

**Dahlia Park  
FINANCIAL REPORT  
Manager's Report for the month ending 45231  
FINANCIAL SUMMARY:**

For the month ending 45231, the Association incurred expenses and accrued costs totaling \$6,600, over budget by \$611.

YTD 45231, the Association incurred expenses and accrued costs totaling \$35,586, over budget by \$4,358.

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

Expense	Variance Amt	Over/Under	Explanation
Neighborhood Landscape Maint-Contract/Common Area	603.67	Under	Less than anticipated
Landscape-Other	2736.42	Under	Less than anticipated
Neighborhood Irrigation-Yards	984.66	Under	Less than anticipated
Neighborhood Irrigation Maintenance & Repairs	575	Under	Less than anticipated
Neighborhood Surplus Project Expense	1840.87	Under	Less than anticipated
Neighborhood Contingency	1002.27	Under	Less than anticipated

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

**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 = Nov 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	37,978.46	37,027.60	950.86	2.57	88,866.20
4390-000	TOTAL ASSOCIATION INCOME	6,454.30	7,405.52	-951.22	-12.84	37,978.46	37,027.60	950.86	2.57	88,866.20
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	1,870.00	1,870.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.69	4,123.43	120.74	2.93	20,013.48	20,617.15	603.67	2.93	49,481.20
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	638.58	3,375.00	2,736.42	81.08	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	391.42	9.43	2.41	1,909.95	1,957.10	47.15	2.41	4,697.00
7262-000	Neighborhood Irrigation-Yards	0.00	0.00	0.00	N/A	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	625.00	575.00	92.00	1,500.00
7284-000	Neigh Surplus Project Expense	1,840.87	0.00	-1,840.87	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	1,250.00	1,002.27	80.18	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	6,599.55	5,988.85	-610.70	-10.20	35,585.95	39,944.25	4,358.30	10.91	88,866.20
9940-000	TOTAL EXPENSES	6,599.55	5,988.85	-610.70	-10.20	35,585.95	39,944.25	4,358.30	10.91	88,866.20
9950-000	Excess (Deficiency) of Revenues over Expenses	-145.25	1,416.67	-1,561.92	-110.25	2,392.51	-2,916.65	5,309.16	182.03	0.00

**Statement (12 months)**

Period = Jul 2023-Nov 2023

Book = Accrual ; Tree = neigh\_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 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	37,978.46
4390-000	TOTAL ASSOCIATION INCOME	12,161.26	6,454.30	6,658.12	6,250.48	6,454.30	37,978.46
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	374.00	374.00	374.00	374.00	374.00	1,870.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,002.70	4,002.69	4,002.70	4,002.69	20,013.48
7250-000	Neighborhood Landscape - Other	638.58	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	1,909.95
7262-000	Neighborhood Irrigation-Yards	0.00	3,794.25	0.00	5,221.09	0.00	9,015.34
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	50.00
7284-000	Neigh Surplus Project Expense	0.00	0.00	0.00	0.00	1,840.87	1,840.87
7289-000	Neighborhood Contingency	0.00	247.73	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	35,585.95
9940-000	TOTAL EXPENSES	5,447.27	8,800.67	4,758.68	9,979.78	6,599.55	35,585.95
9950-000	Excess (Deficiency) of Revenues over Expenses	6,713.99	-2,346.37	1,899.44	-3,729.30	-145.25	2,392.51

# Expense Distribution

Property=n92 AND mm/yy=11/2023-11/2023

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-86354	n92	684570	11/01/2023	11/2023	4,002.69	0.00	13577	11/14/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>4,002.69</b>	<b>0.00</b>			
<b>7256-000 - Neighborhood Landscp Hangi...</b>										
kalser - Kaleidoscope Services	P-86631	n92	KS112023	11/29/2023	11/2023	381.99	0.00	13609	11/30/2023	11/2023 Color Landscaping
<b>Total 7256-000 - Neighborhood Landscp...</b>						<b>381.99</b>	<b>0.00</b>			
<b>7284-000 - Neigh Surplus Project Expense</b>										
landcare - LandCare USA LLC	P-86439	n92	688474	11/20/2023	11/2023	1,840.87	0.00	139	11/20/2023	Replacement Plants for Burnt Yard
<b>Total 7284-000 - Neigh Surplus Project E...</b>						<b>1,840.87</b>	<b>0.00</b>			
						<b>6,225.55</b>	<b>0.00</b>			