

**Dahlia Park
FINANCIAL REPORT
Manager's Report for the month ending 45292
FINANCIAL SUMMARY:**

For the month ending 45292, the Association incurred expenses and accrued costs totaling \$4,759, under budget by \$1,230.

YTD 45292, the Association incurred expenses and accrued costs totaling \$45,498, over budget by \$7,924.

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

Expense	Variance Amt	Over/Under	Explanation
Neighborhood Bad Debt	350	Under	Less than anticipated
Neighborhood Landscape Maint-Contract/Common Area	845.13	Under	Less than anticipated
Landscape-Other	4086.42	Under	Less than anticipated
Neighborhood Irrigation-Yards	2389.83	Under	Less than anticipated
Neighborhood Irrigation Maintenance & Repairs	525	Under	Less than anticipated
Neighborhood Surplus Project Expense	1840.87	Over	More than anticipated
Neighborhood Contingency	1502.27	Under	Less than anticipated

DELINQUENCIES:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
092-0056	918.64	-	-	-	918.64	assessments
TOTALS	918.64	-	-	-	918.64	

PROJECT REPORT:

Winterized Irrigation December 2023
Landscape Enhancements & Bark Winter 2024
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 = Jan 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	12,161.26	7,405.52	4,755.74	64.22	56,594.02	51,838.64	4,755.38	9.17	88,866.20
4390-000	TOTAL ASSOCIATION INCOME	12,161.26	7,405.52	4,755.74	64.22	56,594.02	51,838.64	4,755.38	9.17	88,866.20
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	2,618.00	2,618.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,123.43	120.73	2.93	28,018.88	28,864.01	845.13	2.93	49,481.20
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	638.58	4,725.00	4,086.42	86.49	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	391.42	9.43	2.41	2,673.93	2,739.94	66.01	2.41	4,697.00
7262-000	Neighborhood Irrigation-Yards	0.00	0.00	0.00	N/A	9,110.17	11,500.00	2,389.83	20.78	17,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	350.00	875.00	525.00	60.00	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	1,750.00	1,502.27	85.84	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,758.69	5,988.85	1,230.16	20.54	45,498.16	53,421.95	7,923.79	14.83	88,866.20
9940-000	TOTAL EXPENSES	4,758.69	5,988.85	1,230.16	20.54	45,498.16	53,421.95	7,923.79	14.83	88,866.20
9950-000	Excess (Deficiency) of Revenues over Expenses	7,402.57	1,416.67	5,985.90	422.53	11,095.86	-1,583.31	12,679.17	800.80	0.00

Statement (12 months)

Period = Jul 2023-Jan 2024

Book = Accrual ; Tree = neigh_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	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	12,161.26	56,594.02
4390-000	TOTAL ASSOCIATION INCOME	12,161.26	6,454.30	6,658.12	6,250.48	6,454.30	6,454.30	12,161.26	56,594.02
6000-000	EXPENSES								
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	Neighborhood Management Fees	374.00	374.00	374.00	374.00	374.00	374.00	374.00	2,618.00
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	4,002.70	28,018.88
7250-000	Neighborhood Landscape - Other	638.58	0.00	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	381.99	2,673.93
7262-000	Neighborhood Irrigation-Yards	0.00	3,794.25	0.00	5,221.09	0.00	94.83	0.00	9,110.17
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	300.00	0.00	350.00
7284-000	Neigh Surplus Project Expense	0.00	0.00	0.00	0.00	1,840.87	0.00	0.00	1,840.87
7289-000	Neighborhood Contingency	0.00	247.73	0.00	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	4,758.69	45,498.16
9940-000	TOTAL EXPENSES	5,447.27	8,800.67	4,758.68	9,979.78	6,599.55	5,153.52	4,758.69	45,498.16
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	7,402.57	11,095.86

Expense Distribution

Property=n92 AND mm/yy=01/2024-01/2024

Account 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-87117	n92	702793	01/01/2024	01/2024	4,002.70	0.00	13695	01/11/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						4,002.70	0.00			
7256-000 - Neighborhood Landscp Hangi...										
kalser - Kaleidoscope Services	P-87449	n92	KS012024	01/31/2024	01/2024	381.99	0.00	13737	02/06/2024	Color Landscape Contract
Total 7256-000 - Neighborhood Landscp...						381.99	0.00			
						4,384.69	0.00			