

**Dahlia Park**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending October 31, 2022**  
**FINANCIAL SUMMARY:**

For the month ending October 31, 2022, the Association incurred expenses and accrued costs totaling \$15,375, over budget by \$4,443.

YTD October 31, 2022, the Association incurred expenses and accrued costs totaling \$29,794, over budget by \$3,935.

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

Expense	Variance Amt	Over/Under	Explanation
Landscape Maintenance - Common Area	468.88	Under	Less than anticipated
Landscape - Other	2500	Under	Less than anticipated
Contingency	1333.32	Under	Less than anticipated
Irrigation Maintenance & Repairs	455	Under	Less than anticipated
Irrigation - Yards	1025.08	Over	More than anticipated

DELINQUENCIES:						
Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
092-0053			-	50.00	50.00	Fine
<b>TOTALS</b>	-	-	-	<b>50.00</b>	<b>50.00</b>	

**PROJECT REPORT:**

Landscape Enhancements & Bark Winter 2022

Winterize Irrigation to begin November 2022

**Thank you for letting us serve your neighborhood.**  
Report submitted by Sarah Hoey, Executive Director  
425-507-1120 Sarah.h@ihcommunity.org

### Budget Comparison

Period = Oct 2022

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	6,061.88	7,182.33	-1,120.45	-15.60	30,572.96	28,729.32	1,843.64	6.42	86,188.00
4390-000	TOTAL ASSOCIATION INCOME	6,061.88	7,182.33	-1,120.45	-15.60	30,572.96	28,729.32	1,843.64	6.42	86,188.00
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	3,886.11	4,003.33	117.22	2.93	15,544.44	16,013.32	468.88	2.93	48,040.00
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	200.00	2,700.00	2,500.00	92.59	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	371.67	0.81	0.22	1,483.44	1,486.68	3.24	0.22	4,460.00
7262-000	Neighborhood Irrigation-Yards	10,744.21	5,000.00	-5,744.21	-114.88	11,025.08	10,000.00	-1,025.08	-10.25	15,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	45.00	500.00	455.00	91.00	1,500.00
7289-000	Neighborhood Contingency	0.00	333.33	333.33	100.00	0.00	1,333.32	1,333.32	100.00	4,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	15,375.18	10,932.33	-4,442.85	-40.64	29,793.96	33,729.32	3,935.36	11.67	86,188.00
9940-000	TOTAL EXPENSES	15,375.18	10,932.33	-4,442.85	-40.64	29,793.96	33,729.32	3,935.36	11.67	86,188.00
9950-000	Excess (Deficiency) of Revenues over Expenses	-9,313.30	-3,750.00	-5,563.30	-148.35	779.00	-5,000.00	5,779.00	115.58	0.00

**Statement (12 months)**

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = neigh\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
4010-000	ASSOCIATION INCOME					
4070-000	Neighborhood Assessments	12,123.76	6,259.55	6,127.77	6,061.88	30,572.96
4390-000	TOTAL ASSOCIATION INCOME	12,123.76	6,259.55	6,127.77	6,061.88	30,572.96
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	3,886.11	3,886.11	3,886.11	3,886.11	15,544.44
7250-000	Neighborhood Landscape - Other	0.00	0.00	200.00	0.00	200.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	370.86	370.86	370.86	370.86	1,483.44
7262-000	Neighborhood Irrigation-Yards	0.00	280.87	0.00	10,744.21	11,025.08
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	45.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,675.97	4,911.84	4,830.97	15,375.18	29,793.96
9940-000	TOTAL EXPENSES	4,675.97	4,911.84	4,830.97	15,375.18	29,793.96
9950-000	Excess (Deficiency) of Revenues over Expenses	7,447.79	1,347.71	1,296.80	-9,313.30	779.00

# Expense Distribution

Property=n92 AND mm/yy=10/2022-10/2022

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-81226	n92	561664	10/01/2022	10/2022	3,886.11	0.00	12760	10/21/2022	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-81685	n92	KS102022	10/31/2022	10/2022	370.86	370.86			10/22 Color Landscaping Contract
<b>Total 7256-000 - Neighborhood Landscp...</b>						<b>370.86</b>	<b>370.86</b>			
<b>7262-000 - Neighborhood Irrigation-Yards</b>										
citiss - City of Issaquah	P-81394	n92	26681394	10/01/2022	10/2022	10,744.21	0.00	12759	10/21/2022	Account #30-9200-00
<b>Total 7262-000 - Neighborhood Irrigation...</b>						<b>10,744.21</b>	<b>0.00</b>			
						<b>15,001.18</b>	<b>370.86</b>			