

Dahlia Park
FINANCIAL REPORT
Manager's Report for the month ending 45170
FINANCIAL SUMMARY:

For the month ending 45170, the Association incurred expenses and accrued costs totaling \$4,759, under budget by \$1,230.

YTD 45170, the Association incurred expenses and accrued costs totaling \$19,007, over budget by \$3,960.

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

Expense	Variance Amt	Over/Under	Explanation
Neighborhood Landscape Maint-Contract/Common Area	362.2	Under	Less than anticipated
Landscape-Other	1386.42	Under	Less than anticipated
Neighborhood Irrigation-Yards	1205.75	Under	Less than anticipated
Neighborhood Irrigation Maintenance & Repairs	325	Under	Less than anticipated
Neighborhood Contingency	502.27	Under	Less than anticipated

DELINQUENCIES:						
Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
092-0053	297.88	-	-	-	297.88	base assessment
TOTALS	297.88	-	-	-	297.88	

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

Budget Comparison

Period = Sep 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	6,658.12	7,405.52	-747.40	-10.09	25,273.68	22,216.56	3,057.12	13.76	88,866.20
4390-000	TOTAL ASSOCIATION INCOME	6,658.12	7,405.52	-747.40	-10.09	25,273.68	22,216.56	3,057.12	13.76	88,866.20
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	1,122.00	1,122.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.69	4,123.43	120.74	2.93	12,008.09	12,370.29	362.20	2.93	49,481.20
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	638.58	2,025.00	1,386.42	68.47	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	391.42	9.43	2.41	1,145.97	1,174.26	28.29	2.41	4,697.00
7262-000	Neighborhood Irrigation-Yards	0.00	0.00	0.00	N/A	3,794.25	5,000.00	1,205.75	24.12	17,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	50.00	375.00	325.00	86.67	1,500.00
7289-000	Neighborhood Contingency	0.00	250.00	250.00	100.00	247.73	750.00	502.27	66.97	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,758.68	5,988.85	1,230.17	20.54	19,006.62	22,966.55	3,959.93	17.24	88,866.20
9940-000	TOTAL EXPENSES	4,758.68	5,988.85	1,230.17	20.54	19,006.62	22,966.55	3,959.93	17.24	88,866.20
9950-000	Excess (Deficiency) of Revenues over Expenses	1,899.44	1,416.67	482.77	34.08	6,267.06	-749.99	7,017.05	935.62	0.00

Statement (12 months)

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = neigh_is

		Jul 2023	Aug 2023	Sep 2023	Total
4010-000	ASSOCIATION INCOME				
4070-000	Neighborhood Assessments	12,161.26	6,454.30	6,658.12	25,273.68
4390-000	TOTAL ASSOCIATION INCOME	12,161.26	6,454.30	6,658.12	25,273.68
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	374.00	374.00	374.00	1,122.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,002.70	4,002.69	12,008.09
7250-000	Neighborhood Landscape - Other	638.58	0.00	0.00	638.58
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	381.99	381.99	1,145.97
7262-000	Neighborhood Irrigation-Yards	0.00	3,794.25	0.00	3,794.25
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	50.00
7289-000	Neighborhood Contingency	0.00	247.73	0.00	247.73
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,447.27	8,800.67	4,758.68	19,006.62
9940-000	TOTAL EXPENSES	5,447.27	8,800.67	4,758.68	19,006.62
9950-000	Excess (Deficiency) of Revenues over Expenses	6,713.99	-2,346.37	1,899.44	6,267.06

Expense Distribution

Property=n92 AND mm/yy=09/2023-09/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2075-000 - A/P Reimbursements										
t0010732 - Srinivasan	P-85593	n92	092-0053	09/10/2023	09/2023	148.94	0.00	13447	09/18/2023	Reimb HO Overpaid Assessments
Total 2075-000 - A/P Reimbursements						148.94	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-85609	n92	665615	09/01/2023	09/2023	4,002.69	0.00	13446	09/18/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						4,002.69	0.00			
7256-000 - Neighborhood Landscp Hangi...										
kaiser - Kaleidoscope Services	P-85876	n92	KS092023	09/28/2023	09/2023	381.99	0.00	13489	09/28/2023	09/2023 Color Landscape Contract
Total 7256-000 - Neighborhood Landscp...						381.99	0.00			
						4,533.62	0.00			