



ISSAQUAH HIGHLANDS  
**COMMUNITY  
ASSOCIATION**

**Dahlia Park  
FINANCIAL REPORT**

**Manager's Report for the month ending November 30, 2024**

**FINANCIAL SUMMARY:**

For the month ending November 30, 2024, the Association incurred expenses and accrued costs totaling \$5,314, under budget by \$945.

YTD November 30, 2024, the Association incurred expenses and accrued costs totaling \$30,981, under budget by \$10,314.

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

|  |             |       |                       |
|--|-------------|-------|-----------------------|
| Neighborhood Landscape Maintenance Contract-Common Areas | \$ 634.20   | Under | Less than anticipated |
| Neighborhood Landscape-Other                             | \$ 3,431.35 | Under | Less than anticipated |
| Neighborhood Irrigation-Yards                            | \$ 4,399.33 | Under | Less than anticipated |
| Neighborhood Irrigation Maint. & Repairs                 | \$ 300.00   | Under | Less than anticipated |
| Contingency  | \$ 1,250.00 | Under | Less than anticipated |

**DELINQUENCY REPORT:**

| 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>168.17</b> |        |

**COMPLETED AND PENDING MAINTENANCE:**

- Irrigation & Drainage Repairs June 2024
- Landscape Enhancements & Bark Fall 2024
- Irrigation Start Up April 2024

**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 = Nov 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                      | 6,689.90   | 6,690.00   | -0.10    | 0.00    | 39,364.78  | 39,363.00  | 1.78      | 0.00   | 92,106.00 |
| 4390-000 | TOTAL ASSOCIATION INCOME                      | 6,689.90   | 6,690.00   | -0.10    | 0.00    | 39,364.78  | 39,363.00  | 1.78      | 0.00   | 92,106.00 |
| 6000-000 | EXPENSES                                      |            |            |          |         |            |            |           |        |           |
| 7200-000 | NEIGHBORHOOD EXPENSES                         |            |            |          |         |            |            |           |        |           |
| 7201-000 | Neighborhood Management Fees                  | 392.67     | 392.67     | 0.00     | 0.00    | 1,963.35   | 1,963.35   | 0.00      | 0.00   | 4,712.00  |
| 7205-000 | Neighborhood Bad Debt                         | 0.00       | 50.00      | 50.00    | 100.00  | 0.00       | 250.00     | 250.00    | 100.00 | 600.00    |
| 7235-000 | Nghborhd Lndscpe Maint-Contract/Comm. Area    | 4,202.83   | 4,329.67   | 126.84   | 2.93    | 21,014.15  | 21,648.35  | 634.20    | 2.93   | 51,956.00 |
| 7250-000 | Neighborhood Landscape - Other                | 0.00       | 708.33     | 708.33   | 100.00  | 110.30     | 3,541.65   | 3,431.35  | 96.89  | 8,500.00  |
| 7256-000 | Neighborhood Landscp Hanging Baskets-Contract | 393.44     | 403.17     | 9.73     | 2.41    | 1,967.20   | 2,015.85   | 48.65     | 2.41   | 4,838.00  |
| 7262-000 | Neighborhood Irrigation-Yards                 | 0.00       | 0.00       | 0.00     | N/A     | 5,600.67   | 10,000.00  | 4,399.33  | 43.99  | 17,000.00 |
| 7265-000 | Neigh Irrig Maint & Repairs                   | 325.00     | 125.00     | -200.00  | -160.00 | 325.00     | 625.00     | 300.00    | 48.00  | 1,500.00  |
| 7289-000 | Neighborhood Contingency                      | 0.00       | 250.00     | 250.00   | 100.00  | 0.00       | 1,250.00   | 1,250.00  | 100.00 | 3,000.00  |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES                   | 5,313.94   | 6,258.84   | 944.90   | 15.10   | 30,980.67  | 41,294.20  | 10,313.53 | 24.98  | 92,106.00 |
| 9940-000 | TOTAL EXPENSES                                | 5,313.94   | 6,258.84   | 944.90   | 15.10   | 30,980.67  | 41,294.20  | 10,313.53 | 24.98  | 92,106.00 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | 1,375.96   | 431.16     | 944.80   | 219.13  | 8,384.11   | -1,931.20  | 10,315.31 | 534.14 | 0.00      |

**Statement (12 months)**

Period = Jul 2024-Nov 2024

Book = Accrual ; Tree = neigh\_is

|          |   | Jul 2024  | Aug 2024 | Sep 2024 | Oct 2024  | Nov 2024 | Total     |
|----------|---|-----------|----------|----------|-----------|----------|-----------|
| 4010-000 | ASSOCIATION INCOME                            |           |          |          |           |          |           |
| 4070-000 | Neighborhood Assessments                      | 12,253.08 | 6,760.32 | 6,971.58 | 6,689.90  | 6,689.90 | 39,364.78 |
| 4390-000 | TOTAL ASSOCIATION INCOME                      | 12,253.08 | 6,760.32 | 6,971.58 | 6,689.90  | 6,689.90 | 39,364.78 |
| 6000-000 | EXPENSES                                      |           |          |          |           |          |           |
| 7200-000 | NEIGHBORHOOD EXPENSES                         |           |          |          |           |          |           |
| 7201-000 | Neighborhood Management Fees                  | 392.67    | 392.67   | 392.67   | 392.67    | 392.67   | 1,963.35  |
| 7235-000 | Nghborhd Lndscpe Maint-Contract/Comm. Area    | 4,202.83  | 4,202.83 | 4,202.83 | 4,202.83  | 4,202.83 | 21,014.15 |
| 7250-000 | Neighborhood Landscape - Other                | 110.30    | 0.00     | 0.00     | 0.00      | 0.00     | 110.30    |
| 7256-000 | Neighborhood Landscp Hanging Baskets-Contract | 393.44    | 0.00     | 786.88   | 393.44    | 393.44   | 1,967.20  |
| 7262-000 | Neighborhood Irrigation-Yards                 | 0.00      | 1,570.24 | 0.00     | 4,030.43  | 0.00     | 5,600.67  |
| 7265-000 | Neigh Irrig Maint & Repairs                   | 0.00      | 0.00     | 0.00     | 0.00      | 325.00   | 325.00    |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES                   | 5,099.24  | 6,165.74 | 5,382.38 | 9,019.37  | 5,313.94 | 30,980.67 |
| 9940-000 | TOTAL EXPENSES                                | 5,099.24  | 6,165.74 | 5,382.38 | 9,019.37  | 5,313.94 | 30,980.67 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | 7,153.84  | 594.58   | 1,589.20 | -2,329.47 | 1,375.96 | 8,384.11  |

# Expense Distribution

Property=n92 AND mm/yy=11/2024-11/2024

| 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-91198 | n92      | 801779                | 11/01/2024   | 11/2024 | 4,202.83        | 0.00          | 14317   | 11/11/2024 | Contract Landscaping           |
| <b>Total 7235-000 - Nghborhd Lndscpe Main...</b>        |         |          |                       |              |         | <b>4,202.83</b> | <b>0.00</b>   |         |            |                                |
| <b>7256-000 - Neighborhood Landscp Hangi...</b>         |         |          |                       |              |         |                 |               |         |            |                                |
| kalser - Kaleidoscope Services                          | P-91482 | n92      | KS112024              | 11/26/2024   | 11/2024 | 393.44          | 0.00          | 14356   | 11/26/2024 | Color Landscape Contract       |
| <b>Total 7256-000 - Neighborhood Landscp...</b>         |         |          |                       |              |         | <b>393.44</b>   | <b>0.00</b>   |         |            |                                |
| <b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>       |         |          |                       |              |         |                 |               |         |            |                                |
| certba - Certified Backflow Testing, Inc.               | P-91219 | n92      | 067722                | 11/04/2024   | 11/2024 | 50.00           | 0.00          | 14308   | 11/04/2024 | Backflow Testing               |
| isscom - Issaquah Highlands Communit...                 | P-91256 | n92      | T6896 Land BB 11/2024 | 11/15/2024   | 11/2024 | 275.00          | 0.00          | 14327   | 11/25/2024 | W/O #5552 Winterize Irrigation |
| <b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b> |         |          |                       |              |         | <b>325.00</b>   | <b>0.00</b>   |         |            |                                |
|   |         |          |                       |              |         | <b>4,921.27</b> | <b>0.00</b>   |         |            |                                |