



Financial Report Package

December 2022

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
12/01/2022	5030	Kellison LLC	\$2,440.00
		Invoice #: 2022-12	
		50-5560-00 December Management Fee	\$2,440.00
12/02/2022	5031	Ace of Blades	\$7,083.00
		Invoice #: 20668	
		53-5660-00 Inv 20668; Landscape Contract - December 2022	\$7,083.00
12/05/2022	5032	Colorado Vista Landscape Design, Inc.	\$50.00
		Invoice #: 1413	
		50-5503-00 Inv 1413; ACC Review Expenses October & November 2022	\$50.00
12/06/2022	5033	Fetch Poop.com, LLC	\$165.00
		Invoice #: 600509	
		57-5820-00 Inv 600509; Maintenance - Pet Waste November 2022	\$165.00
12/08/2022	5034	Town of Johnstown	\$3,951.26
		Invoice #: 910.846.01 11/30	
		53-5685-00 Multiple Invoices; Water, Landscape 10/17-11/20	\$477.48
		Invoice #: 910.871.01 11/30	
		53-5685-00 Multiple Invoices; Water, Landscape 10/17-11/20	\$274.98
		Invoice #: 922.080.01 11/30	
		53-5685-00 Multiple Invoices; Water, Landscape 10/17-11/20	\$1,022.08
		Invoice #: 922.085.01	
		53-5685-00 Multiple Invoices; Water, Landscape 10/17-11/20	\$656.58
		Invoice #: 922.670.01 11/30	
		53-5685-00 Multiple Invoices; Water, Landscape 10/17-11/20	\$104.16
		Invoice #: 922.980.01 11/30	
		53-5685-00 Multiple Invoices; Water, Landscape 10/19-11/20	\$942.48
		Invoice #: 925.031.01	
		53-5685-00 Multiple Invoices; Water, Landscape 10/19-11/20	\$473.50
12/10/2022	5035	United Power Inc.	\$111.33
		Invoice #: 13097901 12/5	
		57-5716-00 Multiple Invoices; Electricity 10/31-12/1	\$21.92
		Invoice #: 13098001 12/5	
		57-5716-00 Multiple Invoices; Electricity 11/1-12/1	\$21.92
		Invoice #: 15304401 12/5	
		57-5716-00 Multiple Invoices; Electricity 11/1-12/1	\$22.50
		Invoice #: 18357602 12/5	
		57-5716-00 Multiple Invoices; Electricity 10/31-11/30	\$21.92
		Invoice #: 9847701 12/5	
		57-5716-00 Multiple Invoices; Electricity 11/1-12/1	\$23.07
12/11/2022	5038	United Power Inc.	\$36.91
		Invoice #: 11/1-12/1/22	
		57-5716-00 Electric 11/1-12/1; Electricity 11/1-12/1	\$36.91
12/13/2022	5039	Gray Fencing	\$47,953.52

Date	Check #	Payee	Amount
Invoice #: Dec 12/ 2022			
		57-5705-00 1,722 Feet of Fencing; Capital Imp.- Fencing 1,722 Feet of Fence	\$47,953.52
		57-5705-00 1,722 Feet of Fencing; Capital Imp.- Fencing 1,722 Feet of Fence (Reversal)	(\$47,953.52)
		57-5710-00 1,722 Feet of Fencing; Capital Imp.- Fencing 1,722 Feet of Fence	\$47,953.52
12/21/2022	5040	Ace of Blades	\$292.00
Invoice #: 20686			
		53-5665-00 Inv 20686; Landscape Maint & Repair - Tumbleweed Clean up	\$292.00
12/28/2022	0	Roost Reviews	\$200.00
Invoice #: Roost 12/27			
		50-5503-00 Inv Roost 12/27; ACC Review Expenses 11/2022	\$200.00
12/19/2022	0	RBC -Reserves -Money Market/Savings	\$250,000.00
		10-1100-00 EFT - Opening Funds Transfer SSB to RBC-Reserves; Other Funds -Opening Funds Transfer SSB to RBC-Reserves	\$250,000.00
12/28/2022	5041	Ace of Blades	\$355.00
Invoice #: 20736			
		57-5840-00 Inv 20736; Snow Removal & Sanding 12/22/22	\$355.00
12/30/2022	5042	Kellison LLC	\$720.00
Invoice #: 12/30/22-Late Fees			
		20-2360-00 December Late Fees	\$720.00
Account Totals			13
# Checks:			\$313,358.02
Association Totals			13
# Checks:			\$313,358.02

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$176,191.04
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10-1014-00	RBC -Reserves -Money Market/Savings	250,000.00
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Total CASH OPERATING:		<u>\$426,191.04</u>
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Total Assets:		<u>\$426,191.04</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	35,558.20
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Total CURRENT LIABILITIES:		<u>\$35,558.20</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>(16,516.76)</u>	<u>(\$16,516.76)</u>
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Total Liabilities & Equity:		<u>\$426,191.04</u>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4140-00 Fees, Association	\$1,795.00	\$29,000.00	(\$27,205.00)	\$347,287.99	\$348,000.00	(\$712.01)	\$348,000.00
4155-00 Fees, Fines	300.00	-	300.00	600.00	-	600.00	-
4160-00 Fees, Collection Processing Fees	105.00	-	105.00	1,240.00	-	1,240.00	-
Total INCOME	\$2,200.00	\$29,000.00	(\$26,800.00)	\$349,127.99	\$348,000.00	\$1,127.99	\$348,000.00
Total OPERATING INCOME	\$2,200.00	\$29,000.00	(\$26,800.00)	\$349,127.99	\$348,000.00	\$1,127.99	\$348,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	55.00	55.00	300.00	660.00	360.00	660.00
5503-00 ACC Review Expenses	250.00	416.63	166.63	4,664.00	5,000.00	336.00	5,000.00
5520-00 Collection Processing Fee	-	-	-	1,435.00	-	(1,435.00)	-
5530-00 Insurance	-	669.80	669.80	10,111.00	8,037.60	(2,073.40)	8,037.60
5540-00 Legal	(344.00)	250.00	594.00	(78.20)	3,000.00	3,078.20	3,000.00
5560-00 Management Fees	2,440.00	2,362.50	(77.50)	28,815.00	28,350.00	(465.00)	28,350.00
5570-00 Miscellaneous Expense	-	2.50	2.50	508.81	30.00	(478.81)	30.00
5580-00 Office Supplies/Expense	-	625.00	625.00	10,492.21	7,500.00	(2,992.21)	7,500.00
5600-00 Social Event Expense	-	208.37	208.37	40.00	2,500.00	2,460.00	2,500.00
5610-00 Taxes, Income	-	8.37	8.37	-	100.00	100.00	100.00
Total ADMINISTRATIVE EXPENSE	\$2,346.00	\$4,598.17	\$2,252.17	\$56,287.82	\$55,177.60	(\$1,110.22)	\$55,177.60
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	84,996.00	84,996.00	-	84,996.00
5665-00 Landscape Maint & Repair	292.00	1,666.63	1,374.63	25,965.40	20,000.00	(5,965.40)	20,000.00
5670-00 Sprinkler Sys Maint & Repairs	-	833.37	833.37	7,078.00	10,000.00	2,922.00	10,000.00
5677-00 Open Field Maintenance	-	833.37	833.37	2,310.00	10,000.00	7,690.00	10,000.00
5680-00 Tree & Shrub Maintenance	-	1,666.63	1,666.63	35,712.00	20,000.00	(15,712.00)	20,000.00
5685-00 Water, Landscape	3,951.26	4,166.63	215.37	51,518.11	50,000.00	(1,518.11)	50,000.00
Total LANDSCAPE EXPENSE	\$11,326.26	\$16,249.63	\$4,923.37	\$207,579.51	\$194,996.00	(\$12,583.51)	\$194,996.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	41,828.00	9,166.63	(32,661.37)	88,809.00	110,000.00	21,191.00	110,000.00
5716-00 Electricity	148.24	183.37	35.13	1,783.42	2,200.00	416.58	2,200.00
5810-00 Maintenance - General	-	458.37	458.37	4,295.00	5,500.00	1,205.00	5,500.00
5820-00 Maintenance - Pet Waste	165.00	208.37	43.37	1,985.00	2,500.00	515.00	2,500.00
5840-00 Snow Removal & Sanding	355.00	500.00	145.00	4,905.00	6,000.00	1,095.00	6,000.00
Total MAINTENANCE EXPENSE	\$42,496.24	\$10,516.74	(\$31,979.50)	\$101,777.42	\$126,200.00	\$24,422.58	\$126,200.00
Total OPERATING EXPENSE	\$56,168.50	\$31,364.54	(\$24,803.96)	\$365,644.75	\$376,373.60	\$10,728.85	\$376,373.60
Net Income:	(\$53,968.50)	(\$2,364.54)	(\$51,603.96)	(\$16,516.76)	(\$28,373.60)	\$11,856.84	(\$28,373.60)