



Financial Report Package

April 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
04/03/2023	0	Management Fee	\$2,440.00
		Invoice #: 2023-04	
		50-5560-00 Management Fee	\$2,440.00
04/04/2023	0	Letterstream	\$359.60
		Invoice #: Letterstream 3/23	
		50-5580-00 Letterstream 3/23; Office Supplies/Expense March 2023	\$359.60
04/04/2023	5074	Ace of Blades	\$7,083.00
		Invoice #: 21060	
		53-5660-00 Inv 21060; Landscape Contract April 2023	\$7,083.00
04/05/2023	0	Fetch Poop.com, LLC	\$220.00
		Invoice #: 667475	
		57-5820-00 Inv 667475; Maintenance - Pet Waste March 2023	\$220.00
04/05/2023	5075	Johnson, Muffly & Dauster, P.C.	\$18.00
		Invoice #: 43849	
		50-5540-00 Inv 43849; Legal February 2023	\$18.00
04/08/2023	0	Roost Reviews	\$300.00
		Invoice #: Pioneer 4/5	
		50-5503-00 Pioneer 4/5; ACC Review Expenses March 2023	\$300.00
04/12/2023	0	United Power Inc.	\$37.29
		Invoice #: 10574903 4/1	
		57-5716-00 Acct 10574903; Electricity 3/1-4/1	\$37.29
04/12/2023	0	United Power Inc.	\$22.62
		57-5716-00 Acct 13097901; Electricity 3/1-4/1	\$22.62
04/12/2023	0	United Power Inc.	\$22.73
		Invoice #: 15304401 4/1	
		57-5716-00 Acct 15304401; Electricity 3/1-4/1	\$22.73
04/12/2023	0	United Power Inc.	\$22.73
		Invoice #: 18357602 4/1	
		57-5716-00 Acct 18357602; Electricity 3/1-4/1	\$22.73
04/12/2023	0	United Power Inc.	\$23.07
		Invoice #: 9847701 4/1	
		57-5716-00 Acct 9847701; Electricity 3/1-4/1	\$23.07
04/13/2023	0	Town of Johnstown	\$121.07
		Invoice #: 910.871.01 3/31	
		53-5685-00 Acct 910.871.01; Water, Landscape 2/20-3/19	\$121.07
04/13/2023	0	Town of Johnstown	\$38.83
		Invoice #: 910.846.01 3/31	
		53-5685-00 Acct 910.846.01; Water, Landscape 2/20-3/19	\$38.83
04/13/2023	0	Town of Johnstown	\$75.39
		Invoice #: 922.080.01 3/31	
		53-5685-00 Acct 922.080.01; Water, Landscape 2/20-3/19	\$75.39
04/13/2023	0	Town of Johnstown	\$38.83

Date	Check #	Payee	Amount
		Invoice #: 922.085.01 3/31	
		53-5685-00 Acct 922.085.01; Water, Landscape 2/20-3/19	\$38.83
04/13/2023	0	Town of Johnstown	\$22.84
		Invoice #: 922.670.01 3/31	
		53-5685-00 Acct 922.670.01; Water, Landscape 2/20-3/15	\$22.84
04/13/2023	0	Town of Johnstown	\$75.39
		Invoice #: 922.980.01 3/31	
		53-5685-00 Acct 922.980.01; Water, Landscape 2/21-3/19	\$75.39
04/13/2023	0	Town of Johnstown	\$38.83
		Invoice #: 925.031.01 3/31	
		53-5685-00 Acct 925.031.01; Water, Landscape 2/20-3/19	\$38.83
04/13/2023	0	United Power Inc.	\$21.92
		Invoice #: 13098001 4/4	
		57-5716-00 Acct 13098001; Electricity 3/1-4/1	\$21.92
04/13/2023	5076	McFly Door Postings LLC	\$210.00
		Invoice #: 1029	
		50-5520-00 Inv 1029; Collection Processing Fee April 2023	\$210.00
04/13/2023	5078	Bo Villegas	\$13,286.00
		Invoice #: 4/4/23-fence stain	
		57-5705-00 Fence Staining Project; Capital Imp.- Fencing -Staining	\$13,286.00
04/13/2023	0	South State Bank	\$16.00
		Invoice #: 4/13/23	
		50-5570-00 Stop payment on check#5077 -void ck#5077 and rewrite check to hand deliver ; Miscellaneous Expense	\$16.00
04/14/2023	5079	McFly Door Postings LLC	\$140.00
		Invoice #: 1036	
		50-5520-00 Inv 1036; Collection Processing Fee April 2023	\$140.00
04/14/2023	5080	Ace of Blades	\$800.00
		Invoice #: 21101	
		53-5665-00 Inv 21101; Landscape Maint & Repair - Pekin Park Mulch	\$800.00
04/19/2023	5081	Ace of Blades	\$100.00
		Invoice #: 21115	
		57-5810-00 Inv 21115; Maintenance - General - Remove Mattress	\$100.00
04/24/2023	5082	Travelers	\$325.00
		Invoice #: 0106056509	
		50-5530-00 Policy 0106056509; Insurance 4/1/23-4/1/24	\$325.00
04/24/2023	5083	Travelers	\$4,754.00
		Invoice #: 0105988911 4/11	
		50-5530-00 Policy 0105988911; Insurance 4/1/23-4/1/24	\$4,754.00
04/28/2023	0	TradeWright Services	\$1,173.40
		Invoice #: 0389	
		57-5810-00 Inv 0389; Maintenance - General - Playground Structure Repair	\$1,173.40
04/28/2023	0	Letterstream	\$23.76

Date	Check #	Payee	Amount
		Invoice #: LetterStream 10/24	
		50-5580-00 Inv LetterStream 10/24; Office Supplies/Expense - LetterStream 10/24	\$23.76
04/28/2023	5084	CAIS, LLC	\$5,020.00
		Invoice #: 5137246	
		50-5530-00 Inv 5137246 - Policy PPP7485536; Insurance 4/1/23-4/1/24	\$5,020.00
04/30/2023	0	United Power Inc.	\$21.92
		Invoice #: 4/14/23 -001	
		57-5716-00 Acct 13098001; Electricity 4/1-5/1	\$21.92
04/30/2023	0	United Power Inc.	\$22.50
		Invoice #: 4/14/23 -401	
		57-5716-00 Acct 15304401; Electricity 4/1-5/1	\$22.50
04/30/2023	0	United Power Inc.	\$21.92
		Invoice #: 4/14/23 -602	
		57-5716-00 Acct 18357602; Electricity 4/1-5/1	\$21.92
04/30/2023	0	United Power Inc.	\$22.84
		Invoice #: 4/14/23 -701	
		57-5716-00 Acct 9847701; Electricity 4/1-5/1	\$22.84
04/30/2023	0	United Power Inc.	\$21.92
		Invoice #: 4/14/23 -901	
		57-5716-00 Acct 13097901; Electricity 4/1-5/1	\$21.92
04/30/2023	0	United Power Inc.	\$35.91
		Invoice #: 4/14/23 -903	
		57-5716-00 Acct 10574903; Electricity 4/1-5/1	\$35.91
		Account Totals	36
		# Checks:	\$36,977.31
		Association Totals	36
		# Checks:	\$36,977.31

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$196,797.29
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10-1014-00	RBC Wealth -Reserves -3605	250,217.96
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Total CASH OPERATING:		<u>\$447,015.25</u>
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Total Assets:		<u>\$447,015.25</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	19,659.20
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20-2360-00	Late Fees Payable	930.00
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Total CURRENT LIABILITIES:		<u>\$20,589.20</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>35,780.34</u>	<u>\$35,780.34</u>
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Total Liabilities & Equity:		<u>\$447,015.25</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	\$2,235.00	\$-	\$2,235.00	\$171,054.00	\$1,740,000.00	(\$1,568,946.00)	\$3,480,000.00
4160-00 Fees, Collection Processing Fees	340.00	-	340.00	970.00	-	970.00	-
4200-00 Interest Income	56.05	-	56.05	205.09	-	205.09	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$2,631.05	\$-	\$2,631.05	\$172,379.09	\$1,740,000.00	(\$1,567,620.91)	\$3,480,000.00
Total OPERATING INCOME	\$2,631.05	\$-	\$2,631.05	\$172,379.09	\$1,740,000.00	(\$1,567,620.91)	\$3,480,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	-	-	375.00	330.00	(45.00)	330.00
5503-00 ACC Review Expenses	300.00	1,000.00	700.00	500.00	1,000.00	500.00	4,000.00
5520-00 Collection Processing Fee	350.00	-	(350.00)	1,190.00	-	(1,190.00)	-
5530-00 Insurance	10,099.00	10,212.10	113.10	12,240.00	10,212.10	(2,027.90)	10,212.10
5540-00 Legal	(150.00)	-	150.00	(123.00)	500.00	623.00	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	9,760.00	9,760.00	-	29,280.00
5570-00 Miscellaneous Expense	16.00	25.00	9.00	(8.00)	100.00	108.00	300.00
5580-00 Office Supplies/Expense	383.36	1,000.00	616.64	1,143.30	4,000.00	2,856.70	12,000.00
5600-00 Social Event Expense	-	55.00	55.00	850.00	220.00	(630.00)	2,500.00
5610-00 Taxes, Income	-	100.00	100.00	-	100.00	100.00	100.00
Total ADMINISTRATIVE EXPENSE	\$13,438.36	\$14,832.10	\$1,393.74	\$25,927.30	\$26,222.10	\$294.80	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	28,332.00	28,332.00	-	84,996.00
5665-00 Landscape Maint & Repair	800.00	-	(800.00)	1,426.00	-	(1,426.00)	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	-	-	-	8,565.00	-	(8,565.00)	13,428.00
5677-00 Open Field Maintenance	-	-	-	-	-	-	11,800.00
5680-00 Tree & Shrub Maintenance	-	20,000.00	20,000.00	-	20,000.00	20,000.00	35,000.00
5685-00 Water, Landscape	411.18	10,000.00	9,588.82	1,241.86	10,000.00	8,758.14	50,000.00
Total LANDSCAPE EXPENSE	\$8,294.18	\$37,083.00	\$28,788.82	\$39,564.86	\$58,332.00	\$18,767.14	\$229,724.00
MAINTENANCE EXPENSE							
5705-00 Capital Imp.- Fencing	13,286.00	-	(13,286.00)	13,286.00	-	(13,286.00)	-
5710-00 Capital Imp.- Other	-	-	-	51,960.62	110,000.00	58,039.38	110,000.00
5716-00 Electricity	297.37	-	(297.37)	741.57	-	(741.57)	2,000.00
5810-00 Maintenance - General	1,273.40	458.33	(815.07)	1,273.40	1,833.32	559.92	5,500.00
5820-00 Maintenance - Pet Waste	220.00	229.17	9.17	690.00	916.68	226.68	2,750.00
5840-00 Snow Removal & Sanding	-	1,000.00	1,000.00	3,155.00	4,000.00	845.00	6,000.00
Total MAINTENANCE EXPENSE	\$15,076.77	\$1,687.50	(\$13,389.27)	\$71,106.59	\$116,750.00	\$45,643.41	\$126,250.00
Total OPERATING EXPENSE	\$36,809.31	\$53,602.60	\$16,793.29	\$136,598.75	\$201,304.10	\$64,705.35	\$417,196.10
Net Income:	(\$34,178.26)	(\$53,602.60)	\$19,424.34	\$35,780.34	\$1,538,695.90	(\$1,502,915.56)	\$3,062,803.90