



SAGE HILLS COMMUNITY ASSOCIATION

Financial Review

06/30/2025

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 6/30/2025

Assets	Operating	Reserve	Total
Bank Accounts			
10000 - AAB Operating	\$28,400.67		\$28,400.67
10001 - AAB Reserve		\$176,271.41	\$176,271.41
10007 - AAB CDARS 6762 4.31% 07/03/25		\$268,257.93	\$268,257.93
10008 - AAB CDARS 1108 4.07% 07/24/25		\$260,920.08	\$260,920.08
10364 - AAB CDARS 5711 4.50% 08/07/25		\$113,642.22	\$113,642.22
Total Bank Accounts	\$28,400.67	\$819,091.64	\$847,492.31
Other			
13101 - Due To/ (From)	(\$23,795.57)	\$23,795.57	-
Total Other	(\$23,795.57)	\$23,795.57	-
Prepaid			
14010 - Prepaid Expenses	\$1,120.36		\$1,120.36
14011 - Prepaid Insurance	\$9,176.39		\$9,176.39
Total Prepaid	\$10,296.75		\$10,296.75
Total Assets	\$14,901.85	\$842,887.21	\$857,789.06

SAGE HILLS COMMUNITY ASSOCIATION

Balance Sheet as of 6/30/2025

Liabilities / Equity	Operating	Reserve	Total
Liability			
16000 - In Transit	(\$4,176.66)	\$3,326.66	(\$850.00)
30000 - Accounts Payable	\$3,885.41	\$17,579.00	\$21,464.41
32000 - Prepaid Assessments	\$12,574.37		\$12,574.37
32001 - Prior Owner	\$3,369.00		\$3,369.00
33333 - Deferred Reserve Revenue		\$797,879.07	\$797,879.07
34000 - Accrued Expenses	\$1,291.33		\$1,291.33
35006 - Refund Payable	(\$170.00)		(\$170.00)
Total Liability	\$16,773.45	\$818,784.73	\$835,558.18
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	\$8,524.02	\$5,386.40	\$13,910.42
Total Equity	(\$1,871.60)	\$24,102.48	\$22,230.88
Total Liabilities / Equity	\$14,901.85	\$842,887.21	\$857,789.06

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
62000 - Assessments	21,150.00	21,150.00	-	126,900.00	126,900.00	-	253,800.00
63000 - Late Fees	(10.00)	-	(10.00)	20.00	-	20.00	-
63112 - Intent to Lien Fee	-	150.00	(150.00)	-	900.00	(900.00)	1,800.00
64000 - Bad Debt	-	(8.33)	8.33	-	(49.98)	49.98	(100.00)
70000 - Interest - Operating	.84	-	.84	4.18	-	4.18	-
Total Revenue	21,140.84	21,291.67	(150.83)	126,924.18	127,750.02	(825.84)	255,500.00
Total Income	21,140.84	21,291.67	(150.83)	126,924.18	127,750.02	(825.84)	255,500.00

Operating Expense

Audit/Tax							
81001 - Audit/Tax	-	124.59	124.59	250.00	747.54	497.54	1,495.08
Total Audit/Tax	-	124.59	124.59	250.00	747.54	497.54	1,495.08

Gate							
87000 - Gate Maintenance/Repairs	-	70.00	70.00	800.38	420.00	(380.38)	840.00
87005 - Gate Phone	43.95	75.00	31.05	259.70	450.00	190.30	900.00
Total Gate	43.95	145.00	101.05	1,060.08	870.00	(190.08)	1,740.00

Insurance							
93001 - Liability/Crime Insurance	2,856.01	2,871.00	14.99	17,136.06	17,226.00	89.94	34,452.00
93004 - D&O/Umbrella Insurance	225.08	130.00	(95.08)	1,350.48	780.00	(570.48)	1,560.00
93006 - Workers Comp/VAI	55.41	54.58	(.83)	332.46	327.48	(4.98)	655.00
Total Insurance	3,136.50	3,055.58	(80.92)	18,819.00	18,333.48	(485.52)	36,667.00

Landscaping							
84003 - Tree Pruning	-	183.33	183.33	-	1,099.98	1,099.98	2,200.00
84005 - Landscape Contract	2,930.00	2,930.00	-	17,580.00	17,580.00	-	35,160.00
84006 - Landscape Additional	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
Total Landscaping	2,930.00	3,280.00	350.00	17,580.00	19,680.00	2,100.00	39,360.00

Management							
80000 - Management Fees	850.00	850.00	-	5,100.00	5,100.00	-	10,200.00
80001 - Postage,Printing & Supplies	2.92	18.00	15.08	196.39	108.00	(88.39)	216.00
80005 - Coupons/Statements	-	40.00	40.00	24.00	240.00	216.00	480.00
80008 - Bank/Strong Room Charges	20.00	30.00	10.00	120.00	180.00	60.00	360.00
80016 - Storage	20.00	15.00	(5.00)	100.00	90.00	(10.00)	180.00
80024 - Secretary of State	51.25	4.17	(47.08)	51.25	25.02	(26.23)	50.00
80027 - Resident Agent Fee	-	8.33	8.33	-	49.98	49.98	100.00
81000 - Intent to Lien/60 Day Notice Charges	-	150.00	150.00	-	900.00	900.00	1,800.00
81005 - Legislation Support	-	7.50	7.50	90.00	45.00	(45.00)	90.00
81999 - Legal Fees	-	200.00	200.00	-	1,200.00	1,200.00	2,400.00
Total Management	944.17	1,323.00	378.83	5,681.64	7,938.00	2,256.36	15,876.00

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Pool							
86000 - Pool/Spa Contract	695.00	695.00	-	3,370.00	4,170.00	800.00	8,340.00
86001 - Pool Repair & Supplies	550.50	-	(550.50)	1,270.50	-	(1,270.50)	-
86002 - Pool Permit	87.50	87.50	-	525.00	525.00	-	1,050.00
Total Pool	1,333.00	782.50	(550.50)	5,165.50	4,695.00	(470.50)	9,390.00
Repairs & Maintenance							
83004 - Pest Control	52.00	48.41	(3.59)	682.00	290.46	(391.54)	580.92
88000 - Clubhouse Maintenance	429.00	429.00	-	2,277.00	2,574.00	297.00	5,148.00
89001 - General Maintenance	680.00	416.67	(263.33)	1,376.00	2,500.02	1,124.02	5,000.00
Total Repairs & Maintenance	1,161.00	894.08	(266.92)	4,335.00	5,364.48	1,029.48	10,728.92
Reserve							
91002 - Reserve Contribution	8,409.92	8,409.92	-	50,459.52	50,459.52	-	100,919.04
Total Reserve	8,409.92	8,409.92	-	50,459.52	50,459.52	-	100,919.04
Security							
83008 - Surveillance Camera Maintenance	-	58.00	58.00	-	348.00	348.00	696.00
Total Security	-	58.00	58.00	-	348.00	348.00	696.00
Utilities							
92000 - Electric	329.21	425.00	95.79	2,151.93	2,550.00	398.07	5,100.00
92001 - Gas	326.41	500.00	173.59	2,416.68	3,000.00	583.32	6,000.00
92003 - Water	2,653.69	2,000.00	(653.69)	8,582.82	12,000.00	3,417.18	24,000.00
92004 - Sewer	129.40	125.00	(4.40)	776.40	750.00	(26.40)	1,500.00
92007 - Cable/Internet	12.01	169.00	156.99	1,121.59	1,014.00	(107.59)	2,028.00
Total Utilities	3,450.72	3,219.00	(231.72)	15,049.42	19,314.00	4,264.58	38,628.00
Total Expense	21,409.26	21,291.67	(117.59)	118,400.16	127,750.02	9,349.86	255,500.04
Operating Net Total	(268.42)	-	(268.42)	8,524.02	-	8,524.02	(.04)

SAGE HILLS COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenue							
63105 - Interest - Reserve	2,279.40	586.83	1,692.57	13,792.88	3,520.98	10,271.90	7,041.96
63200 - Reserve Revenue	16,257.33	8,409.92	7,847.41	51,707.84	50,459.52	1,248.32	100,919.04
Total Revenue	18,536.73	8,996.75	9,539.98	65,500.72	53,980.50	11,520.22	107,961.00
Total Income	18,536.73	8,996.75	9,539.98	65,500.72	53,980.50	11,520.22	107,961.00
Reserve Expense							
Audit/Tax							
94001 - Income Tax	-	17.60	17.60	6,957.00	105.60	(6,851.40)	211.26
Total Audit/Tax	-	17.60	17.60	6,957.00	105.60	(6,851.40)	211.26
Gate							
87000 - Gate Maintenance/Repairs	-	1,130.67	1,130.67	-	6,784.02	6,784.02	13,568.00
Total Gate	-	1,130.67	1,130.67	-	6,784.02	6,784.02	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	10.00	-	(10.00)	40.00	-	(40.00)	-
Total Management	10.00	-	(10.00)	40.00	-	(40.00)	-
Pool							
86001 - Pool Repair & Supplies	-	1,430.00	1,430.00	-	8,580.00	8,580.00	17,160.00
Total Pool	-	1,430.00	1,430.00	-	8,580.00	8,580.00	17,160.00
Repairs & Maintenance							
89001 - General Maintenance	-	2,667.58	2,667.58	-	16,005.48	16,005.48	32,011.00
89200 - A/C & Heating Repairs	17,579.00	604.17	(16,974.83)	17,579.00	3,625.02	(13,953.98)	7,250.00
90002 - Asphalt/Street Sealing	-	950.00	950.00	28,374.96	5,700.00	(22,674.96)	11,400.00
90006 - Painting	-	4,468.75	4,468.75	-	26,812.50	26,812.50	53,625.00
90012 - Street Striping	-	-	-	1,443.36	-	(1,443.36)	-
Total Repairs & Maintenance	17,579.00	8,690.50	(8,888.50)	47,397.32	52,143.00	4,745.68	104,286.00
Total Expense	17,589.00	11,268.77	(6,320.23)	60,114.32	67,612.62	7,498.30	135,225.26
Reserve Net Total	947.73	(2,272.02)	3,219.75	5,386.40	(13,632.12)	19,018.52	(27,264.26)
Net Total	679.31	(2,272.02)	2,951.33	13,910.42	(13,632.12)	27,542.54	(27,264.30)

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - AAB Operating			30,994.29	29,420.21	32,013.83	28,400.67
Date		Description	Debit	Credit	Type	
06/01/2025	Batched	Credit Distribution	8,534.37	8,534.37	Credit Distribution	
06/02/2025		050625-542962-1 - Las Vegas Valley Water District - 04/04-05/06	-	1,442.34	Invoice	
06/02/2025	Batched	Check	4,720.00	-	Owner Payment	
06/03/2025	Batched	Credit Distribution	225.00	225.00	Credit Distribution	
06/03/2025	Batched	Check	1,175.00	-	Owner Payment	
06/04/2025	Batched	Post Item	-	329.21	Invoice	
06/04/2025	Batched	Check	1,645.00	-	Owner Payment	
06/05/2025	Batched	Check	1,880.00	-	Owner Payment	
06/06/2025	Batched	Check	3,055.00	-	Owner Payment	
06/09/2025	Batched	Check	1,880.00	-	Owner Payment	
06/10/2025	Batched	Check	1,410.00	-	Owner Payment	
06/11/2025	Batched	Check	470.00	-	Owner Payment	
06/12/2025		Post Item	-	187.01	Invoice	
06/12/2025	Batched	Check	470.00	-	Owner Payment	
06/13/2025		2166033 - Calavan's Pool & Spa Service - Pool Chemicals	-	60.50	Invoice	
06/13/2025		2165748 - Calavan's Pool & Spa Service - June Pool Contract	-	695.00	Invoice	
06/13/2025		Post Item	-	43.95	Invoice	
06/13/2025	Batched	Check	705.00	-	Owner Payment	
06/13/2025		925130 - Green Environmental Landscape Inc. - June Landscape Contract	-	2,930.00	Invoice	
06/13/2025		060125- - Association Cleaning Team, Inc - June Clubhouse Cleaning	-	429.00	Invoice	
06/16/2025		051925-18013 - Community Association Underwriters - Comm Pkg Ins	-	2,821.00	Invoice	
06/16/2025		052825-01255062 - Southwest Gas Corp - 04/25-05/23	-	546.71	Invoice	
06/16/2025	Batched	Check	235.00	-	Owner Payment	
06/17/2025		IN0390522 - Southern Nevada Health District - Pool/Spa Permit 07/01/25-06/30/26	-	1,107.96	Invoice	
06/17/2025	Batched	6/12/25 - Sierra Community Management, LLC - 05/13-06/12	-	22.92	Invoice	
06/18/2025	Batched	Check	470.00	-	Owner Payment	
06/20/2025		SGH16349 - Virginia Ferrar - Homeowner Overpayment	-	170.00	Invoice	
06/20/2025		35032 - Intrusion Pest Control Inc. - June Pest Control	-	52.00	Invoice	
06/20/2025		Check	235.00	-	Owner Payment	
06/20/2025		2166089 - Calavan's Pool & Spa Service - Chlorine	-	432.00	Invoice	
06/24/2025	Batched	Check	470.00	-	Owner Payment	
06/25/2025	Batched	Check	900.00	-	Owner Payment	
06/26/2025		06/18/25-SOS - Sierra Community Management, LLC - Annual List of Officers	-	51.25	Invoice	
06/27/2025		7532 - Sierra Community Management, LLC - July Contract	-	850.00	Invoice	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - AAB Operating			30,994.29	29,420.21	32,013.83	28,400.67
Date	Description		Debit	Credit	Type	
06/27/2025	Post Item		-	20.00	Invoice	
06/27/2025	Check		235.00	-	Owner Payment	
06/28/2025	Transfer to AAB Reserve - 7944		-	8,409.92	Transfer	
06/30/2025	June Interest		.84	-	GL Entry	
06/30/2025	060425-542962-1 - Las Vegas Valley Water District - 05/07-06/04		-	2,653.69	Invoice	
06/30/2025	Batched	Check	705.00	-	Owner Payment	
10001 - AAB Reserve			167,820.78	8,460.63	10.00	176,271.41
Date	Description		Debit	Credit	Type	
06/27/2025	Post Item		-	10.00	Invoice	
06/28/2025	Transfer from AAB Operating - 7910		8,409.92	-	Transfer	
06/30/2025	June Interest		50.71	-	GL Entry	
10007 - AAB CDARS 6762 4.31% 07/03/25			267,310.20	947.73	-	268,257.93
Date	Description		Debit	Credit	Type	
06/01/2025	June Interest		947.73	-	GL Entry	
10008 - AAB CDARS 1108 4.07% 07/24/25			260,049.52	870.56	-	260,920.08
Date	Description		Debit	Credit	Type	
06/01/2025	June Interest		870.56	-	GL Entry	
10364 - AAB CDARS 5711 4.50% 08/07/25			113,231.82	410.40	-	113,642.22
Date	Description		Debit	Credit	Type	
06/01/2025	June Interest		410.40	-	GL Entry	
12000 - A/R Assessments			255.00	21,160.00	21,415.00	0.00
Date	Description		Debit	Credit	Type	
06/01/2025	Batched	Credit Distribution	-	8,534.37	Credit Distribution	
06/01/2025	Batched	Assessment	21,150.00	-	Owner Charge	
06/02/2025	Batched	Check	-	3,795.00	Owner Payment	
06/03/2025		Credit Distribution	-	225.00	Credit Distribution	
06/03/2025	Batched	Check	-	914.00	Owner Payment	
06/04/2025	Batched	Check	-	870.00	Owner Payment	
06/05/2025	Batched	Check	-	1,335.00	Owner Payment	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
12000 - A/R Assessments			255.00	21,160.00	21,415.00	0.00
Date		Description	Debit	Credit	Type	
06/06/2025	Batched	Check	-	2,026.63	Owner Payment	
06/09/2025	Batched	Check	-	1,575.00	Owner Payment	
06/10/2025	Batched	Check	-	870.00	Owner Payment	
06/11/2025	Batched	Check	-	470.00	Owner Payment	
06/12/2025		Check	-	225.00	Owner Payment	
06/13/2025		Check	-	235.00	Owner Payment	
06/16/2025		Late Fee	10.00	-	Owner Charge	
06/16/2025		Check	-	85.00	Owner Payment	
06/18/2025		Check	-	235.00	Owner Payment	
06/19/2025	Batched	Adjustment courtesy late fee waiver	-	20.00	Adjustment	
14010 - Prepaid Expenses			229.30	1,107.96	216.90	1,120.36
Date		Description	Debit	Credit	Type	
06/17/2025		IN0390522 - Southern Nevada Health District - Pool/Spa Permit 07/01/25-06/30/26	1,107.96	-	Invoice	
06/30/2025		Prepaid Sewer Allocation	-	129.40	GL Entry	
06/30/2025		Prepaid Pool/Spa Permit	-	87.50	GL Entry	
14011 - Prepaid Insurance			9,491.89	2,821.00	3,136.50	9,176.39
Date		Description	Debit	Credit	Type	
06/17/2025		061725-18013 - Community Association Underwriters - Comm Pkg Ins	2,821.00	-	Invoice	
06/30/2025		Insurance Allocation	-	3,136.50	GL Entry	
16000 - In Transit			850.00	-	-	850.00
Date		Description	Debit	Credit	Type	
30000 - Accounts Payable			-4,810.05	14,854.54	31,508.90	-21,464.41
Date		Description	Debit	Credit	Type	
06/01/2025		2166033 - Calavan's Pool & Spa Service - Pool Chemicals	-	60.50	Invoice	
06/01/2025		925130 - Green Environmental Landscape Inc. - June Landscape Contract	-	2,930.00	Invoice	
06/01/2025		2165748 - Calavan's Pool & Spa Service - June Pool Contract	-	695.00	Invoice	
06/01/2025		060125- - Association Cleaning Team, Inc - June Clubhouse Cleaning	-	429.00	Invoice	
06/02/2025		050625-542962-1 - Las Vegas Valley Water District - 04/04-05/06	1,442.34	-	Invoice	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
30000 - Accounts Payable			-4,810.05	14,854.54	31,508.90	-21,464.41
Date		Description	Debit	Credit	Type	
06/04/2025	Batched	Post Item	329.21	329.21	Invoice	
06/04/2025		060425-542962-1 - Las Vegas Valley Water District - 05/07-06/04	-	2,653.69	Invoice	
06/05/2025		SGH16349 - Virginia Ferrar - Homeowner Overpayment	-	170.00	Invoice	
06/11/2025		2166089 - Calavan's Pool & Spa Service - Chlorine	-	432.00	Invoice	
06/12/2025	Batched	6/12/25 - Sierra Community Management, LLC - 05/13-06/12	-	22.92	Invoice	
06/12/2025	Batched	Post Item	187.01	187.01	Invoice	
06/13/2025		2165748 - Calavan's Pool & Spa Service - June Pool Contract	695.00	-	Invoice	
06/13/2025	Batched	Post Item	43.95	43.95	Invoice	
06/13/2025		925130 - Green Environmental Landscape Inc. - June Landscape Contract	2,930.00	-	Invoice	
06/13/2025		2166033 - Calavan's Pool & Spa Service - Pool Chemicals	60.50	-	Invoice	
06/13/2025		060125- - Association Cleaning Team, Inc - June Clubhouse Cleaning	429.00	-	Invoice	
06/16/2025		052825-01255062 - Southwest Gas Corp - 04/25-05/23	546.71	-	Invoice	
06/16/2025		051925-18013 - Community Association Underwriters - Comm Pkg Ins	2,821.00	-	Invoice	
06/17/2025		35032 - Intrusion Pest Control Inc. - June Pest Control	-	52.00	Invoice	
06/17/2025	Batched	IN0390522 - Southern Nevada Health District - Pool/Spa Permit 07/01/25-06/30/26	1,107.96	1,107.96	Invoice	
06/17/2025	Batched	6/12/25 - Sierra Community Management, LLC - 05/13-06/12	22.92	-	Invoice	
06/17/2025		061725-18013 - Community Association Underwriters - Comm Pkg Ins	-	2,821.00	Invoice	
06/18/2025		06/18/25-SOS - Sierra Community Management, LLC - Annual List of Officers	-	51.25	Invoice	
06/19/2025		2166148 - Calavan's Pool & Spa Service - Spa tubing replaced	-	36.00	Invoice	
06/20/2025		35032 - Intrusion Pest Control Inc. - June Pest Control	52.00	-	Invoice	
06/20/2025		SGH16349 - Virginia Ferrar - Homeowner Overpayment	170.00	-	Invoice	
06/20/2025		2166089 - Calavan's Pool & Spa Service - Chlorine	432.00	-	Invoice	
06/26/2025		062625-01255062 - Southwest Gas Corp - 05/24-06/24	-	326.41	Invoice	
06/26/2025		06/18/25-SOS - Sierra Community Management, LLC - Annual List of Officers	51.25	-	Invoice	
06/26/2025		23733 - Professional Roofing Service - Repairs to 11253 Piper Peak Lane	-	680.00	Invoice	
06/27/2025	Batched	7532 - Sierra Community Management, LLC - July Contract	850.00	850.00	Invoice	
06/27/2025	Batched	Post Item	30.00	30.00	Invoice	
06/30/2025		060425-542962-1 - Las Vegas Valley Water District - 05/07-06/04	2,653.69	-	Invoice	
06/30/2025		M303024 - Custom Cooling & Refrigeration Inc. - Install new 5-ton A/C -clubhouse	-	17,579.00	Invoice	
06/30/2025		2166670 - Calavan's Pool & Spa Service - Pool Chemicals - June	-	22.00	Invoice	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
32000 - Prepaid Assessments			-13,309.37	8,759.37	8,024.37	-12,574.37
Date		Description	Debit	Credit	Type	
06/01/2025	Batched	Credit Distribution	8,534.37	-	Credit Distribution	
06/02/2025	Batched	Check	-	925.00	Owner Payment	
06/03/2025		Credit Distribution	225.00	-	Credit Distribution	
06/03/2025	Batched	Check	-	261.00	Owner Payment	
06/04/2025	Batched	Check	-	775.00	Owner Payment	
06/05/2025	Batched	Check	-	545.00	Owner Payment	
06/06/2025	Batched	Check	-	1,028.37	Owner Payment	
06/09/2025	Batched	Check	-	305.00	Owner Payment	
06/10/2025	Batched	Check	-	540.00	Owner Payment	
06/12/2025	Batched	Check	-	245.00	Owner Payment	
06/13/2025	Batched	Check	-	470.00	Owner Payment	
06/16/2025		Check	-	150.00	Owner Payment	
06/18/2025		Check	-	235.00	Owner Payment	
06/20/2025		Check	-	235.00	Owner Payment	
06/24/2025	Batched	Check	-	470.00	Owner Payment	
06/25/2025	Batched	Check	-	900.00	Owner Payment	
06/27/2025		Check	-	235.00	Owner Payment	
06/30/2025	Batched	Check	-	705.00	Owner Payment	
32001 - Prior Owner			-3,369.00	-	-	-3,369.00
Date		Description	Debit	Credit	Type	
33333 - Deferred Reserve Revenue			-805,726.48	16,257.33	8,409.92	-797,879.07
Date		Description	Debit	Credit	Type	
06/28/2025		Monthly Reserve Transfer	-	8,409.92	GL Entry	
06/30/2025		Adj Res Rev to Exp	16,257.33	-	GL Entry	
34000 - Accrued Expenses			-1,466.33	175.00	-	-1,291.33
Date		Description	Debit	Credit	Type	
06/30/2025		Reverse - Accrue May Cable/Internet	175.00	-	GL Entry	
35006 - Refund Payable			0.00	170.00	-	170.00
Date		Description	Debit	Credit	Type	
06/05/2025		SGH16349 - Virginia Ferrar - Homeowner Overpayment	170.00	-	Invoice	

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
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			-105,750.00	-	21,150.00	-126,900.00
Date	Description			Debit	Credit	Type
06/01/2025	Batched	Assessment		-	21,150.00	Owner Charge
63000 - Late Fees			-30.00	20.00	10.00	-20.00
Date	Description			Debit	Credit	Type
06/16/2025		Late Fee		-	10.00	Owner Charge
06/19/2025	Batched	Adjustment courtesy late fee waiver		20.00	-	Adjustment
63105 - Interest - Reserve			-11,513.48	-	2,279.40	-13,792.88
Date	Description			Debit	Credit	Type
06/01/2025	Batched	June Interest		-	2,228.69	GL Entry
06/30/2025		June Interest		-	50.71	GL Entry
63200 - Reserve Revenue			-35,450.51	-	16,257.33	-51,707.84
Date	Description			Debit	Credit	Type
06/30/2025		Adj Res Rev to Exp		-	16,257.33	GL Entry
70000 - Interest - Operating			-3.34	-	0.84	-4.18
Date	Description			Debit	Credit	Type
06/30/2025		June Interest		-	.84	GL Entry
80000 - Management Fees			4,250.00	850.00	-	5,100.00
Date	Description			Debit	Credit	Type
06/27/2025		7532 - Sierra Community Management, LLC - July Contract		850.00	-	Invoice

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
80000 - Management Fees		4,250.00	850.00	-	5,100.00
Date	Description		Debit	Credit	Type
80001 - Postage,Printing & Supplies		193.47	2.92	-	196.39
Date	Description		Debit	Credit	Type
06/12/2025	6/12/25 - Sierra Community Management, LLC - 05/13-06/12		2.92	-	Invoice
80005 - Coupons/Statements		24.00	-	-	24.00
Date	Description		Debit	Credit	Type
80008 - Bank/Strong Room Charges		130.00	30.00	-	160.00
Date	Description		Debit	Credit	Type
06/27/2025	Batched Post Item		30.00	-	Invoice
80016 - Storage		80.00	20.00	-	100.00
Date	Description		Debit	Credit	Type
06/12/2025	6/12/25 - Sierra Community Management, LLC - 05/13-06/12		20.00	-	Invoice
80024 - Secretary of State		0.00	51.25	-	51.25
Date	Description		Debit	Credit	Type
06/18/2025	06/18/25-SOS - Sierra Community Management, LLC - Annual List of Officers		51.25	-	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		630.00	52.00	-	682.00
Date	Description		Debit	Credit	Type
06/17/2025	35032 - Intrusion Pest Control Inc. - June Pest Control		52.00	-	Invoice

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
84005 - Landscape Contract		14,650.00	2,930.00	-	17,580.00
Date	Description		Debit	Credit	Type
06/01/2025	925130 - Green Environmental Landscape Inc. - June Landscape Contract		2,930.00	-	Invoice
84006 - Landscape Additional		5,720.00	-	-	5,720.00
Date	Description		Debit	Credit	Type
86000 - Pool/Spa Contract		2,675.00	695.00	-	3,370.00
Date	Description		Debit	Credit	Type
06/01/2025	2165748 - Calavan's Pool & Spa Service - June Pool Contract		695.00	-	Invoice
86001 - Pool Repair & Supplies		720.00	550.50	-	1,270.50
Date	Description		Debit	Credit	Type
06/01/2025	2166033 - Calavan's Pool & Spa Service - Pool Chemicals		60.50	-	Invoice
06/11/2025	2166089 - Calavan's Pool & Spa Service - Chlorine		432.00	-	Invoice
06/19/2025	2166148 - Calavan's Pool & Spa Service - Spa tubing replaced		36.00	-	Invoice
06/30/2025	2166670 - Calavan's Pool & Spa Service - Pool Chemicals - June		22.00	-	Invoice
86002 - Pool Permit		437.50	87.50	-	525.00
Date	Description		Debit	Credit	Type
06/30/2025	Prepaid Pool/Spa Permit		87.50	-	GL Entry
87000 - Gate Maintenance/Repairs		800.38	-	-	800.38
Date	Description		Debit	Credit	Type
87005 - Gate Phone		215.75	43.95	-	259.70
Date	Description		Debit	Credit	Type
06/13/2025	Post Item		43.95	-	Invoice
88000 - Clubhouse Maintenance		1,848.00	429.00	-	2,277.00
Date	Description		Debit	Credit	Type
06/01/2025	060125- - Association Cleaning Team, Inc - June Clubhouse Cleaning		429.00	-	Invoice

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
89001 - General Maintenance		696.00	680.00	-	1,376.00
Date	Description		Debit	Credit	Type
06/26/2025	23733 - Professional Roofing Service - Repairs to 11253 Piper Peak Lane		680.00	-	Invoice
89200 - A/C & Heating Repairs		0.00	17,579.00	-	17,579.00
Date	Description		Debit	Credit	Type
06/30/2025	M303024 - Custom Cooling & Refrigeration Inc. - Install new 5-ton A/C -clubhouse		17,579.00	-	Invoice
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		42,049.60	8,409.92	-	50,459.52
Date	Description		Debit	Credit	Type
06/28/2025	Monthly Reserve Transfer		8,409.92	-	GL Entry
92000 - Electric		1,822.72	329.21	-	2,151.93
Date	Description		Debit	Credit	Type
06/04/2025	Batched Post Item		329.21	-	Invoice
92001 - Gas		2,090.27	326.41	-	2,416.68
Date	Description		Debit	Credit	Type
06/26/2025	062625-01255062 - Southwest Gas Corp - 05/24-06/24		326.41	-	Invoice
92003 - Water		5,929.13	2,653.69	-	8,582.82
Date	Description		Debit	Credit	Type
06/04/2025	060425-542962-1 - Las Vegas Valley Water District - 05/07-06/04		2,653.69	-	Invoice
92004 - Sewer		647.00	129.40	-	776.40
Date	Description		Debit	Credit	Type

SAGE HILLS COMMUNITY ASSOCIATION

GL Trial Balance For 6/1/2025 - 6/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
92004 - Sewer		647.00	129.40	-	776.40
Date	Description		Debit	Credit	Type
06/30/2025	Prepaid Sewer Allocation		129.40	-	GL Entry
92007 - Cable/Internet		1,109.58	187.01	175.00	1,121.59
Date	Description		Debit	Credit	Type
06/12/2025	Post Item		187.01	-	Invoice
06/30/2025	Reverse - Accrue May Cable/Internet		-	175.00	GL Entry
93001 - Liability/Crime Insurance		14,280.05	2,856.01	-	17,136.06
Date	Description		Debit	Credit	Type
06/30/2025	Batched Insurance Allocation		2,856.01	-	GL Entry
93004 - D&O/Umbrella Insurance		1,125.40	225.08	-	1,350.48
Date	Description		Debit	Credit	Type
06/30/2025	Insurance Allocation		225.08	-	GL Entry
93006 - Workers Comp/VAI		277.05	55.41	-	332.46
Date	Description		Debit	Credit	Type
06/30/2025	Insurance Allocation		55.41	-	GL Entry
94001 - Income Tax		6,957.00	-	-	6,957.00
Date	Description		Debit	Credit	Type
Net Total		0.00	144,607.99	144,607.99	0.00

SAGE HILLS COMMUNITY ASSOCIATION

AP Aging by Fund for Ending Date: 6/30/2025

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
CALAVAN'S POOL & SPA SERVICE Inv # 2166148 6/19/2025 - Spa tubing replaced - Pool Repair & Supplies	36.00	0.00	0.00	0.00	36.00
CALAVAN'S POOL & SPA SERVICE Inv # 2166670 6/30/2025 - Pool Chemicals - June - Pool Repair & Supplies	22.00	0.00	0.00	0.00	22.00
COMMUNITY ASSOCIATION UNDERWRITERS Acct # 18013 Inv # 061725-18013 6/17/2025 - Comm Pkg Ins - Prepaid Insurance	2,821.00	0.00	0.00	0.00	2,821.00
PROFESSIONAL ROOFING SERVICE Inv # 23733 6/26/2025 - Repairs to 11253 Piper Peak Lane - General Maintenance	680.00	0.00	0.00	0.00	680.00
SOUTHWEST GAS CORP Acct # 910001255062 Inv # 062625-01255062 6/26/2025 - 05/24-06/24 - Gas	326.41	0.00	0.00	0.00	326.41
Total	3,885.41	0.00	0.00	0.00	3,885.41

SAGE HILLS COMMUNITY ASSOCIATION

AP Aging by Fund for Ending Date: 6/30/2025

Provider	Current	Over 30	Over 60	Over 90	Total
Reserve					
CUSTOM COOLING & REFRIGERATION INC. Acct # 133432 Inv # M303024 6/30/2025 - Install new 5-ton A/C -clubhouse - A/C & Heating Repairs	17,579.00	0.00	0.00	0.00	17,579.00
Total	17,579.00	0.00	0.00	0.00	17,579.00

SAGE HILLS COMMUNITY ASSOCIATION

Cash Disbursement - 6/30/2025

Date	CheckNo	Description	Amount
10000 - AAB Operating - 7910			
6/2/2025	Avid 300845	Las Vegas Valley Water District Inv # 050625-542962-1	1,442.34
	92003 - Water - 04/04-05/06		1,442.34
6/4/2025	Auto Draft	Post Item - June Electric	80.68
	92000 - Electric - Post Item		80.68
6/4/2025	Auto Draft	Post Item - June Electric	26.85
	92000 - Electric - Post Item		26.85
6/4/2025	Auto Draft	Post Item - June Electric	31.97
	92000 - Electric - Post Item		31.97
6/4/2025	Auto Draft	Post Item - June Electric	189.71
	92000 - Electric - Post Item		189.71
6/12/2025	Auto Draft	Post Item - June 2024	187.01
	92007 - Cable/Internet - Post Item		187.01
6/13/2025	Auto Draft	Post Item - June Gate Phone	43.95
	87005 - Gate Phone - Post Item		43.95
6/13/2025	Avid 101071	Association Cleaning Team, Inc Inv # 060125-	429.00
	88000 - Clubhouse Maintenance - June Clubhouse Cleaning		429.00
6/13/2025	Avid 101072	Calavan's Pool & Spa Service Inv # 2165748	695.00
	86000 - Pool/Spa Contract - June Pool Contract		695.00
6/13/2025	Avid 101072	Calavan's Pool & Spa Service Inv # 2166033	60.50
	86001 - Pool Repair & Supplies - Pool Chemicals		60.50
6/13/2025	Avid 101073	Green Environmental Landscape Inc. Inv # 925130	2,930.00
	84005 - Landscape Contract - June Landscape Contract		2,930.00
6/16/2025	Avid 300848	Southwest Gas Corp Inv # 052825-01255062	546.71
	92001 - Gas - 04/25-05/23		546.71
6/16/2025	Avid 300849	Community Association Underwriters Inv # 051925-18013	2,821.00
	14011 - Prepaid Insurance - Comm Pkg Ins		2,821.00
6/17/2025	Avid 101074	Southern Nevada Health District Inv # IN0390522	1,107.96
	14010 - Prepaid Expenses - Pool/Spa Permit 07/01/25-06/30/26		1,107.96

SAGE HILLS COMMUNITY ASSOCIATION

Cash Disbursement - 6/30/2025

Date	CheckNo	Description	Amount
6/17/2025	Avid 101075	Sierra Community Management, LLC Inv # 6/12/25	22.92
	80001 - Postage,Printing & Supplies - 05/13-06/12		2.92
	80016 - Storage - 05/13-06/12		20.00
6/20/2025	Avid 101076	Virginia Ferrar Inv # SGH16349	170.00
	35006 - Refund Payable - Homeowner Overpayment		170.00
6/20/2025	Avid 101077	Calavan's Pool & Spa Service Inv # 2166089	432.00
	86001 - Pool Repair & Supplies - Chlorine		432.00
6/20/2025	Avid 101078	Intrusion Pest Control Inc. Inv # 35032	52.00
	83004 - Pest Control - June Pest Control		52.00
6/26/2025	Check 100000000	Sierra Community Management, LLC Inv # 06/18/25-SOS	51.25
	80024 - Secretary of State - Annual List of Officers		51.25
6/27/2025	Auto Draft	Post Item - Bank Fee	20.00
	80008 - Bank/Strong Room Charges - Post Item		20.00
6/27/2025	Avid 101079	Sierra Community Management, LLC Inv # 7532	850.00
	80000 - Management Fees - July Contract		850.00
6/28/2025	Transfer Out	Transfer to AAB Reserve - 7944	8,409.92
	10001 - AAB Reserve - Transfer from AAB Operating - 7910		8,409.92
6/30/2025	Avid 300850	Las Vegas Valley Water District Inv # 060425-542962-1	2,653.69
	92003 - Water - 05/07-06/04		2,653.69
Total			23,254.46

10001 - AAB Reserve - 7944

6/27/2025	Auto Draft	Post Item - Bank Fee	10.00
	80008 - Bank/Strong Room Charges - Post Item		10.00
Total			10.00