

**Dahlia Park  
FINANCIAL REPORT**

**Manager's Report for the month ending May 31, 2022**

**FINANCIAL SUMMARY:**

For the month ending May 31, 2022, the Association incurred expenses and accrued costs totaling \$4,473, under budget by \$1,328.

YTD May 31, 2022, the Association incurred expenses and accrued costs totaling \$80,531, over budget by \$5,360.

**BUDGET VARIANCES:** Explanations for variances

Expense	Variance Amt	Over/Under	Explanation
Bad Debt	\$ 550.00	Under	Less than anticipated
Common Area Landscape	\$ 1,251.25	Under	Less than anticipated
Landscape - Other	\$ 347.12	Over	More than anticipated
Irrigation - Yards	\$ 8,627.72	Over	More than anticipated
Irrigation - Maintenance & Repair	\$ 1,035.00	Under	Less than anticipated
Contingency	\$ 4,076.38	Under	Less than anticipated
Surplus Project	\$ 4,000.00	Over	More than anticipated

**DELINQUENCIES:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
092-0002					(50.00)	Assessment
092-0023					(141.67)	Assessment
092-0035					(717.76)	Assessment
092-0036					(305.04)	Assessment
092-0041					(281.34)	Assessment
092-0046					(141.67)	Assessment
092-0053				50.00		Fine
<b>TOTALS</b>	-	-	-	50.00	-	

**PROJECT REPORT:**

Landscape Enhancements & Bark Winter 2021  
Plant replacements Spring 2022  
Winterize Irrigation October 2021

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

Report submitted by Madison Ramirez Community Manager  
425-507-1134 Madison.R@ihcommunity.org

**Aged Receivables Report Detail by Owner**

Dahlia Park - IHCA (n92)

Trans through: 05/22

Age As of: 05/31/2022

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
<b>n92 - Dahlia Park - IHCA</b>												
<b>092-0002</b>												
	t0011394	Current	Kong Fanguai	0.00	0.00	0.00	0.00	0.00	prepay	-50.00	-50.00	Escrow check *362296 for \$5573.77. paid for 4 yrs April 2020.  NO ACH/ no void check  Welcome package sent 2/7/18. Requesting ACH and check.
<b>092-0023</b>												
	t0013845	Current	Cheolsoo Park	0.00	0.00	0.00	0.00	0.00	prepay	-141.67	-141.67	WP emailed 6/1. ACH & void check requested.
<b>092-0035</b>												
	t0004270	Current	Matthew Humphrey	0.00	0.00	0.00	0.00	0.00	prepay	-717.76	-717.76	Emailed about balance owed and signing up for ACH
<b>092-0036</b>												
	t0003501	Current	Jim Heesacker	0.00	0.00	0.00	0.00	0.00	prepay	-305.04	-305.04	
<b>092-0041</b>												
	t0010763	Current	Seng-Ian Gan	0.00	0.00	0.00	0.00	0.00	prepay	-281.34	-281.34	Sent letter along with refund notifying them that they are double paying each month. Letter is attached.
<b>092-0046</b>												
	t0013836	Current	Paige Venable	-141.67	-141.67	0.00	0.00	0.00	base	0.00	-141.67	Your new ACH is now setup to begin July 2022. Your assessment of \$145.89 were to go through your established ACH bank account ending *4735 every 5th of the month to begin this July 2022.

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
<b>092-0053</b>												
	t0010732	Current	Rajesh Srinivasan	50.00	0.00	0.00	0.00	50.00	fine	0.00	50.00	Delinquent fine letter sent.
<b>Total n92</b>	<b>- Dahlia Park - IHCA</b>			<b>-91.67</b>	<b>-141.67</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>		<b>-1495.81</b>	<b>-1587.48</b>	
<b>Grand Total</b>				<b>-91.67</b>	<b>-141.67</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>		<b>-1495.81</b>	<b>-1587.48</b>	

**Statement (12 months)**

Period = Jul 2021-May 2022

Book = Accrual ; Tree = neigh\_is

		Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total
4010-000	ASSOCIATION INCOME												
4070-000	Neighborhood Assessments	10,904.58	6,267.00	5,953.65	5,828.31	6,078.99	5,953.65	11,217.93	5,953.65	5,953.65	5,953.65	6,016.32	76,081.38
4390-000	TOTAL ASSOCIATION INCOME	10,904.58	6,267.00	5,953.65	5,828.31	6,078.99	5,953.65	11,217.93	5,953.65	5,953.65	5,953.65	6,016.32	76,081.38
6000-000	EXPENSES												
7200-000	NEIGHBORHOOD EXPENSES												
7201-000	Neighborhood Management Fees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	3,740.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	3,772.92	3,772.92	3,772.92	3,772.92	3,772.92	3,772.92	3,772.92	3,772.92	3,772.92	3,772.92	3,772.92	41,502.12
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	7,000.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	360.06	360.06	360.06	360.06	360.06	360.06	360.06	360.06	360.06	360.06	360.06	3,960.66
7262-000	Neighborhood Irrigation-Yards	0.00	10,608.58	0.00	7,444.11	0.00	1,764.75	0.00	82.06	0.00	88.22	0.00	19,987.72
7265-000	Neigh Irrig Maint & Repairs	0.00	40.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00
7284-000	Neigh Surplus Project Expense	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,472.98	15,121.56	4,472.98	15,917.09	4,772.98	6,237.73	4,472.98	4,555.04	4,472.98	11,561.20	4,472.98	80,530.50
9940-000	TOTAL EXPENSES	4,472.98	15,121.56	4,472.98	15,917.09	4,772.98	6,237.73	4,472.98	4,555.04	4,472.98	11,561.20	4,472.98	80,530.50
9950-000	Excess (Deficiency) of Revenues over Expenses	6,431.60	-8,854.56	1,480.67	-10,088.78	1,306.01	-284.08	6,744.95	1,398.61	1,480.67	-5,607.55	1,543.34	-4,449.12

# Expense Distribution

Property=n92 AND mm/yy=05/2022-05/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2075-000 - A/P Reimbursements</b>										
t0003061 - Wheeler	P-79475	n92	092-0046	05/05/2022	05/2022	141.67	0.00	12423	05/11/2022	Reimb HO Overpaid Assessments
<b>Total 2075-000 - A/P Reimbursements</b>						<b>141.67</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-79441	n92	513706	05/01/2022	05/2022	3,772.92	0.00	12427	05/17/2022	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>3,772.92</b>	<b>0.00</b>			
<b>7256-000 - Neighborhood Landscp Hangi...</b>										
kaiser - Kaleidoscope Services	P-79657	n92	KS052022	05/17/2022	05/2022	360.06	0.00	12426	05/17/2022	05/2022 Color Landscape Contract
<b>Total 7256-000 - Neighborhood Landscp...</b>						<b>360.06</b>	<b>0.00</b>			
						<b>4,274.65</b>	<b>0.00</b>			