



SAGE HILLS COMMUNITY ASSOCIATION

Financial Review

07/31/2025

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 7/31/2025

Assets	Operating	Reserve	Total
Bank Accounts			
10000 - AAB Operating	\$29,729.72		\$29,729.72
10001 - AAB Reserve		\$167,152.19	\$167,152.19
10007 - AAB CDARS 6376 3.82% 01/02/26		\$269,205.66	\$269,205.66
10008 - AAB CDARS 9508 3.82% 01/22/26		\$261,808.93	\$261,808.93
10364 - AAB CDARS 7111 4.40% 08/07/25		\$114,067.86	\$114,067.86
Total Bank Accounts	\$29,729.72	\$812,234.64	\$841,964.36
Other			
13601 - Due To/(From)	(\$20,468.91)	\$20,468.91	-
Total Other	(\$20,468.91)	\$20,468.91	-
Prepaid			
14010 - Prepaid Expenses	\$1,473.84		\$1,473.84
14011 - Prepaid Insurance	\$9,142.63		\$9,142.63
Total Prepaid	\$10,616.47		\$10,616.47
Total Assets	\$19,877.28	\$832,703.55	\$852,580.83

SAGE HILLS COMMUNITY ASSOCIATION

Balance Sheet as of 7/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liability			
16000 - In Transit	(\$850.00)		(\$850.00)
30000 - Accounts Payable	\$5,747.75		\$5,747.75
32000 - Prepaid Assessments	\$13,729.37		\$13,729.37
32001 - Prior Owner	\$3,369.00		\$3,369.00
33333 - Deferred Reserve Revenue		\$806,288.99	\$806,288.99
34000 - Accrued Expenses	\$1,291.33		\$1,291.33
35006 - Refund Payable	(\$170.00)		(\$170.00)
Total Liability	\$23,117.45	\$806,288.99	\$829,406.44
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	\$7,155.45	\$7,698.48	\$14,853.93
Total Equity	(\$3,240.17)	\$26,414.56	\$23,174.39
Total Liabilities / Equity	\$19,877.28	\$832,703.55	\$852,580.83

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
62000 - Assessments	21,150.00	21,150.00	-	148,050.00	148,050.00	-	253,800.00
63000 - Late Fees	10.00	-	10.00	30.00	-	30.00	-
63112 - Intent to Lien Fee	-	150.00	(150.00)	-	1,050.00	(1,050.00)	1,800.00
64000 - Bad Debt	-	(8.33)	8.33	-	(58.31)	58.31	(100.00)
70000 - Interest - Operating	.82	-	.82	5.00	-	5.00	-
Total Revenue	21,160.82	21,291.67	(130.85)	148,085.00	149,041.69	(956.69)	255,500.00
Total Income	21,160.82	21,291.67	(130.85)	148,085.00	149,041.69	(956.69)	255,500.00

Operating Expense

Audit/Tax							
81001 - Audit/Tax	-	124.59	124.59	250.00	872.13	622.13	1,495.08
Total Audit/Tax	-	124.59	124.59	250.00	872.13	622.13	1,495.08

Gate							
87000 - Gate Maintenance/Repairs	-	70.00	70.00	800.38	490.00	(310.38)	840.00
87005 - Gate Phone	55.95	75.00	19.05	315.65	525.00	209.35	900.00
Total Gate	55.95	145.00	89.05	1,116.03	1,015.00	(101.03)	1,740.00

Insurance							
93001 - Liability/Crime Insurance	2,582.27	2,871.00	288.73	19,718.33	20,097.00	378.67	34,452.00
93004 - D&O/Umbrella Insurance	225.08	130.00	(95.08)	1,575.56	910.00	(665.56)	1,560.00
93006 - Workers Comp/VAI	55.41	54.58	(.83)	387.87	382.06	(5.81)	655.00
Total Insurance	2,862.76	3,055.58	192.82	21,681.76	21,389.06	(292.70)	36,667.00

Landscaping							
84003 - Tree Pruning	-	183.33	183.33	-	1,283.31	1,283.31	2,200.00
84005 - Landscape Contract	2,930.00	2,930.00	-	20,510.00	20,510.00	-	35,160.00
84006 - Landscape Additional	955.00	166.67	(788.33)	955.00	1,166.69	211.69	2,000.00
Total Landscaping	3,885.00	3,280.00	(605.00)	21,465.00	22,960.00	1,495.00	39,360.00

Management							
80000 - Management Fees	850.00	850.00	-	5,950.00	5,950.00	-	10,200.00
80001 - Postage,Printing & Supplies	-	18.00	18.00	196.39	126.00	(70.39)	216.00
80005 - Coupons/Statements	-	40.00	40.00	24.00	280.00	256.00	480.00
80008 - Bank/Strong Room Charges	20.00	30.00	10.00	140.00	210.00	70.00	360.00
80016 - Storage	20.00	15.00	(5.00)	120.00	105.00	(15.00)	180.00
80024 - Secretary of State	-	4.17	4.17	51.25	29.19	(22.06)	50.00
80027 - Resident Agent Fee	-	8.33	8.33	-	58.31	58.31	100.00
81000 - Intent to Lien/60 Day Notice Charges	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
81005 - Legislation Support	-	7.50	7.50	90.00	52.50	(37.50)	90.00
81999 - Legal Fees	1,088.60	200.00	(888.60)	1,088.60	1,400.00	311.40	2,400.00
Total Management	1,978.60	1,323.00	(655.60)	7,660.24	9,261.00	1,600.76	15,876.00

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Pool							
86000 - Pool/Spa Contract	695.00	695.00	-	4,065.00	4,865.00	800.00	8,340.00
86001 - Pool Repair & Supplies	507.00	-	(507.00)	1,777.50	-	(1,777.50)	-
86002 - Pool Permit	92.33	87.50	(4.83)	617.33	612.50	(4.83)	1,050.00
Total Pool	1,294.33	782.50	(511.83)	6,459.83	5,477.50	(982.33)	9,390.00
Repairs & Maintenance							
83004 - Pest Control	52.00	48.41	(3.59)	734.00	338.87	(395.13)	580.92
88000 - Clubhouse Maintenance	429.00	429.00	-	2,706.00	3,003.00	297.00	5,148.00
89001 - General Maintenance	-	416.67	416.67	1,376.00	2,916.69	1,540.69	5,000.00
Total Repairs & Maintenance	481.00	894.08	413.08	4,816.00	6,258.56	1,442.56	10,728.92
Reserve							
91002 - Reserve Contribution	8,409.92	8,409.92	-	58,869.44	58,869.44	-	100,919.04
Total Reserve	8,409.92	8,409.92	-	58,869.44	58,869.44	-	100,919.04
Security							
83008 - Surveillance Camera Maintenance	-	58.00	58.00	-	406.00	406.00	696.00
Total Security	-	58.00	58.00	-	406.00	406.00	696.00
Utilities							
92000 - Electric	383.01	425.00	41.99	2,534.94	2,975.00	440.06	5,100.00
92001 - Gas	161.18	500.00	338.82	2,577.86	3,500.00	922.14	6,000.00
92003 - Water	2,701.27	2,000.00	(701.27)	11,284.09	14,000.00	2,715.91	24,000.00
92004 - Sewer	129.40	125.00	(4.40)	905.80	875.00	(30.80)	1,500.00
92007 - Cable/Internet	186.97	169.00	(17.97)	1,308.56	1,183.00	(125.56)	2,028.00
Total Utilities	3,561.83	3,219.00	(342.83)	18,611.25	22,533.00	3,921.75	38,628.00
Total Expense	22,529.39	21,291.67	(1,237.72)	140,929.55	149,041.69	8,112.14	255,500.04
Operating Net Total	(1,368.57)	-	(1,368.57)	7,155.45	-	7,155.45	(.04)

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenue							
63105 - Interest - Reserve	2,312.08	586.83	1,725.25	16,104.96	4,107.81	11,997.15	7,041.96
63200 - Reserve Revenue	-	8,409.92	(8,409.92)	51,707.84	58,869.44	(7,161.60)	100,919.04
Total Revenue	2,312.08	8,996.75	(6,684.67)	67,812.80	62,977.25	4,835.55	107,961.00
Total Income	2,312.08	8,996.75	(6,684.67)	67,812.80	62,977.25	4,835.55	107,961.00
Reserve Expense							
Audit/Tax							
94001 - Income Tax	-	17.60	17.60	6,957.00	123.20	(6,833.80)	211.26
Total Audit/Tax	-	17.60	17.60	6,957.00	123.20	(6,833.80)	211.26
Gate							
87000 - Gate Maintenance/Repairs	-	1,130.67	1,130.67	-	7,914.69	7,914.69	13,568.00
Total Gate	-	1,130.67	1,130.67	-	7,914.69	7,914.69	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	-	-	-	40.00	-	(40.00)	-
Total Management	-	-	-	40.00	-	(40.00)	-
Pool							
86001 - Pool Repair & Supplies	-	1,430.00	1,430.00	-	10,010.00	10,010.00	17,160.00
Total Pool	-	1,430.00	1,430.00	-	10,010.00	10,010.00	17,160.00
Repairs & Maintenance							
89001 - General Maintenance	-	2,667.58	2,667.58	-	18,673.06	18,673.06	32,011.00
89200 - A/C & Heating Repairs	-	604.17	604.17	17,579.00	4,229.19	(13,349.81)	7,250.00
90002 - Asphalt/Street Sealing	-	950.00	950.00	28,374.96	6,650.00	(21,724.96)	11,400.00
90006 - Painting	-	4,468.75	4,468.75	-	31,281.25	31,281.25	53,625.00
90012 - Street Striping	-	-	-	1,443.36	-	(1,443.36)	-
Total Repairs & Maintenance	-	8,690.50	8,690.50	47,397.32	60,833.50	13,436.18	104,286.00
Total Expense	-	11,268.77	11,268.77	60,114.32	78,881.39	18,767.07	135,225.26
Reserve Net Total	2,312.08	(2,272.02)	4,584.10	7,698.48	(15,904.14)	23,602.62	(27,264.26)
Net Total	943.51	(2,272.02)	3,215.53	14,853.93	(15,904.14)	30,758.07	(27,264.30)

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - AAB Operating			28,400.67	30,365.19	29,036.14	29,729.72
Date		Description	Debit	Credit	Type	
07/01/2025		060125-36011111 - City of Las Vegas Sewer - Service 07/01-09/30/25	-	388.20	Invoice	
07/01/2025	Batched	Credit Distribution	7,814.37	7,814.37	Credit Distribution	
07/01/2025	Batched	Check	4,455.00	-	Owner Payment	
07/02/2025	Batched	Credit Distribution	235.00	235.00	Credit Distribution	
07/02/2025	Batched	Check	2,820.00	-	Owner Payment	
07/03/2025	Batched	Check	2,810.00	-	Owner Payment	
07/07/2025	Batched	NV Energy	-	363.01	Invoice	
07/07/2025	Batched	Check	1,880.00	-	Owner Payment	
07/08/2025	Batched	Check	470.00	-	Owner Payment	
07/09/2025	Batched	Check	1,410.00	-	Owner Payment	
07/10/2025		947043 - Green Environmental Landscape Inc. - July Landscape Contract	-	2,930.00	Invoice	
07/10/2025		Check	235.00	-	Owner Payment	
07/11/2025		Check	235.00	-	Owner Payment	
07/12/2025		062225-46413601 - Cox Communications, Inc - Service 06/22-07/21/25	-	187.01	Invoice	
07/14/2025	Batched	Check	705.00	-	Owner Payment	
07/15/2025		Doorking, Inc	-	55.95	Invoice	
07/15/2025		062625-01255062 - Southwest Gas Corp - 05/24-06/24	-	326.41	Invoice	
07/15/2025	Batched	Check	1,175.00	-	Owner Payment	
07/16/2025	Batched	Check	235.00	-	Owner Payment	
07/17/2025	Batched	Check	470.00	-	Owner Payment	
07/18/2025	Batched	Check	470.00	-	Owner Payment	
07/21/2025		2166148 - Calavan's Pool & Spa Service - Spa tubing replaced	-	36.00	Invoice	
07/21/2025		23733 - Professional Roofing Service - Repairs to 11253 Piper Peak Lane	-	680.00	Invoice	
07/21/2025		7/12/25 - Sierra Community Management, LLC - Ancillary Charges 07/12/25	-	20.00	Invoice	
07/21/2025		061725-18013 - Community Association Underwriters - Comm Pkg Ins	-	2,821.00	Invoice	
07/21/2025		35219 - Intrusion Pest Control Inc. - Monthly service - July	-	52.00	Invoice	
07/21/2025		2166670 - Calavan's Pool & Spa Service - Pool Chemicals - June	-	22.00	Invoice	
07/21/2025		Check	235.00	-	Owner Payment	
07/21/2025		2166407 - Calavan's Pool & Spa Service - Monthly service - July	-	695.00	Invoice	
07/21/2025		070125- - Association Cleaning Team, Inc - Monthly service - July	-	429.00	Invoice	
07/22/2025	Batched	Check	1,410.00	-	Owner Payment	
07/24/2025	Batched	Check	950.00	-	Owner Payment	
07/25/2025		Post Item	-	20.00	Invoice	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - AAB Operating			28,400.67	30,365.19	29,036.14	29,729.72
Date		Description	Debit	Credit	Type	
07/25/2025	Batched	Check	470.00	-	Owner Payment	
07/28/2025		Transfer to AAB Reserve - 7944	-	8,409.92	Transfer	
07/28/2025		7591 - Sierra Community Management, LLC - August Management Fee	-	850.00	Invoice	
07/28/2025		070325-542962-1 - Las Vegas Valley Water District - 06/05-07/03	-	2,701.27	Invoice	
07/29/2025		Check	235.00	-	Owner Payment	
07/30/2025	Batched	Check	1,410.00	-	Owner Payment	
07/31/2025		July Interest	.82	-	GL Entry	
07/31/2025		Check	235.00	-	Owner Payment	
10001 - AAB Reserve			176,271.41	8,459.78	17,579.00	167,152.19
Date		Description	Debit	Credit	Type	
07/03/2025		M303024 - Custom Cooling & Refrigeration Inc. - Install new 5-ton A/C -clubhouse	-	17,579.00	Invoice	
07/28/2025		Transfer from AAB Operating - 7910	8,409.92	-	Transfer	
07/31/2025		July Interest	49.86	-	GL Entry	
10007 - AAB CDARS 6376 3.82% 01/02/26			268,257.93	947.73	-	269,205.66
Date		Description	Debit	Credit	Type	
07/01/2025		July Interest	947.73	-	GL Entry	
10008 - AAB CDARS 9508 3.82% 01/22/26			260,920.08	888.85	-	261,808.93
Date		Description	Debit	Credit	Type	
07/01/2025		July Interest	888.85	-	GL Entry	
10364 - AAB CDARS 7111 4.40% 08/07/25			113,642.22	425.64	-	114,067.86
Date		Description	Debit	Credit	Type	
07/01/2025		July Interest	425.64	-	GL Entry	
12000 - A/R Assessments			0.00	21,180.00	21,180.00	0.00
Date		Description	Debit	Credit	Type	
07/01/2025	Batched	Credit Distribution	-	7,814.37	Credit Distribution	
07/01/2025	Batched	Check	-	3,955.00	Owner Payment	
07/01/2025	Batched	Assessment	21,150.00	-	Owner Charge	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
12000 - A/R Assessments			0.00	21,180.00	21,180.00	0.00
Date	Description		Debit	Credit	Type	
07/02/2025		Credit Distribution	-	235.00	Credit Distribution	
07/02/2025	Batched	Check	-	1,900.00	Owner Payment	
07/03/2025	Batched	Check	-	2,245.63	Owner Payment	
07/07/2025	Batched	Check	-	1,105.00	Owner Payment	
07/08/2025	Batched	Check	-	420.00	Owner Payment	
07/09/2025	Batched	Check	-	1,075.00	Owner Payment	
07/10/2025		Check	-	235.00	Owner Payment	
07/11/2025		Check	-	235.00	Owner Payment	
07/14/2025	Batched	Check	-	555.00	Owner Payment	
07/15/2025	Batched	Check	-	460.00	Owner Payment	
07/16/2025	Batched	Late Fee	30.00	-	Owner Charge	
07/16/2025		Check	-	210.00	Owner Payment	
07/17/2025		Check	-	235.00	Owner Payment	
07/17/2025	Batched	Adjustment courtesy late fee waiver	-	20.00	Adjustment	
07/22/2025		Check	-	235.00	Owner Payment	
07/24/2025	Batched	Check	-	245.00	Owner Payment	
13601 - Due To/(From)			0.00	3,326.66	3,326.66	0.00
Date	Description		Debit	Credit	Type	
07/31/2025	Batched	Correct 6/30/24 Posting of JB Security inv#1652 & #1653	3,326.66	3,326.66	GL Entry	
14010 - Prepaid Expenses			1,120.36	575.21	221.73	1,473.84
Date	Description		Debit	Credit	Type	
07/01/2025		060125-36011111 - City of Las Vegas Sewer - Service 07/01-09/30/25	388.20	-	Invoice	
07/31/2025		Prepaid Sewer Allocation	-	129.40	GL Entry	
07/31/2025		Prepaid Pool/Spa Permit 7/1/25- 6/30/26	-	92.33	GL Entry	
07/31/2025		Cox Communications 7/22-8/21	187.01	-	GL Entry	
14011 - Prepaid Insurance			9,176.39	2,829.00	2,862.76	9,142.63
Date	Description		Debit	Credit	Type	
07/21/2025		072125-18013 - Community Association Underwriters - Comm Pkg Ins	2,829.00	-	Invoice	
07/31/2025		Insurance Allocation	-	2,862.76	GL Entry	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
16000 - In Transit			850.00	3,326.66	3,326.66	850.00
Date		Description	Debit	Credit	Type	
07/31/2025	Batched	Correct 6/30/24 Posting of JB Security inv#1652 & #1653	3,326.66	3,326.66	GL Entry	
30000 - Accounts Payable			-21,464.41	30,155.85	14,439.19	-5,747.75
Date		Description	Debit	Credit	Type	
07/01/2025		2166407 - Calavan's Pool & Spa Service - Monthly service - July	-	695.00	Invoice	
07/01/2025		715692 - LKG, LTD. - Legal Service 06/16-06/24	-	863.00	Invoice	
07/01/2025		947043 - Green Environmental Landscape Inc. - July Landscape Contract	-	2,930.00	Invoice	
07/01/2025	Batched	060125-36011111 - City of Las Vegas Sewer - Service 07/01-09/30/25	388.20	388.20	Invoice	
07/01/2025		062225-46413601 - Cox Communications, Inc - Service 06/22-07/21/25	-	187.01	Invoice	
07/01/2025		070125- - Association Cleaning Team, Inc - Monthly service - July	-	429.00	Invoice	
07/03/2025		070325-542962-1 - Las Vegas Valley Water District - 06/05-07/03	-	2,701.27	Invoice	
07/03/2025		M303024 - Custom Cooling & Refrigeration Inc. - Install new 5-ton A/C -clubhouse	17,579.00	-	Invoice	
07/07/2025	Batched	NV Energy	363.01	363.01	Invoice	
07/10/2025		947043 - Green Environmental Landscape Inc. - July Landscape Contract	2,930.00	-	Invoice	
07/12/2025		7/12/25 - Sierra Community Management, LLC - Ancillary Charges 07/12/25	-	20.00	Invoice	
07/12/2025		062225-46413601 - Cox Communications, Inc - Service 06/22-07/21/25	187.01	-	Invoice	
07/15/2025		062625-01255062 - Southwest Gas Corp - 05/24-06/24	326.41	-	Invoice	
07/15/2025		35219 - Intrusion Pest Control Inc. - Monthly service - July	-	52.00	Invoice	
07/15/2025	Batched	Doorking, Inc	55.95	55.95	Invoice	
07/21/2025		35219 - Intrusion Pest Control Inc. - Monthly service - July	52.00	-	Invoice	
07/21/2025		2166148 - Calavan's Pool & Spa Service - Spa tubing replaced	36.00	-	Invoice	
07/21/2025		061725-18013 - Community Association Underwriters - Comm Pkg Ins	2,821.00	-	Invoice	
07/21/2025		072125-18013 - Community Association Underwriters - Comm Pkg Ins	-	2,829.00	Invoice	
07/21/2025		2166670 - Calavan's Pool & Spa Service - Pool Chemicals - June	22.00	-	Invoice	
07/21/2025		23733 - Professional Roofing Service - Repairs to 11253 Piper Peak Lane	680.00	-	Invoice	
07/21/2025		7/12/25 - Sierra Community Management, LLC - Ancillary Charges 07/12/25	20.00	-	Invoice	
07/21/2025		2166407 - Calavan's Pool & Spa Service - Monthly service - July	695.00	-	Invoice	
07/21/2025		070125- - Association Cleaning Team, Inc - Monthly service - July	429.00	-	Invoice	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
30000 - Accounts Payable			-21,464.41	30,155.85	14,439.19	-5,747.75
Date		Description	Debit	Credit	Type	
07/22/2025		072225-46413601 - Cox Communications, Inc - Service 7/22-8/21/25	-	186.97	Invoice	
07/22/2025		2166806 - Calavan's Pool & Spa Service - Spa Drain & Refill	-	75.00	Invoice	
07/24/2025		2146 - Las Vegas X-Press Services - Landscape Light Install	-	205.00	Invoice	
07/24/2025		2166817 - Calavan's Pool & Spa Service - Liquid Chlorine	-	432.00	Invoice	
07/25/2025	Batched	Post Item	20.00	40.00	Invoice	
07/28/2025	Batched	7591 - Sierra Community Management, LLC - August Management Fee	850.00	850.00	Invoice	
07/28/2025		070325-542962-1 - Las Vegas Valley Water District - 06/05-07/03	2,701.27	-	Invoice	
07/30/2025		073025-01255062 - Southwest Gas Corp - Service 06/25-07/24/25	-	161.18	Invoice	
07/31/2025		723642 - LKG, LTD. - 07/07-07/09 Legal Service	-	225.60	Invoice	
07/31/2025		073125- - Green Environmental Landscape Inc. - Tree Replacement	-	750.00	Invoice	
32000 - Prepaid Assessments			-12,574.37	8,049.37	9,204.37	-13,729.37
Date		Description	Debit	Credit	Type	
07/01/2025	Batched	Credit Distribution	7,814.37	-	Credit Distribution	
07/01/2025	Batched	Check	-	500.00	Owner Payment	
07/02/2025		Credit Distribution	235.00	-	Credit Distribution	
07/02/2025	Batched	Check	-	920.00	Owner Payment	
07/03/2025	Batched	Check	-	564.37	Owner Payment	
07/07/2025	Batched	Check	-	775.00	Owner Payment	
07/08/2025		Check	-	50.00	Owner Payment	
07/09/2025	Batched	Check	-	335.00	Owner Payment	
07/14/2025		Check	-	150.00	Owner Payment	
07/15/2025	Batched	Check	-	715.00	Owner Payment	
07/16/2025		Check	-	25.00	Owner Payment	
07/17/2025		Check	-	235.00	Owner Payment	
07/18/2025	Batched	Check	-	470.00	Owner Payment	
07/21/2025		Check	-	235.00	Owner Payment	
07/22/2025		Check	-	1,175.00	Owner Payment	
07/24/2025	Batched	Check	-	705.00	Owner Payment	
07/25/2025	Batched	Check	-	470.00	Owner Payment	
07/29/2025		Check	-	235.00	Owner Payment	
07/30/2025	Batched	Check	-	1,410.00	Owner Payment	
07/31/2025		Check	-	235.00	Owner Payment	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
32001 - Prior Owner			-3,369.00	-	-	-3,369.00
Date	Description			Debit	Credit	Type
33333 - Deferred Reserve Revenue			-797,879.07	-	8,409.92	-806,288.99
Date	Description			Debit	Credit	Type
07/28/2025	Monthly Reserve Transfer			-	8,409.92	GL Entry
34000 - Accrued Expenses			-1,291.33	-	-	-1,291.33
Date	Description			Debit	Credit	Type
35006 - Refund Payable			170.00	-	-	170.00
Date	Description			Debit	Credit	Type
50000 - Operating Retained Earnings			10,509.06	-	-	10,509.06
Date	Description			Debit	Credit	Type
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			-126,900.00	-	21,150.00	-148,050.00
Date	Description			Debit	Credit	Type
07/01/2025	Batched	Assessment		-	21,150.00	Owner Charge
63000 - Late Fees			-20.00	20.00	30.00	-30.00
Date	Description			Debit	Credit	Type
07/16/2025	Batched	Late Fee		-	30.00	Owner Charge
07/17/2025	Batched	Adjustment courtesy late fee waiver		20.00	-	Adjustment
63105 - Interest - Reserve			-13,792.88	-	2,312.08	-16,104.96
Date	Description			Debit	Credit	Type

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
63105 - Interest - Reserve		-13,792.88	-	2,312.08	-16,104.96
Date	Description		Debit	Credit	Type
07/01/2025	Batched July Interest		-	2,262.22	GL Entry
07/31/2025	July Interest		-	49.86	GL Entry
63200 - Reserve Revenue		-51,707.84	-	-	-51,707.84
Date	Description		Debit	Credit	Type
70000 - Interest - Operating		-4.18	-	0.82	-5.00
Date	Description		Debit	Credit	Type
07/31/2025	July Interest		-	.82	GL Entry
80000 - Management Fees		5,100.00	850.00	-	5,950.00
Date	Description		Debit	Credit	Type
07/28/2025	7591 - Sierra Community Management, LLC - August Management Fee		850.00	-	Invoice
80001 - Postage,Printing & Supplies		196.39	-	-	196.39
Date	Description		Debit	Credit	Type
80005 - Coupons/Statements		24.00	-	-	24.00
Date	Description		Debit	Credit	Type
80008 - Bank/Strong Room Charges		160.00	20.00	-	180.00
Date	Description		Debit	Credit	Type
07/25/2025	Post Item		20.00	-	Invoice
80016 - Storage		100.00	20.00	-	120.00
Date	Description		Debit	Credit	Type
07/12/2025	7/12/25 - Sierra Community Management, LLC - Ancillary Charges 07/12/25		20.00	-	Invoice
80024 - Secretary of State		51.25	-	-	51.25
Date	Description		Debit	Credit	Type

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
81001 - Audit/Tax		250.00	-	-	250.00
Date	Description		Debit	Credit	Type
81005 - Legislation Support		90.00	-	-	90.00
Date	Description		Debit	Credit	Type
81999 - Legal Fees		0.00	1,088.60	-	1,088.60
Date	Description		Debit	Credit	Type
07/01/2025	715692 - LKG, LTD. - Legal Service 06/16-06/24		863.00	-	Invoice
07/31/2025	723642 - LKG, LTD. - 07/07-07/09 Legal Service		225.60	-	Invoice
83004 - Pest Control		682.00	52.00	-	734.00
Date	Description		Debit	Credit	Type
07/15/2025	35219 - Intrusion Pest Control Inc. - Monthly service - July		52.00	-	Invoice
84005 - Landscape Contract		17,580.00	2,930.00	-	20,510.00
Date	Description		Debit	Credit	Type
07/01/2025	947043 - Green Environmental Landscape Inc. - July Landscape Contract		2,930.00	-	Invoice
84006 - Landscape Additional		5,720.00	955.00	-	6,675.00
Date	Description		Debit	Credit	Type
07/24/2025	2146 - Las Vegas X-Press Services - Landscape Light Install		205.00	-	Invoice
07/31/2025	073125- - Green Environmental Landscape Inc. - Tree Replacement		750.00	-	Invoice
86000 - Pool/Spa Contract		3,370.00	695.00	-	4,065.00
Date	Description		Debit	Credit	Type
07/01/2025	2166407 - Calavan's Pool & Spa Service - Monthly service - July		695.00	-	Invoice
86001 - Pool Repair & Supplies		1,270.50	507.00	-	1,777.50
Date	Description		Debit	Credit	Type
07/22/2025	2166806 - Calavan's Pool & Spa Service - Spa Drain & Refill		75.00	-	Invoice
07/24/2025	2166817 - Calavan's Pool & Spa Service - Liquid Chlorine		432.00	-	Invoice

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
86002 - Pool Permit		525.00	92.33	-	617.33
Date	Description		Debit	Credit	Type
07/31/2025	Prepaid Pool/Spa Permit 7/1/25- 6/30/26		92.33	-	GL Entry
87000 - Gate Maintenance/Repairs		800.38	-	-	800.38
Date	Description		Debit	Credit	Type
87005 - Gate Phone		259.70	55.95	-	315.65
Date	Description		Debit	Credit	Type
07/15/2025	Doorking, Inc		55.95	-	Invoice
88000 - Clubhouse Maintenance		2,277.00	429.00	-	2,706.00
Date	Description		Debit	Credit	Type
07/01/2025	070125- - Association Cleaning Team, Inc - Monthly service - July		429.00	-	Invoice
89001 - General Maintenance		1,376.00	-	-	1,376.00
Date	Description		Debit	Credit	Type
89200 - A/C & Heating Repairs		17,579.00	-	-	17,579.00
Date	Description		Debit	Credit	Type
90002 - Asphalt/Street Sealing		28,374.96	-	-	28,374.96
Date	Description		Debit	Credit	Type
90012 - Street Striping		1,443.36	-	-	1,443.36
Date	Description		Debit	Credit	Type
91002 - Reserve Contribution		50,459.52	8,409.92	-	58,869.44
Date	Description		Debit	Credit	Type
07/28/2025	Monthly Reserve Transfer		8,409.92	-	GL Entry
92000 - Electric		2,151.93	383.01	-	2,534.94
Date	Description		Debit	Credit	Type

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
92000 - Electric		2,151.93	383.01	-	2,534.94
Date	Description	Debit	Credit	Type	
07/07/2025	Batched NV Energy	363.01	-	Invoice	
07/25/2025	Post Item	20.00	-	Invoice	
92001 - Gas		2,416.68	161.18	-	2,577.86
Date	Description	Debit	Credit	Type	
07/30/2025	073025-01255062 - Southwest Gas Corp - Service 06/25-07/24/25	161.18	-	Invoice	
92003 - Water		8,582.82	2,701.27	-	11,284.09
Date	Description	Debit	Credit	Type	
07/03/2025	070325-542962-1 - Las Vegas Valley Water District - 06/05-07/03	2,701.27	-	Invoice	
92004 - Sewer		776.40	129.40	-	905.80
Date	Description	Debit	Credit	Type	
07/31/2025	Prepaid Sewer Allocation	129.40	-	GL Entry	
92007 - Cable/Internet		1,121.59	373.98	187.01	1,308.56
Date	Description	Debit	Credit	Type	
07/01/2025	062225-46413601 - Cox Communications, Inc - Service 06/22-07/21/25	187.01	-	Invoice	
07/22/2025	072225-46413601 - Cox Communications, Inc - Service 7/22-8/21/25	186.97	-	Invoice	
07/31/2025	Cox Communications 7/22-8/21	-	187.01	GL Entry	
93001 - Liability/Crime Insurance		17,136.06	2,582.27	-	19,718.33
Date	Description	Debit	Credit	Type	
07/31/2025	Batched Insurance Allocation	2,582.27	-	GL Entry	
93004 - D&O/Umbrella Insurance		1,350.48	225.08	-	1,575.56
Date	Description	Debit	Credit	Type	
07/31/2025	Insurance Allocation	225.08	-	GL Entry	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 7/1/2025 - 7/31/2025

		Current			
		Beginning Balance	Debit	Credit	Ending Balance
93006 - Workers Comp/VAI		332.46	55.41	-	387.87
Date	Description		Debit	Credit	Type
07/31/2025	Insurance Allocation		55.41	-	GL Entry
94001 - Income Tax		6,957.00	-	-	6,957.00
Date	Description		Debit	Credit	Type
Net Total		0.00	133,266.34	133,266.34	0.00

SAGE HILLS COMMUNITY ASSOCIATION

AP Aging by Fund for Ending Date: 7/31/2025

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
CALAVAN'S POOL & SPA SERVICE Inv # 2166806 7/22/2025 - Spa Drain & Refill - Pool Repair & Supplies	75.00	0.00	0.00	0.00	75.00
CALAVAN'S POOL & SPA SERVICE Inv # 2166817 7/24/2025 - Liquid Chlorine - Pool Repair & Supplies	432.00	0.00	0.00	0.00	432.00
COMMUNITY ASSOCIATION UNDERWRITERS Acct # 18013 Inv # 072125-18013 7/21/2025 - Comm Pkg Ins - Prepaid Insurance	2,829.00	0.00	0.00	0.00	2,829.00
COX COMMUNICATIONS, INC Acct # 001 8610 146413601 Inv # 072225-46413601 7/22/2025 - Service 7/22-8/21/25 - Cable/Internet	186.97	0.00	0.00	0.00	186.97
GREEN ENVIRONMENTAL LANDSCAPE INC. Inv # 073125- 7/31/2025 - Tree Replacement - Landscape Additional	750.00	0.00	0.00	0.00	750.00
LAS VEGAS X-PRESS SERVICES Inv # 2146 7/24/2025 - Landscape Light Install - Landscape Additional	205.00	0.00	0.00	0.00	205.00
LKG, LTD. Inv # 715692 7/1/2025 - Legal Service 06/16-06/24 - Legal Fees	863.00	0.00	0.00	0.00	863.00
LKG, LTD. Acct # 570.017 Inv # 723642 7/31/2025 - 07/07-07/09 Legal Service - Legal Fees	225.60	0.00	0.00	0.00	225.60
POST ITEM 7/25/2025 - Electric	20.00	0.00	0.00	0.00	20.00
SOUTHWEST GAS CORP Acct # 910001255062 Inv # 073025-01255062 7/30/2025 - Service 06/25-07/24/25 - Gas	161.18	0.00	0.00	0.00	161.18
Total	5,747.75	0.00	0.00	0.00	5,747.75

SAGE HILLS COMMUNITY ASSOCIATION

Cash Disbursement - 7/31/2025

Date	CheckNo	Description	Amount
10000 - AAB Operating - 7910			
7/1/2025	Avid 300856	City of Las Vegas Sewer Inv # 060125-36011111	388.20
	14010 - Prepaid Expenses - Service 07/01-09/30/25		388.20
7/7/2025	Auto Draft	NV Energy - Misc. Expense	76.97
	92000 - Electric - NV Energy		76.97
7/7/2025	Auto Draft	NV Energy - Misc. Expense	27.02
	92000 - Electric - NV Energy		27.02
7/7/2025	Auto Draft	NV Energy - Misc. Expense	31.72
	92000 - Electric - NV Energy		31.72
7/7/2025	Auto Draft	NV Energy - Misc. Expense	227.30
	92000 - Electric - NV Energy		227.30
7/10/2025	Avid 101080	Green Environmental Landscape Inc. Inv # 947043	2,930.00
	84005 - Landscape Contract - July Landscape Contract		2,930.00
7/12/2025	Avid 300858	Cox Communications, Inc Inv # 062225-46413601	187.01
	92007 - Cable/Internet - Service 06/22-07/21/25		187.01
7/15/2025	Auto Draft	Doorking, Inc - Misc. Expense	55.95
	87005 - Gate Phone - Doorking, Inc		55.95
7/15/2025	Avid 300851	Southwest Gas Corp Inv # 062625-01255062	326.41
	92001 - Gas - 05/24-06/24		326.41
7/21/2025	Avid 101081	Association Cleaning Team, Inc Inv # 070125-	429.00
	88000 - Clubhouse Maintenance - Monthly service - July		429.00
7/21/2025	Avid 101082	Calavan's Pool & Spa Service Inv # 2166407	695.00
	86000 - Pool/Spa Contract - Monthly service - July		695.00
7/21/2025	Avid 101082	Calavan's Pool & Spa Service Inv # 2166148	36.00
	86001 - Pool Repair & Supplies - Spa tubing replaced		36.00
7/21/2025	Avid 101082	Calavan's Pool & Spa Service Inv # 2166670	22.00
	86001 - Pool Repair & Supplies - Pool Chemicals - June		22.00
7/21/2025	Avid 101083	Intrusion Pest Control Inc. Inv # 35219	52.00
	83004 - Pest Control - Monthly service - July		52.00
7/21/2025	Avid 101084	Sierra Community Management, LLC Inv # 7/12/25	20.00
	80016 - Storage - Ancillary Charges 07/12/25		20.00

SAGE HILLS COMMUNITY ASSOCIATION

Cash Disbursement - 7/31/2025

Date	CheckNo	Description	Amount
7/21/2025	Avid 101085	Professional Roofing Service Inv # 23733	680.00
	89001 - General Maintenance - Repairs to 11253 Piper Peak Lane		680.00
7/21/2025	Avid 300854	Community Association Underwriters Inv # 061725-18013	2,821.00
	14011 - Prepaid Insurance - Comm Pkg Ins		2,821.00
7/25/2025	Auto Draft	Post Item - Misc. Expense	20.00
	80008 - Bank/Strong Room Charges - Post Item		20.00
7/28/2025	Transfer Out	Transfer to AAB Reserve - 7944	8,409.92
	10001 - AAB Reserve - Transfer from AAB Operating - 7910		8,409.92
7/28/2025	Avid 101086	Sierra Community Management, LLC Inv # 7591	850.00
	80000 - Management Fees - August Management Fee		850.00
7/28/2025	Avid 300855	Las Vegas Valley Water District Inv # 070325-542962-1	2,701.27
	92003 - Water - 06/05-07/03		2,701.27
Total			20,986.77

10001 - AAB Reserve - 7944

7/3/2025	Avid 1110	Right Now Air Inv # M303024	17,579.00
	89200 - A/C & Heating Repairs - Custom Cooling & Refrigeration Inc. - Install new 5-ton A/C -clubhouse		17,579.00
Total			17,579.00