



**Dahlia Park**  
**FINANCIAL REPORT**

**Manager's Report for the month ending October 31, 2024**

**FINANCIAL SUMMARY:**

For the month ending October 31, 2024, the Association incurred expenses and accrued costs totaling \$9,019, under budget by \$2,239.

YTD October 31, 2024, the Association incurred expenses and accrued costs totaling \$25,667, under budget by \$9,369.

**BUDGET VARIANCES: Explanations for variances exceeding \$300 over/under budget.**

Neighborhood Landscape Maintenance Contract-Common Areas	\$ 507.36	Under	Less than anticipated
Neighborhood Landscape-Other	\$ 2,723.02	Under	Less than anticipated
Neighborhood Irrigation-Yards	\$ 4,399.33	Under	Less than anticipated
Neighborhood Irrigation Maint. & Repairs	\$ 500.00	Under	Less than anticipated
Contingency	\$ 1,000.00	Under	Less than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>168.17</b>	

**COMPLETED AND PENDING MAINTENANCE:**

Irrigation & Drainage Repairs June 2024

Landscape Enhancements & Bark Fall 2024

Irrigation Start Up April 2024

**VIOLATIONS ISSUED: None**

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

Report submitted by Susan Carlson - Community Manager

425-507-1134 Susan.c@ihcommunity.org

**Budget Comparison**

Period = Oct 2024

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	6,689.90	6,690.00	-0.10	0.00	32,674.88	32,673.00	1.88	0.01	92,106.00
4390-000	TOTAL ASSOCIATION INCOME	6,689.90	6,690.00	-0.10	0.00	32,674.88	32,673.00	1.88	0.01	92,106.00
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	392.67	392.67	0.00	0.00	1,570.68	1,570.68	0.00	0.00	4,712.00
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	4,202.83	4,329.67	126.84	2.93	16,811.32	17,318.68	507.36	2.93	51,956.00
7250-000	Neighborhood Landscape - Other	0.00	708.33	708.33	100.00	110.30	2,833.32	2,723.02	96.11	8,500.00
7256-000	Neighborhood Landscaping Hanging Baskets-Contract	393.44	403.17	9.73	2.41	1,573.76	1,612.68	38.92	2.41	4,838.00
7262-000	Neighborhood Irrigation-Yards	4,030.43	5,000.00	969.57	19.39	5,600.67	10,000.00	4,399.33	43.99	17,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
7289-000	Neighborhood Contingency	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,019.37	11,258.84	2,239.47	19.89	25,666.73	35,035.36	9,368.63	26.74	92,106.00
9940-000	TOTAL EXPENSES	9,019.37	11,258.84	2,239.47	19.89	25,666.73	35,035.36	9,368.63	26.74	92,106.00
9950-000	Excess (Deficiency) of Revenues over Expenses	-2,329.47	-4,568.84	2,239.37	49.01	7,008.15	-2,362.36	9,370.51	396.66	0.00

**Statement (12 months)**

Period = Jul 2024-Oct 2024

Book = Accrual ; Tree = neigh\_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Total
4010-000	ASSOCIATION INCOME					
4070-000	Neighborhood Assessments	12,253.08	6,760.32	6,971.58	6,689.90	32,674.88
4390-000	TOTAL ASSOCIATION INCOME	12,253.08	6,760.32	6,971.58	6,689.90	32,674.88
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	392.67	392.67	392.67	392.67	1,570.68
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,202.83	4,202.83	4,202.83	4,202.83	16,811.32
7250-000	Neighborhood Landscape - Other	110.30	0.00	0.00	0.00	110.30
7256-000	Neighborhood Landscp Hanging Baskets-Contract	393.44	0.00	786.88	393.44	1,573.76
7262-000	Neighborhood Irrigation-Yards	0.00	1,570.24	0.00	4,030.43	5,600.67
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,099.24	6,165.74	5,382.38	9,019.37	25,666.73
9940-000	TOTAL EXPENSES	5,099.24	6,165.74	5,382.38	9,019.37	25,666.73
9950-000	Excess (Deficiency) of Revenues over Expenses	7,153.84	594.58	1,589.20	-2,329.47	7,008.15

## Expense Distribution

Property=n92 AND mm/yy=10/2024-10/2024

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Account Code - Name				Invoice Date			Unpaid Amount	Check		
Vendor Code - Name	Control	Property	Invoice #		Period	Amount		Check #	Date	Remarks
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-90753	n92	793618	10/01/2024	10/2024	4,202.83	0.00	14244	10/14/2024	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>4,202.83</b>	<b>0.00</b>			
<b>7256-000 - Neighborhood Landscp Hangi...</b>										
kalser - Kaleidoscope Services	P-91162	n92	KS102024	10/28/2024	10/2024	393.44	0.00	14287	10/31/2024	10/24 Color Landscape Contract
<b>Total 7256-000 - Neighborhood Landscp...</b>						<b>393.44</b>	<b>0.00</b>			
<b>7262-000 - Neighborhood Irrigation-Yards</b>										
citiss - City of Issaquah	P-90831	n92	26690831	10/01/2024	10/2024	4,030.43	0.00	14243	10/14/2024	Account #30-9200-00
<b>Total 7262-000 - Neighborhood Irrigation...</b>						<b>4,030.43</b>	<b>0.00</b>			
						<b>8,626.70</b>	<b>0.00</b>			