

**Dahlia Park  
FINANCIAL REPORT**

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

**FINANCIAL SUMMARY:**

For the month ending September 30, 2022, the Association incurred expenses and accrued costs totaling \$4,831, under budget by \$1,101.

YTD September 30, 2022, the Association incurred expenses and accrued costs totaling \$14,419, over budget by \$8,378.

**BUDGET VARIANCES:** Explanations for variances

Expense	Variance Amt	Over/Under	Explanation
Maintenance - Common Area	351.66	Under	Less than anticipated
Landscape - Other	1825	Under	Less than anticipated
Contingency	999.99	Under	Less than anticipated
Irrigation Maintenance & Repairs	330	Under	Less than anticipated
Irrigation - Yards	4719.13	Under	Billing cycle

**DELINQUENCIES:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
092-0035					<b>(438.42)</b>	Prepay
092-0036					<b>(305.42)</b>	Prepay
092-0041					<b>(264.68)</b>	Prepay
092-0053				50.00	<b>50.00</b>	Fine
092-0054					<b>(291.78)</b>	Prepay
094-0034		291.78			<b>291.78</b>	Assessment
<b>TOTALS</b>	-	-	-	-		

**PROJECT REPORT:**

Landscape Enhancements & Bark Winter 2021  
 Plant replacements Spring 2022  
 Winterize Irrigation October 2021

**Thank you for letting us serve your neighborhood.**

Report submitted by Madison Ramirez Community Manager  
 425-507-1134 Madison.R@ihcommunity.org

### Budget Comparison

Period = Sep 2022

Book = Accrual ; Tree = neigh\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4010-000	ASSOCIATION INCOME									
4070-000	Neighborhood Assessments	6,127.77	7,182.33	-1,054.56	-14.68	24,511.08	21,546.99	2,964.09	13.76	86,188.00
4390-000	TOTAL ASSOCIATION INCOME	6,127.77	7,182.33	-1,054.56	-14.68	24,511.08	21,546.99	2,964.09	13.76	86,188.00
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	1,122.00	1,122.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	3,886.11	4,003.33	117.22	2.93	11,658.33	12,009.99	351.66	2.93	48,040.00
7250-000	Neighborhood Landscape - Other	200.00	675.00	475.00	70.37	200.00	2,025.00	1,825.00	90.12	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	371.67	0.81	0.22	1,112.58	1,115.01	2.43	0.22	4,460.00
7262-000	Neighborhood Irrigation-Yards	0.00	0.00	0.00	N/A	280.87	5,000.00	4,719.13	94.38	15,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	45.00	375.00	330.00	88.00	1,500.00
7289-000	Neighborhood Contingency	0.00	333.33	333.33	100.00	0.00	999.99	999.99	100.00	4,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,830.97	5,932.33	1,101.36	18.57	14,418.78	22,796.99	8,378.21	36.75	86,188.00
9940-000	TOTAL EXPENSES	4,830.97	5,932.33	1,101.36	18.57	14,418.78	22,796.99	8,378.21	36.75	86,188.00
9950-000	Excess (Deficiency) of Revenues over Expenses	1,296.80	1,250.00	46.80	3.74	10,092.30	-1,250.00	11,342.30	907.38	0.00

**Statement (12 months)**

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = neigh\_is

		Jul 2022	Aug 2022	Sep 2022	Total
4010-000	ASSOCIATION INCOME				
4070-000	Neighborhood Assessments	12,123.76	6,259.55	6,127.77	24,511.08
4390-000	TOTAL ASSOCIATION INCOME	12,123.76	6,259.55	6,127.77	24,511.08
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	374.00	374.00	374.00	1,122.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	3,886.11	3,886.11	3,886.11	11,658.33
7250-000	Neighborhood Landscape - Other	0.00	0.00	200.00	200.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	370.86	370.86	1,112.58
7262-000	Neighborhood Irrigation-Yards	0.00	280.87	0.00	280.87
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	45.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,675.97	4,911.84	4,830.97	14,418.78
9940-000	TOTAL EXPENSES	4,675.97	4,911.84	4,830.97	14,418.78
9950-000	Excess (Deficiency) of Revenues over Expenses	7,447.79	1,347.71	1,296.80	10,092.30

# Expense Distribution

Property=n92 AND mm/yy=09/2022-09/2022

Account 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-80908	n92	552164	09/01/2022	09/2022	3,886.11	0.00	12684	09/20/2022	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>3,886.11</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
isscom - Issaquah Highlands Communit...	P-81179	n92	T6896 Land BB 09/2022	09/27/2022	09/2022	200.00	0.00	12706	09/27/2022	W/O #4885 Tree Trimming
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>200.00</b>	<b>0.00</b>			
<b>7256-000 - Neighborhood Landscp Hangi...</b>										
kaiser - Kaleidoscope Services	P-81164	n92	KS092022	09/27/2022	09/2022	370.86	0.00	12703	09/27/2022	09/2022 Color Landscape Contract
<b>Total 7256-000 - Neighborhood Landscp...</b>						<b>370.86</b>	<b>0.00</b>			
						<b>4,456.97</b>	<b>0.00</b>			