



Financial Report Package

March 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
03/01/2023	0	Management Fee	\$2,440.00
		Invoice #: 2023-03	
		50-5560-00 Management Fee	\$2,440.00
03/06/2023	0	Letterstream	\$137.38
		Invoice #: February 2023	
		50-5580-00 Mailing - February 2023	\$137.38
03/06/2023	5065	Ace of Blades	\$7,083.00
		Invoice #: 20968	
		53-5660-00 Inv 20968; Landscape Contract March 2023	\$7,083.00
03/07/2023	0	Roost Reviews	\$200.00
		Invoice #: Pioneer Ridge 3/3	
		50-5503-00 Inv Pioneer Ridge 3/3; ACC Review Expenses 01/23-02/23	\$200.00
03/07/2023	5066	Johnson, Muffly & Dauster, P.C.	\$212.00
		Invoice #: 43535	
		50-5540-00 Inv 43535; Legal February 2023	\$212.00
03/08/2023	5067	Cedar Supply Lumber Co.	\$49,223.52
		Invoice #: Quote 230167 -3/8/23	
		57-5710-00 DEPOSIT -Pioneer Ridge Fencing Project -supplies/materials; Pioneer Ridge Fencing Project -supplies/materials	\$49,223.52
03/09/2023	0	Fetch Poop.com, LLC	\$150.00
		Invoice #: 667318	
		57-5820-00 Inv 667318; Maintenance - Pet Waste February 2023	\$150.00
03/09/2023	5068	RLR, LLP	\$375.00
		Invoice #: 29206	
		50-5500-00 Inv 29206; Acct/Tax Prep/Professional 2022 Taxes	\$375.00
03/13/2023	0	Town of Johnstown	\$121.07
		Invoice #: 910.871.01 2/28	
		53-5685-00 Acct 910.871.01; Water, Landscape 1/17-2/20	\$121.07
03/13/2023	0	Town of Johnstown	\$38.83
		Invoice #: 910.846.01 2/28	
		53-5685-00 Acct 910.846.01; Water, Landscape 1/19-2/20	\$38.83
03/13/2023	0	Town of Johnstown	\$75.39
		Invoice #: 922.080.01 2/28	
		53-5685-00 Acct 922.080.01; Water, Landscape 1/19-2/20	\$75.39
03/13/2023	0	Town of Johnstown	\$38.83
		Invoice #: 922.085.01 2/28	
		53-5685-00 Acct 922.085.01; Water, Landscape 1/19-2/20	\$38.83
03/13/2023	0	Town of Johnstown	\$22.84
		Invoice #: 922.670.01 2/28	
		53-5685-00 Acct 922.670.01; Water, Landscape 1/20-2/20	\$22.84
03/13/2023	0	Town of Johnstown	\$75.39
		Invoice #: 922.980.01 2/28	
		53-5685-00 Acct 922.980.01; Water, Landscape 1/20-2/21	\$75.39

Date	Check #	Payee	Amount
03/13/2023	0	Town of Johnstown Invoice #: 925.031.01 2/28 53-5685-00 Acct 925.031.01; Water, Landscape 1/19-2/20	\$38.83
03/13/2023	0	United Power Inc. Invoice #: 10574903 3/3 57-5716-00 Acct 10574903; Electricity 2/1-3/1	\$35.91
03/13/2023	0	United Power Inc. Invoice #: 13097901 3/3 57-5716-00 Acct 13097901; Electricity 2/1-3/1	\$21.92
03/13/2023	0	United Power Inc. Invoice #: 13098001 3/3 57-5716-00 Acct 13098001; Electricity 2/1-3/1	\$21.92
03/13/2023	0	United Power Inc. Invoice #: 15304401 3/3 57-5716-00 Acct 15304401; Electricity 2/1-3/1	\$22.50
03/13/2023	0	United Power Inc. Invoice #: 18357602 3/3 57-5716-00 Acct 18357602; Electricity 2/1-3/1	\$21.92
03/13/2023	0	United Power Inc. Invoice #: 9847701 3/3 57-5716-00 Acct 9847701; Electricity 2/1-3/1	\$22.84
03/27/2023	5069	Auto Owners Insurance Invoice #: 014940275 50-5530-00 Acct 014940275; Insurance 74-126454	\$2,141.00
03/27/2023	5070	Ace of Blades Invoice #: 20978 53-5670-00 Inv 20978; Irrigation Controllers	\$864.00
03/28/2023	5071	Town of Johnstown, Colorado Invoice #: R-7786 57-5710-00 Multiple Invoices; Permit Fee Record # BLD23-0196 Fencing Project Invoice #: R-7787 57-5710-00 Multiple Invoices; Permit Fee Record # BLD23-0197 Fencing Project Invoice #: R-7788 57-5710-00 Multiple Invoices; Permit Fee Record # BLD23-0198 Fencing Project Invoice #: R-7789 57-5710-00 Multiple Invoices; Permit Fee Record # BLD23-0199 Fencing Project Invoice #: R-7790 57-5710-00 Multiple Invoices; Permit Fee Record # BLD23-0200 Fencing Project	\$2,737.10
03/30/2023	5072	Ace of Blades Invoice #: 21020 57-5840-00 Inv 21020; Snow Removal & Sanding 3/27/23	\$430.00

Date	Check #	Payee	Amount
03/30/2023	5073	McFly Door Postings LLC	\$840.00
		Invoice #: 1023	
		50-5520-00 Inv 1023; Collection Processing Fee March 2023	\$840.00
03/31/2023	0	Late Fees payable to Kellison	\$2,100.00
		Invoice #: 3/31/23-March	
		20-2360-00 March Late Fees	\$2,100.00
		Account Totals	
		# Checks:	27
			\$69,491.19
		Association Totals	
		# Checks:	27
			\$69,491.19

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$228,971.76
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10-1014-00	RBC Wealth -Reserves -3605	250,161.91
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Total CASH OPERATING:		<u>\$479,133.67</u>
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Total Assets:		<u>\$479,133.67</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	18,552.20
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Total CURRENT LIABILITIES:		<u>\$18,552.20</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>69,935.76</u>	<u>\$69,935.76</u>
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Total Liabilities & Equity:			<u>\$479,133.67</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	\$10,236.00	\$-	\$10,236.00	\$168,819.00	\$1,740,000.00	(\$1,571,181.00)	\$3,480,000.00
4160-00 Fees, Collection Processing Fees	595.00	-	595.00	630.00	-	630.00	-
4200-00 Interest Income	46.41	-	46.41	149.04	-	149.04	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$10,877.41	\$-	\$10,877.41	\$169,748.04	\$1,740,000.00	(\$1,570,251.96)	\$3,480,000.00
Total OPERATING INCOME	\$10,877.41	\$-	\$10,877.41	\$169,748.04	\$1,740,000.00	(\$1,570,251.96)	\$3,480,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	375.00	330.00	(45.00)	375.00	330.00	(45.00)	330.00
5503-00 ACC Review Expenses	200.00	-	(200.00)	200.00	-	(200.00)	4,000.00
5520-00 Collection Processing Fee	840.00	-	(840.00)	840.00	-	(840.00)	-
5530-00 Insurance	2,141.00	-	(2,141.00)	2,141.00	-	(2,141.00)	10,212.10
5540-00 Legal	(9.00)	500.00	509.00	27.00	500.00	473.00	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	7,320.00	7,320.00	-	29,280.00
5570-00 Miscellaneous Expense	(20.00)	25.00	45.00	(24.00)	75.00	99.00	300.00
5580-00 Office Supplies/Expense	137.38	1,000.00	862.62	759.94	3,000.00	2,240.06	12,000.00
5600-00 Social Event Expense	-	55.00	55.00	850.00	165.00	(685.00)	2,500.00
5610-00 Taxes, Income	-	-	-	-	-	-	100.00
Total ADMINISTRATIVE EXPENSE	\$6,104.38	\$4,350.00	(\$1,754.38)	\$12,488.94	\$11,390.00	(\$1,098.94)	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	21,249.00	21,249.00	-	84,996.00
5665-00 Landscape Maint & Repair	-	-	-	626.00	-	(626.00)	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	864.00	-	(864.00)	8,565.00	-	(8,565.00)	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)	853.52	-	(853.52)	50,000.00
Total LANDSCAPE EXPENSE	\$8,358.18	\$7,083.00	(\$1,275.18)	\$31,293.52	\$21,249.00	(\$10,044.52)	\$229,724.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	51,960.62	-	(51,960.62)	51,960.62	110,000.00	58,039.38	110,000.00
5716-00 Electricity	147.01	-	(147.01)	444.20	-	(444.20)	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	-	1,374.99	1,374.99	5,500.00
5820-00 Maintenance - Pet Waste	150.00	229.17	79.17	470.00	687.51	217.51	2,750.00
5840-00 Snow Removal & Sanding	430.00	1,000.00	570.00	3,155.00	3,000.00	(155.00)	6,000.00
Total MAINTENANCE EXPENSE	\$52,687.63	\$1,687.50	(\$51,000.13)	\$56,029.82	\$115,062.50	\$59,032.68	\$126,250.00
Total OPERATING EXPENSE	\$67,150.19	\$13,120.50	(\$54,029.69)	\$99,812.28	\$147,701.50	\$47,889.22	\$417,196.10
Net Income:	(\$56,272.78)	(\$13,120.50)	(\$43,152.28)	\$69,935.76	\$1,592,298.50	(\$1,522,362.74)	\$3,062,803.90