



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Dahlia Park
FINANCIAL REPORT**

Manager's Report for the month ending April 30, 2024

FINANCIAL SUMMARY:

For the month ending April 30, 2024, the Association incurred expenses and accrued costs totaling \$4,868, under budget by \$2,121.

YTD April 30, 2024, the Association incurred expenses and accrued costs totaling \$64,978, under budget by \$8,410.

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

Neighborhood Bad Debt	\$ 500.00	Under	Less than anticipated
Maintenance-Common Area	\$ 1,200.06	Under	Less than anticipated
Landscape-Other	\$ 1,111.42	Under	Less than anticipated
Irrigation-Yards	\$ 4,193.05	Under	Less than anticipated
Irrigation Maintenance & Repairs	\$ 900.00	Under	Less than anticipated
Neighborhood Surplus Project Expense	\$ 1,840.87	Over	More than anticipated
Contingency	\$ 2,252.27	Under	Less than anticipated

DELINQUENCY REPORT: None

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
TOTALS	0.00	0.00	0.00	0.00	0.00	

COMPLETED AND PENDING MAINTENANCE:

Landscape Enhancements & Bark Spring 2024

Irrigation Start Up April 2024

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 = Apr 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	75,956.92	74,055.20	1,901.72	2.57	88,866.20
4390-000	TOTAL ASSOCIATION INCOME	6,454.30	7,405.52	-951.22	-12.84	75,956.92	74,055.20	1,901.72	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	3,740.00	3,740.00	0.00	0.00	4,488.00
7205-000	Neighborhood Bad Debt	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	4,009.97	4,123.43	113.46	2.75	40,034.24	41,234.30	1,200.06	2.91	49,481.20
7250-000	Neighborhood Landscape - Other	0.00	675.00	675.00	100.00	5,638.58	6,750.00	1,111.42	16.47	8,100.00
7256-000	Neighborhood Landscp Hanging Baskets-Contract	381.99	391.42	9.43	2.41	3,819.90	3,914.20	94.30	2.41	4,697.00
7262-000	Neighborhood Irrigation-Yards	101.95	1,000.00	898.05	89.80	9,306.95	13,500.00	4,193.05	31.06	17,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	350.00	1,250.00	900.00	72.00	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	2,500.00	2,252.27	90.09	3,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,867.91	6,988.85	2,120.94	30.35	64,978.27	73,388.50	8,410.23	11.46	88,866.20
9940-000	TOTAL EXPENSES	4,867.91	6,988.85	2,120.94	30.35	64,978.27	73,388.50	8,410.23	11.46	88,866.20
9950-000	Excess (Deficiency) of Revenues over Expenses	1,586.39	416.67	1,169.72	280.73	10,978.65	666.70	10,311.95	1,546.72	0.00

Statement (12 months)

Period = Jul 2023-Apr 2024

Book = Accrual ; Tree = neigh_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 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	6,454.30	75,956.92
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	6,454.30	75,956.92
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	374.00	3,740.00
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	4,009.97	40,034.24
7250-000	Neighborhood Landscape - Other	638.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	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	381.99	3,819.90
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	101.95	9,306.95
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	300.00	0.00	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	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	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	4,867.91	64,978.27
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	4,867.91	64,978.27
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	1,586.39	10,978.65

Expense Distribution

Property=n92 AND mm/yy=04/2024-04/2024

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-88449	n92	733717	04/01/2024	04/2024	4,009.97	0.00	13894	04/16/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						4,009.97	0.00			
7256-000 - Neighborhood Landscp Hangi...										
kalser - Kaleidoscope Services	P-88838	n92	KS042024	04/29/2024	04/2024	381.99	0.00	13921	04/30/2024	Color Landscape Contract
Total 7256-000 - Neighborhood Landscp...						381.99	0.00			
7262-000 - Neighborhood Irrigation-Yards										
citiss - City of Issaquah	P-88584	n92	26688584	04/01/2024	04/2024	101.95	0.00	13906	04/17/2024	Account #30-9200-00
Total 7262-000 - Neighborhood Irrigation...						101.95	0.00			
						4,493.91	0.00			