780.69	6,087.69	2,087.07	23,955.45
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	3,840.00	3,840.00	3,840.00	11,520.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,840.00	3,840.00	3,840.00	11,520.00
9940-000	TOTAL EXPENSES	19,620.69	9,927.69	5,927.07	35,475.45
9950-000	Excess (Deficiency) of Revenues over Expenses	845.28	6,313.29	10,313.33	17,471.90

Expense Distribution

Property=s42 AND mm/yy=09/2022-09/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
t0012687 - Eubanks	P-80980	s42	042-0026	09/15/2022	09/2022	8,000.00	0.00	170	09/20/2022	2417 Deck Repairs
Total 2855-000 - Reserve Equity						8,000.00	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-80905	s42	552182	09/01/2022	09/2022	1,273.17	0.00	1010	09/20/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						1,273.17	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-81097	s42	41081097	09/01/2022	09/2022	12.89	0.00	1011	09/21/2022	Account #200019672803
pugsou - Puget Sound Energy	P-81109	s42	41181109	09/01/2022	09/2022	11.58	0.00	1012	09/22/2022	Account #200019673074
pugsou - Puget Sound Energy	P-81124	s42	38481124	09/01/2022	09/2022	11.01	0.00	1012	09/22/2022	Account #200013326141
Total 7260-000 - Neighborhood Irrigatio...						35.48	0.00			
						9,308.65	0.00			