



Financial Report Package

February 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
02/01/2023	5056	Kellison LLC	\$8.24
		Invoice #: 1/31/23-Letterstream	
		50-5580-00 January Letterstream Charges for mailing/postage	\$8.24
02/01/2023	5057	Kellison LLC	\$2,440.00
		Invoice #: 2023-02	
		50-5560-00 February Management Fee	\$2,440.00
02/06/2023	5058	Johnson, Muffly & Dauster, P.C.	\$56.00
		Invoice #: 43215	
		50-5540-00 Inv 43215; Legal January 2023	\$56.00
02/06/2023	5059	Ace of Blades	\$7,643.00
		Invoice #: 20871	
		53-5660-00 Multiple Invoices; Landscape Contract February 2023	\$7,083.00
		Invoice #: 20889	
		57-5840-00 Multiple Invoices; Snow Removal & Sanding 1/29/23 & 1/31/23	\$560.00
02/06/2023	5060	Fetch Poop.com, LLC	\$160.00
		Invoice #: 664478	
		57-5820-00 Inv 664478; Maintenance - Pet Waste January 2023	\$160.00
02/07/2023	5061	Town of Johnstown	\$411.18
		Invoice #: 910.846.01 1/31	
		53-5685-00 Multiple Invoices; Water, Landscape 12/19/22-1/19/23	\$38.83
		Invoice #: 910.871.01 1/31	
		53-5685-00 Multiple Invoices; Water, Landscape 12/19/22-1/17/23	\$121.07
		Invoice #: 922.080.01 1/31	
		53-5685-00 Multiple Invoices; Water, Landscape 12/19/22-1/19/23	\$75.39
		Invoice #: 922.085.01 1/31	
		53-5685-00 Multiple Invoices; Water, Landscape 12/19/22-1/19/23	\$38.83
		Invoice #: 922.670.01 1/31	
		53-5685-00 Multiple Invoices; Water, Landscape 12/20/22-1/20/23	\$22.84
		Invoice #: 922.980.01 1/31	
		53-5685-00 Multiple Invoices; Water, Landscape 12/20/22-1/20/23	\$75.39
		Invoice #: 925.031.01 1/31	
		53-5685-00 Multiple Invoices; Water, Landscape 12/19/22-1/19/23	\$38.83
02/08/2023	0	Kellison LLC	\$10.00
		Invoice #: 2/8/23	
		50-5570-00 CO Periodic Report -annual filing -Pioneer	\$10.00
02/10/2023	5062	United Power Inc.	\$148.59

Date	Check #	Payee	Amount
		Invoice #: 10574903 2/3	
		57-5716-00 Multiple Invoices; Electricity 1/1/23-2/1/23	\$37.26
		Invoice #: 13097901 2/3	
		57-5716-00 Multiple Invoices; Electricity 1/1/23-2/1/23	\$21.92
		Invoice #: 13098001 2/3	
		57-5716-00 Multiple Invoices; Electricity 1/1/23-2/1/23	\$21.92
		Invoice #: 15304401 2/3	
		57-5716-00 Multiple Invoices; Electricity 1/1/23-2/1/23	\$22.50
		Invoice #: 18357602 2/3	
		57-5716-00 Multiple Invoices; Electricity 1/1/23-2/1/23	\$21.92
		Invoice #: 9847701 2/3	
		57-5716-00 Multiple Invoices; Electricity 1/1/23-2/1/23	\$23.07
02/27/2023	5063	Ace of Blades	\$560.00
		Invoice #: 20960	
		57-5840-00 Inv 20960; Snow Removal & Sanding 2/22 & 2/23	\$560.00
02/28/2023	5064	Late Fees payable to Kellison	\$100.00
		20-2360-00 Late Fees Payable	\$100.00
Account Totals			10
# Checks:			\$11,537.01
Association Totals			10
# Checks:			\$11,537.01

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$283,642.95
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10-1014-00	RBC -Reserves -Money Market/Savings	250,115.50
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Total CASH OPERATING:		<u>\$533,758.45</u>
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Total Assets:		<u>\$533,758.45</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	16,904.20
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Total CURRENT LIABILITIES:		<u>\$16,904.20</u>
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EQUITY

39-3981-00	Retained Earnings	390,645.71
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Total EQUITY:		<u>\$390,645.71</u>
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Net Income Gain / Loss	<u>126,208.54</u>	<u>\$126,208.54</u>
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Total Liabilities & Equity:		<u>\$533,758.45</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	\$36,564.00	\$-	\$36,564.00	\$158,583.00	\$1,740,000.00	(\$1,581,417.00)	\$3,480,000.00
4160-00 Fees, Collection Processing Fees	35.00	-	35.00	35.00	-	35.00	-
4200-00 Interest Income	51.35	-	51.35	102.63	-	102.63	-
4241-00 Reserve Fund/Working Capital -General	150.00	-	150.00	150.00	-	150.00	-
Total INCOME	\$36,800.35	\$-	\$36,800.35	\$158,870.63	\$1,740,000.00	(\$1,581,129.37)	\$3,480,000.00
Total OPERATING INCOME	\$36,800.35	\$-	\$36,800.35	\$158,870.63	\$1,740,000.00	(\$1,581,129.37)	\$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	56.00	-	(56.00)	36.00	-	(36.00)	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	4,880.00	4,880.00	-	29,280.00
5570-00 Miscellaneous Expense	(10.00)	25.00	35.00	(4.00)	50.00	54.00	300.00
5580-00 Office Supplies/Expense	8.24	1,000.00	991.76	622.56	2,000.00	1,377.44	12,000.00
5600-00 Social Event Expense	-	55.00	55.00	850.00	110.00	(740.00)	2,500.00
5610-00 Taxes, Income	-	-	-	-	-	-	100.00
Total ADMINISTRATIVE EXPENSE	\$2,494.24	\$3,520.00	\$1,025.76	\$6,384.56	\$7,040.00	\$655.44	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	14,166.00	14,166.00	-	84,996.00
5665-00 Landscape Maint & Repair	-	-	-	626.00	-	(626.00)	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	-	-	-	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	411.18	-	(411.18)	442.34	-	(442.34)	50,000.00
Total LANDSCAPE EXPENSE	\$7,494.18	\$7,083.00	(\$411.18)	\$22,935.34	\$14,166.00	(\$8,769.34)	\$229,724.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	-	110,000.00	110,000.00	-	110,000.00	110,000.00	110,000.00
5716-00 Electricity	148.59	-	(148.59)	297.19	-	(297.19)	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	-	916.66	916.66	5,500.00
5820-00 Maintenance - Pet Waste	160.00	229.17	69.17	320.00	458.34	138.34	2,750.00
5840-00 Snow Removal & Sanding	1,120.00	1,000.00	(120.00)	2,725.00	2,000.00	(725.00)	6,000.00
Total MAINTENANCE EXPENSE	\$1,428.59	\$111,687.50	\$110,258.91	\$3,342.19	\$113,375.00	\$110,032.81	\$126,250.00
Total OPERATING EXPENSE	\$11,417.01	\$122,290.50	\$110,873.49	\$32,662.09	\$134,581.00	\$101,918.91	\$417,196.10
Net Income:	\$25,383.34	(\$122,290.50)	\$147,673.84	\$126,208.54	\$1,605,419.00	(\$1,479,210.46)	\$3,062,803.90