

Property Monthly Report
Kellison Corp
August-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 = 08/2022, To Month = 08/2022

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-65378	24051	pioneer	8/31/22 -Augus	08/30/2022	08/2022	100.00	0.00	K-51363	953	08/30/2022	August Late Fees
Total 2360										100.00	0.00				
5540	Legal	myatt	Johnson, Muffly & Dauster,	P-65163	23836	pioneer	41129	08/08/2022	08/2022	281.70	0.00	K-51184	948	08/08/2022	Legal July
Total 5540										281.70	0.00				
5560	Management Fees	kellisonllc	Kellison LLC	P-65035	23720	pioneer	pion mgmt fee6	08/01/2022	08/2022	2,440.00	0.00	K-51063	945	08/01/2022	Management Fees
Total 5560										2,440.00	0.00				
5660	Landscape Contract	aceblades	Ace of Blades	P-65061	23735	pioneer	19967	08/03/2022	08/2022	7,083.00	0.00	K-51106	946	08/03/2022	Lawn Maintenance
Total 5660										7,083.00	0.00				
5665	Landscape Maint & Repair	aceblades	Ace of Blades	P-65060	23734	pioneer	19994	08/03/2022	08/2022	47.40	0.00	K-51106	946	08/03/2022	Mow, Weed Control @
Total 5665										47.40	0.00				
5680	Tree & Shrub Maintenance	aceblades	Ace of Blades	P-65248	23921	pioneer	20042	08/19/2022	08/2022	5,400.00	0.00	K-51258	951	08/19/2022	Remove/replace 6 trees
		aceblades	Ace of Blades	P-65366	24039	pioneer	20078	08/29/2022	08/2022	1,400.00	0.00	K-51351	952	08/29/2022	Replace dead tree behind
Total 5680										6,800.00	0.00				
5685	Water, Landscape	johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	1,677.46	0.00	K-51221	949	08/09/2022	Acct 910.846.01
		johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	443.90	0.00	K-51221	949	08/09/2022	Acct 910.871.01
		johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	3,953.69	0.00	K-51221	949	08/09/2022	Acct 922.080.01
		johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	2,015.76	0.00	K-51221	949	08/09/2022	Acct 922.085.01
		johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	121.68	0.00	K-51221	949	08/09/2022	Acct 922.670.01
		johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	2,118.91	0.00	K-51221	949	08/09/2022	Acct 922.980.01
		johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	483.46	0.00	K-51221	949	08/09/2022	Acct 924.502.01
		johnst	Town of Johnstown	P-65178	23851	pioneer	6/20-7/20/22 p	08/09/2022	08/2022	988.92	0.00	K-51221	949	08/09/2022	Acct 925.031.01
Total 5685										11,803.78	0.00				
5716	Electricity	unitedpow	United Power Inc.	P-65203	23876	pioneer	7/1-8/1/22 pion	08/09/2022	08/2022	23.09	0.00	K-51222	950	08/09/2022	9847701 - 4327 Rouen
		unitedpow	United Power Inc.	P-65203	23876	pioneer	7/1-8/1/22 pion	08/09/2022	08/2022	36.95	0.00	K-51222	950	08/09/2022	10574903 - 227 Saxony
		unitedpow	United Power Inc.	P-65203	23876	pioneer	7/1-8/1/22 pion	08/09/2022	08/2022	22.28	0.00	K-51222	950	08/09/2022	13097901 - 106 Plover
		unitedpow	United Power Inc.	P-65203	23876	pioneer	7/1-8/1/22 pion	08/09/2022	08/2022	21.92	0.00	K-51222	950	08/09/2022	13098001 - 2339 Black Duck
		unitedpow	United Power Inc.	P-65203	23876	pioneer	7/1-8/1/22 pion	08/09/2022	08/2022	22.73	0.00	K-51222	950	08/09/2022	15304401 - 2609 Rosybill
		unitedpow	United Power Inc.	P-65203	23876	pioneer	7/1-8/1/22 pion	08/09/2022	08/2022	22.41	0.00	K-51222	950	08/09/2022	18357602 - 2932 Muscovy
Total 5716										149.38	0.00				
5820	Maintenance - Pet Waste	fetch	Fetch Poop.com, LLC	P-65115	23788	pioneer	478328	08/06/2022	08/2022	180.00	0.00	K-51137	947	08/06/2022	Pet Station Servicing -July
Total 5820										180.00	0.00				
Grand Total										28,885.26	0.00				

Balance Sheet - Pioneer Ridge Community Association (pioneer)

Kellison Corp

As Of Month = 08/2022

Account Code	Description	Current Balance
1005	CURRENT ASSETS	
1010	Cash-Main Operating Acct	<u>547,162.34</u>
1130	TOTAL CURRENT ASSETS	547,162.34
1300	FIXED ASSETS	
1995	TOTAL ASSETS	<u>547,162.34</u>
2000	LIABILITIES	
2345	Pre-Paid Dues	<u>8,578.20</u>
2995	TOTAL LIABILITIES	8,578.20
3000	CAPITAL	
3980	Current Surplus (Deficit)	131,434.54
3981	Retained Earnings	<u>407,149.60</u>
3990	TOTAL CAPITAL	<u>538,584.14</u>
3995	TOTAL LIABILITIES & CAPITAL	<u>547,162.34</u>

Budget Comparison - Pioneer Ridge Community Association (pioneer)

Kellison Corp

From Month = 08/2022, To Month = 08/2022

Account Code	Description	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000	INCOME									
4140	Fees, Association	30,380.00	29,000.00	1,380.00	4.76	330,278.54	232,000.00	98,278.54	42.36	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	30,380.00	29,000.00	1,380.00	4.76	330,578.54	232,000.00	98,578.54	42.49	348,000.00
5000	EXPENSE									
5100	ADMINISTRATIVE EXPENSE									
5500	Acct/Tax Prep/Professional	0.00	55.00	55.00	100.00	300.00	440.00	140.00	31.82	660.00
5503	ACC Review Expenses	0.00	416.67	416.67	100.00	2,879.00	3,333.32	454.32	13.63	5,000.00
5530	Insurance	0.00	669.80	669.80	100.00	10,111.00	5,358.40	(4,752.60)	(88.69)	8,037.60
5540	Legal	281.70	250.00	(31.70)	(12.68)	779.80	2,000.00	1,220.20	61.01	3,000.00
5560	Management Fees	2,440.00	2,362.50	(77.50)	(3.28)	19,055.00	18,900.00	(155.00)	(0.82)	28,350.00
5570	Miscellaneous Expense	0.00	2.50	2.50	100.00	299.31	20.00	(279.31)	(1,396.55)	30.00
5580	Office Supplies/Expense	0.00	625.00	625.00	100.00	5,595.89	5,000.00	(595.89)	(11.92)	7,500.00
5600	Social Event Expense	0.00	208.33	208.33	100.00	40.00	1,666.68	1,626.68	97.60	2,500.00
5610	Taxes, Income	0.00	8.33	8.33	100.00	0.00	66.68	66.68	100.00	100.00
5655	SUBTOTAL ADMINISTRATIVE EXP.	2,721.70	4,598.13	1,876.43	40.81	39,060.00	36,785.08	(2,274.92)	(6.18)	55,177.60
5659	LANDSCAPE EXPENSE									
5660	Landscape Contract	7,083.00	7,083.00	0.00	0.00	56,664.00	56,664.00	0.00	0.00	84,996.00
5665	Landscape Maint & Repair	47.40	1,666.67	1,619.27	97.16	23,529.40	13,333.32	(10,196.08)	(76.47)	20,000.00
5670	Sprinkler Sys Maint & Repairs	0.00	833.33	833.33	100.00	4,264.50	6,666.68	2,402.18	36.03	10,000.00
5677	Open Field Maintenance	0.00	833.33	833.33	100.00	2,310.00	6,666.68	4,356.68	65.35	10,000.00
5680	Tree & Shrub Maintenance	6,800.00	1,666.67	(5,133.33)	(308.00)	35,537.00	13,333.32	(22,203.68)	(166.53)	20,000.00
5685	Water, Landscape	11,803.78	4,166.67	(7,637.11)	(183.29)	27,231.13	33,333.32	6,102.19	18.31	50,000.00
5695	SUBTOTAL LANDSCAPE MAINT.	25,734.18	16,249.67	(9,484.51)	(58.37)	149,536.03	129,997.32	(19,538.71)	(15.03)	194,996.00
5700	MAINTENANCE EXPENSE									
5710	Capital Imp.- Other	0.00	9,166.67	9,166.67	100.00	0.00	73,333.32	73,333.32	100.00	110,000.00
5716	Electricity	149.38	183.33	33.95	18.52	1,187.97	1,466.68	278.71	19.00	2,200.00
5810	Maintenance - General	(375.00)	458.33	833.33	181.82	4,295.00	3,666.68	(628.32)	(17.14)	5,500.00
5820	Maintenance - Pet Waste	180.00	208.33	28.33	13.60	1,225.00	1,666.68	441.68	26.50	2,500.00
5840	Snow Removal/Sanding	0.00	500.00	500.00	100.00	3,840.00	4,000.00	160.00	4.00	6,000.00
5899	SUBTOTAL MAINTENANCE EXPENSE	(45.62)	10,516.66	10,562.28	100.43	10,547.97	84,133.36	73,585.39	87.46	126,200.00
5990	TOTAL EXPENSES	28,410.26	31,364.46	2,954.20	9.42	199,144.00	250,915.76	51,771.76	20.63	376,373.60
6995	NET OPERATING SURPLUS(DEFICIT)	1,969.74	(2,364.46)	4,334.20	183.31	131,434.54	(18,915.76)	150,350.30	794.84	(28,373.60)
9995	NET CASH FLOW	1,969.74	(2,364.46)	4,334.20	183.31	131,434.54	(18,915.76)	150,350.30	794.84	(28,373.60)