



SAGE HILLS COMMUNITY ASSOCIATION

Financial Review

05/31/2025

In accordance with NRS 116.31083, the financial statements have been provided to the Board of Directors by Sierra Community Management for their review and acceptance. The association uses the accrual method of accounting. Financial statements are available to each homeowner via the community website or upon written request.

The AP Check register and bank account reconciliation reports and the related bank statements have been provided, and there were no unusual or unexplained reconciling items.

The association complies with paragraph (b) of subsection 2 of NRS116.3115 as reserve funds have not been used for daily maintenance items.

Delinquent receivables have been reported via the monthly delinquency report. Delinquencies are collected per the association's collection policy.

The income/expense statement has been provided. Board members are encouraged to review the comparison of the budget to actual and inquire about any significant variances they are unaware of.

No member of the Board of Directors has reported accepting any gifts or incentives from any vendor contracted by the association.

****FASB, ASC 606, NAC 116.410 (NRS 116.615): A new revenue recognition standard practice has taken effect. Reserve revenue may not be recognized on the Income & Expense statement until a corresponding expense is incurred. Beginning with the December 2021 financial and going forward, Revenue to the reserve account will be reflected on the Balance Sheet in the liability account named "Deferred Reserve Revenue" until an expense is incurred. When an expense is incurred, an entry for that amount will be made from the Deferred Reserve Revenue account to the Reserve Income account. Reserve revenue on the Income & Expense statement will now generally equal the expense. ****

NOTES:

Reserve transfer completed.

SAGE HILLS COMMUNITY ASSOCIATION

Balance Sheet as of 5/31/2025

Assets	Operating	Reserve	Total
Bank Accounts			
10000 - AAB Operating	\$30,994.29		\$30,994.29
10001 - AAB Reserve		\$167,820.78	\$167,820.78
10007 - AAB CDARS 6762 4.31% 07/03/25		\$267,310.20	\$267,310.20
10008 - AAB CDARS 1108 4.07% 07/24/25		\$260,049.52	\$260,049.52
10364 - AAB CDARS 5711 4.50% 08/07/25		\$113,231.82	\$113,231.82
Total Bank Accounts	\$30,994.29	\$808,412.32	\$839,406.61
Other			
13101 - Due To/ (From)	(\$23,795.57)	\$23,795.57	-
Total Other	(\$23,795.57)	\$23,795.57	-
Accounts Receivable			
12000 - A/R Assessments	\$255.00		\$255.00
Total Accounts Receivable	\$255.00		\$255.00
Prepaid			
14010 - Prepaid Expenses	\$229.30		\$229.30
14011 - Prepaid Insurance	\$9,491.89		\$9,491.89
Total Prepaid	\$9,721.19		\$9,721.19
Total Assets	\$17,174.91	\$832,207.89	\$849,382.80

SAGE HILLS COMMUNITY ASSOCIATION

Balance Sheet as of 5/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liability			
16000 - In Transit	(\$4,176.66)	\$3,326.66	(\$850.00)
30000 - Accounts Payable	\$4,810.05		\$4,810.05
32000 - Prepaid Assessments	\$13,309.37		\$13,309.37
32001 - Prior Owner	\$3,369.00		\$3,369.00
33333 - Deferred Reserve Revenue		\$805,726.48	\$805,726.48
34000 - Accrued Expenses	\$1,466.33		\$1,466.33
Total Liability	\$18,778.09	\$809,053.14	\$827,831.23
Equity			
50000 - Operating Retained Earnings	(\$10,509.06)		(\$10,509.06)
50001 - Reserve Retained Earnings		\$18,716.08	\$18,716.08
50004 - Prior Year Adjustment	\$113.44		\$113.44
51000 - Net Income	\$8,792.44	\$4,438.67	\$13,231.11
Total Equity	(\$1,603.18)	\$23,154.75	\$21,551.57
Total Liabilities / Equity	\$17,174.91	\$832,207.89	\$849,382.80

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
62000 - Assessments	21,150.00	21,150.00	-	105,750.00	105,750.00	-	253,800.00
63000 - Late Fees	20.00	-	20.00	30.00	-	30.00	-
63112 - Intent to Lien Fee	-	150.00	(150.00)	-	750.00	(750.00)	1,800.00
64000 - Bad Debt	-	(8.33)	8.33	-	(41.65)	41.65	(100.00)
70000 - Interest - Operating	.79	-	.79	3.34	-	3.34	-
Total Revenue	21,170.79	21,291.67	(120.88)	105,783.34	106,458.35	(675.01)	255,500.00
Total Income	21,170.79	21,291.67	(120.88)	105,783.34	106,458.35	(675.01)	255,500.00

Operating Expense

Audit/Tax							
81001 - Audit/Tax	-	124.59	124.59	250.00	622.95	372.95	1,495.08
Total Audit/Tax	-	124.59	124.59	250.00	622.95	372.95	1,495.08

Gate							
87000 - Gate Maintenance/Repairs	375.38	70.00	(305.38)	800.38	350.00	(450.38)	840.00
87005 - Gate Phone	43.95	75.00	31.05	215.75	375.00	159.25	900.00
Total Gate	419.33	145.00	(274.33)	1,016.13	725.00	(291.13)	1,740.00

Insurance							
93001 - Liability/Crime Insurance	2,856.01	2,871.00	14.99	14,280.05	14,355.00	74.95	34,452.00
93004 - D&O/Umbrella Insurance	225.08	130.00	(95.08)	1,125.40	650.00	(475.40)	1,560.00
93006 - Workers Comp/VAI	55.41	54.58	(.83)	277.05	272.90	(4.15)	655.00
Total Insurance	3,136.50	3,055.58	(80.92)	15,682.50	15,277.90	(404.60)	36,667.00

Landscaping							
84003 - Tree Pruning	-	183.33	183.33	-	916.65	916.65	2,200.00
84005 - Landscape Contract	2,930.00	2,930.00	-	14,650.00	14,650.00	-	35,160.00
84006 - Landscape Additional	-	166.67	166.67	-	833.35	833.35	2,000.00
Total Landscaping	2,930.00	3,280.00	350.00	14,650.00	16,400.00	1,750.00	39,360.00

Management							
80000 - Management Fees	850.00	850.00	-	4,250.00	4,250.00	-	10,200.00
80001 - Postage,Printing & Supplies	47.93	18.00	(29.93)	193.47	90.00	(103.47)	216.00
80005 - Coupons/Statements	-	40.00	40.00	24.00	200.00	176.00	480.00
80008 - Bank/Strong Room Charges	20.00	30.00	10.00	100.00	150.00	50.00	360.00
80016 - Storage	20.00	15.00	(5.00)	80.00	75.00	(5.00)	180.00
80024 - Secretary of State	-	4.17	4.17	-	20.85	20.85	50.00
80027 - Resident Agent Fee	-	8.33	8.33	-	41.65	41.65	100.00
81000 - Intent to Lien/60 Day Notice Charges	-	150.00	150.00	-	750.00	750.00	1,800.00
81005 - Legislation Support	-	7.50	7.50	90.00	37.50	(52.50)	90.00
81999 - Legal Fees	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
Total Management	937.93	1,323.00	385.07	4,737.47	6,615.00	1,877.53	15,876.00

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Pool							
86000 - Pool/Spa Contract	695.00	695.00	-	2,675.00	3,475.00	800.00	8,340.00
86001 - Pool Repair & Supplies	124.00	-	(124.00)	720.00	-	(720.00)	-
86002 - Pool Permit	87.50	87.50	-	437.50	437.50	-	1,050.00
Total Pool	906.50	782.50	(124.00)	3,832.50	3,912.50	80.00	9,390.00
Repairs & Maintenance							
83004 - Pest Control	52.00	48.41	(3.59)	630.00	242.05	(387.95)	580.92
88000 - Clubhouse Maintenance	429.00	429.00	-	1,848.00	2,145.00	297.00	5,148.00
89001 - General Maintenance	-	416.67	416.67	696.00	2,083.35	1,387.35	5,000.00
Total Repairs & Maintenance	481.00	894.08	413.08	3,174.00	4,470.40	1,296.40	10,728.92
Reserve							
91002 - Reserve Contribution	8,409.92	8,409.92	-	42,049.60	42,049.60	-	100,919.04
Total Reserve	8,409.92	8,409.92	-	42,049.60	42,049.60	-	100,919.04
Security							
83008 - Surveillance Camera Maintenance	-	58.00	58.00	-	290.00	290.00	696.00
Total Security	-	58.00	58.00	-	290.00	290.00	696.00
Utilities							
92000 - Electric	352.39	425.00	72.61	1,822.72	2,125.00	302.28	5,100.00
92001 - Gas	546.71	500.00	(46.71)	2,090.27	2,500.00	409.73	6,000.00
92003 - Water	1,442.34	2,000.00	557.66	5,929.13	10,000.00	4,070.87	24,000.00
92004 - Sewer	129.40	125.00	(4.40)	647.00	625.00	(22.00)	1,500.00
92007 - Cable/Internet	175.00	169.00	(6.00)	1,109.58	845.00	(264.58)	2,028.00
Total Utilities	2,645.84	3,219.00	573.16	11,598.70	16,095.00	4,496.30	38,628.00
Total Expense	19,867.02	21,291.67	1,424.65	96,990.90	106,458.35	9,467.45	255,500.04
Operating Net Total	1,303.77	-	1,303.77	8,792.44	-	8,792.44	(.04)

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenue							
63105 - Interest - Reserve	2,350.64	586.83	1,763.81	11,513.48	2,934.15	8,579.33	7,041.96
63200 - Reserve Revenue	-	8,409.92	(8,409.92)	35,450.51	42,049.60	(6,599.09)	100,919.04
Total Revenue	2,350.64	8,996.75	(6,646.11)	46,963.99	44,983.75	1,980.24	107,961.00
Total Income	2,350.64	8,996.75	(6,646.11)	46,963.99	44,983.75	1,980.24	107,961.00
Reserve Expense							
Audit/Tax							
94001 - Income Tax	-	17.60	17.60	6,957.00	88.00	(6,869.00)	211.26
Total Audit/Tax	-	17.60	17.60	6,957.00	88.00	(6,869.00)	211.26
Gate							
87000 - Gate Maintenance/Repairs	-	1,130.67	1,130.67	-	5,653.35	5,653.35	13,568.00
Total Gate	-	1,130.67	1,130.67	-	5,653.35	5,653.35	13,568.00
Landscaping							
84006 - Landscape Additional	-	-	-	5,720.00	-	(5,720.00)	-
Total Landscaping	-	-	-	5,720.00	-	(5,720.00)	-
Management							
80008 - Bank/Strong Room Charges	-	-	-	30.00	-	(30.00)	-
Total Management	-	-	-	30.00	-	(30.00)	-
Pool							
86001 - Pool Repair & Supplies	-	1,430.00	1,430.00	-	7,150.00	7,150.00	17,160.00
Total Pool	-	1,430.00	1,430.00	-	7,150.00	7,150.00	17,160.00
Repairs & Maintenance							
89001 - General Maintenance	-	2,667.58	2,667.58	-	13,337.90	13,337.90	32,011.00
89200 - A/C & Heating Repairs	-	604.17	604.17	-	3,020.85	3,020.85	7,250.00
90002 - Asphalt/Street Sealing	-	950.00	950.00	28,374.96	4,750.00	(23,624.96)	11,400.00
90006 - Painting	-	4,468.75	4,468.75	-	22,343.75	22,343.75	53,625.00
90012 - Street Striping	-	-	-	1,443.36	-	(1,443.36)	-
Total Repairs & Maintenance	-	8,690.50	8,690.50	29,818.32	43,452.50	13,634.18	104,286.00
Total Expense	-	11,268.77	11,268.77	42,525.32	56,343.85	13,818.53	135,225.26
Reserve Net Total	2,350.64	(2,272.02)	4,622.66	4,438.67	(11,360.10)	15,798.77	(27,264.26)
Net Total	3,654.41	(2,272.02)	5,926.43	13,231.11	(11,360.10)	24,591.21	(27,264.30)

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - AAB Operating			29,044.01	28,820.16	26,869.88	30,994.29
Date		Description	Debit	Credit	Type	
05/01/2025	Batched	Credit Distribution	8,039.37	8,039.37	Credit Distribution	
05/01/2025		042425- - Dadee Burdick - WIX Subscription Reimbursement	-	576.00	Invoice	
05/01/2025	Batched	Check	4,485.00	-	Owner Payment	
05/02/2025	Batched	Check	1,645.00	-	Owner Payment	
05/05/2025		2165315 - Calavan's Pool & Spa Service - Pool Chemicals - April	-	49.00	Invoice	
05/05/2025	Batched	Check	2,820.00	-	Owner Payment	
05/05/2025		2164815 - Calavan's Pool & Spa Service - Liquid Chlorine	-	432.00	Invoice	
05/05/2025		2165202 - Calavan's Pool & Spa Service - May Pool Contract	-	695.00	Invoice	
05/05/2025		050125- - Association Cleaning Team, Inc - May Clubhouse Cleaning	-	429.00	Invoice	
05/06/2025	Batched	Post Item	-	352.39	Invoice	
05/06/2025	Batched	Check	3,045.00	-	Owner Payment	
05/07/2025	Batched	Check	940.00	-	Owner Payment	
05/08/2025	Batched	Check	705.00	-	Owner Payment	
05/09/2025		Check	235.00	-	Owner Payment	
05/12/2025		042225-46413601 - Cox Communications, Inc - 04/22-05/21	-	187.01	Invoice	
05/12/2025		909142 - Green Environmental Landscape Inc. - May Landscape Contract	-	2,930.00	Invoice	
05/12/2025	Batched	Check	1,295.00	-	Owner Payment	
05/12/2025		2165405 - Calavan's Pool & Spa Service - Spa Drain & Refill	-	75.00	Invoice	
05/13/2025		Post Item	-	43.95	Invoice	
05/13/2025	Batched	Check	1,175.00	-	Owner Payment	
05/14/2025	Batched	Check	470.00	-	Owner Payment	
05/16/2025		041525-18013 - Community Association Underwriters - Comm Pkg Ins	-	2,821.00	Invoice	
05/16/2025		Check	235.00	-	Owner Payment	
05/19/2025		042825-01255062 - Southwest Gas Corp - 03/27-04/24	-	464.93	Invoice	
05/19/2025		Check	235.00	-	Owner Payment	
05/20/2025		Check	235.00	-	Owner Payment	
05/22/2025		Check	235.00	-	Owner Payment	
05/23/2025	Batched	Check	470.00	-	Owner Payment	
05/27/2025	Batched	5/12/25 - Sierra Community Management, LLC - 04/13-05/12	-	67.93	Invoice	
05/27/2025		00082711 - First Service Residential Nevada, LLC - Quarterly Gate PM	-	210.00	Invoice	
05/27/2025		34880 - Intrusion Pest Control Inc. - May Pest Control	-	52.00	Invoice	
05/27/2025		00082797 - First Service Residential Nevada, LLC - 05/15 Gate Service	-	165.38	Invoice	
05/27/2025	Batched	Check	470.00	-	Owner Payment	
05/28/2025		Transfer to AAB Reserve - 7944	-	8,409.92	Transfer	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - AAB Operating			29,044.01	28,820.16	26,869.88	30,994.29
Date	Description		Debit	Credit	Type	
05/28/2025	Post Item		-	20.00	Invoice	
05/28/2025	Batched	Check	470.00	-	Owner Payment	
05/29/2025	Batched	Check	705.00	-	Owner Payment	
05/30/2025	7465 - Sierra Community Management, LLC - June Management Fee		-	850.00	Invoice	
05/30/2025	Check Lawyers Title of Nevada		470.00	-	Owner Payment	
05/30/2025	Batched	Check	440.00	-	Owner Payment	
05/31/2025	May Interest		.79	-	GL Entry	
10001 - AAB Reserve			186,615.23	8,465.71	27,260.16	167,820.78
Date	Description		Debit	Credit	Type	
05/28/2025	Transfer from AAB Operating - 7910		8,409.92	-	Transfer	
05/30/2025	HAU924246 - Holbrook Asphalt, LLC - Striping		-	1,443.36	Invoice	
05/30/2025	HAU924246 - Holbrook Asphalt, LLC - Street Sealing		-	25,816.80	Invoice	
05/31/2025	May Interest		55.79	-	GL Entry	
10007 - AAB CDARS 6762 4.31% 07/03/25			266,334.40	975.80	-	267,310.20
Date	Description		Debit	Credit	Type	
05/01/2025	May Interest		975.80	-	GL Entry	
10008 - AAB CDARS 1108 4.07% 07/24/25			259,152.99	896.53	-	260,049.52
Date	Description		Debit	Credit	Type	
05/01/2025	May Interest		896.53	-	GL Entry	
10364 - AAB CDARS 5711 4.50% 08/07/25			112,809.30	422.52	-	113,231.82
Date	Description		Debit	Credit	Type	
05/01/2025	May Interest		422.52	-	GL Entry	
12000 - A/R Assessments			120.00	21,640.00	21,505.00	255.00
Date	Description		Debit	Credit	Type	
05/01/2025	Batched	Credit Distribution	-	8,039.37	Credit Distribution	
05/01/2025	Batched	Check	-	3,965.00	Owner Payment	
05/01/2025	Batched	Assessment	21,150.00	-	Owner Charge	
05/02/2025	Batched	Check	-	1,210.00	Owner Payment	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
12000 - A/R Assessments			120.00	21,640.00	21,505.00	255.00
Date		Description	Debit	Credit	Type	
05/05/2025	Batched	Check	-	1,999.00	Owner Payment	
05/06/2025	Batched	Check	-	2,211.63	Owner Payment	
05/07/2025	Batched	Check	-	705.00	Owner Payment	
05/08/2025	Batched	Check	-	470.00	Owner Payment	
05/09/2025		Check	-	235.00	Owner Payment	
05/12/2025	Batched	Check	-	815.00	Owner Payment	
05/13/2025	Batched	Check	-	830.00	Owner Payment	
05/14/2025	Batched	Check	-	320.00	Owner Payment	
05/16/2025	Batched	Late Fee	20.00	-	Owner Charge	
05/16/2025		Check	-	235.00	Owner Payment	
05/30/2025		Check Lawyers Title of Nevada	-	470.00	Owner Payment	
05/31/2025		Credit Distribution	470.00	-	Credit Distribution	
14010 - Prepaid Expenses			446.20	-	216.90	229.30
Date		Description	Debit	Credit	Type	
05/31/2025		Prepaid Sewer Allocation	-	129.40	GL Entry	
05/31/2025		Prepaid Pool/Spa Permit	-	87.50	GL Entry	
14011 - Prepaid Insurance			9,807.39	2,821.00	3,136.50	9,491.89
Date		Description	Debit	Credit	Type	
05/19/2025		051925-18013 - Community Association Underwriters - Comm Pkg Ins	2,821.00	-	Invoice	
05/31/2025		Insurance Allocation	-	3,136.50	GL Entry	
16000 - In Transit			850.00	-	-	850.00
Date		Description	Debit	Credit	Type	
30000 - Accounts Payable			-31,741.10	37,680.75	10,749.70	-4,810.05
Date		Description	Debit	Credit	Type	
05/01/2025		2165202 - Calavan's Pool & Spa Service - May Pool Contract	-	695.00	Invoice	
05/01/2025		042425- - Dadee Burdick - WIX Subscription Reimbursement	576.00	-	Invoice	
05/01/2025		2165315 - Calavan's Pool & Spa Service - Pool Chemicals - April	-	49.00	Invoice	
05/01/2025		909142 - Green Environmental Landscape Inc. - May Landscape Contract	-	2,930.00	Invoice	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
30000 - Accounts Payable		-31,741.10	37,680.75	10,749.70	-4,810.05
Date		Description	Debit	Credit	Type
05/01/2025		050125- - Association Cleaning Team, Inc - May Clubhouse Cleaning	-	429.00	Invoice
05/05/2025		2165202 - Calavan's Pool & Spa Service - May Pool Contract	695.00	-	Invoice
05/05/2025		2165315 - Calavan's Pool & Spa Service - Pool Chemicals - April	49.00	-	Invoice
05/05/2025		2164815 - Calavan's Pool & Spa Service - Liquid Chlorine	432.00	-	Invoice
05/05/2025		050125- - Association Cleaning Team, Inc - May Clubhouse Cleaning	429.00	-	Invoice
05/06/2025		050625-542962-1 - Las Vegas Valley Water District - 04/04-05/06	-	1,442.34	Invoice
05/06/2025	Batched	Post Item	352.39	352.39	Invoice
05/06/2025		2165405 - Calavan's Pool & Spa Service - Spa Drain & Refill	-	75.00	Invoice
05/12/2025	Batched	5/12/25 - Sierra Community Management, LLC - 04/13-05/12	-	67.93	Invoice
05/12/2025		00082711 - First Service Residential Nevada, LLC - Quarterly Gate PM	-	210.00	Invoice
05/12/2025		909142 - Green Environmental Landscape Inc. - May Landscape Contract	2,930.00	-	Invoice
05/12/2025		042225-46413601 - Cox Communications, Inc - 04/22-05/21	187.01	-	Invoice
05/12/2025		2165405 - Calavan's Pool & Spa Service - Spa Drain & Refill	75.00	-	Invoice
05/13/2025	Batched	Post Item	43.95	43.95	Invoice
05/15/2025		00082797 - First Service Residential Nevada, LLC - 05/15 Gate Service	-	165.38	Invoice
05/16/2025		041525-18013 - Community Association Underwriters - Comm Pkg Ins	2,821.00	-	Invoice
05/19/2025		042825-01255062 - Southwest Gas Corp - 03/27-04/24	464.93	-	Invoice
05/19/2025		051925-18013 - Community Association Underwriters - Comm Pkg Ins	-	2,821.00	Invoice
05/20/2025		34880 - Intrusion Pest Control Inc. - May Pest Control	-	52.00	Invoice
05/27/2025		34880 - Intrusion Pest Control Inc. - May Pest Control	52.00	-	Invoice
05/27/2025		00082711 - First Service Residential Nevada, LLC - Quarterly Gate PM	210.00	-	Invoice
05/27/2025	Batched	5/12/25 - Sierra Community Management, LLC - 04/13-05/12	67.93	-	Invoice
05/27/2025		00082797 - First Service Residential Nevada, LLC - 05/15 Gate Service	165.38	-	Invoice
05/28/2025		052825-01255062 - Southwest Gas Corp - 04/25-05/23	-	546.71	Invoice
05/28/2025	Batched	Post Item	20.00	20.00	Invoice
05/30/2025	Batched	7465 - Sierra Community Management, LLC - June Management Fee	850.00	850.00	Invoice
05/30/2025		HAU924246 - Holbrook Asphalt, LLC - Striping	1,443.36	-	Invoice
05/30/2025		HAU924246 - Holbrook Asphalt, LLC - Street Sealing	25,816.80	-	Invoice

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
32000 - Prepaid Assessments			-13,564.37	8,039.37	7,784.37	-13,309.37
Date		Description	Debit	Credit	Type	
05/01/2025	Batched	Credit Distribution	8,039.37	-	Credit Distribution	
05/01/2025	Batched	Check	-	520.00	Owner Payment	
05/02/2025	Batched	Check	-	435.00	Owner Payment	
05/05/2025	Batched	Check	-	821.00	Owner Payment	
05/06/2025	Batched	Check	-	833.37	Owner Payment	
05/07/2025		Check	-	235.00	Owner Payment	
05/08/2025		Check	-	235.00	Owner Payment	
05/12/2025	Batched	Check	-	480.00	Owner Payment	
05/13/2025	Batched	Check	-	345.00	Owner Payment	
05/14/2025		Check	-	150.00	Owner Payment	
05/19/2025		Check	-	235.00	Owner Payment	
05/20/2025		Check	-	235.00	Owner Payment	
05/22/2025		Check	-	235.00	Owner Payment	
05/23/2025	Batched	Check	-	470.00	Owner Payment	
05/27/2025	Batched	Check	-	470.00	Owner Payment	
05/28/2025	Batched	Check	-	470.00	Owner Payment	
05/29/2025	Batched	Check	-	705.00	Owner Payment	
05/30/2025	Batched	Check	-	440.00	Owner Payment	
05/31/2025		Credit Distribution	-	470.00	Credit Distribution	
32001 - Prior Owner			-3,369.00	-	-	-3,369.00
Date		Description	Debit	Credit	Type	
33333 - Deferred Reserve Revenue			-797,316.56	-	8,409.92	-805,726.48
Date		Description	Debit	Credit	Type	
05/28/2025		Monthly Reserve Transfer	-	8,409.92	GL Entry	
34000 - Accrued Expenses			-1,291.33	-	175.00	-1,466.33
Date		Description	Debit	Credit	Type	
05/31/2025		Accrue May Cable/Internet	-	175.00	GL Entry	
50000 - Operating Retained Earnings			10,509.06	-	-	10,509.06
Date		Description	Debit	Credit	Type	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50001 - Reserve Retained Earnings		-18,716.08	-	-	-18,716.08
Date	Description		Debit	Credit	Type
50004 - Prior Year Adjustment		-113.44	-	-	-113.44
Date	Description		Debit	Credit	Type
62000 - Assessments		-84,600.00	-	21,150.00	-105,750.00
Date	Description		Debit	Credit	Type
05/01/2025	Batched Assessment		-	21,150.00	Owner Charge
63000 - Late Fees		-10.00	-	20.00	-30.00
Date	Description		Debit	Credit	Type
05/16/2025	Batched Late Fee		-	20.00	Owner Charge
63105 - Interest - Reserve		-9,162.84	-	2,350.64	-11,513.48
Date	Description		Debit	Credit	Type
05/01/2025	Batched May Interest		-	2,294.85	GL Entry
05/31/2025	May Interest		-	55.79	GL Entry
63200 - Reserve Revenue		-35,450.51	-	-	-35,450.51
Date	Description		Debit	Credit	Type
70000 - Interest - Operating		-2.55	-	0.79	-3.34
Date	Description		Debit	Credit	Type
05/31/2025	May Interest		-	.79	GL Entry
80000 - Management Fees		3,400.00	850.00	-	4,250.00
Date	Description		Debit	Credit	Type
05/30/2025	7465 - Sierra Community Management, LLC - June Management Fee		850.00	-	Invoice
80001 - Postage,Printing & Supplies		145.54	47.93	-	193.47
Date	Description		Debit	Credit	Type
05/12/2025	5/12/25 - Sierra Community Management, LLC - 04/13-05/12		47.93	-	Invoice

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
80001 - Postage,Printing & Supplies		145.54	47.93	-	193.47
Date	Description		Debit	Credit	Type
80005 - Coupons/Statements		24.00	-	-	24.00
Date	Description		Debit	Credit	Type
80008 - Bank/Strong Room Charges		110.00	20.00	-	130.00
Date	Description		Debit	Credit	Type
05/28/2025	Post Item		20.00	-	Invoice
80016 - Storage		60.00	20.00	-	80.00
Date	Description		Debit	Credit	Type
05/12/2025	5/12/25 - Sierra Community Management, LLC - 04/13-05/12		20.00	-	Invoice
81001 - Audit/Tax		250.00	-	-	250.00
Date	Description		Debit	Credit	Type
81005 - Legislation Support		90.00	-	-	90.00
Date	Description		Debit	Credit	Type
83004 - Pest Control		578.00	52.00	-	630.00
Date	Description		Debit	Credit	Type
05/20/2025	34880 - Intrusion Pest Control Inc. - May Pest Control		52.00	-	Invoice
84005 - Landscape Contract		11,720.00	2,930.00	-	14,650.00
Date	Description		Debit	Credit	Type
05/01/2025	909142 - Green Environmental Landscape Inc. - May Landscape Contract		2,930.00	-	Invoice
84006 - Landscape Additional		5,720.00	-	-	5,720.00
Date	Description		Debit	Credit	Type

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
86000 - Pool/Spa Contract		1,980.00	695.00	-	2,675.00
Date	Description	Debit	Credit	Type	
05/01/2025	2165202 - Calavan's Pool & Spa Service - May Pool Contract	695.00	-	Invoice	
86001 - Pool Repair & Supplies		596.00	124.00	-	720.00
Date	Description	Debit	Credit	Type	
05/01/2025	2165315 - Calavan's Pool & Spa Service - Pool Chemicals - April	49.00	-	Invoice	
05/06/2025	2165405 - Calavan's Pool & Spa Service - Spa Drain & Refill	75.00	-	Invoice	
86002 - Pool Permit		350.00	87.50	-	437.50
Date	Description	Debit	Credit	Type	
05/31/2025	Prepaid Pool/Spa Permit	87.50	-	GL Entry	
87000 - Gate Maintenance/Repairs		425.00	375.38	-	800.38
Date	Description	Debit	Credit	Type	
05/12/2025	00082711 - First Service Residential Nevada, LLC - Quarterly Gate PM	210.00	-	Invoice	
05/15/2025	00082797 - First Service Residential Nevada, LLC - 05/15 Gate Service	165.38	-	Invoice	
87005 - Gate Phone		171.80	43.95	-	215.75
Date	Description	Debit	Credit	Type	
05/13/2025	Post Item	43.95	-	Invoice	
88000 - Clubhouse Maintenance		1,419.00	429.00	-	1,848.00
Date	Description	Debit	Credit	Type	
05/01/2025	050125- - Association Cleaning Team, Inc - May Clubhouse Cleaning	429.00	-	Invoice	
89001 - General Maintenance		696.00	-	-	696.00
Date	Description	Debit	Credit	Type	
90002 - Asphalt/Street Sealing		28,374.96	-	-	28,374.96
Date	Description	Debit	Credit	Type	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
90012 - Street Striping		1,443.36	-	-	1,443.36
Date	Description		Debit	Credit	Type
91002 - Reserve Contribution		33,639.68	8,409.92	-	42,049.60
Date	Description		Debit	Credit	Type
05/28/2025	Monthly Reserve Transfer		8,409.92	-	GL Entry
92000 - Electric		1,470.33	352.39	-	1,822.72
Date	Description		Debit	Credit	Type
05/06/2025	Batched Post Item		352.39	-	Invoice
92001 - Gas		1,543.56	546.71	-	2,090.27
Date	Description		Debit	Credit	Type
05/28/2025	052825-01255062 - Southwest Gas Corp - 04/25-05/23		546.71	-	Invoice
92003 - Water		4,486.79	1,442.34	-	5,929.13
Date	Description		Debit	Credit	Type
05/06/2025	050625-542962-1 - Las Vegas Valley Water District - 04/04-05/06		1,442.34	-	Invoice
92004 - Sewer		517.60	129.40	-	647.00
Date	Description		Debit	Credit	Type
05/31/2025	Prepaid Sewer Allocation		129.40	-	GL Entry
92007 - Cable/Internet		934.58	175.00	-	1,109.58
Date	Description		Debit	Credit	Type
05/31/2025	Accrue May Cable/Internet		175.00	-	GL Entry
93001 - Liability/Crime Insurance		11,424.04	2,856.01	-	14,280.05
Date	Description		Debit	Credit	Type
05/31/2025	Batched Insurance Allocation		2,856.01	-	GL Entry
93004 - D&O/Umbrella Insurance		900.32	225.08	-	1,125.40
Date	Description		Debit	Credit	Type
05/31/2025	Insurance Allocation		225.08	-	GL Entry

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 5/1/2025 - 5/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
93004 - D&O/Umbrella Insurance		900.32	225.08	-	1,125.40
Date	Description		Debit	Credit	Type
93006 - Workers Comp/VAI		221.64	55.41	-	277.05
Date	Description		Debit	Credit	Type
05/31/2025	Insurance Allocation		55.41	-	GL Entry
94001 - Income Tax		6,957.00	-	-	6,957.00
Date	Description		Debit	Credit	Type
Net Total		0.00	129,628.86	129,628.86	0.00

SAGE HILLS COMMUNITY ASSOCIATION

AP Aging by Fund for Ending Date: 5/31/2025

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
COMMUNITY ASSOCIATION UNDERWRITERS Acct # 18013 Inv # 051925-18013 5/19/2025 - Comm Pkg Ins - Prepaid Insurance	2,821.00	0.00	0.00	0.00	2,821.00
LAS VEGAS VALLEY WATER DISTRICT Acct # 1790542962-1 Inv # 050625-542962-1 5/6/2025 - 04/04-05/06 - Water	1,442.34	0.00	0.00	0.00	1,442.34
SOUTHWEST GAS CORP Acct # 910001255062 Inv # 052825-01255062 5/28/2025 - 04/25-05/23 - Gas	546.71	0.00	0.00	0.00	546.71
Total	4,810.05	0.00	0.00	0.00	4,810.05

SAGE HILLS COMMUNITY ASSOCIATION

Cash Disbursement - 5/31/2025

Date	CheckNo	Description	Amount
10000 - AAB Operating - 7910			
5/1/2025	Avid 101062	Dadee Burdick Inv # 042425-	576.00
	89001 - General Maintenance - WIX Subscription Reimbursement		576.00
5/5/2025	Avid 101063	Association Cleaning Team, Inc Inv # 050125-	429.00
	88000 - Clubhouse Maintenance - May Clubhouse Cleaning		429.00
5/5/2025	Avid 101064	Calavan's Pool & Spa Service Inv # 2164815	432.00
	86001 - Pool Repair & Supplies - Liquid Chlorine		432.00
5/5/2025	Avid 101064	Calavan's Pool & Spa Service Inv # 2165202	695.00
	86000 - Pool/Spa Contract - May Pool Contract		695.00
5/5/2025	Avid 101064	Calavan's Pool & Spa Service Inv # 2165315	49.00
	86001 - Pool Repair & Supplies - Pool Chemicals - April		49.00
5/6/2025	Auto Draft	Post Item - May Electric	93.19
	92000 - Electric - Post Item		93.19
5/6/2025	Auto Draft	Post Item - May Electric	26.85
	92000 - Electric - Post Item		26.85
5/6/2025	Auto Draft	Post Item - May Electric	33.65
	92000 - Electric - Post Item		33.65
5/6/2025	Auto Draft	Post Item - May Electric	198.70
	92000 - Electric - Post Item		198.70
5/12/2025	Avid 101065	Calavan's Pool & Spa Service Inv # 2165405	75.00
	86001 - Pool Repair & Supplies - Spa Drain & Refill		75.00
5/12/2025	Avid 101066	Green Environmental Landscape Inc. Inv # 909142	2,930.00
	84005 - Landscape Contract - May Landscape Contract		2,930.00
5/12/2025	Avid 300843	Cox Communications, Inc Inv # 042225-46413601	187.01
	92007 - Cable/Internet - 04/22-05/21		187.01
5/13/2025	Auto Draft	Post Item - May Gate Phone	43.95
	87005 - Gate Phone - Post Item		43.95
5/16/2025	Avid 300844	Community Association Underwriters Inv # 041525-18013	2,821.00
	14011 - Prepaid Insurance - Comm Pkg Ins		2,821.00
5/19/2025	Avid 300846	Southwest Gas Corp Inv # 042825-01255062	464.93
	92001 - Gas - 03/27-04/24		464.93

SAGE HILLS COMMUNITY ASSOCIATION

Cash Disbursement - 5/31/2025

Date	CheckNo	Description	Amount
5/27/2025	Avid 101067	Community Access Systems Inv # 00082711	210.00
	87000 - Gate Maintenance/Repairs - First Service Residential Nevada, LLC - Quarterly Gate PM	210.00	
5/27/2025	Avid 101067	Community Access Systems Inv # 00082797	165.38
	87000 - Gate Maintenance/Repairs - First Service Residential Nevada, LLC - 05/15 Gate Service	165.38	
5/27/2025	Avid 101068	Intrusion Pest Control Inc. Inv # 34880	52.00
	83004 - Pest Control - May Pest Control	52.00	
5/27/2025	Avid 101069	Sierra Community Management, LLC Inv # 5/12/25	67.93
	80001 - Postage,Printing & Supplies - 04/13-05/12	47.93	
	80016 - Storage - 04/13-05/12	20.00	
5/28/2025	Transfer Out	Transfer to AAB Reserve - 7944	8,409.92
	10001 - AAB Reserve - Transfer from AAB Operating - 7910	8,409.92	
5/28/2025	Auto Draft	Post Item - Bank Fee	20.00
	80008 - Bank/Strong Room Charges - Post Item	20.00	
5/30/2025	Avid 101070	Sierra Community Management, LLC Inv # 7465	850.00
	80000 - Management Fees - June Management Fee	850.00	
Total			18,830.51

10001 - AAB Reserve - 7944

5/30/2025	Avid 1109	Holbrook Asphalt, LLC Inv # HAU924246	27,260.16
	90002 - Asphalt/Street Sealing - Street Sealing	25,816.80	
	90012 - Street Striping - Striping	1,443.36	
Total			27,260.16