

BLUE SAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

SEPTEMBER 2019

64I BLUE SAGE TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>4,297.87</u>	<u>2,769.90</u>	<u>1,527.97</u>
TOTAL CASH	4,297.87	2,769.90	1,527.97
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	771.04	650.55	120.49
RESERVE FOR BAD DEBT	<u>850.00</u>	<u>820.00</u>	<u>30.00</u>
TOTAL ACCOUNTS RECEIVABLE	1,621.04	1,470.55	150.49
OTHER ASSETS			
PREPAID EXPENSE	<u>342.00</u>	<u>456.00</u>	<u>(114.00)</u>
TOTAL OTHER ASSETS	342.00	456.00	(114.00)
TOTAL ASSETS	<u>6,260.91</u>	<u>4,696.45</u>	<u>1,564.46</u>

64I BLUE SAGE TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	1,614.51	30.98	1,583.53
ACCOUNTS PAYABLE	750.00	0.00	750.00
PREPAID ASSESSMENTS	2,908.81	1,968.69	940.12
ACCOUNTS PAYABLE - DUE TO RESERVES	1,784.00	1,784.00	0.00
DUE TO (FROM) CROA	<u>483.29</u>	<u>483.29</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	7,540.61	4,266.96	3,273.65
EQUITY			
OWNERS' EQUITY	(1,186.02)	(1,186.02)	0.00
CURRENT YEAR INCOME (LOSS)	<u>(93.68)</u>	<u>1,615.51</u>	<u>(1,709.19)</u>
TOTAL EQUITY	(1,279.70)	429.49	(1,709.19)
TOTAL LIABILITIES & EQUITY	<u><u>6,260.91</u></u>	<u><u>4,696.45</u></u>	<u><u>1,564.46</u></u>

64I BLUE SAGE TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
3,807.72	3,808	(0.28)	0401	ASSOCIATION DUES	34,269.48	34,272	(2.52)	45,696	(11,426.52)
(2,008.00)	(2,008)	0.00	0402	RESERVE FUND CONTRIBUTION	(18,072.00)	(18,072)	0.00	(24,096)	6,024.00
30.00	0	30.00	0423	LESS: BAD DEBT	850.00	0	850.00	0	850.00
50.00	0	50.00	0441	LATE CHARGES	200.00	0	200.00	0	200.00
15.18	0	15.18	0449	DELINQUENCY INTEREST	40.61	0	40.61	0	40.61
<u>1,894.90</u>	<u>1,800</u>	<u>94.90</u>		TOTAL INCOME	<u>17,288.09</u>	<u>16,200</u>	<u>1,088.09</u>	<u>21,600</u>	<u>(4,311.91)</u>
				EXPENSES					
			6514	ADMINISTRATIVE					
204.00	204	0.00		ADMINISTRATIVE FEE	1,836.00	1,836	0.00	2,448	612.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	40	40.00
<u>204.00</u>	<u>204</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>1,836.00</u>	<u>1,836</u>	<u>0.00</u>	<u>2,488</u>	<u>652.00</u>
				OPERATIONAL EXPENSES					
0.00	80	80.00	6603	GENERAL MAINTENANCE	0.00	720	720.00	960	960.00
1,475.00	1,975	500.00	66030002	POWER WASHING	2,725.00	2,725	0.00	2,725	0.00
921.58	922	0.42	6607	LANDSCAPE MANAGEMENT	8,294.22	8,298	3.78	11,064	2,769.78
0.00	135	135.00	66070001	LANDSCAPE & IRRIGATION	0.00	1,215	1,215.00	1,620	1,620.00
114.00	0	(114.00)	6626	TERMITE BOND	1,026.00	1,200	174.00	1,200	174.00
<u>2,510.58</u>	<u>3,112</u>	<u>601.42</u>		TOTAL OPERATIONAL EXPENSE	<u>12,045.22</u>	<u>14,158</u>	<u>2,112.78</u>	<u>17,569</u>	<u>5,523.78</u>
				RECREATIONAL/FACILITY MAIN					
750.00	0	(750.00)		MAINTENANCE	1,500.00	0	(1,500.00)	0	(1,500.00)
108.53	100	(8.53)		WATER/RECLAIMED WATER	1,721.73	900	(821.73)	1,200	(521.73)
<u>858.53</u>	<u>100</u>	<u>(758.53)</u>		TOTAL RECREATIONAL EXPENS	<u>3,221.73</u>	<u>900</u>	<u>(2,321.73)</u>	<u>1,200</u>	<u>(2,021.73)</u>
				UTILITIES					
30.98	29	(1.98)	6663	ELECTRICITY-OTHER	278.82	257	(21.82)	343	64.18
<u>30.98</u>	<u>29</u>	<u>(1.98)</u>		TOTAL UTILITIES	<u>278.82</u>	<u>257</u>	<u>(21.82)</u>	<u>343</u>	<u>64.18</u>
<u>3,604.09</u>	<u>3,445</u>	<u>(159.09)</u>		TOTAL OPERATING EXPENSES	<u>17,381.77</u>	<u>17,151</u>	<u>(230.77)</u>	<u>21,600</u>	<u>4,218.23</u>
(1,709.19)	(1,645)	(64.19)		NET INCOME BEFORE DEBT&DEPRECIATION	(93.68)	(951)	857.32	0	(93.68)
<u>(1,709.19)</u>	<u>(1,645)</u>	<u>(64.19)</u>		OPERATING NET INCOME (LOSS)	<u>(93.68)</u>	<u>(951)</u>	<u>857.32</u>	<u>0</u>	<u>(93.68)</u>

64I BLUE SAGE TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>156,293.00</u>	<u>154,127.67</u>	<u>2,165.33</u>
TOTAL CASH	156,293.00	154,127.67	2,165.33
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>2,008.00</u>	<u>2,008.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,008.00	2,008.00	0.00
TOTAL ASSETS	<u>158,301.00</u>	<u>156,135.67</u>	<u>2,165.33</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	138,880.93	138,880.93	0.00
NET INCOME (LOSS)	<u>19,420.07</u>	<u>17,254.74</u>	<u>2,165.33</u>
TOTAL EQUITY	158,301.00	156,135.67	2,165.33
TOTAL LIABILITIES & EQUIT	<u>158,301.00</u>	<u>156,135.67</u>	<u>2,165.33</u>

641 BLUE SAGE TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			INCOME					
2,008.00	2,008	0.00	RESERVE FUND CONTRIBUTION	18,072.00	18,072	0.00	24,100	(6,028.00)
<u>157.33</u>	<u>0</u>	<u>157.33</u>	INTEREST INCOME - RESERVE	<u>1,348.07</u>	<u>0</u>	<u>1,348.07</u>	<u>0</u>	<u>1,348.07</u>
2,165.33	2,008	157.33	TOTAL INCOME	19,420.07	18,072	1,348.07	24,100	(4,679.93)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	OTHER RESERVE EXPENSES	<u>0.00</u>	<u>142,014</u>	<u>142,014.00</u>	<u>142,014</u>	<u>142,014.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	142,014	142,014.00	142,014	142,014.00
<u>2,165.33</u>	<u>2,008</u>	<u>157.33</u>	NET INCOME (LOSS)	<u>19,420.07</u>	<u>(123,942)</u>	<u>143,362.07</u>	<u>(117,914)</u>	<u>137,334.07</u>