



# **Financial Report Package**

**September 2022**

**Prepared for**

**Pioneer Ridge Community Association, Inc.**

**By**

**Kellison Corp.**

Date	Check #	Payee	Amount
<b>10-1000-00 SSB-Oper-5746</b>			
09/03/2022	0	Kellison LLC	\$2,440.00
		50-5560-00 Management Fee -September; Management Fees	\$2,440.00
09/03/2022	5000	Ace of Blades	\$7,083.00
		<b>Invoice #: 20118</b>	
		53-5660-00 September 2022; Landscape Contract	\$7,083.00
09/07/2022	5001	Colorado Vista Landscape Design, Inc.	\$35.00
		<b>Invoice #: 1384</b>	
		50-5503-00 Invoice: 1384; ACC Review Expenses	\$35.00
09/08/2022	5002	Fetch Poop.com, LLC	\$255.00
		<b>Invoice #: 71887</b>	
		57-5820-00 Invoice: 71887; Maintenance - Pet Waste	\$255.00
09/10/2022	5003	Johnson, Muffly & Dauster, P.C.	\$58.00
		<b>Invoice #: 41542</b>	
		50-5540-00 Inv 41542; Legal	\$58.00
09/10/2022	5004	Ace of Blades	\$2,813.50
		<b>Invoice #: 20163</b>	
		53-5670-00 Invoice: 20163; Sprinkler Sys Maint & Repairs	\$2,813.50
09/10/2022	5005	Town of Johnstown	\$11,163.00
		<b>Invoice #: 910.846.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$1,601.84
		<b>Invoice #: 910.871.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$376.24
		<b>Invoice #: 922.080.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$3,687.03
		<b>Invoice #: 922.085.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$1,832.68
		<b>Invoice #: 922.670.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$93.82
		<b>Invoice #: 922.980.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$2,210.45
		<b>Invoice #: 924.502.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$535.20
		<b>Invoice #: 925.031.01 9.8.22</b>	
		53-5685-00 Multiple Invoices; Water, Landscape	\$825.74
09/15/2022	5006	United Power Inc.	\$149.36

Date	Check #	Payee	Amount
		<b>Invoice #: 10574903 9/13</b>	
		57-5716-00 Multiple Invoices; Electricity	\$36.92
		<b>Invoice #: 13097901 9/13</b>	
		57-5716-00 Multiple Invoices; Electricity	\$22.28
		<b>Invoice #: 13098001 9/13</b>	
		57-5716-00 Multiple Invoices; Electricity	\$21.92
		<b>Invoice #: 15304401 9/13</b>	
		57-5716-00 Multiple Invoices; Electricity	\$22.74
		<b>Invoice #: 18357602 9/13</b>	
		57-5716-00 Multiple Invoices; Electricity	\$22.30
		<b>Invoice #: 9847701 9/13</b>	
		57-5716-00 Multiple Invoices; Electricity	\$23.20
09/27/2022	5007	Weed Man	\$920.00
		<b>Invoice #: 49605</b>	
		53-5665-00 Inv 49605 Native Grass Broadleaf Weed Treatment; Weed Treatment	\$920.00
09/27/2022	5008	Ace of Blades	\$175.00
		<b>Invoice #: 20202</b>	
		53-5680-00 Inv 20202 Broken Tree Removal; Tree & Shrub Maintenance - Broken Tree Removal	\$175.00
09/30/2022	0	Kellison LLC	\$441.76
		<b>Invoice #: 9/30/22</b>	
		50-5580-00 Letterstream Expenses -September; Office Supplies/Expense	\$441.76
09/30/2022	0	Kellison LLC	\$250.00
		<b>Invoice #: 9/30/22 -Late Fees</b>	
		20-2360-00 September Late Fees	\$250.00
		<b>Account Totals</b>	<b># Checks: 12</b>
			<b>\$25,783.62</b>
<b>10-1010-00 FNB-Oper-1137</b>			
09/01/2022			\$546,662.34
		10-1000-00 Transfer to SSB-Oper-5746; Opening Funds Transfer FNBO to SSB	\$546,662.34
		<b>Account Totals</b>	<b># Checks: 0</b>
			<b>\$546,662.34</b>
		<b>Association Totals</b>	<b># Checks: 12</b>
			<b>\$572,445.96</b>

**Assets**

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$526,678.72
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10-1010-00	FNB-Oper-1137	740.00
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Total CASH OPERATING:		<u>\$527,418.72</u>
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<b>Total Assets:</b>		<b><u>\$527,418.72</u></b>
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**Liabilities & Equity**

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	8,973.20
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Total CURRENT LIABILITIES:		<u>\$8,973.20</u>
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EQUITY

39-3981-00	Retained Earnings	407,149.60
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Total EQUITY:		<u>\$407,149.60</u>
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Net Income Gain / Loss	<u>111,295.92</u>	<u>\$111,295.92</u>
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<b>Total Liabilities &amp; Equity:</b>		<b><u>\$527,418.72</u></b>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4140-00 Fees, Association	\$5,250.00	\$29,000.00	(\$23,750.00)	\$335,528.54	\$261,000.00	\$74,528.54	\$348,000.00
4155-00 Fees, Fines	-	-	-	300.00	-	300.00	-
4160-00 Fees, Collection Processing Fees	70.00	-	70.00	70.00	-	70.00	-
<b>Total INCOME</b>	<b>\$5,320.00</b>	<b>\$29,000.00</b>	<b>(\$23,680.00)</b>	<b>\$335,898.54</b>	<b>\$261,000.00</b>	<b>\$74,898.54</b>	<b>\$348,000.00</b>
<b>Total OPERATING INCOME</b>	<b>\$5,320.00</b>	<b>\$29,000.00</b>	<b>(\$23,680.00)</b>	<b>\$335,898.54</b>	<b>\$261,000.00</b>	<b>\$74,898.54</b>	<b>\$348,000.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
5500-00 Acct/Tax Prep/Professional	-	55.00	55.00	300.00	495.00	195.00	660.00
5503-00 ACC Review Expenses	35.00	416.67	381.67	2,914.00	3,750.03	836.03	5,000.00
5530-00 Insurance	-	669.80	669.80	10,111.00	6,028.20	(4,082.80)	8,037.60
5540-00 Legal	(17.00)	250.00	267.00	762.80	2,250.00	1,487.20	3,000.00
5560-00 Management Fees	2,440.00	2,362.50	(77.50)	21,495.00	21,262.50	(232.50)	28,350.00
5570-00 Miscellaneous Expense	-	2.50	2.50	299.31	22.50	(276.81)	30.00
5580-00 Office Supplies/Expense	441.76	625.00	183.24	6,037.65	5,625.00	(412.65)	7,500.00
5600-00 Social Event Expense	-	208.33	208.33	40.00	1,874.97	1,834.97	2,500.00
5610-00 Taxes, Income	-	8.33	8.33	-	74.97	74.97	100.00
<b>Total ADMINISTRATIVE EXPENSE</b>	<b>\$2,899.76</b>	<b>\$4,598.13</b>	<b>\$1,698.37</b>	<b>\$41,959.76</b>	<b>\$41,383.17</b>	<b>(\$576.59)</b>	<b>\$55,177.60</b>
<b>LANDSCAPE EXPENSE</b>							
5660-00 Landscape Contract	7,083.00	7,083.00	-	63,747.00	63,747.00	-	84,996.00
5665-00 Landscape Maint & Repair	920.00	1,666.67	746.67	24,449.40	15,000.03	(9,449.37)	20,000.00
5670-00 Sprinkler Sys Maint & Repairs	2,813.50	833.33	(1,980.17)	7,078.00	7,499.97	421.97	10,000.00
5677-00 Open Field Maintenance	-	833.33	833.33	2,310.00	7,499.97	5,189.97	10,000.00
5680-00 Tree & Shrub Maintenance	175.00	1,666.67	1,491.67	35,712.00	15,000.03	(20,711.97)	20,000.00
5685-00 Water, Landscape	11,163.00	4,166.67	(6,996.33)	38,394.13	37,500.03	(894.10)	50,000.00
<b>Total LANDSCAPE EXPENSE</b>	<b>\$22,154.50</b>	<b>\$16,249.67</b>	<b>(\$5,904.83)</b>	<b>\$171,690.53</b>	<b>\$146,247.03</b>	<b>(\$25,443.50)</b>	<b>\$194,996.00</b>
<b>MAINTENANCE EXPENSE</b>							
5710-00 Capital Imp.- Other	-	9,166.67	9,166.67	-	82,500.03	82,500.03	110,000.00
5716-00 Electricity	149.36	183.33	33.97	1,337.33	1,649.97	312.64	2,200.00
5810-00 Maintenance - General	-	458.33	458.33	4,295.00	4,124.97	(170.03)	5,500.00
5820-00 Maintenance - Pet Waste	255.00	208.33	(46.67)	1,480.00	1,874.97	394.97	2,500.00
5840-00 Snow Removal & Sanding	-	500.00	500.00	3,840.00	4,500.00	660.00	6,000.00
<b>Total MAINTENANCE EXPENSE</b>	<b>\$404.36</b>	<b>\$10,516.66</b>	<b>\$10,112.30</b>	<b>\$10,952.33</b>	<b>\$94,649.94</b>	<b>\$83,697.61</b>	<b>\$126,200.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$25,458.62</b>	<b>\$31,364.46</b>	<b>\$5,905.84</b>	<b>\$224,602.62</b>	<b>\$282,280.14</b>	<b>\$57,677.52</b>	<b>\$376,373.60</b>
<b>Net Income:</b>	<b>(\$20,138.62)</b>	<b>(\$2,364.46)</b>	<b>(\$17,774.16)</b>	<b>\$111,295.92</b>	<b>(\$21,280.14)</b>	<b>\$132,576.06</b>	<b>(\$28,373.60)</b>