



ISSAQUAH HIGHLANDS  
**COMMUNITY  
ASSOCIATION**

**Dahlia Park  
FINANCIAL REPORT**

**Manager's Report for the month ending March 31, 2024**

**FINANCIAL SUMMARY:**

For the month ending March 31, 2024, the Association incurred expenses and accrued costs totaling \$9,759, over budget by \$3,770.

YTD March 31, 2024, the Association incurred expenses and accrued costs totaling \$60,110, under budget by \$6,289.

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

|                                      |             |       |                       |
|--------------------------------------|-------------|-------|-----------------------|
| Neighborhood Bad Debt                | \$ 450.00   | Under | Less than anticipated |
| Maintenance-Common Area              | \$ 1,086.60 | Under | Less than anticipated |
| Landscape-Other                      | \$ 436.42   | Under | Less than anticipated |
| Irrigation-Yards                     | \$ 3,295.00 | Under | Less than anticipated |
| Irrigation Maintenance & Repairs     | \$ 775.00   | Under | Less than anticipated |
| Neighborhood Surplus Project Expense | \$ 1,840.84 | Over  | More than anticipated |
| Contingency                          | \$ 2,002.27 | Over  | More 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 = Mar 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  | 69,502.62  | 66,649.68  | 2,852.94  | 4.28     | 88,866.20 |
| 4390-000 | TOTAL ASSOCIATION INCOME                      | 6,454.30   | 7,405.52   | -951.22   | -12.84  | 69,502.62  | 66,649.68  | 2,852.94  | 4.28     | 88,866.20 |
| 6000-000 | EXPENSES                                      |            |            |           |         |            |            |           |          |           |
| 7200-000 | NEIGHBORHOOD EXPENSES                         |            |            |           |         |            |            |           |          |           |
| 7201-000 | Neighborhood Management Fees                  | 374.00     | 374.00     | 0.00      | 0.00    | 3,366.00   | 3,366.00   | 0.00      | 0.00     | 4,488.00  |
| 7205-000 | Neighborhood Bad Debt                         | 0.00       | 50.00      | 50.00     | 100.00  | 0.00       | 450.00     | 450.00    | 100.00   | 600.00    |
| 7235-000 | Nghborhd Lndscpe Maint-Contract/Comm. Area    | 4,002.69   | 4,123.43   | 120.74    | 2.93    | 36,024.27  | 37,110.87  | 1,086.60  | 2.93     | 49,481.20 |
| 7250-000 | Neighborhood Landscape - Other                | 5,000.00   | 675.00     | -4,325.00 | -640.74 | 5,638.58   | 6,075.00   | 436.42    | 7.18     | 8,100.00  |
| 7256-000 | Neighborhood Landscp Hanging Baskets-Contract | 381.99     | 391.42     | 9.43      | 2.41    | 3,437.91   | 3,522.78   | 84.87     | 2.41     | 4,697.00  |
| 7262-000 | Neighborhood Irrigation-Yards                 | 0.00       | 0.00       | 0.00      | N/A     | 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     | 1,125.00   | 775.00    | 68.89    | 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     | 2,250.00   | 2,002.27  | 88.99    | 3,000.00  |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES                   | 9,758.68   | 5,988.85   | -3,769.83 | -62.95  | 60,110.36  | 66,399.65  | 6,289.29  | 9.47     | 88,866.20 |
| 9940-000 | TOTAL EXPENSES                                | 9,758.68   | 5,988.85   | -3,769.83 | -62.95  | 60,110.36  | 66,399.65  | 6,289.29  | 9.47     | 88,866.20 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | -3,304.38  | 1,416.67   | -4,721.05 | -333.25 | 9,392.26   | 250.03     | 9,142.23  | 3,656.45 | 0.00      |

**Statement (12 months)**

Period = Jul 2023-Mar 2024

Book = Accrual ; Tree = neigh\_is

|          |   | Jul 2023  | Aug 2023  | Sep 2023 | Oct 2023  | Nov 2023 | Dec 2023 | Jan 2024  | Feb 2024 | Mar 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 | 6,454.30  | 69,502.62 |
| 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 | 6,454.30  | 69,502.62 |
| 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   | 374.00    | 3,366.00  |
| 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 | 4,002.69  | 36,024.27 |
| 7250-000 | Neighborhood Landscape - Other                | 638.58    | 0.00      | 0.00     | 0.00      | 0.00     | 0.00     | 0.00      | 0.00     | 5,000.00  | 5,638.58  |
| 7256-000 | Neighborhood Landscp Hanging Baskets-Contract | 381.99    | 381.99    | 381.99   | 381.99    | 381.99   | 381.99   | 381.99    | 381.99   | 381.99    | 3,437.91  |
| 7262-000 | Neighborhood Irrigation-Yards                 | 0.00      | 3,794.25  | 0.00     | 5,221.09  | 0.00     | 94.83    | 0.00      | 94.83    | 0.00      | 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     | 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     | 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     | 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 | 9,758.68  | 60,110.36 |
| 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 | 9,758.68  | 60,110.36 |
| 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 | -3,304.38 | 9,392.26  |

# Expense Distribution

Property=n92 AND mm/yy=03/2024-03/2024

| 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-87930 | n92      | 722908    | 03/01/2024   | 03/2024 | 4,002.69        | 0.00          | 13823   | 03/11/2024 | Contract Landscaping     |
| <b>Total 7235-000 - Nghborhd Lndscpe Main...</b> |         |          |           |              |         | <b>4,002.69</b> | <b>0.00</b>   |         |            |                          |
| <b>7250-000 - Neighborhood Landscape - Other</b> |         |          |           |              |         |                 |               |         |            |                          |
| beacre - Bear Creek Landscaping LLC              | P-87982 | n92      | 4902      | 03/06/2024   | 03/2024 | 5,000.00        | 0.00          | 13822   | 03/11/2024 | Non-Contract Landscaping |
| <b>Total 7250-000 - Neighborhood Landscap...</b> |         |          |           |              |         | <b>5,000.00</b> | <b>0.00</b>   |         |            |                          |
| <b>7256-000 - Neighborhood Landscp Hangi...</b>  |         |          |           |              |         |                 |               |         |            |                          |
| kalser - Kaleidoscope Services                   | P-88423 | n92      | KS032024  | 03/31/2024   | 03/2024 | 381.99          | 381.99        |         |            | Color Landscape Contract |
| <b>Total 7256-000 - Neighborhood Landscp...</b>  |         |          |           |              |         | <b>381.99</b>   | <b>381.99</b> |         |            |                          |
|  |         |          |           |              |         | <b>9,384.68</b> | <b>381.99</b> |         |            |                          |