



Financial Report Package

May 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
05/02/2023	0	Kellison LLC	\$2,440.00
		Invoice #: 05-2023	
		50-5560-00 Inv 05-2023; Management Fees 05-2023	\$2,440.00
05/02/2023	0	Letterstream	\$65.12
		Invoice #: LetterStream 9/19	
		50-5580-00 Inv LetterStream 9/19; Office Supplies/Expense - LetterStream 9/19	\$65.12
05/04/2023	0	Letterstream	\$15.84
		Invoice #: LetterStream 11/29	
		50-5580-00 Inv LetterStream 11/29; Office Supplies/Expense - LetterStream 11/29	\$15.84
05/05/2023	0	Fetch Poop.com, LLC	\$150.00
		Invoice #: 667783	
		57-5820-00 Inv 667783; Maintenance - Pet Waste April 2023	\$150.00
05/05/2023	0	Letterstream	\$91.82
		Invoice #: Letterstream 04/2023	
		50-5580-00 Letterstream 04/2023; Office Supplies/Expense April 2023	\$91.82
05/05/2023	0	Late Fees payable to Kellison	\$930.00
		Invoice #: Late Fees 04-2023	
		20-2360-00 Late Fees 04-2023	\$930.00
05/08/2023	5085	Ace of Blades	\$7,083.00
		Invoice #: 21196	
		53-5660-00 Inv 21196; Landscape Contract May 2023	\$7,083.00
05/08/2023	5086	Johnson, Muffly & Dauster, P.C.	\$155.00
		Invoice #: 44279	
		50-5540-00 Inv 44279; Legal - April 2023	\$155.00
05/12/2023	0	Roost Reviews	\$500.00
		Invoice #: Pioneer Reviews	
		50-5503-00 Pioneer Ridge April 2023; ACC Review Expenses April 2023	\$500.00
05/12/2023	0	Town of Johnstown	\$121.07
		Invoice #: 910.871.01 4/30	
		53-5685-00 Acct 910.871.01; Water, Landscape 3/19-4/19	\$121.07
05/12/2023	0	Town of Johnstown	\$38.83
		Invoice #: 910.846.01 4/30	
		53-5685-00 Acct 910.846.01; Water, Landscape 3/19-4/19	\$38.83
05/12/2023	0	Town of Johnstown	\$75.39
		Invoice #: 922.080.01 4/30	
		53-5685-00 Acct 922.080.01; Water, Landscape 3/19-4/19	\$75.39
05/12/2023	0	Town of Johnstown	\$38.83
		Invoice #: 922.085.01 4/30	
		53-5685-00 Acct 922.085.01; Water, Landscape 3/19-4/19	\$38.83
05/12/2023	0	Town of Johnstown	\$22.84
		Invoice #: 922.670.01 4/30	
		53-5685-00 Acct 922.670.01; Water, Landscape 3/15-4/19	\$22.84

Date	Check #	Payee	Amount
05/12/2023	0	Town of Johnstown Invoice #: 922.980.01 4/30 53-5685-00 Acct 922.980.01; Water, Landscape 3/19-4/19	\$75.39
05/12/2023	0	Town of Johnstown Invoice #: 925.031.01 4/30 53-5685-00 Acct 925.031.01; Water, Landscape 3/19-4/19	\$38.83
05/12/2023	0	United Power Inc. Invoice #: 9847701 5/3 57-5716-00 Acct 9847701; Electricity 4/1-5/1	\$22.98
05/12/2023	0	United Power Inc. Invoice #: 10574903 5/3 57-5716-00 Acct 10574903; Electricity 4/1-5/1	\$39.84
05/12/2023	0	United Power Inc. Invoice #: 13097901 5/3 57-5716-00 Acct 13097901; Electricity 3/31-5/1	\$22.85
05/12/2023	0	United Power Inc. Invoice #: 13098001 5/3 57-5716-00 Acct 13098001; Electricity 4/1-5/1	\$21.92
05/12/2023	0	United Power Inc. Invoice #: 15304401 5/3 57-5716-00 Acct 15304401; Electricity 4/1-5/1	\$22.97
05/12/2023	0	United Power Inc. Invoice #: 18357602 5/3 57-5716-00 Acct 18357602; Electricity 3/31-5/1	\$23.08
05/12/2023	5087	Ace of Blades Invoice #: 21257 53-5670-00 Inv 21257; Sprinkler Sys Maint & Repairs 5/5	\$885.00
05/16/2023	5088	Gray Fencing Invoice #: 5/15/23-balance due 57-5705-00 2315 Feet of Custom Fencing, including Tear out and Haul off of existing fence -balance due; Capital Imp.- Fencing	\$64,435.00
05/16/2023	5089	Bo Villegas Invoice #: 5/16/23 57-5705-00 Fence staining -work completed 5/16/23; Capital Imp.- Fencing	\$17,732.00
05/24/2023	5090	Ace of Blades Invoice #: 21312 53-5665-00 Inv 21312; Landscape Maint & Repair - Storm Damage Clean up	\$3,640.00
05/26/2023	5091	Ace of Blades Invoice #: 21313 53-5665-00 Inv 21313; Landscape Maint & Repair - Plant Bed Area 1 - 2023	\$4,000.00
		Account Totals	27
		# Checks:	\$102,687.60
		Association Totals	27
		# Checks:	\$102,687.60

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$96,649.85
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10-1014-00	RBC Wealth -Reserves -3605	250,217.96
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Total CASH OPERATING:		<u>\$346,867.81</u>
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Total Assets:		<u>\$346,867.81</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	20,961.20
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20-2360-00	Late Fees Payable	400.00
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Total CURRENT LIABILITIES:		<u>\$21,361.20</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>(65,139.10)</u>	<u>(\$65,139.10)</u>
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Total Liabilities & Equity:		<u>\$346,867.81</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	\$580.00	\$-	\$580.00	\$171,634.00	\$1,740,000.00	(\$1,568,366.00)	\$3,480,000.00
4160-00 Fees, Collection Processing Fees	35.00	-	35.00	1,005.00	-	1,005.00	-
4200-00 Interest Income	-	-	-	205.09	-	205.09	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$615.00	\$-	\$615.00	\$172,994.09	\$1,740,000.00	(\$1,567,005.91)	\$3,480,000.00
Total OPERATING INCOME	\$615.00	\$-	\$615.00	\$172,994.09	\$1,740,000.00	(\$1,567,005.91)	\$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	500.00	1,000.00	500.00	1,000.00	2,000.00	1,000.00	4,000.00
5520-00 Collection Processing Fee	-	-	-	1,190.00	-	(1,190.00)	-
5530-00 Insurance	-	-	-	12,240.00	10,212.10	(2,027.90)	10,212.10
5540-00 Legal	(91.00)	500.00	591.00	(214.00)	1,000.00	1,214.00	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	12,200.00	12,200.00	-	29,280.00
5570-00 Miscellaneous Expense	-	25.00	25.00	(8.00)	125.00	133.00	300.00
5580-00 Office Supplies/Expense	172.78	1,000.00	827.22	1,316.08	5,000.00	3,683.92	12,000.00
5600-00 Social Event Expense	-	55.00	55.00	850.00	275.00	(575.00)	2,500.00
5610-00 Taxes, Income	-	-	-	-	100.00	100.00	100.00
Total ADMINISTRATIVE EXPENSE	\$3,021.78	\$5,020.00	\$1,998.22	\$28,949.08	\$31,242.10	\$2,293.02	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	35,415.00	35,415.00	-	84,996.00
5665-00 Landscape Maint & Repair	7,640.00	10,000.00	2,360.00	9,066.00	10,000.00	934.00	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	885.00	5,000.00	4,115.00	9,450.00	5,000.00	(4,450.00)	13,428.00
5677-00 Open Field Maintenance	-	4,000.00	4,000.00	-	4,000.00	4,000.00	11,800.00
5680-00 Tree & Shrub Maintenance	-	5,000.00	5,000.00	-	25,000.00	25,000.00	35,000.00
5685-00 Water, Landscape	411.18	10,000.00	9,588.82	1,675.88	20,000.00	18,324.12	50,000.00
Total LANDSCAPE EXPENSE	\$16,019.18	\$41,083.00	\$25,063.82	\$55,606.88	\$99,415.00	\$43,808.12	\$229,724.00
MAINTENANCE EXPENSE							
5705-00 Capital Imp.- Fencing	82,167.00	-	(82,167.00)	95,453.00	-	(95,453.00)	-
5710-00 Capital Imp.- Other	-	-	-	51,960.62	110,000.00	58,039.38	110,000.00
5716-00 Electricity	153.64	500.00	346.36	895.21	500.00	(395.21)	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	1,273.40	2,291.65	1,018.25	5,500.00
5820-00 Maintenance - Pet Waste	150.00	229.17	79.17	840.00	1,145.85	305.85	2,750.00
5840-00 Snow Removal & Sanding	-	-	-	3,155.00	4,000.00	845.00	6,000.00
Total MAINTENANCE EXPENSE	\$82,470.64	\$1,187.50	(\$81,283.14)	\$153,577.23	\$117,937.50	(\$35,639.73)	\$126,250.00
Total OPERATING EXPENSE	\$101,511.60	\$47,290.50	(\$54,221.10)	\$238,133.19	\$248,594.60	\$10,461.41	\$417,196.10
Net Income:	(\$100,896.60)	(\$47,290.50)	(\$53,606.10)	(\$65,139.10)	\$1,491,405.40	(\$1,556,544.50)	\$3,062,803.90