

**Property Monthly Report**  
**Kellison Corp**  
**January-2022**

Prepared By nicole\_

Pioneer Ridge Community Association  
2601 S. Lemay Ave., Ste 7-424  
Fort Collins  
CO 80525

# AP Expense Distribution - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 01/2022, To Month = 01/2022

Account Code	Account Name	Payee Code	Payee Name	Payable Control	Batch	Property	Invoice #	Invoice Date	Period	Total Amount	Unpaid Amount	Check Control	Check #	Check Date	Notes
2360	Late Fees Payable	david kellisonllc	David Pond Kellison LLC	P-62776 P-62779	21693 21696	pioneer pioneer	1/31/22 Jan.Late 1/31/22 Pioneer	01/31/2022 01/31/2022	01/2022 01/2022	300.00 20.00	0.00 0.00	K-48958 K-48959	848 849	01/31/2022 01/31/2022	January Late Fees January Late Fees
<b>Total 2360</b>										<b>320.00</b>	<b>0.00</b>				
5503	ACC Review Expenses	roost vista	Roost Reviews Colorado Vista Landscape	P-62505 P-62559	21423 21476	pioneer pioneer	1/4/22 -Pioneer 1275	01/05/2022 01/07/2022	01/2022 01/2022	150.00 24.00	0.00 0.00	K-48709 K-48737	836 837	01/05/2022 01/07/2022	Design Plans December Design Plans 130saxo
<b>Total 5503</b>										<b>174.00</b>	<b>0.00</b>				
5540	Legal	myatt	Johnson, Muffly & Dauster,	P-62568	21485	pioneer	38699	01/10/2022	01/2022	28.00	0.00	K-48757	839	01/10/2022	Lien Release
<b>Total 5540</b>										<b>28.00</b>	<b>0.00</b>				
5560	Management Fees	kellisonllc	Kellison LLC	P-62485	21413	pioneer	pion mgmt fee6	01/01/2022	01/2022	2,363.00	0.00	K-48667	833	01/03/2022	Management Fees
<b>Total 5560</b>										<b>2,363.00</b>	<b>0.00</b>				
5570	Miscellaneous Expense	kellisonllc yardi	Kellison LLC Yardi Systems	P-62733 P-62753	21650 21670	pioneer pioneer	1/26/22 -reimb. 3743057	01/26/2022 01/27/2022	01/2022 01/2022	10.00 50.00	0.00 0.00	K-48911 K-48933	844 846	01/26/2022 01/27/2022	Changing the Registered Agent CC Chargeback 313merg CC
<b>Total 5570</b>										<b>60.00</b>	<b>0.00</b>				
5660	Landscape Contract	aceblades	Ace of Blades	P-62521	21438	pioneer	18821	01/05/2022	01/2022	7,083.00	0.00	K-48707	834	01/05/2022	Lawn Maintenance December
<b>Total 5660</b>										<b>7,083.00</b>	<b>0.00</b>				
5680	Tree & Shrub Maintenance	aceblades	Ace of Blades	P-62522	21439	pioneer	18820	01/05/2022	01/2022	5,400.00	0.00	K-48707	834	01/05/2022	Winter tree watering
<b>Total 5680</b>										<b>5,400.00</b>	<b>0.00</b>				
5685	Water, Landscape	johnst johnst johnst johnst johnst johnst johnst johnst	Town of Johnstown Town of Johnstown	P-62606 P-62606 P-62606 P-62606 P-62606 P-62606 P-62606 P-62606	21523 21523 21523 21523 21523 21523 21523 21523	pioneer pioneer pioneer pioneer pioneer pioneer pioneer pioneer	11/19-12/19/2: 11/19-12/19/2: 11/19-12/19/2: 11/19-12/19/2: 11/19-12/19/2: 11/19-12/19/2: 11/19-12/19/2: 11/19-12/19/2:	01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022	01/2022 01/2022 01/2022 01/2022 01/2022 01/2022 01/2022 01/2022	36.60 114.12 71.06 36.60 21.53 71.06 36.60 36.60	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	K-48783 K-48783 K-48783 K-48783 K-48783 K-48783 K-48783 K-48783	840 840 840 840 840 840 840 840	01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022 01/13/2022	Acct 910.846.01 Acct 910.871.01 Acct 922.080.01 Acct 922.085.01 Acct 922.670.01 Acct 922.980.01 Acct 924.502.01 Acct 925.031.01
<b>Total 5685</b>										<b>424.17</b>	<b>0.00</b>				
5716	Electricity	unitedpow unitedpow unitedpow unitedpow unitedpow unitedpow xcel	United Power Inc. United Power Inc. United Power Inc. United Power Inc. United Power Inc. United Power Inc. Xcel Energy	P-62636 P-62636 P-62636 P-62636 P-62636 P-62636 P-62755	21553 21553 21553 21553 21553 21553 21672	pioneer pioneer pioneer pioneer pioneer pioneer pioneer	12/1-1/1/22 pic 12/1-1/1/22 pic 12/1-1/1/22 pic 12/1-1/1/22 pic 12/1-1/1/22 pic 12/1-1/1/22 pic 12/20-1/21/22	01/18/2022 01/18/2022 01/18/2022 01/18/2022 01/18/2022 01/18/2022 01/27/2022	01/2022 01/2022 01/2022 01/2022 01/2022 01/2022 01/2022	22.97 37.26 21.92 21.92 22.61 21.92 12.10	0.00 0.00 0.00 0.00 0.00 0.00 0.00	K-48815 K-48815 K-48815 K-48815 K-48815 K-48815 K-48932	841 841 841 841 841 841 845	01/18/2022 01/18/2022 01/18/2022 01/18/2022 01/18/2022 01/18/2022 01/27/2022	9847701 - 4327 Rouen 10574903 - 227 Saxony 13097901 - 106 Plover 13098001 - 2339 Black Duck 15304401 - 2609 Rosybill 18357602 - 2932 Muscovey 53-2848153-2 - Cinnamon
<b>Total 5716</b>										<b>160.70</b>	<b>0.00</b>				
5810	Maintenance - General	buckingha	Buckinghams Fence LLC	P-62661	21578	pioneer	OH01001	01/21/2022	01/2022	640.00	0.00	K-48831	842	01/21/2022	Fence posts replaced @
<b>Total 5810</b>										<b>640.00</b>	<b>0.00</b>				
5820	Maintenance - Pet Waste	fetch	Fetch Poop.com, LLC	P-62533	21450	pioneer	61347	01/05/2022	01/2022	175.00	0.00	K-48708	835	01/05/2022	Pet Station Servicing
<b>Total 5820</b>										<b>175.00</b>	<b>0.00</b>				
5840	Snow Removal/Sanding	aceblades aceblades aceblades aceblades	Ace of Blades Ace of Blades Ace of Blades Ace of Blades	P-62515 P-62589 P-62731 P-62757	21432 21506 21648 21674	pioneer pioneer pioneer pioneer	400 18878 18936 18954	01/05/2022 01/10/2022 01/26/2022 01/28/2022	01/2022 01/2022 01/2022 01/2022	400.00 330.00 420.00 345.00	0.00 0.00 0.00 0.00	K-48707 K-48756 K-48903 K-48945	834 838 843 847	01/05/2022 01/10/2022 01/26/2022 01/31/2022	Snow 1/1 Snow 1/6 Snow 1/25 Snow 1/27
<b>Total 5840</b>										<b>1,495.00</b>	<b>0.00</b>				
<b>Grand Total</b>										<b>18,322.87</b>	<b>0.00</b>				

# Balance Sheet - Pioneer Ridge Community Association (pioneer)

Kellison Corp

As Of Month = 01/2022

Account Code	Description	Current Balance
1005	CURRENT ASSETS	
1010	Cash-Main Operating Acct	<u>533,812.44</u>
1130	TOTAL CURRENT ASSETS	533,812.44
1300	FIXED ASSETS	
1995	<b>TOTAL ASSETS</b>	<b><u>533,812.44</u></b>
2000	LIABILITIES	
2345	Pre-Paid Dues	<u>14,018.20</u>
2995	TOTAL LIABILITIES	14,018.20
3000	CAPITAL	
3980	Current Surplus (Deficit)	112,644.64
3981	Retained Earnings	<u>407,149.60</u>
3990	TOTAL CAPITAL	<u>519,794.24</u>
3995	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b><u>533,812.44</u></b>

# Budget Comparison - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 01/2022, To Month = 01/2022

Account Code	Description	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>4000</b>	<b>INCOME</b>									
4140	Fees, Association	130,048.56	29,000.00	101,048.56	348.44	130,048.56	29,000.00	101,048.56	348.44	348,000.00
4155	Fees, Fines	300.00	0.00	300.00	0.00	300.00	0.00	300.00	0.00	0.00
<b>4990</b>	<b>TOTAL INCOME</b>	<b>130,348.56</b>	<b>29,000.00</b>	<b>101,348.56</b>	<b>349.48</b>	<b>130,348.56</b>	<b>29,000.00</b>	<b>101,348.56</b>	<b>349.48</b>	<b>348,000.00</b>
<b>5000</b>	<b>EXPENSE</b>									
<b>5100</b>	<b>ADMINISTRATIVE EXPENSE</b>									
5500	Acct/Tax Prep/Professional	0.00	55.00	55.00	100.00	0.00	55.00	55.00	100.00	660.00
5503	ACC Review Expenses	174.00	416.63	242.63	58.24	174.00	416.63	242.63	58.24	5,000.00
5530	Insurance	0.00	669.80	669.80	100.00	0.00	669.80	669.80	100.00	8,037.60
5540	Legal	(268.00)	250.00	518.00	207.20	(268.00)	250.00	518.00	207.20	3,000.00
5560	Management Fees	2,363.00	2,362.50	(0.50)	(0.02)	2,363.00	2,362.50	(0.50)	(0.02)	28,350.00
5570	Miscellaneous Expense	57.05	2.50	(54.55)	(2,182.00)	57.05	2.50	(54.55)	(2,182.00)	30.00
5580	Office Supplies/Expense	0.00	625.00	625.00	100.00	0.00	625.00	625.00	100.00	7,500.00
5600	Social Event Expense	0.00	208.37	208.37	100.00	0.00	208.37	208.37	100.00	2,500.00
5610	Taxes, Income	0.00	8.37	8.37	100.00	0.00	8.37	8.37	100.00	100.00
5655	SUBTOTAL ADMINISTRATIVE EXP.	2,326.05	4,598.17	2,272.12	49.41	2,326.05	4,598.17	2,272.12	49.41	55,177.60
<b>5659</b>	<b>LANDSCAPE EXPENSE</b>									
5660	Landscape Contract	7,083.00	7,083.00	0.00	0.00	7,083.00	7,083.00	0.00	0.00	84,996.00
5665	Landscape Maint & Repair	0.00	1,666.63	1,666.63	100.00	0.00	1,666.63	1,666.63	100.00	20,000.00
5670	Sprinkler Sys Maint & Repairs	0.00	833.37	833.37	100.00	0.00	833.37	833.37	100.00	10,000.00
5677	Open Field Maintenance	0.00	833.37	833.37	100.00	0.00	833.37	833.37	100.00	10,000.00
5680	Tree & Shrub Maintenance	5,400.00	1,666.63	(3,733.37)	(224.01)	5,400.00	1,666.63	(3,733.37)	(224.01)	20,000.00
5685	Water, Landscape	424.17	4,166.63	3,742.46	89.82	424.17	4,166.63	3,742.46	89.82	50,000.00
5695	SUBTOTAL LANDSCAPE MAINT.	12,907.17	16,249.63	3,342.46	20.57	12,907.17	16,249.63	3,342.46	20.57	194,996.00
<b>5700</b>	<b>MAINTENANCE EXPENSE</b>									
5710	Capital Imp.- Other	0.00	9,166.63	9,166.63	100.00	0.00	9,166.63	9,166.63	100.00	110,000.00
5716	Electricity	160.70	183.37	22.67	12.36	160.70	183.37	22.67	12.36	2,200.00
5810	Maintenance - General	640.00	458.37	(181.63)	(39.63)	640.00	458.37	(181.63)	(39.63)	5,500.00
5820	Maintenance - Pet Waste	175.00	208.37	33.37	16.01	175.00	208.37	33.37	16.01	2,500.00
5840	Snow Removal/Sanding	1,495.00	500.00	(995.00)	(199.00)	1,495.00	500.00	(995.00)	(199.00)	6,000.00
5899	SUBTOTAL MAINTENANCE EXPENSE	2,470.70	10,516.74	8,046.04	76.51	2,470.70	10,516.74	8,046.04	76.51	126,200.00
<b>5990</b>	<b>TOTAL EXPENSES</b>	<b>17,703.92</b>	<b>31,364.54</b>	<b>13,660.62</b>	<b>43.55</b>	<b>17,703.92</b>	<b>31,364.54</b>	<b>13,660.62</b>	<b>43.55</b>	<b>376,373.60</b>
<b>6995</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>112,644.64</b>	<b>(2,364.54)</b>	<b>115,009.18</b>	<b>4,863.91</b>	<b>112,644.64</b>	<b>(2,364.54)</b>	<b>115,009.18</b>	<b>4,863.91</b>	<b>(28,373.60)</b>
<b>9995</b>	<b>NET CASH FLOW</b>	<b>112,644.64</b>	<b>(2,364.54)</b>	<b>115,009.18</b>	<b>4,863.91</b>	<b>112,644.64</b>	<b>(2,364.54)</b>	<b>115,009.18</b>	<b>4,863.91</b>	<b>(28,373.60)</b>