



Financial Report Package

November 2022

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
11/01/2022	0	Kellison LLC	\$2,440.00
		Invoice #: 2022-11	
		50-5560-00 November Management Fee	\$2,440.00
11/03/2022	5018	United Mailing	\$2,051.81
		Invoice #: 19437	
		50-5580-00 Inv 19437; Office Supplies/Expense - 2022 Annual Meeting Mailing	\$2,051.81
11/03/2022	5019	Ace of Blades	\$7,083.00
		Invoice #: 20518	
		53-5660-00 Inv 20518; Landscape Contract - November 2022	\$7,083.00
11/03/2022	5020	Cedar Supply Lumber Co.	\$45,000.00
		57-5710-00 Deposit ORDER # 225543 for Gray Fencing; Cedar Fence Project Deposit	\$45,000.00
11/03/2022	0	Kellison LLC	\$199.50
		Invoice #: 11/01/2022	
		50-5570-00 Invoice: 11/01/2022; CheckScan Fee for scanning checks into bank 4/1-8/31/22	\$199.50
11/08/2022	5021	Fetch Poop.com, LLC	\$170.00
		Invoice #: 525686	
		57-5820-00 Inv 525686; Maintenance - Pet Waste October 2022	\$170.00
11/08/2022	5022	United Power Inc.	\$149.14
		Invoice #: 10574903 11/3	
		57-5716-00 Multiple Invoices; Electricity 10/1-11/1	\$37.60
		Invoice #: 13097901 11/3	
		57-5716-00 Multiple Invoices; Electricity 10/1-10/31	\$21.94
		Invoice #: 13098001 11/3	
		57-5716-00 Multiple Invoices; Electricity 10/1-11/1	\$21.92
		Invoice #: 15304401 11/3	
		57-5716-00 Multiple Invoices; Electricity 10/1-11/1	\$22.62
		Invoice #: 18357602 11/3	
		57-5716-00 Multiple Invoices; Electricity 10/1-10/31	\$22.07
		Invoice #: 9847701 11/3	
		57-5716-00 Multiple Invoices; Electricity 10/1-11/1	\$22.99
11/09/2022	5023	Town of Johnstown	\$946.96
		Invoice #: 924.502.01 10/31	
		53-5685-00 Multiple Invoices; Water, Landscape 9/20-10/19	\$578.92
		Invoice #: 924.502.01 9/30	
		53-5685-00 Multiple Invoices; Water, Landscape 8/21-9/19	\$368.04
11/10/2022	0	Roost Reviews	\$250.00
		Invoice #: Roost 11/7	
		50-5503-00 October Reviews; ACC Review Expenses October 2022	\$250.00
11/15/2022	5024	The UPS Store #2718	\$128.61
		Invoice #: 1002	
		50-5580-00 Inv 1002; Office Supplies/Expense - Stamps	\$128.61

Date	Check #	Payee	Amount
11/17/2022	5025	Ace of Blades Invoice #: 20568 53-5665-00 Inv 20568; Landscape Maint & Repair - Pekin Park Mulch	\$800.00
11/28/2022	5026	Ace of Blades Invoice #: 20616 57-5840-00 Inv 20616; Snow Removal & Sanding - 11/18/22	\$355.00
11/30/2022	5027	United Mailing Invoice #: 19521 50-5580-00 Inv 19521; Office Supplies/Expense Election Mailing	\$2,274.14
11/30/2022	5028	Ace of Blades Invoice #: 20663 57-5840-00 Inv 20663; Snow Removal & Sanding 11/29/22	\$355.00
11/30/2022	5029	Kellison LLC Invoice #: 11/30/22-Late Fees 20-2360-00 November Late Fees	\$432.50
		Account Totals	
		# Checks:	15
			\$62,635.66
		Association Totals	
		# Checks:	15
			\$62,635.66

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$455,744.54	
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Total CASH OPERATING:			<u>\$455,744.54</u>
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Total Assets:

\$455,744.54

Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	11,143.20	
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Total CURRENT LIABILITIES:			<u>\$11,143.20</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>37,451.74</u>	
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\$37,451.74

Total Liabilities & Equity:

\$455,744.54

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4140-00 Fees, Association	\$1,010.00	\$29,000.00	(\$27,990.00)	\$345,492.99	\$319,000.00	\$26,492.99	\$348,000.00
4155-00 Fees, Fines	-	-	-	300.00	-	300.00	-
4160-00 Fees, Collection Processing Fees	110.00	-	110.00	1,135.00	-	1,135.00	-
Total INCOME	\$1,120.00	\$29,000.00	(\$27,880.00)	\$346,927.99	\$319,000.00	\$27,927.99	\$348,000.00
Total OPERATING INCOME	\$1,120.00	\$29,000.00	(\$27,880.00)	\$346,927.99	\$319,000.00	\$27,927.99	\$348,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	55.00	55.00	300.00	605.00	305.00	660.00
5503-00 ACC Review Expenses	250.00	416.67	166.67	4,414.00	4,583.37	169.37	5,000.00
5520-00 Collection Processing Fee	-	-	-	1,435.00	-	(1,435.00)	-
5530-00 Insurance	-	669.80	669.80	10,111.00	7,367.80	(2,743.20)	8,037.60
5540-00 Legal	(251.00)	250.00	501.00	265.80	2,750.00	2,484.20	3,000.00
5560-00 Management Fees	2,440.00	2,362.50	(77.50)	26,375.00	25,987.50	(387.50)	28,350.00
5570-00 Miscellaneous Expense	199.50	2.50	(197.00)	508.81	27.50	(481.31)	30.00
5580-00 Office Supplies/Expense	4,454.56	625.00	(3,829.56)	10,492.21	6,875.00	(3,617.21)	7,500.00
5600-00 Social Event Expense	-	208.33	208.33	40.00	2,291.63	2,251.63	2,500.00
5610-00 Taxes, Income	-	8.33	8.33	-	91.63	91.63	100.00
Total ADMINISTRATIVE EXPENSE	\$7,093.06	\$4,598.13	(\$2,494.93)	\$53,941.82	\$50,579.43	(\$3,362.39)	\$55,177.60
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	77,913.00	77,913.00	-	84,996.00
5665-00 Landscape Maint & Repair	800.00	1,666.67	866.67	25,673.40	18,333.37	(7,340.03)	20,000.00
5670-00 Sprinkler Sys Maint & Repairs	-	833.33	833.33	7,078.00	9,166.63	2,088.63	10,000.00
5677-00 Open Field Maintenance	-	833.33	833.33	2,310.00	9,166.63	6,856.63	10,000.00
5680-00 Tree & Shrub Maintenance	-	1,666.67	1,666.67	35,712.00	18,333.37	(17,378.63)	20,000.00
5685-00 Water, Landscape	946.96	4,166.67	3,219.71	47,566.85	45,833.37	(1,733.48)	50,000.00
Total LANDSCAPE EXPENSE	\$8,829.96	\$16,249.67	\$7,419.71	\$196,253.25	\$178,746.37	(\$17,506.88)	\$194,996.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	45,000.00	9,166.67	(35,833.33)	46,981.00	100,833.37	53,852.37	110,000.00
5716-00 Electricity	149.14	183.33	34.19	1,635.18	2,016.63	381.45	2,200.00
5810-00 Maintenance - General	-	458.33	458.33	4,295.00	5,041.63	746.63	5,500.00
5820-00 Maintenance - Pet Waste	170.00	208.33	38.33	1,820.00	2,291.63	471.63	2,500.00
5840-00 Snow Removal & Sanding	710.00	500.00	(210.00)	4,550.00	5,500.00	950.00	6,000.00
Total MAINTENANCE EXPENSE	\$46,029.14	\$10,516.66	(\$35,512.48)	\$59,281.18	\$115,683.26	\$56,402.08	\$126,200.00
Total OPERATING EXPENSE	\$61,952.16	\$31,364.46	(\$30,587.70)	\$309,476.25	\$345,009.06	\$35,532.81	\$376,373.60
Net Income:	(\$60,832.16)	(\$2,364.46)	(\$58,467.70)	\$37,451.74	(\$26,009.06)	\$63,460.80	(\$28,373.60)