



Financial Report Package

October 2022

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
10/03/2022	0	Kellison LLC	\$2,440.00
		Invoice #: 10/1/2022	
		50-5560-00 October Management Fee; Management Fees -Ocotber	\$2,440.00
10/05/2022	5009	Ace of Blades	\$7,083.00
		Invoice #: 20264	
		53-5660-00 Inv 20264; Landscape Contract - October	\$7,083.00
10/05/2022	5010	Town of Johnstown	\$7,857.72
		Invoice #: 910.846.01 10/4	
		53-5685-00 Multiple Invoices; Water, Landscape 8/21/22 to 9/19/22	\$1,136.18
		Invoice #: 910.871.01 10/4	
		53-5685-00 Multiple Invoices; Water, Landscape 8/20/22 to 9/19/22	\$280.72
		Invoice #: 922.080.01 10/4	
		53-5685-00 Multiple Invoices; Water, Landscape 8/21/22 to 9/19/22	\$2,608.45
		Invoice #: 922.085.01 10/4	
		53-5685-00 Multiple Invoices; Water, Landscape 8/21/22 to 9/19/22	\$1,426.72
		Invoice #: 922.670.01 10/4	
		53-5685-00 Multiple Invoices; Water, Landscape 8/21/22 to 9/20/22	\$85.86
		Invoice #: 922.980.01 10/4	
		53-5685-00 Multiple Invoices; Water, Landscape	\$1,613.45
		Invoice #: 925.031.01 10/4	
		53-5685-00 Multiple Invoices; Water, Landscape 8/21/22 to 9/19/22	\$706.34
10/05/2022	5011	Pioneer Ridge Community Association, Inc.	\$368.04
		Invoice #: 924.502.01 10/4	
		53-5685-00 Acct 924.502.01; Water, Landscape 8/21/22 to 9/19/22	\$368.04
10/07/2022	5012	Roost Reviews	\$1,250.00
		Invoice #: Pioneer Ridge 10/7	
		50-5503-00 July-September Reviews; ACC Review Expenses	\$1,250.00
		July-September	
10/11/2022	5013	Ace of Blades	\$424.00
		Invoice #: 20303	
		53-5665-00 Inv 20303; Landscape Maint & Repair - 10/4 irrigation repair	\$424.00
10/11/2022	5014	Fetch Poop.com, LLC	\$170.00
		Invoice #: 525536	
		57-5820-00 Inv 525536; Maintenance - Pet Waste September 2022	\$170.00
10/14/2022	5015	United Power Inc.	\$148.71

Date	Check #	Payee	Amount
		Invoice #: 10574903 10/14	
		57-5716-00 Multiple Invoices; Electricity 9/1-10/1	\$36.70
		Invoice #: 13097901 10/14	
		57-5716-00 Multiple Invoices; Electricity 9/1-10/1	\$22.18
		Invoice #: 13098001 10/14	
		57-5716-00 Multiple Invoices; Electricity 9/1-10/1	\$21.93
		Invoice #: 15304401 10/14	
		57-5716-00 Multiple Invoices; Electricity 9/1-10/1	\$22.62
		Invoice #: 18357602 10/14	
		57-5716-00 Multiple Invoices; Electricity 9/1-10/1	\$22.19
		Invoice #: 9847701 10/14	
		57-5716-00 Multiple Invoices; Electricity 9/1-10/1	\$23.09
10/19/2022	5016	McFly Door Postings LLC	\$1,435.00
		Invoice #: 1004 Pioneer	
		50-5520-00 Inv 1004 Pioneer; Collection Processing Fee Pioneer 2nd Half 2022	\$1,435.00
10/19/2022	0	Kellison LLC	\$30.00
		Invoice #: 10/19/2022	
		50-5570-00 Reimb.DORA License registration renewal paid by Kellison CC; DORA License registration renewal	\$30.00
10/27/2022	5017	Town of Johnstown, Colorado	\$1,981.00
		Invoice #: R-6384	
		57-5705-00 Multiple Invoices; Fence Permit	\$884.75
		57-5705-00 Multiple Invoices; Fence Permit (Reversal)	(\$884.75)
		57-5710-00 Multiple Invoices; Fence Permit	\$884.75
		Invoice #: R-6385	
		57-5705-00 Multiple Invoices; Fence Permit	\$1,096.25
		57-5705-00 Multiple Invoices; Fence Permit (Reversal)	(\$1,096.25)
		57-5710-00 Multiple Invoices; Fence Permit	\$1,096.25
10/31/2022	0	Kellison LLC	\$2,400.00
		Invoice #: 10/31/22-Late Fees	
		20-2360-00 October Late Fees	\$2,400.00
Account Totals			12
# Checks:			\$25,587.47
10-1010-00 FNB-Oper-1137			
10/28/2022			\$740.00
		10-1000-00 Transfer to SSB-Oper-5746; Transfer FNBO-Oper balance and close to SSB	\$740.00
Account Totals			0
# Checks:			\$740.00
Association Totals			12
# Checks:			\$26,327.47

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$515,416.70	
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Total CASH OPERATING:			<u>\$515,416.70</u>
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Total Assets:

\$515,416.70

Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	9,983.20	
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Total CURRENT LIABILITIES:			<u>\$9,983.20</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	98,283.90	
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\$98,283.90

Total Liabilities & Equity:

\$515,416.70

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4140-00 Fees, Association	\$8,954.45	\$29,000.00	(\$20,045.55)	\$344,482.99	\$290,000.00	\$54,482.99	\$348,000.00
4155-00 Fees, Fines	-	-	-	300.00	-	300.00	-
4160-00 Fees, Collection Processing Fees	955.00	-	955.00	1,025.00	-	1,025.00	-
Total INCOME	\$9,909.45	\$29,000.00	(\$19,090.55)	\$345,807.99	\$290,000.00	\$55,807.99	\$348,000.00
Total OPERATING INCOME	\$9,909.45	\$29,000.00	(\$19,090.55)	\$345,807.99	\$290,000.00	\$55,807.99	\$348,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	55.00	55.00	300.00	550.00	250.00	660.00
5503-00 ACC Review Expenses	1,250.00	416.67	(833.33)	4,164.00	4,166.70	2.70	5,000.00
5520-00 Collection Processing Fee	1,435.00	-	(1,435.00)	1,435.00	-	(1,435.00)	-
5530-00 Insurance	-	669.80	669.80	10,111.00	6,698.00	(3,413.00)	8,037.60
5540-00 Legal	(246.00)	250.00	496.00	516.80	2,500.00	1,983.20	3,000.00
5560-00 Management Fees	2,440.00	2,362.50	(77.50)	23,935.00	23,625.00	(310.00)	28,350.00
5570-00 Miscellaneous Expense	10.00	2.50	(7.50)	309.31	25.00	(284.31)	30.00
5580-00 Office Supplies/Expense	-	625.00	625.00	6,037.65	6,250.00	212.35	7,500.00
5600-00 Social Event Expense	-	208.33	208.33	40.00	2,083.30	2,043.30	2,500.00
5610-00 Taxes, Income	-	8.33	8.33	-	83.30	83.30	100.00
Total ADMINISTRATIVE EXPENSE	\$4,889.00	\$4,598.13	(\$290.87)	\$46,848.76	\$45,981.30	(\$867.46)	\$55,177.60
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	70,830.00	70,830.00	-	84,996.00
5665-00 Landscape Maint & Repair	424.00	1,666.67	1,242.67	24,873.40	16,666.70	(8,206.70)	20,000.00
5670-00 Sprinkler Sys Maint & Repairs	-	833.33	833.33	7,078.00	8,333.30	1,255.30	10,000.00
5677-00 Open Field Maintenance	-	833.33	833.33	2,310.00	8,333.30	6,023.30	10,000.00
5680-00 Tree & Shrub Maintenance	-	1,666.67	1,666.67	35,712.00	16,666.70	(19,045.30)	20,000.00
5685-00 Water, Landscape	8,225.76	4,166.67	(4,059.09)	46,619.89	41,666.70	(4,953.19)	50,000.00
Total LANDSCAPE EXPENSE	\$15,732.76	\$16,249.67	\$516.91	\$187,423.29	\$162,496.70	(\$24,926.59)	\$194,996.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	1,981.00	9,166.67	7,185.67	1,981.00	91,666.70	89,685.70	110,000.00
5716-00 Electricity	148.71	183.33	34.62	1,486.04	1,833.30	347.26	2,200.00
5810-00 Maintenance - General	-	458.33	458.33	4,295.00	4,583.30	288.30	5,500.00
5820-00 Maintenance - Pet Waste	170.00	208.33	38.33	1,650.00	2,083.30	433.30	2,500.00
5840-00 Snow Removal & Sanding	-	500.00	500.00	3,840.00	5,000.00	1,160.00	6,000.00
Total MAINTENANCE EXPENSE	\$2,299.71	\$10,516.66	\$8,216.95	\$13,252.04	\$105,166.60	\$91,914.56	\$126,200.00
Total OPERATING EXPENSE	\$22,921.47	\$31,364.46	\$8,442.99	\$247,524.09	\$313,644.60	\$66,120.51	\$376,373.60
Net Income:	(\$13,012.02)	(\$2,364.46)	(\$10,647.56)	\$98,283.90	(\$23,644.60)	\$121,928.50	(\$28,373.60)