

BLUE SAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2019

64I BLUE SAGE TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/20/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>2,136.25</u>	<u>861.06</u>	<u>1,275.19</u>
TOTAL CASH	2,136.25	861.06	1,275.19
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	678.41	1,271.69	(593.28)
RESERVE FOR BAD DEBT	<u>(29.75)</u>	<u>(59.75)</u>	<u>30.00</u>
TOTAL ACCOUNTS RECEIVABLE	648.66	1,211.94	(563.28)
OTHER ASSETS			
PREPAID EXPENSE	<u>1,438.00</u>	<u>114.00</u>	<u>1,324.00</u>
TOTAL OTHER ASSETS	1,438.00	114.00	1,324.00
TOTAL ASSETS	<u>4,222.91</u>	<u>2,187.00</u>	<u>2,035.91</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	31.10	737.98	(706.88)
ACCOUNTS PAYABLE	2,699.31	1.80	2,697.51
PREPAID ASSESSMENTS	1,286.98	1,298.74	(11.76)
ACCOUNTS PAYABLE - DUE TO RESERVES	1,784.00	1,784.00	0.00
DUE TO (FROM) CROA	<u>707.00</u>	<u>477.63</u>	<u>229.37</u>
TOTAL CURRENT LIABILITIES	6,508.39	4,300.15	2,208.24
EQUITY			
OWNERS' EQUITY	(1,186.02)	(1,186.02)	0.00
CURRENT YEAR INCOME (LOSS)	<u>(1,099.46)</u>	<u>(927.13)</u>	<u>(172.33)</u>
TOTAL EQUITY	(2,285.48)	(2,113.15)	(172.33)
TOTAL LIABILITIES & EQUITY	<u>4,222.91</u>	<u>2,187.00</u>	<u>2,035.91</u>

641 BLUE SAGE TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2019 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	45,692.64	45,696	(3.36)	45,696	(3.36)
(2,008.00)	(2,008)	0.00	0402	RESERVE FUND CONTRIBUTION	(24,096.00)	(24,096)	0.00	(24,096)	0.00
30.00	0	30.00	0423	LESS: BAD DEBT	(29.75)	0	(29.75)	0	(29.75)
0.00	0	0.00	0441	LATE CHARGES	275.00	0	275.00	0	275.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	61.37	0	61.37	0	61.37
<u>1,829.72</u>	<u>1,800</u>	<u>29.72</u>		TOTAL INCOME	<u>21,903.26</u>	<u>21,600</u>	<u>303.26</u>	<u>21,600</u>	<u>303.26</u>
EXPENSES									
ADMINISTRATIVE									
204.00	204	0.00	6514	ADMINISTRATIVE FEE	2,448.00	2,448	0.00	2,448	0.00
374.00	0	(374.00)		LEGAL & PROFESSIONAL	1,081.00	0	(1,081.00)	0	(1,081.00)
16.08	0	(16.08)		MISC - ADMINISTRATIVE	17.88	40	22.12	40	22.12
<u>594.08</u>	<u>204</u>	<u>(390.08)</u>		TOTAL ADMINISTRATIVE	<u>3,546.88</u>	<u>2,488</u>	<u>(1,058.88)</u>	<u>2,488</u>	<u>(1,058.88)</u>
OPERATIONAL EXPENSES									
140.00	80	(60.00)	6603	GENERAL MAINTENANCE	140.00	960	820.00	960	820.00
0.00	0	0.00	66030002	POWER WASHING	2,725.00	2,725	0.00	2,725	0.00
921.58	922	0.42	6607	LANDSCAPE MANAGEMENT	11,058.96	11,064	5.04	11,064	5.04
0.00	135	135.00	66070001	LANDSCAPE & IRRIGATION	0.00	1,620	1,620.00	1,620	1,620.00
114.00	0	(114.00)	6626	TERMITE BOND	1,368.00	1,200	(168.00)	1,200	(168.00)
<u>1,175.58</u>	<u>1,137</u>	<u>(38.58)</u>		TOTAL OPERATIONAL EXPENSE	<u>15,291.96</u>	<u>17,569</u>	<u>2,277.04</u>	<u>17,569</u>	<u>2,277.04</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	1,500.00	0	(1,500.00)	0	(1,500.00)
201.17	100	(101.17)		WATER/RECLAIMED WATER	2,292.00	1,200	(1,092.00)	1,200	(1,092.00)
<u>201.17</u>	<u>100</u>	<u>(101.17)</u>		TOTAL RECREATIONAL EXPENS	<u>3,792.00</u>	<u>1,200</u>	<u>(2,592.00)</u>	<u>1,200</u>	<u>(2,592.00)</u>
UTILITIES									
31.22	29	(2.22)	6663	ELECTRICITY-OTHER	371.88	343	(28.88)	343	(28.88)
<u>31.22</u>	<u>29</u>	<u>(2.22)</u>		TOTAL UTILITIES	<u>371.88</u>	<u>343</u>	<u>(28.88)</u>	<u>343</u>	<u>(28.88)</u>
<u>2,002.05</u>	<u>1,470</u>	<u>(532.05)</u>		TOTAL OPERATING EXPENSES	<u>23,002.72</u>	<u>21,600</u>	<u>(1,402.72)</u>	<u>21,600</u>	<u>(1,402.72)</u>
(172.33)	330	(502.33)		NET INCOME BEFORE DEBT&DEPRECIATION	(1,099.46)	0	(1,099.46)	0	(1,099.46)
<u>(172.33)</u>	<u>330</u>	<u>(502.33)</u>		OPERATING NET INCOME (LOSS)	<u>(1,099.46)</u>	<u>0</u>	<u>(1,099.46)</u>	<u>0</u>	<u>(1,099.46)</u>

641 BLUE SAGE TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
02/20/2020

8360 E VIA DE VENTURA
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>160,736.79</u>	<u>160,600.23</u>	<u>136.56</u>
TOTAL CASH	160,736.79	160,600.23	136.56
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>4,016.00</u>	<u>2,008.00</u>	<u>2,008.00</u>
TOTAL ACCOUNTS RECEIVABLE	4,016.00	2,008.00	2,008.00
 TOTAL ASSETS	 <u>164,752.79</u>	 <u>162,608.23</u>	 <u>2,144.56</u>
 LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	138,880.93	138,880.93	0.00
NET INCOME (LOSS)	<u>25,871.86</u>	<u>23,727.30</u>	<u>2,144.56</u>
TOTAL EQUITY	164,752.79	162,608.23	2,144.56
 TOTAL LIABILITIES & EQUIT	 <u>164,752.79</u>	 <u>162,608.23</u>	 <u>2,144.56</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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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	2,012	(4.00)	RESERVE FUND CONTRIBUTION	24,096.00	24,100	(4.00)	24,100	(4.00)
<u>136.56</u>	<u>0</u>	<u>136.56</u>	INTEREST INCOME - RESERVE	<u>1,775.86</u>	<u>0</u>	<u>1,775.86</u>	<u>0</u>	<u>1,775.86</u>
2,144.56	2,012	132.56	TOTAL INCOME	25,871.86	24,100	1,771.86	24,100	1,771.86
			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>2,144.56</u>	<u>2,012</u>	<u>132.56</u>	NET INCOME (LOSS)	<u>25,871.86</u>	<u>(117,914)</u>	<u>143,785.86</u>	<u>(117,914)</u>	<u>143,785.86</u>