

**Dahlia Park**

**FINANCIAL REPORT**

**Manager's Report for the month ending January 31, 2023**

**FINANCIAL SUMMARY:**

For the month ending January 31, 2023, the Association incurred expenses and accrued costs totaling \$4,931, under budget by \$1.

YTD January 31, 2023, the Association incurred expenses and accrued costs totaling \$53,130, over budget by \$104.

**BUDGET VARIANCES:** Explanations for variances

Expense	Variance Amt	Over/Under	Explanation
Landscape - Other	\$ 675.00	Under	Billing cycle
Neighborhood Contingency	\$ 333.33	Under	Less than anticipated

**DELINQUENCIES:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
092-0060	900.34				900.34	Assessment
<b>TOTALS</b>	<b>900.34</b>	-	-	-	<b>900.34</b>	

**PROJECT REPORT:**

Landscape Enhancements & Bark spring 2023

Plant replacements Spring 2023

Winterize Irrigation November 2022

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

Report submitted by Sarah Hoey, Executive Director

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### Budget Comparison

Period = Jan 2023

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	11,794.31	7,182.33	4,611.98	64.21	54,886.37	50,276.31	4,610.06	9.17	86,188.00
4390-000	TOTAL ASSOCIATION INCOME	11,794.31	7,182.33	4,611.98	64.21	54,886.37	50,276.31	4,610.06	9.17	86,188.00
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	2,618.00	2,618.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	3,886.11	4,003.33	117.22	2.93	27,202.76	28,023.31	820.55	2.93	48,040.00
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	7,100.00	4,725.00	-2,375.00	-50.26	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	371.67	0.81	0.22	2,596.02	2,601.69	5.67	0.22	4,460.00
7262-000	Neighborhood Irrigation-Yards	0.00	0.00	0.00	N/A	13,268.39	11,500.00	-1,768.39	-15.38	15,000.00
7265-000	Neigh Irrig Maint & Repairs	300.00	125.00	-175.00	-140.00	345.00	875.00	530.00	60.57	1,500.00
7289-000	Neighborhood Contingency	0.00	333.33	333.33	100.00	0.00	2,333.31	2,333.31	100.00	4,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,930.97	5,932.33	1,001.36	16.88	53,130.17	53,026.31	-103.86	-0.20	86,188.00
9940-000	TOTAL EXPENSES	4,930.97	5,932.33	1,001.36	16.88	53,130.17	53,026.31	-103.86	-0.20	86,188.00
9950-000	Excess (Deficiency) of Revenues over Expenses	6,863.34	1,250.00	5,613.34	449.07	1,756.20	-2,750.00	4,506.20	163.86	0.00

**Statement (12 months)**

Period = Jul 2022-Jan 2023

Book = Accrual ; Tree = neigh\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Total
4010-000	ASSOCIATION INCOME								
4070-000	Neighborhood Assessments	12,123.76	6,259.55	6,127.77	6,061.88	6,259.55	6,259.55	11,794.31	54,886.37
4390-000	TOTAL ASSOCIATION INCOME	12,123.76	6,259.55	6,127.77	6,061.88	6,259.55	6,259.55	11,794.31	54,886.37
6000-000	EXPENSES								
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	Neighborhood Management Fees	374.00	374.00	374.00	374.00	374.00	374.00	374.00	2,618.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	3,886.11	3,886.11	3,886.11	3,886.11	3,886.11	3,886.10	3,886.11	27,202.76
7250-000	Neighborhood Landscape - Other	0.00	0.00	200.00	0.00	6,900.00	0.00	0.00	7,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	370.86	370.86	370.86	370.86	370.86	370.86	2,596.02
7262-000	Neighborhood Irrigation-Yards	0.00	280.87	0.00	10,744.21	0.00	2,243.31	0.00	13,268.39
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	300.00	345.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,675.97	4,911.84	4,830.97	15,375.18	11,530.97	6,874.27	4,930.97	53,130.17
9940-000	TOTAL EXPENSES	4,675.97	4,911.84	4,830.97	15,375.18	11,530.97	6,874.27	4,930.97	53,130.17
9950-000	Excess (Deficiency) of Revenues over Expenses	7,447.79	1,347.71	1,296.80	-9,313.30	-5,271.42	-614.72	6,863.34	1,756.20

# Expense Distribution

Property=n92 AND mm/yy=01/2023-01/2023

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-82406	n92	590727	01/01/2023	01/2023	3,886.11	0.00	12921	01/18/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>3,886.11</b>	<b>0.00</b>			
<b>7256-000 - Neighborhood Landscp Hangi...</b>										
kalser - Kaleidoscope Services	P-82687	n92	KS012023	01/30/2023	01/2023	370.86	0.00	12961	01/31/2023	01/23 Color Landscaping
<b>Total 7256-000 - Neighborhood Landscp...</b>						<b>370.86</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-82667	n92	T6896 Land BB Irr	01/25/2023	01/2023	300.00	0.00	12960	01/31/2023	W/O #4958 Irrigation Winterization
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>300.00</b>	<b>0.00</b>			
						<b>4,556.97</b>	<b>0.00</b>			