



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Dahlia Park
FINANCIAL REPORT**

Manager's Report for the month ending October 31, 2024

FINANCIAL SUMMARY:

For the month ending October 31, 2024, the Association incurred expenses and accrued costs totaling \$9,019, under budget by \$2,239.

YTD October 31, 2024, the Association incurred expenses and accrued costs totaling \$25,667, under budget by \$9,369.

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

| | | | |
|--|-------------|-------|-----------------------|
| Neighborhood Landscape Maintenance Contract-Common Areas | \$ 507.36 | Under | Less than anticipated |
| Neighborhood Landscape-Other | \$ 2,723.02 | Under | Less than anticipated |
| Neighborhood Irrigation-Yards | \$ 4,399.33 | Under | Less than anticipated |
| Neighborhood Irrigation Maint. & Repairs | \$ 500.00 | Under | Less than anticipated |
| Contingency | \$ 1,000.00 | Under | Less than anticipated |

DELINQUENCY REPORT:

| Unit | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 | Total | Status |
|---------------|-------------|-------------|-------------|-------------|---------------|--------|
| | | | | | | |
| | | | | | | |
| TOTALS | 0.00 | 0.00 | 0.00 | 0.00 | 168.17 | |

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

425-507-1134 Susan.c@ihcommunity.org

Budget Comparison

Period = Oct 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 | 32,674.88 | 32,673.00 | 1.88 | 0.01 | 92,106.00 |
| 4390-000 | TOTAL ASSOCIATION INCOME | 6,689.90 | 6,690.00 | -0.10 | 0.00 | 32,674.88 | 32,673.00 | 1.88 | 0.01 | 92,106.00 |
| 6000-000 | EXPENSES | | | | | | | | | |
| 7200-000 | NEIGHBORHOOD EXPENSES | | | | | | | | | |
| 7201-000 | Neighborhood Management Fees | 392.67 | 392.67 | 0.00 | 0.00 | 1,570.68 | 1,570.68 | 0.00 | 0.00 | 4,712.00 |
| 7205-000 | Neighborhood Bad Debt | 0.00 | 50.00 | 50.00 | 100.00 | 0.00 | 200.00 | 200.00 | 100.00 | 600.00 |
| 7235-000 | Nghborhd Lndscpe Maint-Contract/Comm. Area | 4,202.83 | 4,329.67 | 126.84 | 2.93 | 16,811.32 | 17,318.68 | 507.36 | 2.93 | 51,956.00 |
| 7250-000 | Neighborhood Landscape - Other | 0.00 | 708.33 | 708.33 | 100.00 | 110.30 | 2,833.32 | 2,723.02 | 96.11 | 8,500.00 |
| 7256-000 | Neighborhood Landscp Hanging Baskets-Contract | 393.44 | 403.17 | 9.73 | 2.41 | 1,573.76 | 1,612.68 | 38.92 | 2.41 | 4,838.00 |
| 7262-000 | Neighborhood Irrigation-Yards | 4,030.43 | 5,000.00 | 969.57 | 19.39 | 5,600.67 | 10,000.00 | 4,399.33 | 43.99 | 17,000.00 |
| 7265-000 | Neigh Irrig Maint & Repairs | 0.00 | 125.00 | 125.00 | 100.00 | 0.00 | 500.00 | 500.00 | 100.00 | 1,500.00 |
| 7289-000 | Neighborhood Contingency | 0.00 | 250.00 | 250.00 | 100.00 | 0.00 | 1,000.00 | 1,000.00 | 100.00 | 3,000.00 |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES | 9,019.37 | 11,258.84 | 2,239.47 | 19.89 | 25,666.73 | 35,035.36 | 9,368.63 | 26.74 | 92,106.00 |
| 9940-000 | TOTAL EXPENSES | 9,019.37 | 11,258.84 | 2,239.47 | 19.89 | 25,666.73 | 35,035.36 | 9,368.63 | 26.74 | 92,106.00 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | -2,329.47 | -4,568.84 | 2,239.37 | 49.01 | 7,008.15 | -2,362.36 | 9,370.51 | 396.66 | 0.00 |

Statement (12 months)

Period = Jul 2024-Oct 2024

Book = Accrual ; Tree = neigh_is

| | | Jul 2024 | | Aug 2024 | | Sep 2024 | | Oct 2024 | | Total |
|----------|---|-----------|--|----------|--|----------|--|-----------|--|-----------|
| 4010-000 | ASSOCIATION INCOME | | | | | | | | | |
| 4070-000 | Neighborhood Assessments | 12,253.08 | | 6,760.32 | | 6,971.58 | | 6,689.90 | | 32,674.88 |
| 4390-000 | TOTAL ASSOCIATION INCOME | 12,253.08 | | 6,760.32 | | 6,971.58 | | 6,689.90 | | 32,674.88 |
| 6000-000 | EXPENSES | | | | | | | | | |
| 7200-000 | NEIGHBORHOOD EXPENSES | | | | | | | | | |
| 7201-000 | Neighborhood Management Fees | 392.67 | | 392.67 | | 392.67 | | 392.67 | | 1,570.68 |
| 7235-000 | Nghborhd Lndscpe Maint-Contract/Comm. Area | 4,202.83 | | 4,202.83 | | 4,202.83 | | 4,202.83 | | 16,811.32 |
| 7250-000 | Neighborhood Landscape - Other | 110.30 | | 0.00 | | 0.00 | | 0.00 | | 110.30 |
| 7256-000 | Neighborhood Landscp Hanging Baskets-Contract | 393.44 | | 0.00 | | 786.88 | | 393.44 | | 1,573.76 |
| 7262-000 | Neighborhood Irrigation-Yards | 0.00 | | 1,570.24 | | 0.00 | | 4,030.43 | | 5,600.67 |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES | 5,099.24 | | 6,165.74 | | 5,382.38 | | 9,019.37 | | 25,666.73 |
| 9940-000 | TOTAL EXPENSES | 5,099.24 | | 6,165.74 | | 5,382.38 | | 9,019.37 | | 25,666.73 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | 7,153.84 | | 594.58 | | 1,589.20 | | -2,329.47 | | 7,008.15 |

Expense Distribution

Property=n92 AND mm/yy=10/2024-10/2024

| Account Code - Name | | | | Invoice | | | Unpaid | | Check | |
|---|---------|----------|-----------|------------|---------|----------|--------|---------|------------|--------------------------------|
| Vendor Code - Name | Control | Property | Invoice # | Date | Period | Amount | Amount | Check # | Date | Remarks |
| 7235-000 - Nghborhd Lndscpe Maint-Cont... | | | | | | | | | | |
| landcare - LandCare USA LLC | P-90753 | n92 | 793618 | 10/01/2024 | 10/2024 | 4,202.83 | 0.00 | 14244 | 10/14/2024 | Contract Landscaping |
| Total 7235-000 - Nghborhd Lndscpe Main... | | | | | | 4,202.83 | 0.00 | | | |
| | | | | | | | | | | |
| 7256-000 - Neighborhood Landscp Hangi... | | | | | | | | | | |
| kalser - Kaleidoscope Services | P-91162 | n92 | KS102024 | 10/28/2024 | 10/2024 | 393.44 | 0.00 | 14287 | 10/31/2024 | 10/24 Color Landscape Contract |
| Total 7256-000 - Neighborhood Landscp... | | | | | | 393.44 | 0.00 | | | |
| | | | | | | | | | | |
| 7262-000 - Neighborhood Irrigation-Yards | | | | | | | | | | |
| citiss - City of Issaquah | P-90831 | n92 | 26690831 | 10/01/2024 | 10/2024 | 4,030.43 | 0.00 | 14243 | 10/14/2024 | Account #30-9200-00 |
| Total 7262-000 - Neighborhood Irrigation... | | | | | | 4,030.43 | 0.00 | | | |
| | | | | | | | | | | |
| | | | | | | 8,626.70 | 0.00 | | | |