

Dahlia Park
FINANCIAL REPORT
Manager's Report for the month ending 45261
FINANCIAL SUMMARY:

For the month ending 45261, the Association incurred expenses and accrued costs totaling \$5,154, under budget by \$2,335.

YTD 45261, the Association incurred expenses and accrued costs totaling \$40,739, over budget by \$6,694.

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

Expense	Variance Amt	Over/Under	Explanation
Neighborhood Bad Debt	300	Under	Less than anticipated
Neighborhood Landscape Maint-Contract/Common Area	724.4	Under	Less than anticipated
Landscape-Other	3411.42	Under	Less than anticipated
Neighborhood Irrigation-Yards	2389.83	Under	Less than anticipated
Neighborhood Irrigation Maintenance & Repairs	400	Under	Less than anticipated
Neighborhood Surplus Project Expense	1840.87	Over	More than anticipated
Neighborhood Contingency	1252.27	Under	Less than anticipated

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

PROJECT REPORT:

Winterized Irrigation December 2023
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 = Dec 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	6,454.30	7,405.52	-951.22	-12.84	44,432.76	44,433.12	-0.36	0.00	88,866.20
4390-000	TOTAL ASSOCIATION INCOME	6,454.30	7,405.52	-951.22	-12.84	44,432.76	44,433.12	-0.36	0.00	88,866.20
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	2,244.00	2,244.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,123.43	120.73	2.93	24,016.18	24,740.58	724.40	2.93	49,481.20
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	638.58	4,050.00	3,411.42	84.23	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	391.42	9.43	2.41	2,291.94	2,348.52	56.58	2.41	4,697.00
7262-000	Neighborhood Irrigation-Yards	94.83	1,500.00	1,405.17	93.68	9,110.17	11,500.00	2,389.83	20.78	17,000.00
7265-000	Neigh Irrig Maint & Repairs	300.00	125.00	-175.00	-140.00	350.00	750.00	400.00	53.33	1,500.00
7284-000	Neigh Surplus Project Expense	0.00	0.00	0.00	N/A	1,840.87	0.00	-1,840.87	N/A	0.00
7289-000	Neighborhood Contingency	0.00	250.00	250.00	100.00	247.73	1,500.00	1,252.27	83.48	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,153.52	7,488.85	2,335.33	31.18	40,739.47	47,433.10	6,693.63	14.11	88,866.20
9940-000	TOTAL EXPENSES	5,153.52	7,488.85	2,335.33	31.18	40,739.47	47,433.10	6,693.63	14.11	88,866.20
9950-000	Excess (Deficiency) of Revenues over Expenses	1,300.78	-83.33	1,384.11	1,661.00	3,693.29	-2,999.98	6,693.27	223.11	0.00

Statement (12 months)

Period = Jul 2023-Dec 2023

Book = Accrual ; Tree = neigh_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
4010-000	ASSOCIATION INCOME							
4070-000	Neighborhood Assessments	12,161.26	6,454.30	6,658.12	6,250.48	6,454.30	6,454.30	44,432.76
4390-000	TOTAL ASSOCIATION INCOME	12,161.26	6,454.30	6,658.12	6,250.48	6,454.30	6,454.30	44,432.76
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	374.00	374.00	374.00	374.00	374.00	374.00	2,244.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,002.70	4,002.69	4,002.70	4,002.69	4,002.70	24,016.18
7250-000	Neighborhood Landscape - Other	638.58	0.00	0.00	0.00	0.00	0.00	638.58
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	381.99	381.99	381.99	381.99	381.99	2,291.94
7262-000	Neighborhood Irrigation-Yards	0.00	3,794.25	0.00	5,221.09	0.00	94.83	9,110.17
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	300.00	350.00
7284-000	Neigh Surplus Project Expense	0.00	0.00	0.00	0.00	1,840.87	0.00	1,840.87
7289-000	Neighborhood Contingency	0.00	247.73	0.00	0.00	0.00	0.00	247.73
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,447.27	8,800.67	4,758.68	9,979.78	6,599.55	5,153.52	40,739.47
9940-000	TOTAL EXPENSES	5,447.27	8,800.67	4,758.68	9,979.78	6,599.55	5,153.52	40,739.47
9950-000	Excess (Deficiency) of Revenues over Expenses	6,713.99	-2,346.37	1,899.44	-3,729.30	-145.25	1,300.78	3,693.29

Expense Distribution

Property=n92 AND mm/yy=12/2023-12/2023

Account Code - Name Vendor 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-86655	n92	695595	12/01/2023	12/2023	4,002.70	0.00	13634	12/12/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						4,002.70	0.00			
7256-000 - Neighborhood Landscp Hangi...										
kalser - Kaleidoscope Services	P-87090	n92	KS122023	12/31/2023	12/2023	381.99	0.00	13673	01/02/2024	12/23 Color Landscape Contract
Total 7256-000 - Neighborhood Landscp...						381.99	0.00			
7262-000 - Neighborhood Irrigation-Yards										
citiss - City of Issaquah	P-86953	n92	26686953	12/01/2023	12/2023	94.83	0.00	13653	12/14/2023	Account #30-9200-00
Total 7262-000 - Neighborhood Irrigation...						94.83	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-86704	n92	T6896 Land BB 12/2023	12/11/2023	12/2023	300.00	0.00	13633	12/12/2023	W/O #5147 Winterize Irrigation
Total 7265-000 - Neigh Irrig Maint & Repairs						300.00	0.00			
						4,779.52	0.00			