



Financial Report Package

January 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
01/01/2023	5043	Kellison LLC	\$2,440.00
		Invoice #: 2023-01	
		50-5560-00 January Management Fee	\$2,440.00
01/04/2023	5044	Ace of Blades	\$7,588.00
		Invoice #: 20779	
		57-5840-00 Multiple Invoices; Snow Removal & Sanding 12/29	\$505.00
		Invoice #: 20784	
		53-5660-00 Multiple Invoices; Landscape Contract January 2023	\$7,083.00
01/04/2023	5045	Fetch Poop.com, LLC	\$160.00
		Invoice #: 600638	
		57-5820-00 Inv 600638; Maintenance - Pet Waste 12/2022	\$160.00
01/09/2023	5046	Ace of Blades	\$280.00
		Invoice #: 20800	
		57-5840-00 Inv 20800; Snow Removal & Sanding 1/2/23	\$280.00
01/09/2023	5047	Town of Johnstown	\$399.20
		Invoice #: 910.846.01 12/31	
		53-5685-00 Multiple Invoices; Water, Landscape 11/20-12/19	\$37.70
		Invoice #: 910.871.01 12/31	
		53-5685-00 Multiple Invoices; Water, Landscape 11/20-12/19	\$117.54
		Invoice #: 922.080.01 12/31	
		53-5685-00 Multiple Invoices; Water, Landscape 11/20-12/19	\$73.19
		Invoice #: 922.085.01 12/31	
		53-5685-00 Multiple Invoices; Water, Landscape 11/20-12/19	\$37.70
		Invoice #: 922.670.01 12/31	
		53-5685-00 Multiple Invoices; Water, Landscape 11/20-12/19	\$22.18
		Invoice #: 922.980.01 12/31	
		53-5685-00 Multiple Invoices; Water, Landscape 11/20-12/20	\$73.19
		Invoice #: 925.031.01 12/31	
		53-5685-00 Multiple Invoices; Water, Landscape 11/20-12/19	\$37.70
01/10/2023	5048	Johnson, Muffly & Dauster, P.C.	\$226.00
		Invoice #: 42972	
		50-5540-00 Inv 42972; Legal December 2022	\$226.00
01/12/2023	5049	Ace of Blades	\$7,701.00
		Invoice #: 20823	
		53-5670-00 Inv 20823; Sprinkler Sys Maint & Repairs Rain Sensors	\$7,701.00
01/12/2023	5050	United Power Inc.	\$148.60

Date	Check #	Payee	Amount
		Invoice #: 10574903 1/5	
		57-5716-00 Multiple Invoices; Electricity 12/1/22-1/1/23	\$37.37
		Invoice #: 13097901 1/5	
		57-5716-00 Multiple Invoices; Electricity 12/1/22-1/1/23	\$21.92
		Invoice #: 13098001 1/5	
		57-5716-00 Multiple Invoices; Electricity 12/1/22-1/1/23	\$21.92
		Invoice #: 15304401 1/5	
		57-5716-00 Multiple Invoices; Electricity 12/1/22-1/1/23	\$22.50
		Invoice #: 18357602 1/5	
		57-5716-00 Multiple Invoices; Electricity 11/30/22-1/1/23	\$21.92
		Invoice #: 9847701 1/5	
		57-5716-00 Multiple Invoices; Electricity 12/1/22-1/1/23	\$22.97
01/18/2023	5051	Kellison LLC	\$614.32
		Invoice #: 2022-12-letterstream	
		50-5580-00 December Letterstream	\$614.32
01/20/2023	5052	Ace of Blades	\$920.00
		Invoice #: 20825	
		53-5665-00 Multiple Invoices; Landscape Maint & Repair Cleanup along native boundary	\$100.00
		Invoice #: 20863	
		57-5840-00 Multiple Invoices; Snow Removal & Sanding 1/18 & 1/19	\$820.00
01/24/2023	5053	Lockaway Storage -Johnstown	\$850.00
		Invoice #: 2023-Annual Invoice	
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Jan	\$65.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Feb	\$65.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Mar	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Apr	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -May	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Jun	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Jul	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Aug	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Sep	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Oct	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Nov	\$72.00
		50-5600-00 Annual 2023 storage rental -Unit #204 ; Annual 2023 storage rental -Unit #204 -Dec	\$72.00
01/31/2023	5054	Ace of Blades	\$526.00
		Invoice #: 20868	
		53-5665-00 Inv 20868; Landscape Maint & Repair - Tumbleweed Cleanup	\$526.00

Date	Check #	Payee	Amount
01/31/2023	5055	Kellison LLC	\$200.00
		Invoice #: 1/31/23-late fees	
		20-2360-00 January Late Fees	\$200.00
01/01/2023	0	South State Bank	\$6.00
		50-5570-00 EFT - Bank Returned Item Fee 12/6; Bank Returned Item Fee 12/6	\$6.00
		Account Totals	14
		# Checks:	\$22,059.12
		Association Totals	14
		# Checks:	\$22,059.12

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$256,130.96
------------	---------------	--------------

10-1014-00	RBC -Reserves -Money Market/Savings	250,012.87
------------	-------------------------------------	------------

Total CASH OPERATING:		<u>\$506,143.83</u>
-----------------------	--	---------------------

Total Assets:		<u>\$506,143.83</u>
----------------------	--	----------------------------

Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	14,724.20
------------	---------------	-----------

Total CURRENT LIABILITIES:		<u>\$14,724.20</u>
----------------------------	--	--------------------

EQUITY

39-3981-00	Retained Earnings	407,149.60
------------	-------------------	------------

Total EQUITY:		<u>\$407,149.60</u>
---------------	--	---------------------

	Net Income Gain / Loss	<u>100,773.92</u>	<u>\$100,773.92</u>
--	------------------------	-------------------	---------------------

Total Liabilities & Equity:			<u>\$522,647.72</u>
--	--	--	----------------------------

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4140-00 Fees, Association	\$122,019.00	\$1,740,000.00	(\$1,617,981.00)	\$122,019.00	\$1,740,000.00	(\$1,617,981.00)	\$3,480,000.00
Total INCOME	\$122,019.00	\$1,740,000.00	(\$1,617,981.00)	\$122,019.00	\$1,740,000.00	(\$1,617,981.00)	\$3,480,000.00
Total OPERATING INCOME	\$122,019.00	\$1,740,000.00	(\$1,617,981.00)	\$122,019.00	\$1,740,000.00	(\$1,617,981.00)	\$3,480,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	-	-	-	-	-	330.00
5503-00 ACC Review Expenses	-	-	-	-	-	-	4,000.00
5530-00 Insurance	-	-	-	-	-	-	10,212.10
5540-00 Legal	(20.00)	-	20.00	(20.00)	-	20.00	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	2,440.00	2,440.00	-	29,280.00
5570-00 Miscellaneous Expense	6.00	25.00	19.00	6.00	25.00	19.00	300.00
5580-00 Office Supplies/Expense	614.32	1,000.00	385.68	614.32	1,000.00	385.68	12,000.00
5600-00 Social Event Expense	850.00	55.00	(795.00)	850.00	55.00	(795.00)	2,500.00
5610-00 Taxes, Income	-	-	-	-	-	-	100.00
Total ADMINISTRATIVE EXPENSE	\$3,890.32	\$3,520.00	(\$370.32)	\$3,890.32	\$3,520.00	(\$370.32)	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	7,083.00	7,083.00	-	84,996.00
5665-00 Landscape Maint & Repair	626.00	-	(626.00)	626.00	-	(626.00)	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	7,701.00	-	(7,701.00)	7,701.00	-	(7,701.00)	13,428.00
5677-00 Open Field Maintenance	-	-	-	-	-	-	11,800.00
5680-00 Tree & Shrub Maintenance	-	-	-	-	-	-	35,000.00
5685-00 Water, Landscape	31.16	-	(31.16)	31.16	-	(31.16)	50,000.00
Total LANDSCAPE EXPENSE	\$15,441.16	\$7,083.00	(\$8,358.16)	\$15,441.16	\$7,083.00	(\$8,358.16)	\$229,724.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	-	-	-	-	-	-	110,000.00
5716-00 Electricity	148.60	-	(148.60)	148.60	-	(148.60)	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	-	458.33	458.33	5,500.00
5820-00 Maintenance - Pet Waste	160.00	229.17	69.17	160.00	229.17	69.17	2,750.00
5840-00 Snow Removal & Sanding	1,605.00	1,000.00	(605.00)	1,605.00	1,000.00	(605.00)	6,000.00
Total MAINTENANCE EXPENSE	\$1,913.60	\$1,687.50	(\$226.10)	\$1,913.60	\$1,687.50	(\$226.10)	\$126,250.00
Total OPERATING EXPENSE	\$21,245.08	\$12,290.50	(\$8,954.58)	\$21,245.08	\$12,290.50	(\$8,954.58)	\$417,196.10
Net Income:	\$100,773.92	\$1,727,709.50	(\$1,626,935.58)	\$100,773.92	\$1,727,709.50	(\$1,626,935.58)	\$3,062,803.90