

Dahlia Park
FINANCIAL REPORT
Manager's Report for the month ending 45046
FINANCIAL SUMMARY:

For the month ending 45046, the Association incurred expenses and accrued costs totaling \$4,726, under budget by \$2,207.

YTD 45046, the Association incurred expenses and accrued costs totaling \$68,206, over budget by \$4,617.

BUDGET VARIANCES: Explanations for variances above or below \$300

Expense	Variance Amt	Over/Under	Explanation
Landscape	1172.21	Under	Less than anticipated
Landscape- Other	1350	Over	More than anticipated
Irrigation Main & Repairs	905	Under	No repairs performed
Contingency	3333.3	Under	Less than anticipated

DELINQUENCIES:						Status
Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	
#####	-	-	-	-	0.00	base asses
TOTALS	-	-	-	-	-	

PROJECT REPORT:

Landscape Enhancements & Bark spring 2023

Winterize Irrigation occurred November 2022

Thank you for letting us serve your neighborhood.
Report submitted by Susan Carlson-Community Manager
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Budget Comparison

Period = Apr 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	6,259.55	7,182.33	-922.78	-12.85	73,665.02	71,823.30	1,841.72	2.56	86,188.00
4390-000	TOTAL ASSOCIATION INCOME	6,259.55	7,182.33	-922.78	-12.85	73,665.02	71,823.30	1,841.72	2.56	86,188.00
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	3,740.00	3,740.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	3,886.11	4,003.33	117.22	2.93	38,861.09	40,033.30	1,172.21	2.93	48,040.00
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	8,100.00	6,750.00	-1,350.00	-20.00	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	371.67	0.81	0.22	3,708.60	3,716.70	8.10	0.22	4,460.00
7262-000	Neighborhood Irrigation-Yards	94.83	1,000.00	905.17	90.52	13,451.44	13,500.00	48.56	0.36	15,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	345.00	1,250.00	905.00	72.40	1,500.00
7289-000	Neighborhood Contingency	0.00	333.33	333.33	100.00	0.00	3,333.30	3,333.30	100.00	4,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,725.80	6,932.33	2,206.53	31.83	68,206.13	72,823.30	4,617.17	6.34	86,188.00
9940-000	TOTAL EXPENSES	4,725.80	6,932.33	2,206.53	31.83	68,206.13	72,823.30	4,617.17	6.34	86,188.00
9950-000	Excess (Deficiency) of Revenues over Expenses	1,533.75	250.00	1,283.75	513.50	5,458.89	-1,000.00	6,458.89	645.89	0.00

Statement (12 months)

Period = Jul 2022-Apr 2023

Book = Accrual ; Tree = neigh_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 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	6,259.55	6,259.55	6,259.55	73,665.02
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	6,259.55	6,259.55	6,259.55	73,665.02
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	374.00	374.00	374.00	3,740.00
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	3,886.11	3,886.11	3,886.11	38,861.09
7250-000	Neighborhood Landscape - Other	0.00	0.00	200.00	0.00	6,900.00	0.00	0.00	1,000.00	0.00	0.00	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	370.86	370.86	370.86	370.86	370.86	370.86	370.86	370.86	370.86	3,708.60
7262-000	Neighborhood Irrigation-Yards	0.00	280.87	0.00	10,744.21	0.00	2,243.31	0.00	88.22	0.00	94.83	13,451.44
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	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	5,719.19	4,630.97	4,725.80	68,206.13
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	5,719.19	4,630.97	4,725.80	68,206.13
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	540.36	1,628.58	1,533.75	5,458.89

Expense Distribution

Property=n92 AND mm/yy=04/2023-04/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-83664	n92	617073	04/01/2023	04/2023	3,886.11	0.00	13126	04/20/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						3,886.11	0.00			
7256-000 - Neighborhood Landscp Hangi...										
kalser - Kaleidoscope Services	P-84009	n92	KS042023	04/21/2023	04/2023	370.86	0.00	13152	04/21/2023	04/2023 Color Landscape Contract
Total 7256-000 - Neighborhood Landscp...						370.86	0.00			
7262-000 - Neighborhood Irrigation-Yards										
citiss - City of Issaquah	P-83849	n92	26683849	04/01/2023	04/2023	94.83	0.00	13125	04/20/2023	Account #30-9200-00
Total 7262-000 - Neighborhood Irrigation...						94.83	0.00			
						4,351.80	0.00			