

**Property Monthly Report**  
**Kellison Corp**  
**April-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 = 04/2022, To Month = 04/2022

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-63811	22626	pioneer	4/30/22 -Pione	04/30/2022	04/2022	590.00	0.00	K-49979	900	04/30/2022	April Late Fees
<b>Total 2360</b>										<b>590.00</b>	<b>0.00</b>				
4140	Fees, Association	ajiboeye	Gbenga Ajiboeye	P-63515	22331	pioneer	4/1/22 -refund	04/01/2022	04/2022	240.00	0.00	K-49663	885	04/01/2022	Refund check issued for credit
<b>Total 4140</b>										<b>240.00</b>	<b>0.00</b>				
5500	Acct/Tax Prep/Professional	rlr	RLR, LLP	P-63715	22531	pioneer	25702	04/19/2022	04/2022	300.00	0.00	K-49893	895	04/19/2022	Prepare 2021 federal and
<b>Total 5500</b>										<b>300.00</b>	<b>0.00</b>				
5503	ACC Review Expenses	vista	Colorado Vista Landscape	P-63580	22396	pioneer	1303 pioneer	04/07/2022	04/2022	60.00	0.00	K-49728	888	04/07/2022	Design Plans
<b>Total 5503</b>										<b>60.00</b>	<b>0.00</b>				
5530	Insurance	caisllc	CAIS, LLC	P-63776	22591	pioneer	4537564 (4/20,	04/26/2022	04/2022	3,724.00	0.00	K-49949	898	04/26/2022	#1162158PPP7485536 -New
<b>Total 5530</b>										<b>3,724.00</b>	<b>0.00</b>				
5560	Management Fees	kellisonllc	Kellison LLC	P-63466	22293	pioneer	pion mgmt fee6	04/01/2022	04/2022	2,362.50	0.00	K-49622	882	04/01/2022	Management Fees
<b>Total 5560</b>										<b>2,362.50</b>	<b>0.00</b>				
5570	Miscellaneous Expense	kellisonllc	Kellison LLC	P-63714	22530	pioneer	3/31/22 -reimb.	04/19/2022	04/2022	219.50	0.00	K-49875	894	04/19/2022	CheckScan Processing Charges
<b>Total 5570</b>										<b>219.50</b>	<b>0.00</b>				
5580	Office Supplies/Expense	mailing mailing ups	United Mailing United Mailing The UPS Store #2718	P-63564 P-63601 P-63616	22380 22417 22432	pioneer pioneer pioneer	18711 -pioneer 18567 20,41,42	04/05/2022 04/07/2022 04/07/2022	04/2022 04/2022 04/2022	26.23 104.46 14.79	0.00 0.00 0.00	K-49711 K-49748 K-49763	887 889 890	04/05/2022 04/07/2022 04/07/2022	Mailing & postage 3/11 Mailing & postage 2/9 Metered Mail
<b>Total 5580</b>										<b>145.48</b>	<b>0.00</b>				
5600	Social Event Expense	olivia	Olivia Herrmann	P-63546	22362	pioneer	4/5/22 -reimb.	04/05/2022	04/2022	40.00	0.00	K-49693	886	04/05/2022	YMCA Board meeting room
<b>Total 5600</b>										<b>40.00</b>	<b>0.00</b>				
5660	Landscape Contract	aceblades	Ace of Blades	P-63490	22306	pioneer	19200	04/01/2022	04/2022	7,083.00	0.00	K-49647	883	04/01/2022	Lawn Maintenance April
<b>Total 5660</b>										<b>7,083.00</b>	<b>0.00</b>				
5665	Landscape Maint & Repair	aceblades	Ace of Blades	P-63499	22315	pioneer	19203	04/01/2022	04/2022	237.00	0.00	K-49647	883	04/01/2022	Mow/Weed control 2707whit
<b>Total 5665</b>										<b>237.00</b>	<b>0.00</b>				
5670	Sprinkler Sys Maint & Repairs	aceblades	Ace of Blades	P-63774	22589	pioneer	19327	04/26/2022	04/2022	436.00	0.00	K-49946	897	04/26/2022	Irrigation Repairs 4/22
<b>Total 5670</b>										<b>436.00</b>	<b>0.00</b>				
5680	Tree & Shrub Maintenance	aceblades	Ace of Blades	P-63497	22313	pioneer	19143	04/01/2022	04/2022	2,400.00	0.00	K-49647	883	04/01/2022	Remove & replace 3 dead trees
<b>Total 5680</b>										<b>2,400.00</b>	<b>0.00</b>				
5685	Water, Landscape	johnst johnst johnst johnst johnst johnst johnst johnst johnst	Town of Johnstown Town of Johnstown	P-63626 P-63626 P-63626 P-63626 P-63626 P-63626 P-63626 P-63626 P-63626	22442 22442 22442 22442 22442 22442 22442 22442 22442	pioneer pioneer pioneer pioneer pioneer pioneer pioneer pioneer pioneer	2/19-3/19/22 - 2/19-3/19/22 - 2/19-3/19/22 - 2/19-3/19/22 - 2/19-3/19/22 - 2/19-3/19/22 - 2/19-3/19/22 - 2/19-3/19/22 - 2/19-3/19/22 -	04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022	04/2022 04/2022 04/2022 04/2022 04/2022 04/2022 04/2022 04/2022 04/2022	37.70 117.54 73.19 37.70 22.18 73.19 37.70 37.70 37.70	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	K-49773 K-49773 K-49773 K-49773 K-49773 K-49773 K-49773 K-49773 K-49773	891 891 891 891 891 891 891 891 891	04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022 04/11/2022	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>436.90</b>	<b>0.00</b>				
5716	Electricity	xcel unitedpow unitedpow unitedpow unitedpow unitedpow unitedpow unitedpow xcel	Xcel Energy United Power Inc. United Power Inc. United Power Inc. United Power Inc. United Power Inc. United Power Inc. United Power Inc. Xcel Energy	P-63489 P-63667 P-63667 P-63667 P-63667 P-63667 P-63667 P-63667 P-63792	22305 22483 22483 22483 22483 22483 22483 22483 22607	pioneer pioneer pioneer pioneer pioneer pioneer pioneer pioneer pioneer	2/22-3/23/22 p 3/1-4/1/22 pion 3/1-4/1/22 pion 3/1-4/1/22 pion 3/1-4/1/22 pion 3/1-4/1/22 pion 3/1-4/1/22 pion 3/1-4/1/22 pion 3/23-4/21/22 -	04/01/2022 04/13/2022 04/13/2022 04/13/2022 04/13/2022 04/13/2022 04/13/2022 04/13/2022 04/28/2022	04/2022 04/2022 04/2022 04/2022 04/2022 04/2022 04/2022 04/2022 04/2022	12.10 22.97 37.28 21.92 21.92 22.50 21.92 12.10	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	K-49648 K-49813 K-49813 K-49813 K-49813 K-49813 K-49813 K-49961	884 893 893 893 893 893 893 899	04/01/2022 04/13/2022 04/13/2022 04/13/2022 04/13/2022 04/13/2022 04/13/2022 04/28/2022	53-2848153-2 - Cinnamon 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>172.71</b>	<b>0.00</b>				
5810	Maintenance - General	aceblades tradewright buckingha	Ace of Blades TradeWright Services Buckinghams Fence LLC	P-63497 P-63673 P-63743	22313 22489 22559	pioneer pioneer pioneer	19143 0236 -Pioneer OH04002 - 4/1:	04/01/2022 04/13/2022 04/25/2022	04/2022 04/2022 04/2022	800.00 290.00 950.00	0.00 0.00 0.00	K-49647 K-49812 K-49919	883 892 896	04/01/2022 04/13/2022 04/25/2022	Pekin Park mulch -7 yards Swing repair @ Cinn.Teal Park Emergency repair @2526
<b>Total 5810</b>										<b>2,040.00</b>	<b>0.00</b>				
<b>Grand Total</b>										<b>20,487.09</b>	<b>0.00</b>				

# Balance Sheet - Pioneer Ridge Community Association (pioneer)

Kellison Corp

As Of Month = 04/2022

Account Code	Description	Current Balance
1005	CURRENT ASSETS	
1010	Cash-Main Operating Acct	<u>515,694.47</u>
1130	TOTAL CURRENT ASSETS	515,694.47
1300	FIXED ASSETS	
1995	<b>TOTAL ASSETS</b>	<u><b>515,694.47</b></u>
2000	LIABILITIES	
2345	Pre-Paid Dues	<u>17,748.75</u>
2995	TOTAL LIABILITIES	17,748.75
3000	CAPITAL	
3980	Current Surplus (Deficit)	90,796.12
3981	Retained Earnings	<u>407,149.60</u>
3990	TOTAL CAPITAL	<u>497,945.72</u>
3995	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u><b>515,694.47</b></u>

# Budget Comparison - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 04/2022, To Month = 04/2022

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	1,100.00	29,000.00	(27,900.00)	(96.21)	170,697.99	116,000.00	54,697.99	47.15	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>1,100.00</b>	<b>29,000.00</b>	<b>(27,900.00)</b>	<b>(96.21)</b>	<b>170,997.99</b>	<b>116,000.00</b>	<b>54,997.99</b>	<b>47.41</b>	<b>348,000.00</b>
<b>5000</b>	<b>EXPENSE</b>									
<b>5100</b>	<b>ADMINISTRATIVE EXPENSE</b>									
5500	Acct/Tax Prep/Professional	300.00	55.00	(245.00)	(445.45)	300.00	220.00	(80.00)	(36.36)	660.00
5503	ACC Review Expenses	60.00	416.67	356.67	85.60	274.00	1,666.64	1,392.64	83.56	5,000.00
5530	Insurance	3,724.00	669.80	(3,054.20)	(455.99)	10,285.00	2,679.20	(7,605.80)	(283.88)	8,037.60
5540	Legal	(150.00)	250.00	400.00	160.00	(628.90)	1,000.00	1,628.90	162.89	3,000.00
5560	Management Fees	2,362.50	2,362.50	0.00	0.00	9,450.00	9,450.00	0.00	0.00	28,350.00
5570	Miscellaneous Expense	219.50	2.50	(217.00)	(8,680.00)	286.55	10.00	(276.55)	(2,765.50)	30.00
5580	Office Supplies/Expense	145.48	625.00	479.52	76.72	1,352.55	2,500.00	1,147.45	45.90	7,500.00
5600	Social Event Expense	40.00	208.33	168.33	80.80	40.00	833.36	793.36	95.20	2,500.00
5610	Taxes, Income	0.00	8.33	8.33	100.00	0.00	33.36	33.36	100.00	100.00
5655	SUBTOTAL ADMINISTRATIVE EXP.	6,701.48	4,598.13	(2,103.35)	(45.74)	21,359.20	18,392.56	(2,966.64)	(16.13)	55,177.60
<b>5659</b>	<b>LANDSCAPE EXPENSE</b>									
5660	Landscape Contract	7,083.00	7,083.00	0.00	0.00	28,332.00	28,332.00	0.00	0.00	84,996.00
5665	Landscape Maint & Repair	237.00	1,666.67	1,429.67	85.78	10,937.00	6,666.64	(4,270.36)	(64.06)	20,000.00
5670	Sprinkler Sys Maint & Repairs	436.00	833.33	397.33	47.68	436.00	3,333.36	2,897.36	86.92	10,000.00
5677	Open Field Maintenance	0.00	833.33	833.33	100.00	0.00	3,333.36	3,333.36	100.00	10,000.00
5680	Tree & Shrub Maintenance	2,400.00	1,666.67	(733.33)	(44.00)	9,787.00	6,666.64	(3,120.36)	(46.81)	20,000.00
5685	Water, Landscape	436.90	4,166.67	3,729.77	89.51	1,734.87	16,666.64	14,931.77	89.59	50,000.00
5695	SUBTOTAL LANDSCAPE MAINT.	10,592.90	16,249.67	5,656.77	34.81	51,226.87	64,998.64	13,771.77	21.19	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	36,666.64	36,666.64	100.00	110,000.00
5716	Electricity	172.71	183.33	10.62	5.79	640.80	733.36	92.56	12.62	2,200.00
5810	Maintenance - General	2,040.00	458.33	(1,581.67)	(345.09)	2,680.00	1,833.36	(846.64)	(46.18)	5,500.00
5820	Maintenance - Pet Waste	0.00	208.33	208.33	100.00	455.00	833.36	378.36	45.40	2,500.00
5840	Snow Removal/Sanding	0.00	500.00	500.00	100.00	3,840.00	2,000.00	(1,840.00)	(92.00)	6,000.00
5899	SUBTOTAL MAINTENANCE EXPENSE	2,212.71	10,516.66	8,303.95	78.96	7,615.80	42,066.72	34,450.92	81.90	126,200.00
<b>5990</b>	<b>TOTAL EXPENSES</b>	<b>19,507.09</b>	<b>31,364.46</b>	<b>11,857.37</b>	<b>37.81</b>	<b>80,201.87</b>	<b>125,457.92</b>	<b>45,256.05</b>	<b>36.07</b>	<b>376,373.60</b>
<b>6995</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>(18,407.09)</b>	<b>(2,364.46)</b>	<b>(16,042.63)</b>	<b>(678.49)</b>	<b>90,796.12</b>	<b>(9,457.92)</b>	<b>100,254.04</b>	<b>1,060.00</b>	<b>(28,373.60)</b>
<b>9995</b>	<b>NET CASH FLOW</b>	<b>(18,407.09)</b>	<b>(2,364.46)</b>	<b>(16,042.63)</b>	<b>(678.49)</b>	<b>90,796.12</b>	<b>(9,457.92)</b>	<b>100,254.04</b>	<b>1,060.00</b>	<b>(28,373.60)</b>