

**Property Monthly Report**  
**Kellison Corp**  
**February-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 = 02/2022, To Month = 02/2022

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	kellisonllc david	Kellison LLC David Pond	P-63111 P-63116	21994 21999	pioneer pioneer	2/28/22 Late Fe 2/28/22 Late Fe	02/28/2022 02/28/2022	02/2022 02/2022	20.00 200.00	0.00 0.00	K-49285 K-49284	864 863	02/28/2022 02/28/2022	February Late Fees February Late Fees
<b>Total 2360</b>										<b>220.00</b>	<b>0.00</b>				
4140	Fees, Association	gregorycaj	Gregory and Valerie	P-62862	21745	pioneer	2/5/22 -reimb.	02/05/2022	02/2022	240.00	0.00	K-49068	854	02/07/2022	Refund Dues payment when
<b>Total 4140</b>										<b>240.00</b>	<b>0.00</b>				
5540	Legal	myatt	Johnson, Muffly & Dauster,	P-63019	21902	pioneer	39098	02/17/2022	02/2022	10.10	0.00	K-49193	858	02/17/2022	Legal Work PACER search 10/7/
<b>Total 5540</b>										<b>10.10</b>	<b>0.00</b>				
5560	Management Fees	kellisonllc	Kellison LLC	P-62805	21699	pioneer	pion mgmt fee6	02/01/2022	02/2022	2,362.00	0.00	K-48983	850	02/01/2022	Management Fees
<b>Total 5560</b>										<b>2,362.00</b>	<b>0.00</b>				
5570	Miscellaneous Expense	kellisonllc	Kellison LLC	P-62943	21826	pioneer	2/10/22 -reimb.	02/12/2022	02/2022	10.00	0.00	K-49124	856	02/14/2022	Periodic Report Filing CO Sec
<b>Total 5570</b>										<b>10.00</b>	<b>0.00</b>				
5580	Office Supplies/Expense	mailing	United Mailing	P-62839	21722	pioneer	18431 -Pioneer	02/02/2022	02/2022	708.30	0.00	K-49025	852	02/03/2022	Invoice Mailout & Postage
<b>Total 5580</b>										<b>708.30</b>	<b>0.00</b>				
5660	Landscape Contract	aceblades	Ace of Blades	P-62819	21702	pioneer	18979	02/02/2022	02/2022	7,083.00	0.00	K-49024	851	02/03/2022	Lawn Maintenance
<b>Total 5660</b>										<b>7,083.00</b>	<b>0.00</b>				
5680	Tree & Shrub Maintenance	davey	The Davey Tree Expert	P-63104	21987	pioneer	916325122	02/28/2022	02/2022	1,987.00	0.00	K-49269	862	02/28/2022	EAB treatment 2/8
<b>Total 5680</b>										<b>1,987.00</b>	<b>0.00</b>				
5685	Water, Landscape	johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	37.70	0.00	K-49110	855	02/10/2022	Acct 910.846.01
		johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	117.54	0.00	K-49110	855	02/10/2022	Acct 910.871.01
		johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	73.19	0.00	K-49110	855	02/10/2022	Acct 922.080.01
		johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	37.70	0.00	K-49110	855	02/10/2022	Acct 922.085.01
		johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	22.18	0.00	K-49110	855	02/10/2022	Acct 922.670.01
		johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	73.19	0.00	K-49110	855	02/10/2022	Acct 922.980.01
		johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	37.70	0.00	K-49110	855	02/10/2022	Acct 924.502.01
		johnst	Town of Johnstown	P-62927	21810	pioneer	12/19-1/19/22	02/10/2022	02/2022	37.70	0.00	K-49110	855	02/10/2022	Acct 925.031.01
<b>Total 5685</b>										<b>436.90</b>	<b>0.00</b>				
5716	Electricity	unitedpow	United Power Inc.	P-62972	21855	pioneer	1/1-2/1/22 pion	02/14/2022	02/2022	22.97	0.00	K-49144	857	02/14/2022	9847701 - 4327 Rouen
		unitedpow	United Power Inc.	P-62972	21855	pioneer	1/1-2/1/22 pion	02/14/2022	02/2022	37.15	0.00	K-49144	857	02/14/2022	10574903 - 227 Saxony
		unitedpow	United Power Inc.	P-62972	21855	pioneer	1/1-2/1/22 pion	02/14/2022	02/2022	21.92	0.00	K-49144	857	02/14/2022	13097901 - 106 Plover
		unitedpow	United Power Inc.	P-62972	21855	pioneer	1/1-2/1/22 pion	02/14/2022	02/2022	21.92	0.00	K-49144	857	02/14/2022	13098001 - 2339 Black Duck
		unitedpow	United Power Inc.	P-62972	21855	pioneer	1/1-2/1/22 pion	02/14/2022	02/2022	22.50	0.00	K-49144	857	02/14/2022	15304401 - 2609 Rosybill
		unitedpow	United Power Inc.	P-62972	21855	pioneer	1/1-2/1/22 pion	02/14/2022	02/2022	21.92	0.00	K-49144	857	02/14/2022	18357602 - 2932 Muscovy
<b>Total 5716</b>										<b>148.38</b>	<b>0.00</b>				
5820	Maintenance - Pet Waste	fetch	Fetch Poop.com, LLC	P-63053	21936	pioneer	287827	02/22/2022	02/2022	155.00	0.00	K-49230	860	02/22/2022	Pet Station Servicing -January
<b>Total 5820</b>										<b>155.00</b>	<b>0.00</b>				
5840	Snow Removal/Sanding	aceblades	Ace of Blades	P-62874	21757	pioneer	18996	02/07/2022	02/2022	840.00	0.00	K-49067	853	02/07/2022	Snow 2/2,2/3
		aceblades	Ace of Blades	P-63056	21939	pioneer	19037	02/22/2022	02/2022	320.00	0.00	K-49229	859	02/22/2022	Snow 2/17
		aceblades	Ace of Blades	P-63082	21965	pioneer	19071	02/28/2022	02/2022	790.00	0.00	K-49268	861	02/28/2022	Snow 2/23,2/24
<b>Total 5840</b>										<b>1,950.00</b>	<b>0.00</b>				
<b>Grand Total</b>										<b>15,310.68</b>	<b>0.00</b>				

# Balance Sheet - Pioneer Ridge Community Association (pioneer)

Kellison Corp

As Of Month = 02/2022

Account Code	Description	Current Balance
1005	CURRENT ASSETS	
1010	Cash-Main Operating Acct	<u>555,922.76</u>
1130	TOTAL CURRENT ASSETS	555,922.76
1300	FIXED ASSETS	
1995	<b>TOTAL ASSETS</b>	<u><b>555,922.76</b></u>
2000	LIABILITIES	
2345	Pre-Paid Dues	<u>16,603.75</u>
2995	TOTAL LIABILITIES	16,603.75
3000	CAPITAL	
3980	Current Surplus (Deficit)	132,169.41
3981	Retained Earnings	<u>407,149.60</u>
3990	TOTAL CAPITAL	<u>539,319.01</u>
3995	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u><b>555,922.76</b></u>

# Budget Comparison - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 02/2022, To Month = 02/2022

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	33,674.45	29,000.00	4,674.45	16.12	164,203.01	58,000.00	106,203.01	183.11	348,000.00
4155	Fees, Fines	0.00	0.00	0.00	0.00	300.00	0.00	300.00	0.00	0.00
<b>4990</b>	<b>TOTAL INCOME</b>	<b>33,674.45</b>	<b>29,000.00</b>	<b>4,674.45</b>	<b>16.12</b>	<b>164,503.01</b>	<b>58,000.00</b>	<b>106,503.01</b>	<b>183.63</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	110.00	110.00	100.00	660.00
5503	ACC Review Expenses	0.00	416.67	416.67	100.00	174.00	833.30	659.30	79.12	5,000.00
5530	Insurance	0.00	669.80	669.80	100.00	0.00	1,339.60	1,339.60	100.00	8,037.60
5540	Legal	(210.90)	250.00	460.90	184.36	(478.90)	500.00	978.90	195.78	3,000.00
5560	Management Fees	2,362.00	2,362.50	0.50	0.02	4,725.00	4,725.00	0.00	0.00	28,350.00
5570	Miscellaneous Expense	10.00	2.50	(7.50)	(300.00)	67.05	5.00	(62.05)	(1,241.00)	30.00
5580	Office Supplies/Expense	708.30	625.00	(83.30)	(13.33)	708.30	1,250.00	541.70	43.34	7,500.00
5600	Social Event Expense	0.00	208.33	208.33	100.00	0.00	416.70	416.70	100.00	2,500.00
5610	Taxes, Income	0.00	8.33	8.33	100.00	0.00	16.70	16.70	100.00	100.00
5655	SUBTOTAL ADMINISTRATIVE EXP.	2,869.40	4,598.13	1,728.73	37.60	5,195.45	9,196.30	4,000.85	43.51	55,177.60
<b>5659</b>	<b>LANDSCAPE EXPENSE</b>									
5660	Landscape Contract	7,083.00	7,083.00	0.00	0.00	14,166.00	14,166.00	0.00	0.00	84,996.00
5665	Landscape Maint & Repair	0.00	1,666.67	1,666.67	100.00	0.00	3,333.30	3,333.30	100.00	20,000.00
5670	Sprinkler Sys Maint & Repairs	0.00	833.33	833.33	100.00	0.00	1,666.70	1,666.70	100.00	10,000.00
5677	Open Field Maintenance	0.00	833.33	833.33	100.00	0.00	1,666.70	1,666.70	100.00	10,000.00
5680	Tree & Shrub Maintenance	1,987.00	1,666.67	(320.33)	(19.22)	7,387.00	3,333.30	(4,053.70)	(121.61)	20,000.00
5685	Water, Landscape	436.90	4,166.67	3,729.77	89.51	861.07	8,333.30	7,472.23	89.67	50,000.00
5695	SUBTOTAL LANDSCAPE MAINT.	9,506.90	16,249.67	6,742.77	41.49	22,414.07	32,499.30	10,085.23	31.03	194,996.00
<b>5700</b>	<b>MAINTENANCE EXPENSE</b>									
5710	Capital Imp.- Other	0.00	9,166.67	9,166.67	100.00	0.00	18,333.30	18,333.30	100.00	110,000.00
5716	Electricity	148.38	183.33	34.95	19.06	309.08	366.70	57.62	15.71	2,200.00
5810	Maintenance - General	0.00	458.33	458.33	100.00	640.00	916.70	276.70	30.18	5,500.00
5820	Maintenance - Pet Waste	155.00	208.33	53.33	25.60	330.00	416.70	86.70	20.81	2,500.00
5840	Snow Removal/Sanding	1,950.00	500.00	(1,450.00)	(290.00)	3,445.00	1,000.00	(2,445.00)	(244.50)	6,000.00
5899	SUBTOTAL MAINTENANCE EXPENSE	2,253.38	10,516.66	8,263.28	78.57	4,724.08	21,033.40	16,309.32	77.54	126,200.00
<b>5990</b>	<b>TOTAL EXPENSES</b>	<b>14,629.68</b>	<b>31,364.46</b>	<b>16,734.78</b>	<b>53.36</b>	<b>32,333.60</b>	<b>62,729.00</b>	<b>30,395.40</b>	<b>48.46</b>	<b>376,373.60</b>
<b>6995</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>19,044.77</b>	<b>(2,364.46)</b>	<b>21,409.23</b>	<b>905.46</b>	<b>132,169.41</b>	<b>(4,729.00)</b>	<b>136,898.41</b>	<b>2,894.87</b>	<b>(28,373.60)</b>
<b>9995</b>	<b>NET CASH FLOW</b>	<b>19,044.77</b>	<b>(2,364.46)</b>	<b>21,409.23</b>	<b>905.46</b>	<b>132,169.41</b>	<b>(4,729.00)</b>	<b>136,898.41</b>	<b>2,894.87</b>	<b>(28,373.60)</b>