

Property Monthly Report
Kellison Corp
March-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 = 03/2022, To Month = 03/2022

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	Kellison LLC	P-63431	22281	pioneer	3/31/22	pioneer	03/31/2022	03/2022	1,200.00	0.00	K-49590	881	03/31/2022	March Late Fees
Total 2360										1,200.00	0.00					
4140	Fees, Association	lawrencecl	Lawrence Clark	P-63208	22058	pioneer	3/4/22	-reimb.p	03/04/2022	03/2022	240.00	0.00	K-49379	870	03/04/2022	Refund Credit on account
		zillowhom	Zillow Homes Property Trust	P-63209	22059	pioneer	3/4/22	-reimb. r	03/04/2022	03/2022	300.00	0.00	K-49380	871	03/04/2022	Refund Credit on account
Total 4140										540.00	0.00					
5503	ACC Review Expenses	vista	Colorado Vista Landscape	P-63271	22121	pioneer	1290		03/08/2022	03/2022	40.00	0.00	K-49436	872	03/08/2022	Design Plans 1907rudd
Total 5503										40.00	0.00					
5530	Insurance	auto traveler	Auto Owners Insurance Travelers	P-63409	22259	pioneer	3/28/22	-renew	03/28/2022	03/2022	1,947.00	0.00	K-49574	879	03/28/2022	Acct#014940275 / Pol.#74-
		traveler	Travelers	P-63410	22260	pioneer	4/1/22-4/1/23	-03/28/2022	03/2022	4,299.00	0.00	K-49575	880	03/28/2022	Acct#7032T4188 /	
		traveler	Travelers	P-63411	22261	pioneer	4/1/22-4/1/23	-03/28/2022	03/2022	315.00	0.00	K-49575	880	03/28/2022	Acct#8020J2165 /	
Total 5530										6,561.00	0.00					
5560	Management Fees	kellisonllc	Kellison LLC	P-63143	22004	pioneer	pion mgmt fee6	03/01/2022	03/2022	2,362.50	0.00	K-49312	865	03/01/2022	Management Fees	
Total 5560										2,362.50	0.00					
5580	Office Supplies/Expense	ups	The UPS Store #2718	P-63338	22188	pioneer	Inv#614-1778	P 03/18/2022	03/2022	147.05	0.00	K-49502	878	03/21/2022	11/23-12/28/21 Copies,	
		ups	The UPS Store #2718	P-63338	22188	pioneer	Inv#614-1778	P 03/18/2022	03/2022	276.00	0.00	K-49502	878	03/21/2022	Stamps	
		ups	The UPS Store #2718	P-63338	22188	pioneer	Inv#614-1778	P 03/18/2022	03/2022	75.72	0.00	K-49502	878	03/21/2022	1/19-2/11/22 Copies,	
Total 5580										498.77	0.00					
5660	Landscape Contract	aceblades	Ace of Blades	P-63161	22011	pioneer	19092		03/02/2022	03/2022	7,083.00	0.00	K-49335	866	03/02/2022	Lawn Maintenance March
Total 5660										7,083.00	0.00					
5665	Landscape Maint & Repair	aceblades	Ace of Blades	P-63320	22170	pioneer	19136		03/18/2022	03/2022	10,700.00	0.00	K-49500	876	03/21/2022	Area 3 & 4 Bed improvements
Total 5665										10,700.00	0.00					
5685	Water, Landscape	johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	37.70	0.00	K-49443	873	03/09/2022	Acct 910.846.01	
		johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	117.54	0.00	K-49443	873	03/09/2022	Acct 910.871.01	
		johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	73.19	0.00	K-49443	873	03/09/2022	Acct 922.080.01	
		johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	37.70	0.00	K-49443	873	03/09/2022	Acct 922.085.01	
		johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	22.18	0.00	K-49443	873	03/09/2022	Acct 922.670.01	
		johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	73.19	0.00	K-49443	873	03/09/2022	Acct 922.980.01	
		johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	37.70	0.00	K-49443	873	03/09/2022	Acct 924.502.01	
		johnst	Town of Johnstown	P-63276	22126	pioneer	1/19-2/19/22	p 03/09/2022	03/2022	37.70	0.00	K-49443	873	03/09/2022	Acct 925.031.01	
Total 5685										436.90	0.00					
5716	Electricity	xcel	Xcel Energy	P-63159	22009	pioneer	1/21-2/22/22	p 03/02/2022	03/2022	12.10	0.00	K-49336	867	03/02/2022	53-2848153-2 - Cinnamon	
		unitedpow	United Power Inc.	P-63301	22151	pioneer	2/81-3/1/22	pic 03/17/2022	03/2022	22.97	0.00	K-49472	875	03/17/2022	9847701 - 4327 Rouen	
		unitedpow	United Power Inc.	P-63301	22151	pioneer	2/81-3/1/22	pic 03/17/2022	03/2022	35.80	0.00	K-49472	875	03/17/2022	10574903 - 227 Saxony	
		unitedpow	United Power Inc.	P-63301	22151	pioneer	2/81-3/1/22	pic 03/17/2022	03/2022	21.92	0.00	K-49472	875	03/17/2022	13097901 - 106 Plover	
		unitedpow	United Power Inc.	P-63301	22151	pioneer	2/81-3/1/22	pic 03/17/2022	03/2022	21.92	0.00	K-49472	875	03/17/2022	13098001 - 2339 Black Duck	
		unitedpow	United Power Inc.	P-63301	22151	pioneer	2/81-3/1/22	pic 03/17/2022	03/2022	22.38	0.00	K-49472	875	03/17/2022	15304401 - 2609 Rosybill	
		unitedpow	United Power Inc.	P-63301	22151	pioneer	2/81-3/1/22	pic 03/17/2022	03/2022	21.92	0.00	K-49472	875	03/17/2022	18357602 - 2932 Muscovy	
Total 5716										159.01	0.00					
5820	Maintenance - Pet Waste	fetch	Fetch Poop.com, LLC	P-63321	22171	pioneer	322376		03/18/2022	03/2022	125.00	0.00	K-49501	877	03/21/2022	Pet Station Servicing -February
Total 5820										125.00	0.00					
5840	Snow Removal/Sanding	aceblades	Ace of Blades	P-63288	22138	pioneer	19114		03/17/2022	03/2022	395.00	0.00	K-49471	874	03/17/2022	Snow 2/10
Total 5840										395.00	0.00					
Grand Total										30,101.18	0.00					

Balance Sheet - Pioneer Ridge Community Association (pioneer)

Kellison Corp

As Of Month = 03/2022

Account Code	Description	Current Balance
1005	CURRENT ASSETS	
1010	Cash-Main Operating Acct	<u>533,141.56</u>
1130	TOTAL CURRENT ASSETS	533,141.56
1300	FIXED ASSETS	
1995	TOTAL ASSETS	<u>533,141.56</u>
2000	LIABILITIES	
2345	Pre-Paid Dues	<u>16,788.75</u>
2995	TOTAL LIABILITIES	16,788.75
3000	CAPITAL	
3980	Current Surplus (Deficit)	109,203.21
3981	Retained Earnings	<u>407,149.60</u>
3990	TOTAL CAPITAL	<u>516,352.81</u>
3995	TOTAL LIABILITIES & CAPITAL	<u>533,141.56</u>

Budget Comparison - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 03/2022, To Month = 03/2022

Account Code	Description	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000	INCOME									
4140	Fees, Association	5,394.98	29,000.00	(23,605.02)	(81.40)	169,597.99	87,000.00	82,597.99	94.94	348,000.00
4155	Fees, Fines	0.00	0.00	0.00	0.00	300.00	0.00	300.00	0.00	0.00
4990	TOTAL INCOME	5,394.98	29,000.00	(23,605.02)	(81.40)	169,897.99	87,000.00	82,897.99	95.29	348,000.00
5000	EXPENSE									
5100	ADMINISTRATIVE EXPENSE									
5500	Acct/Tax Prep/Professional	0.00	55.00	55.00	100.00	0.00	165.00	165.00	100.00	660.00
5503	ACC Review Expenses	40.00	416.67	376.67	90.40	214.00	1,249.97	1,035.97	82.88	5,000.00
5530	Insurance	6,561.00	669.80	(5,891.20)	(879.55)	6,561.00	2,009.40	(4,551.60)	(226.52)	8,037.60
5540	Legal	0.00	250.00	250.00	100.00	(478.90)	750.00	1,228.90	163.85	3,000.00
5560	Management Fees	2,362.50	2,362.50	0.00	0.00	7,087.50	7,087.50	0.00	0.00	28,350.00
5570	Miscellaneous Expense	0.00	2.50	2.50	100.00	67.05	7.50	(59.55)	(794.00)	30.00
5580	Office Supplies/Expense	498.77	625.00	126.23	20.20	1,207.07	1,875.00	667.93	35.62	7,500.00
5600	Social Event Expense	0.00	208.33	208.33	100.00	0.00	625.03	625.03	100.00	2,500.00
5610	Taxes, Income	0.00	8.33	8.33	100.00	0.00	25.03	25.03	100.00	100.00
5655	SUBTOTAL ADMINISTRATIVE EXP.	9,462.27	4,598.13	(4,864.14)	(105.79)	14,657.72	13,794.43	(863.29)	(6.26)	55,177.60
5659	LANDSCAPE EXPENSE									
5660	Landscape Contract	7,083.00	7,083.00	0.00	0.00	21,249.00	21,249.00	0.00	0.00	84,996.00
5665	Landscape Maint & Repair	10,700.00	1,666.67	(9,033.33)	(542.00)	10,700.00	4,999.97	(5,700.03)	(114.00)	20,000.00
5670	Sprinkler Sys Maint & Repairs	0.00	833.33	833.33	100.00	0.00	2,500.03	2,500.03	100.00	10,000.00
5677	Open Field Maintenance	0.00	833.33	833.33	100.00	0.00	2,500.03	2,500.03	100.00	10,000.00
5680	Tree & Shrub Maintenance	0.00	1,666.67	1,666.67	100.00	7,387.00	4,999.97	(2,387.03)	(47.74)	20,000.00
5685	Water, Landscape	436.90	4,166.67	3,729.77	89.51	1,297.97	12,499.97	11,202.00	89.62	50,000.00
5695	SUBTOTAL LANDSCAPE MAINT.	18,219.90	16,249.67	(1,970.23)	(12.12)	40,633.97	48,748.97	8,115.00	16.65	194,996.00
5700	MAINTENANCE EXPENSE									
5710	Capital Imp.- Other	0.00	9,166.67	9,166.67	100.00	0.00	27,499.97	27,499.97	100.00	110,000.00
5716	Electricity	159.01	183.33	24.32	13.27	468.09	550.03	81.94	14.90	2,200.00
5810	Maintenance - General	0.00	458.33	458.33	100.00	640.00	1,375.03	735.03	53.46	5,500.00
5820	Maintenance - Pet Waste	125.00	208.33	83.33	40.00	455.00	625.03	170.03	27.20	2,500.00
5840	Snow Removal/Sanding	395.00	500.00	105.00	21.00	3,840.00	1,500.00	(2,340.00)	(156.00)	6,000.00
5899	SUBTOTAL MAINTENANCE EXPENSE	679.01	10,516.66	9,837.65	93.54	5,403.09	31,550.06	26,146.97	82.87	126,200.00
5990	TOTAL EXPENSES	28,361.18	31,364.46	3,003.28	9.58	60,694.78	94,093.46	33,398.68	35.50	376,373.60
6995	NET OPERATING SURPLUS(DEFICIT)	(22,966.20)	(2,364.46)	(20,601.74)	(871.31)	109,203.21	(7,093.46)	116,296.67	1,639.49	(28,373.60)
9995	NET CASH FLOW	(22,966.20)	(2,364.46)	(20,601.74)	(871.31)	109,203.21	(7,093.46)	116,296.67	1,639.49	(28,373.60)