

**Dahlia Park
FINANCIAL REPORT
Manager's Report for the month ending 45200
FINANCIAL SUMMARY:**

For the month ending 45200, the Association incurred expenses and accrued costs totaling \$9,980, under budget by \$1,009.

YTD 45200, the Association incurred expenses and accrued costs totaling \$28,986, over budget by \$4,969.

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

Expense	Variance Amt	Over/Under	Explanation
Neighborhood Landscape Maint-Contract/Common Area	482.93	Under	Less than anticipated
Landscape-Other	2061.42	Under	Less than anticipated
Neighborhood Irrigation-Yards	984.66	Under	Less than anticipated
Neighborhood Irrigation Maintenance & Repairs	450	Under	Less than anticipated
Neighborhood Contingency	752.27	Under	Less than anticipated

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

PROJECT REPORT:

Landscape Enhancements & Bark Fall 2023
Irrigation and Drainage Repairs June 2023

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

Period = Oct 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	6,250.48	7,405.52	-1,155.04	-15.60	31,524.16	29,622.08	1,902.08	6.42	88,866.20
4390-000	TOTAL ASSOCIATION INCOME	6,250.48	7,405.52	-1,155.04	-15.60	31,524.16	29,622.08	1,902.08	6.42	88,866.20
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	1,496.00	1,496.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,123.43	120.73	2.93	16,010.79	16,493.72	482.93	2.93	49,481.20
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	638.58	2,700.00	2,061.42	76.35	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	391.42	9.43	2.41	1,527.96	1,565.68	37.72	2.41	4,697.00
7262-000	Neighborhood Irrigation-Yards	5,221.09	5,000.00	-221.09	-4.42	9,015.34	10,000.00	984.66	9.85	17,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	50.00	500.00	450.00	90.00	1,500.00
7289-000	Neighborhood Contingency	0.00	250.00	250.00	100.00	247.73	1,000.00	752.27	75.23	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,979.78	10,988.85	1,009.07	9.18	28,986.40	33,955.40	4,969.00	14.63	88,866.20
9940-000	TOTAL EXPENSES	9,979.78	10,988.85	1,009.07	9.18	28,986.40	33,955.40	4,969.00	14.63	88,866.20
9950-000	Excess (Deficiency) of Revenues over Expenses	-3,729.30	-3,583.33	-145.97	-4.07	2,537.76	-4,333.32	6,871.08	158.56	0.00

Statement (12 months)

Period = Jul 2023-Oct 2023

Book = Accrual ; Tree = neigh_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
4010-000	ASSOCIATION INCOME					
4070-000	Neighborhood Assessments	12,161.26	6,454.30	6,658.12	6,250.48	31,524.16
4390-000	TOTAL ASSOCIATION INCOME	12,161.26	6,454.30	6,658.12	6,250.48	31,524.16
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	374.00	374.00	374.00	374.00	1,496.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,002.70	4,002.69	4,002.70	16,010.79
7250-000	Neighborhood Landscape - Other	638.58	0.00	0.00	0.00	638.58
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	381.99	381.99	381.99	1,527.96
7262-000	Neighborhood Irrigation-Yards	0.00	3,794.25	0.00	5,221.09	9,015.34
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	50.00
7289-000	Neighborhood Contingency	0.00	247.73	0.00	0.00	247.73
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,447.27	8,800.67	4,758.68	9,979.78	28,986.40
9940-000	TOTAL EXPENSES	5,447.27	8,800.67	4,758.68	9,979.78	28,986.40
9950-000	Excess (Deficiency) of Revenues over Expenses	6,713.99	-2,346.37	1,899.44	-3,729.30	2,537.76

Expense Distribution

Property=n92 AND mm/yy=10/2023-10/2023

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-85905	n92	673594	10/01/2023	10/2023	4,002.70	0.00	13502	10/10/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						4,002.70	0.00			
7256-000 - Neighborhood Landscp Hangi...										
kalser - Kaleidoscope Services	P-86333	n92	KS102023	10/31/2023	10/2023	381.99	0.00	13556	10/31/2023	10/2023 Color Landscaping
Total 7256-000 - Neighborhood Landscp...						381.99	0.00			
7262-000 - Neighborhood Irrigation-Yards										
citiss - City of Issaquah	P-86022	n92	26686022	10/01/2023	10/2023	5,221.09	0.00	13515	10/10/2023	Account #30-9200-00
Total 7262-000 - Neighborhood Irrigation...						5,221.09	0.00			
						9,605.78	0.00			