

Property Monthly Report
Kellison Corp
July-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 = 07/2022, To Month = 07/2022

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-65006	23714	pioneer	7/31/22 -pioneer	07/31/2022	07/2022	100.00	0.00	K-51036	943	07/31/2022	July Late Fees
Total 2360										100.00	0.00				
5503	ACC Review Expenses	vista roost	Colorado Vista Landscape Roost Reviews	P-64785 P-64838	23493 23546	pioneer pioneer	1353 7/14/22 -pioneer	07/13/2022 07/18/2022	07/2022 07/2022	20.00 1,200.00	0.00 0.00	K-50831 K-50899	934 939	07/13/2022 07/18/2022	Design Plans Design Plans 5/6-6/30
Total 5503										1,220.00	0.00				
5540	Legal	myatt	Johnson, Muffly & Dauster,	P-64792	23500	pioneer	40721	07/13/2022	07/2022	858.00	0.00	K-50845	935	07/13/2022	Legal Liens -June
Total 5540										858.00	0.00				
5560	Management Fees	kellisonllc kellisonllc	Kellison LLC Kellison LLC	P-64607 P-65002	23326 23710	pioneer pioneer	pion mgmt fee6 7/1/22 -add'l fee	07/01/2022 07/29/2022	07/2022 07/2022	2,362.50 77.50	0.00 0.00	K-50679 K-51032	926 942	07/01/2022 07/29/2022	Management Fees Renew contract eff.7/1/22 for
Total 5560										2,440.00	0.00				
5570	Miscellaneous Expense	carriellanni	Carrie Lanning	P-65010	23718	pioneer	7/31/22 -reimb.	07/31/2022	07/2022	12.76	0.00	K-51040	944	07/31/2022	Padlock for storage unit #204
Total 5570										12.76	0.00				
5580	Office Supplies/Expense	mailing mailing	United Mailing United Mailing	P-64982 P-64983	23690 23691	pioneer pioneer	19122 19146	07/27/2022 07/27/2022	07/2022 07/2022	2,655.71 787.63	0.00 0.00	K-51009 K-51009	941 941	07/27/2022 07/27/2022	8-page Copies & Postage 7/22 Semi-Ann. Invoice Copies &
Total 5580										3,443.34	0.00				
5660	Landscape Contract	aceblades	Ace of Blades	P-64628	23336	pioneer	19797	07/01/2022	07/2022	7,083.00	0.00	K-50697	927	07/01/2022	Lawn Maintenance July
Total 5660										7,083.00	0.00				
5665	Landscape Maint & Repair	aceblades aceblades weedman aceblades	Ace of Blades Ace of Blades Weed Man Ace of Blades	P-64629 P-64734 P-64821 P-64864	23337 23442 23529 23572	pioneer pioneer pioneer pioneer	19804 19858 49604 19906	07/01/2022 07/12/2022 07/14/2022 07/21/2022	07/2022 07/2022 07/2022 07/2022	237.00 152.00 1,035.00 1,720.00	0.00 0.00 0.00 0.00	K-50697 K-50786 K-50881 K-50919	927 930 937 940	07/01/2022 07/12/2022 07/14/2022 07/21/2022	Mow, Weed Control @ Tumbleweed cleanup native Weed Spray along CR17 7/13 Mulch, Pekin Park; remove
Total 5665										3,144.00	0.00				
5670	Sprinkler Sys Maint & Repairs	fcheck fcheck fcheck	Flow Check, LLC Flow Check, LLC Flow Check, LLC	P-64725 P-64726 P-64727	23433 23434 23435	pioneer pioneer pioneer	2022-125 20022-127 2022-130	07/12/2022 07/12/2022 07/12/2022	07/2022 07/2022 07/2022	78.00 73.00 73.00	0.00 0.00 0.00	K-50787 K-50787 K-50787	931 931 931	07/12/2022 07/12/2022 07/12/2022	Backflow test Cty Rd 17 & Backflow test Cinn.Teal & Backflow test Cty Rd 42 & S
Total 5670										224.00	0.00				
5677	Open Field Maintenance	lhrtractor	LHR Tractor Service Inc.	P-64717	23425	pioneer	722	07/10/2022	07/2022	2,310.00	0.00	K-50774	929	07/10/2022	Open space mowing 7/1
Total 5677										2,310.00	0.00				
5680	Tree & Shrub Maintenance	tree	The Tree Guys	P-64813	23521	pioneer	801243	07/13/2022	07/2022	5,000.00	0.00	K-50860	936	07/13/2022	Tree trimming
Total 5680										5,000.00	0.00				
5685	Water, Landscape	johnst johnst johnst johnst johnst johnst johnst johnst johnst	Town of Johnstown Town of Johnstown	P-64763 P-64763 P-64763 P-64763 P-64763 P-64763 P-64763 P-64763 P-64763	23471 23471 23471 23471 23471 23471 23471 23471 23471	pioneer pioneer pioneer pioneer pioneer pioneer pioneer pioneer pioneer	5/20-6/20/22 p 5/20-6/20/22 p 5/20-6/20/22 p 5/20-6/20/22 p 5/20-6/20/22 p 5/20-6/20/22 p 5/20-6/20/22 p 5/20-6/20/22 p 5/20-6/20/22 p	07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022	07/2022 07/2022 07/2022 07/2022 07/2022 07/2022 07/2022 07/2022 07/2022	984.94 316.54 2,286.07 1,315.28 93.82 1,374.65 360.08 614.80	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	K-50819 K-50819 K-50819 K-50819 K-50819 K-50819 K-50819 K-50819	932 932 932 932 932 932 932 932	07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022	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
Total 5685										7,346.18	0.00				
5716	Electricity	unitedpow unitedpow unitedpow unitedpow unitedpow unitedpow	United Power Inc. United Power Inc. United Power Inc. United Power Inc. United Power Inc. United Power Inc.	P-64747 P-64747 P-64747 P-64747 P-64747 P-64747	23455 23455 23455 23455 23455 23455	pioneer pioneer pioneer pioneer pioneer pioneer	6/1-7/1/22 pion 6/1-7/1/22 pion 6/1-7/1/22 pion 6/1-7/1/22 pion 6/1-7/1/22 pion 6/1-7/1/22 pion	07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022	07/2022 07/2022 07/2022 07/2022 07/2022 07/2022	23.09 36.58 22.18 21.92 22.62 22.33	0.00 0.00 0.00 0.00 0.00 0.00	K-50820 K-50820 K-50820 K-50820 K-50820 K-50820	933 933 933 933 933 933	07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022 07/12/2022	9847701 - 4327 Rouen 10574903 - 227 Saxony 13097901 - 106 Plover 13098001 - 2339 Black Duck 15304401 - 2609 Rosybill 18357602 - 2932 Muscovy
Total 5716										148.72	0.00				
5810	Maintenance - General	tradewright	TradeWright Services	P-64826	23534	pioneer	0279 Pioneer	07/15/2022	07/2022	1,050.00	0.00	K-50887	938	07/15/2022	Fence post replacement 2416
Total 5810										1,050.00	0.00				
5820	Maintenance - Pet Waste	fetch	Fetch Poop.com, LLC	P-64706	23414	pioneer	448491	07/10/2022	07/2022	205.00	0.00	K-50768	928	07/10/2022	Pet Station Servicing -June
Total 5820										205.00	0.00				
Grand Total										34,585.00	0.00				

Balance Sheet - Pioneer Ridge Community Association (pioneer)

Kellison Corp

As Of Month = 07/2022

Account Code	Description	Current Balance
1005	CURRENT ASSETS	
1010	Cash-Main Operating Acct	<u>544,702.60</u>
1130	TOTAL CURRENT ASSETS	544,702.60
1300	FIXED ASSETS	
1995	TOTAL ASSETS	<u>544,702.60</u>
2000	LIABILITIES	
2345	Pre-Paid Dues	<u>8,088.20</u>
2995	TOTAL LIABILITIES	8,088.20
3000	CAPITAL	
3980	Current Surplus (Deficit)	129,464.80
3981	Retained Earnings	<u>407,149.60</u>
3990	TOTAL CAPITAL	<u>536,614.40</u>
3995	TOTAL LIABILITIES & CAPITAL	<u>544,702.60</u>

Budget Comparison - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 07/2022, To Month = 07/2022

Account Code	Description	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000	INCOME									
4140	Fees, Association	126,090.55	29,000.00	97,090.55	334.80	299,898.54	203,000.00	96,898.54	47.73	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	126,090.55	29,000.00	97,090.55	334.80	300,198.54	203,000.00	97,198.54	47.88	348,000.00
5000	EXPENSE									
5100	ADMINISTRATIVE EXPENSE									
5500	Acct/Tax Prep/Professional	0.00	55.00	55.00	100.00	300.00	385.00	85.00	22.08	660.00
5503	ACC Review Expenses	1,220.00	416.67	(803.33)	(192.80)	2,879.00	2,916.65	37.65	1.29	5,000.00
5530	Insurance	0.00	669.80	669.80	100.00	10,111.00	4,688.60	(5,422.40)	(115.65)	8,037.60
5540	Legal	858.00	250.00	(608.00)	(243.20)	498.10	1,750.00	1,251.90	71.54	3,000.00
5560	Management Fees	2,440.00	2,362.50	(77.50)	(3.28)	16,615.00	16,537.50	(77.50)	(0.47)	28,350.00
5570	Miscellaneous Expense	12.76	2.50	(10.26)	(410.40)	299.31	17.50	(281.81)	(1,610.34)	30.00
5580	Office Supplies/Expense	3,443.34	625.00	(2,818.34)	(450.93)	5,595.89	4,375.00	(1,220.89)	(27.91)	7,500.00
5600	Social Event Expense	0.00	208.33	208.33	100.00	40.00	1,458.35	1,418.35	97.26	2,500.00
5610	Taxes, Income	0.00	8.33	8.33	100.00	0.00	58.35	58.35	100.00	100.00
5655	SUBTOTAL ADMINISTRATIVE EXP.	7,974.10	4,598.13	(3,375.97)	(73.42)	36,338.30	32,186.95	(4,151.35)	(12.90)	55,177.60
5659	LANDSCAPE EXPENSE									
5660	Landscape Contract	7,083.00	7,083.00	0.00	0.00	49,581.00	49,581.00	0.00	0.00	84,996.00
5665	Landscape Maint & Repair	3,144.00	1,666.67	(1,477.33)	(88.64)	23,482.00	11,666.65	(11,815.35)	(101.27)	20,000.00
5670	Sprinkler Sys Maint & Repairs	224.00	833.33	609.33	73.12	4,264.50	5,833.35	1,568.85	26.89	10,000.00
5677	Open Field Maintenance	2,310.00	833.33	(1,476.67)	(177.20)	2,310.00	5,833.35	3,523.35	60.40	10,000.00
5680	Tree & Shrub Maintenance	5,000.00	1,666.67	(3,333.33)	(200.00)	28,737.00	11,666.65	(17,070.35)	(146.32)	20,000.00
5685	Water, Landscape	7,346.18	4,166.67	(3,179.51)	(76.31)	15,427.35	29,166.65	13,739.30	47.11	50,000.00
5695	SUBTOTAL LANDSCAPE MAINT.	25,107.18	16,249.67	(8,857.51)	(54.51)	123,801.85	113,747.65	(10,054.20)	(8.84)	194,996.00
5700	MAINTENANCE EXPENSE									
5710	Capital Imp.- Other	0.00	9,166.67	9,166.67	100.00	0.00	64,166.65	64,166.65	100.00	110,000.00
5716	Electricity	148.72	183.33	34.61	18.88	1,038.59	1,283.35	244.76	19.07	2,200.00
5810	Maintenance - General	1,050.00	458.33	(591.67)	(129.09)	4,670.00	3,208.35	(1,461.65)	(45.56)	5,500.00
5820	Maintenance - Pet Waste	205.00	208.33	3.33	1.60	1,045.00	1,458.35	413.35	28.34	2,500.00
5840	Snow Removal/Sanding	0.00	500.00	500.00	100.00	3,840.00	3,500.00	(340.00)	(9.71)	6,000.00
5899	SUBTOTAL MAINTENANCE EXPENSE	1,403.72	10,516.66	9,112.94	86.65	10,593.59	73,616.70	63,023.11	85.61	126,200.00
5990	TOTAL EXPENSES	34,485.00	31,364.46	(3,120.54)	(9.95)	170,733.74	219,551.30	48,817.56	22.24	376,373.60
6995	NET OPERATING SURPLUS(DEFICIT)	91,605.55	(2,364.46)	93,970.01	3,974.27	129,464.80	(16,551.30)	146,016.10	882.20	(28,373.60)
9995	NET CASH FLOW	91,605.55	(2,364.46)	93,970.01	3,974.27	129,464.80	(16,551.30)	146,016.10	882.20	(28,373.60)