



ISSAQUAH HIGHLANDS  
**COMMUNITY  
ASSOCIATION**

**Dahlia Park  
FINANCIAL REPORT**

**Manager's Report for the month ending February 29, 2024**

**FINANCIAL SUMMARY:**

For the month ending February 29, 2024, the Association incurred expenses and accrued costs totaling \$4,854, under budget by \$2,135.

YTD February 29, 2024, the Association incurred expenses and accrued costs totaling \$50,352, under budget by \$10,059.

**BUDGET VARIANCES: Explanations for variances exceeding \$300 over/under budget.**

Neighborhood Bad Debt	\$ 400.00	Under	Less than anticipated
Maintenance-Common Area	\$ 965.86	Under	Less than anticipated
Landscape-Other	\$ 4,761.82	Under	Less than anticipated
Irrigation-Yards	\$ 3,295.00	Under	Less than anticipated
Irrigation Maintenance & Repairs	\$ 650.00	Under	Less than anticipated
Contingency	\$ 1,752.27	Under	Less than anticipated

**DELINQUENCY REPORT: None**

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

**COMPLETED AND PENDING MAINTENANCE:**

- Landscape Enhancements & Bark Spring 2024
- Winterized Irrigation December 2023
- Irrigation & Drainage Repairs June 2023

**VIOLATIONS ISSUED: None**

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

Report submitted by Susan Carlson - Community Manager

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### Budget Comparison

Period = Feb 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	6,454.30	7,405.52	-951.22	-12.84	63,048.32	59,244.16	3,804.16	6.42	88,866.20
4390-000	TOTAL ASSOCIATION INCOME	6,454.30	7,405.52	-951.22	-12.84	63,048.32	59,244.16	3,804.16	6.42	88,866.20
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	374.00	374.00	0.00	0.00	2,992.00	2,992.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,002.70	4,123.43	120.73	2.93	32,021.58	32,987.44	965.86	2.93	49,481.20
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	638.58	5,400.00	4,761.42	88.17	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	391.42	9.43	2.41	3,055.92	3,131.36	75.44	2.41	4,697.00
7262-000	Neighborhood Irrigation-Yards	94.83	1,000.00	905.17	90.52	9,205.00	12,500.00	3,295.00	26.36	17,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	350.00	1,000.00	650.00	65.00	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	2,000.00	1,752.27	87.61	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,853.52	6,988.85	2,135.33	30.55	50,351.68	60,410.80	10,059.12	16.65	88,866.20
9940-000	TOTAL EXPENSES	4,853.52	6,988.85	2,135.33	30.55	50,351.68	60,410.80	10,059.12	16.65	88,866.20
9950-000	Excess (Deficiency) of Revenues over Expenses	1,600.78	416.67	1,184.11	284.18	12,696.64	-1,166.64	13,863.28	1,188.31	0.00

**Statement (12 months)**

Period = Jul 2023-Feb 2024

Book = Accrual ; Tree = neigh\_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 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	6,454.30	63,048.32
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	6,454.30	63,048.32
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	374.00	2,992.00
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	4,002.70	32,021.58
7250-000	Neighborhood Landscape - Other	638.58	0.00	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	381.99	3,055.92
7262-000	Neighborhood Irrigation-Yards	0.00	3,794.25	0.00	5,221.09	0.00	94.83	0.00	94.83	9,205.00
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	300.00	0.00	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	0.00	1,840.87
7289-000	Neighborhood Contingency	0.00	247.73	0.00	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	4,853.52	50,351.68
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	4,853.52	50,351.68
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	1,600.78	12,696.64

# Expense Distribution

Property=n92 AND mm/yy=02/2024-02/2024

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-87426	n92	711395	02/01/2024	02/2024	4,002.70	0.00	13747	02/14/2024	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>4,002.70</b>	<b>0.00</b>			
<b>7256-000 - Neighborhood Landscp Hangi...</b>										
kalser - Kaleidoscope Services	P-87911	n92	KS022024	02/29/2024	02/2024	381.99	0.00	13795	02/29/2024	Color Landscape Contract
<b>Total 7256-000 - Neighborhood Landscp...</b>						<b>381.99</b>	<b>0.00</b>			
<b>7262-000 - Neighborhood Irrigation-Yards</b>										
citiss - City of Issaquah	P-87542	n92	26687542	02/01/2024	02/2024	94.83	0.00	13746	02/14/2024	Account #30-9200-00
<b>Total 7262-000 - Neighborhood Irrigation...</b>						<b>94.83</b>	<b>0.00</b>			
						<b>4,479.52</b>	<b>0.00</b>			