



FirstService
RESIDENTIAL

0541 SIERRA RIDGE A CONDOMINIUM ASSOCIATION

RESIDENT PACKAGE - 0541

For period ending July 31, 2026

Confidential - For Management Use Only



SIERRA RIDGE A CONDOMINIUM ASSOCIATION

RESIDENT PACKAGE - 0541

July 31, 2026

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Executive Summary

July 31, 2026

TOTAL CASH

Operating	\$36,419
Other	-
Reserves	\$101,793
Security Deposits	-
Special Assessment	-
Total Cash	\$138,212

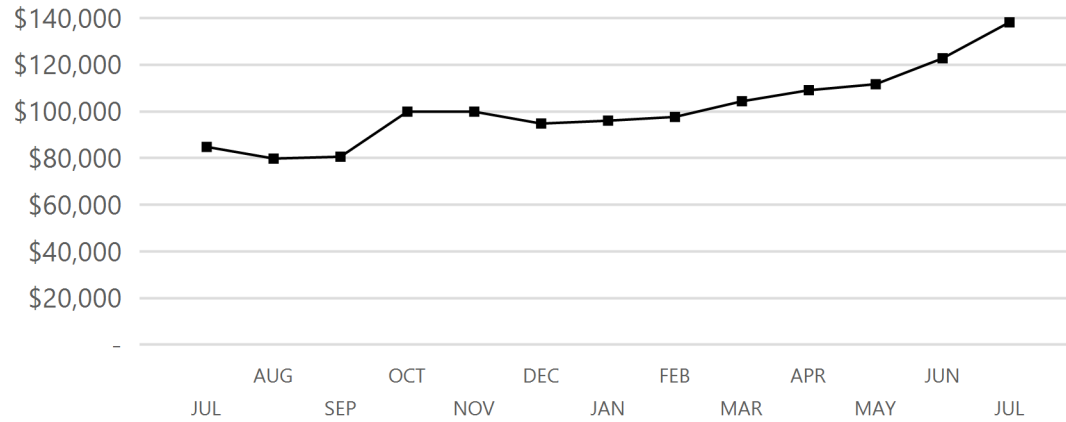
OPERATING CASH

Beginning Cash	\$24,611
Change in Cash	\$11,808
Ending Cash	\$36,419
Less: Accruals	\$435
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$35,984

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AM Master Assessment	(\$591)	(\$943)	\$589	\$7,956	\$7,011
LF Late Fees	\$130	\$10	\$10	-	\$150
MM Maintenance Fees	(\$2,170)	(\$1,790)	(\$57)	(\$1,776)	(\$5,792)
S2 Special Assessment	-	-	-	\$772	\$772
SM Special Assessment	(\$3,363)	(\$1)	-	-	(\$3,363)
UD Demand/30 Day Collection Notice	\$140	-	-	-	\$140
UP ATP Collection Cost	\$150	\$150	-	-	\$300
TOTAL	(\$5,703)	(\$2,573)	\$542	\$6,951	(\$783)

Total Cash Trend



Executive Summary

July 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
TOTAL REVENUE	\$35,936	\$27,277	\$8,659	\$200,300	\$190,939	\$9,361	\$327,317	\$127,017
TOTAL EXPENSES	\$56,972	\$27,277	(\$29,695)	\$213,949	\$190,939	(\$23,010)	\$327,317	\$113,368
NET INCOME/(LOSS)	(\$21,036)	-	(\$21,036)	(\$13,649)	-	(\$13,649)	-	\$13,649

Expense Summary

Account	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
ADMINISTRATIVE	\$13,976	\$13,840	(\$136)	\$95,778	\$96,880	\$1,102	\$166,084	\$70,306
PROPERTY INSURANCE	\$37,248	\$7,482	(\$29,766)	\$79,006	\$52,374	(\$26,632)	\$89,779	\$10,774
CONTRACTS	\$2,102	\$1,692	(\$410)	\$10,399	\$11,844	\$1,445	\$20,300	\$9,901
REPAIRS/MAINTENANCE	-	\$833	\$833	\$3,260	\$5,831	\$2,571	\$10,000	\$6,740
PRIOR YEAR ACTIVITY	-	-	-	\$1,140	-	(\$1,140)	-	(\$1,140)
RESERVE TRANSFERS	\$3,646	\$3,430	(\$216)	\$24,367	\$24,010	(\$357)	\$41,154	\$16,787

Executive Summary

July 31, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR6 - CITY NATIONAL BANK OPR CLICK	OPR CKG - CITY NATIONAL BANK OPR CLICK	\$24,611	\$39,393	\$27,585	\$36,419
Total Operating		\$24,611	\$39,393	\$27,585	\$36,419
Reserves					
RSV4 - CITY NATIONAL BANK RSV MM	RSV MM - CITY NATIONAL BANK RSV MM	\$98,148	\$3,646	-	\$101,793
Total Reserves		\$98,148	\$3,646	-	\$101,793
Total Cash		\$122,759	\$43,039	\$27,585	\$138,212



SIERRA RIDGE A CONDOMINIUM ASSOCIATION

Balance Sheet

As of July 31, 2026

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22a	Cash-Operating - 22a City National Bank	36,419	24,611	11,808	36,419	13,055	23,364
10200	Due (To)/From Reserves	(6,016)	(6,016)	0	(6,016)	4,579	(10,595)
10300	Accounts Receivable	13,829	13,753	76	13,829	17,059	(3,231)
10310	Special Assessment	1,831	772	1,059	1,831	1,054	777
10390 00	Allowance/Bad Debts - 00	(11,012)	(10,512)	(500)	(11,012)	(6,677)	(4,335)
10500	Prepaid Insurance	401,321	0	401,321	401,321	77,055	324,266
10505	Prepaid Expenses	125	0	125	125	0	125
10549	A/P Clearing	0	299	(299)	0	0	0
10550	A/R Clearing	859	(357)	1,216	859	(357)	1,216
**TOTAL CURRENT ASSETS		\$437,355	\$22,550	\$414,806	\$437,355	\$105,768	\$331,587
**RESTRICTED FUNDS							
12010 22a	Cash-Reserves - 22a City National Bank	101,793	98,148	3,646	101,793	71,752	30,042
12045	Due (To)/From Oprt	6,016	6,016	0	6,016	(4,579)	10,595
**TOTAL RESTRICTED FUNDS		\$107,809	\$104,164	\$3,646	\$107,809	\$67,173	\$40,637
**OTHER ASSETS							
10800	Unbilled Special Assessment	48,373	48,373	0	48,373	0	48,373
**TOTAL OTHER ASSETS		\$48,373	\$48,373	\$0	\$48,373	\$0	\$48,373
**TOTAL ASSETS		\$593,538	\$175,087	\$418,451	\$593,538	\$172,941	\$420,597

LIABILITIES****CURRENT LIABILITIES**

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Balance Sheet
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SIERRA RIDGE A CONDOMINIUM ASSOCIATION

Balance Sheet

As of July 31, 2026

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
20005	Collection Fees Due	2,337	2,337	0	2,337	2,337	0
20007 00	Collection Advances - 00	(2,456)	(2,456)	0	(2,456)	(2,456)	0
20010	Accrued Expenses	435	402	33	435	323	112
20030	Insurance Payable	438,569	0	438,569	438,569	0	438,569
20100	Prepaid Assessments	12,020	11,193	827	12,020	7,907	4,113
20110	Prepaid Spec Assess	4,422	740	3,683	4,422	0	4,422
20400	Due (From)/To Master	142,160	149,431	(7,270)	142,160	226,891	(84,730)
**TOTAL CURRENT LIABILITIES		\$597,488	\$161,646	\$435,841	\$597,488	\$235,002	\$362,486
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	9,960	9,960	0	9,960	9,960	0
21010 00	S/A Liability-Spent - 00	(9,960)	(9,960)	0	(9,960)	0	(9,960)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$0	\$0	\$0	\$0	\$9,960	(\$9,960)
**SPECIAL ASSESSMENT II LIABILITIES							
21020 00	S/A II Liab - Billed - 00	18,292	18,292	0	18,292	18,292	0
21030 04	S/A II Liab - Spent - 04 Security System	(18,292)	(18,292)	0	(18,292)	0	(18,292)
**TOTAL SPECIAL ASSESSMENT II LIABILITIES		\$0	\$0	\$0	\$0	\$18,292	(\$18,292)
**SPECIAL ASSESSMENT III LIABILITIES							
21040 00	S/A III Liab-Billed - 00	48,373	48,373	0	48,373	0	48,373
**TOTAL SPECIAL ASSESSMENT III LIABILITIES		\$48,373	\$48,373	\$0	\$48,373	\$0	\$48,373
**RESERVE LIABILITIES							
30000 00	Reserves - 00	0	0	0	0	(3,000)	3,000

Entity: 0541
Executed: 08/24/2026 02:43 PM

Balance Sheet
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SIERRA RIDGE A CONDOMINIUM ASSOCIATION

Balance Sheet

As of July 31, 2026

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
30000 119	Reserves - 119 Pest Control	0	0	0	0	(595)	595
30000 172d	Reserves - 172d Fence	17,944	16,743	1,201	17,944	6,742	11,202
30000 40	Reserves - 40 Paint (Exterior)	23,338	22,626	713	23,338	11,816	11,523
30000 60	Reserves - 60 Roof	23,279	21,763	1,516	23,279	9,558	13,721
30080	Reserve-Interest	43,249	43,032	216	43,249	42,652	596
**TOTAL RESERVE LIABILITIES		\$107,809	\$104,164	\$3,646	\$107,809	\$67,173	\$40,637
**TOTAL LIABILITIES		\$753,670	\$314,183	\$439,487	\$753,670	\$330,426	\$423,243
**MEMBERS EQUITY							
38010	Capital Contribution	6,700	6,700	0	6,700	6,700	0
38880	Fund Balance	(163,143)	(163,143)	0	(163,143)	(170,892)	7,749
38881	Fund Balance - S/A	9,960	9,960	0	9,960	0	9,960
Current Year Net Income/ (Loss)		(13,649)	7,387	(21,036)	(13,649)	6,707	(20,355)
**TOTAL MEMBERS EQUITY		(\$160,132)	(\$139,096)	(\$21,036)	(\$160,132)	(\$157,485)	(\$2,647)
**TOTAL LIABILITIES & EQUITY		\$593,538	\$175,087	\$418,451	\$593,538	\$172,941	\$420,597

Income Statement

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	10,647	10,647	0	0.0%	74,528	74,529	(1)	0.0%	127,763	53,235
40002	Reserve Income	3,430	3,430	(1)	0.0%	24,007	24,010	(4)	0.0%	41,154	17,148
40004	Special Assess Fees	8,062	0	8,062	0.0%	8,062	0	8,062	0.0%	0	(8,062)
40010	Master Assessments	13,056	13,056	0	0.0%	91,392	91,392	0	0.0%	156,672	65,280
40011	Late Fee Income	200	46	154	>100%	960	322	638	>100%	550	(410)
40014	Legal Fee Income	0	0	0	0.0%	10	0	10	0.0%	0	(10)
40025	Returned Check Fees	0	0	0	0.0%	60	0	60	0.0%	0	(60)
40078	Late Fee Interest	0	59	(59)	-100.0%	306	413	(107)	-25.8%	713	407
40081	Reserve Interest	216	0	216	0.0%	360	0	360	0.0%	0	(360)
40115	Administrative Fee	325	39	286	>100%	615	273	342	>100%	465	(150)
OPERATING REVENUE TOTAL:		\$35,936	\$27,277	\$8,659	31.7%	\$200,300	\$190,939	\$9,361	4.9%	\$327,317	\$127,017
TOTAL REVENUE:		\$35,936	\$27,277	\$8,659	31.7%	\$200,300	\$190,939	\$9,361	4.9%	\$327,317	\$127,017
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	33	33	0	0.0%	231	231	0	0.0%	400	169
50011	Master Assessments	13,056	13,056	0	0.0%	91,392	91,392	0	0.0%	156,672	65,280
50012	Bad Debts	500	500	0	0.0%	3,500	3,500	0	0.0%	6,000	2,500
50015	Bank Charges	0	10	10	100.0%	50	70	20	28.6%	120	70
50045	Legal Fees	213	83	(130)	<-100%	430	581	151	26.0%	1,000	570
50048	Annual Condo Fees	175	125	(50)	-39.6%	175	875	700	80.1%	1,500	1,325
50050	License,Taxes,Permi t	0	19	19	100.0%	0	133	133	100.0%	228	228
50053	Corporate Annual Rep	0	14	14	100.0%	0	98	98	100.0%	164	164
ADMINISTRATIVE TOTAL:		\$13,976	\$13,840	(\$136)	-1.0%	\$95,778	\$96,880	\$1,102	1.1%	\$166,084	\$70,306
PROPERTY INSURANCE											

Income Statement

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
52030	Multiperil Insurance	37,248	7,482	(29,766)	<-100%	79,006	52,374	(26,632)	-50.8%	89,779	10,774
	PROPERTY INSURANCE TOTAL:	\$37,248	\$7,482	(\$29,766)	<-100%	\$79,006	\$52,374	(\$26,632)	-50.8%	\$89,779	\$10,774
CONTRACTS											
61000	Management Services	2,102	1,275	(827)	-64.9%	10,399	8,925	(1,474)	-16.5%	15,300	4,901
61064	Termite Treatment	0	417	417	100.0%	0	2,919	2,919	100.0%	5,000	5,000
	CONTRACTS TOTAL:	\$2,102	\$1,692	(\$410)	-24.2%	\$10,399	\$11,844	\$1,445	12.2%	\$20,300	\$9,901
REPAIRS/MAINTENANCE											
70289	Contingency	0	833	833	100.0%	3,260	5,831	2,571	44.1%	10,000	6,740
	REPAIRS/MAINTENANCE TOTAL:	\$0	\$833	\$833	100.0%	\$3,260	\$5,831	\$2,571	44.1%	\$10,000	\$6,740
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	0	0	0	0.0%	1,140	0	(1,140)	0.0%	0	(1,140)
	PRIOR YEAR ACTIVITY TOTAL:	\$0	\$0	\$0	0.0%	\$1,140	\$0	(\$1,140)	0.0%	\$0	(\$1,140)
RESERVE TRANSFERS											
80000	Reserve Transfers	3,430	3,430	1	0.0%	24,007	24,010	4	0.0%	41,154	17,148
80001	Reserve Interest	216	0	(216)	0.0%	360	0	(360)	0.0%	0	(360)
	RESERVE TRANSFERS TOTAL:	\$3,646	\$3,430	(\$216)	-6.3%	\$24,367	\$24,010	(\$357)	-1.5%	\$41,154	\$16,787
	TOTAL EXPENSES:	\$56,972	\$27,277	(\$29,695)	<-100%	\$213,949	\$190,939	(\$23,010)	-12.1%	\$327,317	\$113,368
	NET INCOME/ (LOSS):	(21,036)	0	(\$21,036)	0.0%	(13,649)	0	(13,649)	0.0%	0	13,649