

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

Prepared By nicole\_

Pioneer Ridge Community Association  
201 E. 4th Street #130  
Loveland  
CO 80537

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

Kellison Corp

From Month = 06/2022, To Month = 06/2022

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-64576	23318	pioneer	6/30/22 -pioneer	06/30/2022	06/2022	300.00	0.00	K-50651	925	06/30/2022	June Late Fees
<b>Total 2360</b>										<b>300.00</b>	<b>0.00</b>				
5503	ACC Review Expenses	vista	Colorado Vista Landscape	P-64278	23020	pioneer	1337	06/02/2022	06/2022	35.00	0.00	K-50393	915	06/02/2022	Design Plans
<b>Total 5503</b>										<b>35.00</b>	<b>0.00</b>				
5540	Legal	myatt	Johnson, Muffly & Dauster,	P-64493	23235	pioneer	40486	06/22/2022	06/2022	28.00	0.00	K-50583	924	06/22/2022	Legal -May
<b>Total 5540</b>										<b>28.00</b>	<b>0.00</b>				
5560	Management Fees	kellisonllc	Kellison LLC	P-64244	22997	pioneer	pion mgmt fee6	06/01/2022	06/2022	2,362.50	0.00	K-50359	913	06/01/2022	Management Fees
<b>Total 5560</b>										<b>2,362.50</b>	<b>0.00</b>				
5660	Landscape Contract	aceblades	Ace of Blades	P-64264	23006	pioneer	19625	06/02/2022	06/2022	7,083.00	0.00	K-50382	914	06/02/2022	Lawn Maintenance June
<b>Total 5660</b>										<b>7,083.00</b>	<b>0.00</b>				
5665	Landscape Maint & Repair	aceblades	Ace of Blades	P-64256	22998	pioneer	19601	06/02/2022	06/2022	237.00	0.00	K-50382	914	06/02/2022	Mowing & Weed Control
		aceblades	Ace of Blades	P-64410	23152	pioneer	19705	06/15/2022	06/2022	3,000.00	0.00	K-50509	921	06/16/2022	Area 1 improvements
<b>Total 5665</b>										<b>3,237.00</b>	<b>0.00</b>				
5670	Sprinkler Sys Maint & Repairs	fcheck	Flow Check, LLC	P-64287	23029	pioneer	2022-123	06/02/2022	06/2022	73.00	0.00	K-50402	916	06/02/2022	Backflow testing Woodduck &
		fcheck	Flow Check, LLC	P-64288	23030	pioneer	2022-124	06/02/2022	06/2022	78.00	0.00	K-50402	916	06/02/2022	Backflow testing Mallard &
		fcheck	Flow Check, LLC	P-64289	23031	pioneer	2022-126	06/02/2022	06/2022	73.00	0.00	K-50402	916	06/02/2022	Backflow testing Black Duck
		fcheck	Flow Check, LLC	P-64290	23032	pioneer	2022-128	06/02/2022	06/2022	78.00	0.00	K-50402	916	06/02/2022	Backflow testing Saxony &
		fcheck	Flow Check, LLC	P-64291	23033	pioneer	2022-129	06/02/2022	06/2022	73.00	0.00	K-50402	916	06/02/2022	Backflow testing Plover &
		fcheck	Flow Check, LLC	P-64292	23034	pioneer	2022-131	06/02/2022	06/2022	73.00	0.00	K-50402	916	06/02/2022	Backflow testing County Rd
		aceblades	Ace of Blades	P-64481	23223	pioneer	19724	06/22/2022	06/2022	267.50	0.00	K-50568	923	06/22/2022	Irrigation Repairs
<b>Total 5670</b>										<b>715.50</b>	<b>0.00</b>				
5680	Tree & Shrub Maintenance	davey	The Davey Tree Expert	P-64310	23052	pioneer	916607567	06/04/2022	06/2022	850.00	0.00	K-50420	917	06/06/2022	Borer Treatment 5/16
		aceblades	Ace of Blades	P-64461	23203	pioneer	19721	06/20/2022	06/2022	12,000.00	0.00	K-50550	922	06/20/2022	Remove & replace 15 trees
<b>Total 5680</b>										<b>12,850.00</b>	<b>0.00</b>				
5685	Water, Landscape	johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	730.22	0.00	K-50443	918	06/07/2022	Acct 910.846.01
		johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	248.88	0.00	K-50443	918	06/07/2022	Acct 910.871.01
		johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	1,693.05	0.00	K-50443	918	06/07/2022	Acct 922.080.01
		johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	1,128.22	0.00	K-50443	918	06/07/2022	Acct 922.085.01
		johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	65.96	0.00	K-50443	918	06/07/2022	Acct 922.670.01
		johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	885.11	0.00	K-50443	918	06/07/2022	Acct 922.980.01
		johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	296.40	0.00	K-50443	918	06/07/2022	Acct 924.502.01
		johnst	Town of Johnstown	P-64340	23082	pioneer	4/20-5/20/22 p	06/07/2022	06/2022	352.12	0.00	K-50443	918	06/07/2022	Acct 925.031.01
<b>Total 5685</b>										<b>5,399.96</b>	<b>0.00</b>				
5716	Electricity	unitedpow	United Power Inc.	P-64378	23120	pioneer	5/1-6/1/22 pion	06/13/2022	06/2022	23.08	0.00	K-50493	920	06/13/2022	9847701 - 4327 Rouen
		unitedpow	United Power Inc.	P-64378	23120	pioneer	5/1-6/1/22 pion	06/13/2022	06/2022	37.49	0.00	K-50493	920	06/13/2022	10574903 - 227 Saxony
		unitedpow	United Power Inc.	P-64378	23120	pioneer	5/1-6/1/22 pion	06/13/2022	06/2022	22.05	0.00	K-50493	920	06/13/2022	13097901 - 106 Plover
		unitedpow	United Power Inc.	P-64378	23120	pioneer	5/1-6/1/22 pion	06/13/2022	06/2022	21.92	0.00	K-50493	920	06/13/2022	13098001 - 2339 Black Duck
		unitedpow	United Power Inc.	P-64378	23120	pioneer	5/1-6/1/22 pion	06/13/2022	06/2022	22.62	0.00	K-50493	920	06/13/2022	15304401 - 2609 Rosybill
		unitedpow	United Power Inc.	P-64378	23120	pioneer	5/1-6/1/22 pion	06/13/2022	06/2022	22.08	0.00	K-50493	920	06/13/2022	18357602 - 2932 Muscovy
<b>Total 5716</b>										<b>149.24</b>	<b>0.00</b>				
5820	Maintenance - Pet Waste	fetch	Fetch Poop.com, LLC	P-64365	23107	pioneer	397419	06/12/2022	06/2022	230.00	0.00	K-50472	919	06/13/2022	Pet Station Servicing -May
<b>Total 5820</b>										<b>230.00</b>	<b>0.00</b>				
<b>Grand Total</b>										<b>32,390.20</b>	<b>0.00</b>				

# Balance Sheet - Pioneer Ridge Community Association (pioneer)

Kellison Corp

As Of Month = 06/2022

Account Code	Description	Current Balance
1005	CURRENT ASSETS	
1010	Cash-Main Operating Acct	<u>473,127.60</u>
1130	TOTAL CURRENT ASSETS	473,127.60
1300	FIXED ASSETS	
1995	<b>TOTAL ASSETS</b>	<u><b>473,127.60</b></u>
2000	LIABILITIES	
2345	Pre-Paid Dues	<u>28,118.75</u>
2995	TOTAL LIABILITIES	28,118.75
3000	CAPITAL	
3980	Current Surplus (Deficit)	37,859.25
3981	Retained Earnings	<u>407,149.60</u>
3990	TOTAL CAPITAL	<u>445,008.85</u>
3995	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u><b>473,127.60</b></u>

# Budget Comparison - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 06/2022, To Month = 06/2022

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	1,300.00	29,000.00	(27,700.00)	(95.52)	173,807.99	174,000.00	(192.01)	(0.11)	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>1,300.00</b>	<b>29,000.00</b>	<b>(27,700.00)</b>	<b>(95.52)</b>	<b>174,107.99</b>	<b>174,000.00</b>	<b>107.99</b>	<b>0.06</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	300.00	330.00	30.00	9.09	660.00
5503	ACC Review Expenses	35.00	416.67	381.67	91.60	1,659.00	2,499.98	840.98	33.64	5,000.00
5530	Insurance	0.00	669.80	669.80	100.00	10,111.00	4,018.80	(6,092.20)	(151.59)	8,037.60
5540	Legal	(439.00)	250.00	689.00	275.60	(359.90)	1,500.00	1,859.90	123.99	3,000.00
5560	Management Fees	2,362.50	2,362.50	0.00	0.00	14,175.00	14,175.00	0.00	0.00	28,350.00
5570	Miscellaneous Expense	0.00	2.50	2.50	100.00	286.55	15.00	(271.55)	(1,810.33)	30.00
5580	Office Supplies/Expense	0.00	625.00	625.00	100.00	2,152.55	3,750.00	1,597.45	42.60	7,500.00
5600	Social Event Expense	0.00	208.33	208.33	100.00	40.00	1,250.02	1,210.02	96.80	2,500.00
5610	Taxes, Income	0.00	8.33	8.33	100.00	0.00	50.02	50.02	100.00	100.00
5655	SUBTOTAL ADMINISTRATIVE EXP.	1,958.50	4,598.13	2,639.63	57.41	28,364.20	27,588.82	(775.38)	(2.81)	55,177.60
<b>5659</b>	<b>LANDSCAPE EXPENSE</b>									
5660	Landscape Contract	7,083.00	7,083.00	0.00	0.00	42,498.00	42,498.00	0.00	0.00	84,996.00
5665	Landscape Maint & Repair	3,237.00	1,666.67	(1,570.33)	(94.22)	20,338.00	9,999.98	(10,338.02)	(103.38)	20,000.00
5670	Sprinkler Sys Maint & Repairs	715.50	833.33	117.83	14.14	4,040.50	5,000.02	959.52	19.19	10,000.00
5677	Open Field Maintenance	0.00	833.33	833.33	100.00	0.00	5,000.02	5,000.02	100.00	10,000.00
5680	Tree & Shrub Maintenance	12,850.00	1,666.67	(11,183.33)	(671.00)	23,737.00	9,999.98	(13,737.02)	(137.37)	20,000.00
5685	Water, Landscape	5,399.96	4,166.67	(1,233.29)	(29.60)	8,081.17	24,999.98	16,918.81	67.68	50,000.00
5695	SUBTOTAL LANDSCAPE MAINT.	29,285.46	16,249.67	(13,035.79)	(80.22)	98,694.67	97,497.98	(1,196.69)	(1.23)	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	54,999.98	54,999.98	100.00	110,000.00
5716	Electricity	96.36	183.33	86.97	47.44	889.87	1,100.02	210.15	19.10	2,200.00
5810	Maintenance - General	0.00	458.33	458.33	100.00	3,620.00	2,750.02	(869.98)	(31.64)	5,500.00
5820	Maintenance - Pet Waste	230.00	208.33	(21.67)	(10.40)	840.00	1,250.02	410.02	32.80	2,500.00
5840	Snow Removal/Sanding	0.00	500.00	500.00	100.00	3,840.00	3,000.00	(840.00)	(28.00)	6,000.00
5899	SUBTOTAL MAINTENANCE EXPENSE	326.36	10,516.66	10,190.30	96.90	9,189.87	63,100.04	53,910.17	85.44	126,200.00
<b>5990</b>	<b>TOTAL EXPENSES</b>	<b>31,570.32</b>	<b>31,364.46</b>	<b>(205.86)</b>	<b>(0.66)</b>	<b>136,248.74</b>	<b>188,186.84</b>	<b>51,938.10</b>	<b>27.60</b>	<b>376,373.60</b>
<b>6995</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>(30,270.32)</b>	<b>(2,364.46)</b>	<b>(27,905.86)</b>	<b>(1,180.22)</b>	<b>37,859.25</b>	<b>(14,186.84)</b>	<b>52,046.09</b>	<b>366.86</b>	<b>(28,373.60)</b>
<b>9995</b>	<b>NET CASH FLOW</b>	<b>(30,270.32)</b>	<b>(2,364.46)</b>	<b>(27,905.86)</b>	<b>(1,180.22)</b>	<b>37,859.25</b>	<b>(14,186.84)</b>	<b>52,046.09</b>	<b>366.86</b>	<b>(28,373.60)</b>