



Financial Report Package

July 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$130,318.40
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10-1014-00	RBC Wealth -Reserves -3605	250,218.92
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Total CASH OPERATING:		<u>\$380,537.32</u>
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13-1340-00	Security Deposits	200.00
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Total Assets:		<u>\$380,737.32</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	9,494.20
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20-2360-00	Late Fees Payable	100.00
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Total CURRENT LIABILITIES:		<u>\$9,594.20</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>(19,502.59)</u>	<u>(\$19,502.59)</u>
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Total Liabilities & Equity:		<u>\$380,737.32</u>
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4140-00 Fees, Association	\$122,392.00	\$-	\$122,392.00	\$294,481.00	\$3,480,000.00	(\$3,185,519.00)	\$3,480,000.00
4160-00 Fees, Collection Processing Fees	35.00	-	35.00	1,110.00	-	1,110.00	-
4200-00 Interest Income	-	-	-	206.05	-	206.05	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$122,427.00	\$-	\$122,427.00	\$295,947.05	\$3,480,000.00	(\$3,184,052.95)	\$3,480,000.00
Total OPERATING INCOME	\$122,427.00	\$-	\$122,427.00	\$295,947.05	\$3,480,000.00	(\$3,184,052.95)	\$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	-	-	-	1,550.00	3,000.00	1,450.00	4,000.00
5520-00 Collection Processing Fee	-	-	-	1,225.00	-	(1,225.00)	-
5530-00 Insurance	-	-	-	12,240.00	10,212.10	(2,027.90)	10,212.10
5540-00 Legal	93.00	500.00	407.00	62.00	1,500.00	1,438.00	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	17,080.00	17,080.00	-	29,280.00
5570-00 Miscellaneous Expense	(20.00)	25.00	45.00	(28.00)	175.00	203.00	300.00
5580-00 Office Supplies/Expense	88.57	1,000.00	911.43	1,411.21	7,000.00	5,588.79	12,000.00
5600-00 Social Event Expense	26.19	55.00	28.81	972.63	385.00	(587.63)	2,500.00
5610-00 Taxes, Income	-	-	-	-	100.00	100.00	100.00
Total ADMINISTRATIVE EXPENSE	\$2,627.76	\$4,020.00	\$1,392.24	\$34,887.84	\$39,782.10	\$4,894.26	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	49,581.00	49,581.00	-	84,996.00
5665-00 Landscape Maint & Repair	15,626.79	10,000.00	(5,626.79)	25,761.79	30,000.00	4,238.21	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	369.50	4,000.00	3,630.50	10,634.02	13,000.00	2,365.98	13,428.00
5677-00 Open Field Maintenance	-	4,000.00	4,000.00	-	8,000.00	8,000.00	11,800.00
5680-00 Tree & Shrub Maintenance	-	5,000.00	5,000.00	-	35,000.00	35,000.00	35,000.00
5681-00 Tree Replacement	4,800.00	-	(4,800.00)	4,800.00	-	(4,800.00)	-
5685-00 Water, Landscape	556.52	10,000.00	9,443.48	3,889.98	40,000.00	36,110.02	50,000.00
Total LANDSCAPE EXPENSE	\$28,435.81	\$40,083.00	\$11,647.19	\$94,666.79	\$175,581.00	\$80,914.21	\$229,724.00
MAINTENANCE EXPENSE							
5705-00 Capital Imp.- Fencing	19,067.78	-	(19,067.78)	114,520.78	-	(114,520.78)	-
5710-00 Capital Imp.- Other	-	-	-	52,626.62	110,000.00	57,373.38	110,000.00
5716-00 Electricity	172.89	500.00	327.11	1,018.99	1,500.00	481.01	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	13,368.62	3,208.31	(10,160.31)	5,500.00
5820-00 Maintenance - Pet Waste	205.00	229.17	24.17	1,205.00	1,604.19	399.19	2,750.00
5840-00 Snow Removal & Sanding	-	-	-	3,155.00	4,000.00	845.00	6,000.00
Total MAINTENANCE EXPENSE	\$19,445.67	\$1,187.50	(\$18,258.17)	\$185,895.01	\$120,312.50	(\$65,582.51)	\$126,250.00
Total OPERATING EXPENSE	\$50,509.24	\$45,290.50	(\$5,218.74)	\$315,449.64	\$335,675.60	\$20,225.96	\$417,196.10
Net Income:	\$71,917.76	(\$45,290.50)	\$117,208.26	(\$19,502.59)	\$3,144,324.40	(\$3,163,826.99)	\$3,062,803.90

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
07/01/2023	0	Kellison LLC	\$2,440.00
		Invoice #: 07-2023	
		50-5560-00 inv 07-2023; inv 07-2023, July Management Fee	\$2,440.00
07/05/2023	5100	Ace of Blades	\$7,083.00
		Invoice #: 21511	
		53-5660-00 inv 21511; inv 21511, July 2023 Landscaping Contract	\$7,083.00
07/06/2023	5101	Trevor Bromberg and Victoria Bromberg	\$240.00
		20-2345-00 Return; Return 7/3/23 eCheck - Duplicate Payment	\$240.00
07/07/2023	0	Fetch Poop.com, LLC	\$205.00
		Invoice #: S&G-668134	
		57-5820-00 inv S&G-668134; inv S&G-668134, Servicing and Supplies	\$205.00
07/07/2023	0	Town of Johnstown	\$121.07
		Invoice #: 910.871.01 6/30	
		53-5685-00 Acct 910.871.01, 5/21/23 - 6/19/23	\$121.07
07/07/2023	0	Town of Johnstown	\$51.13
		Invoice #: 910.846.01 6/30	
		53-5685-00 Acct 910.846.01, 5/21/23 - 6/19/23	\$51.13
07/07/2023	0	Town of Johnstown	\$99.99
		Invoice #: 922.080.01 6/30	
		53-5685-00 Acct 922.080.01, 5/21/23 - 6/19/23	\$99.99
07/07/2023	0	Town of Johnstown	\$129.03
		Invoice #: 922.085.01 6/30	
		53-5685-00 Acct 922.085.01, 5/21/23 - 6/19/23	\$129.03
07/07/2023	0	Town of Johnstown	\$26.94
		Invoice #: 922.670.01 6/30	
		53-5685-00 Acct 922.670.01, 5/21/23 - 6/19/23	\$26.94
07/07/2023	0	Town of Johnstown	\$1.84
		Invoice #: 924.502.01 6/30	
		53-5685-00 Acct 924.502.01, 5/21/23 - 6/19/23	\$1.84
07/07/2023	0	Town of Johnstown	\$42.93
		Invoice #: 925.031.01 6/30	
		53-5685-00 Acct 925.031.01, 5/21/23 - 6/19/23	\$42.93
07/07/2023	0	Letterstream	\$25.71
		Invoice #: 06/30	
		50-5580-00 Letter Stream 6/30	\$25.71
07/07/2023	5102	Johnson, Muffly & Dauster, P.C.	\$93.00
		Invoice #: 44782	
		50-5540-00 inv 44782; inv 44782, Legal Fees	\$93.00
07/07/2023	5103	Pioneer Ridge Community Association, Inc.	\$200.00
		Invoice #: 07-2023	
		20-2360-00 inv 07-2023; inv 07-2023, Late Fees Payable	\$200.00
07/17/2023	0	United Power Inc.	\$23.09

Date	Check #	Payee	Amount
		Invoice #: 847701-07052023	
07/17/2023	0	57-5716-00 Acct 9847701; Acct 9847701, 06/01/2023 - 07/01/2023 United Power Inc.	\$23.09 \$37.04
		Invoice #: 574903-07052023	
07/17/2023	0	57-5716-00 Acct 10574903; Acct 10574903, 06/01/2023 - 07/01/2023 United Power Inc.	\$37.04 \$21.92
		Invoice #: 097901-07052023	
07/17/2023	0	57-5716-00 Acct 13097901; Acct 13097901, 06/01/2023 - 07/01/2023 United Power Inc.	\$21.92 \$21.93
		Invoice #: 098001-07052023	
07/17/2023	0	57-5716-00 Acct 13098001; Acct 13098001, 06/01/2023 - 07/01/2023 United Power Inc.	\$21.93 \$22.98
		Invoice #: 304401-07052023	
07/17/2023	0	57-5716-00 Acct 15304401; Acct 15304401, 06/01/2023 - 07/01/2023 United Power Inc.	\$22.98 \$23.09
		Invoice #: 357602-07052023	
07/17/2023	5104	57-5716-00 Acct 18357602, 06/01/2023 - 07/01/2023 Christina Faulkenburg	\$23.09 \$26.19
		Invoice #: 071723	
07/17/2023	5105	50-5600-00 Reimbursement - Safeway - Gatorade & Pure life H2O; Social Event Expense - Gatorade & Pure life H2O Ace of Blades	\$26.19 \$6,324.29
		Invoice #: 21552	
		53-5681-00 Multiple Invoices; Inv 21552, Remove/Replace 6 Trees	\$4,800.00
		Invoice #: 21553	
07/24/2023	5106	53-5665-00 Multiple Invoices; inv 21553, Flooding Clean Up, River Rock Ace of Blades	\$1,524.29 \$3,472.00
		Invoice #: 21571	
		53-5665-00 Multiple Invoices; inv 2157, Native Field Mowing1	\$3,102.50
		Invoice #: 21573	
07/07/2023	0	53-5670-00 Multiple Invoices; inv 21573, Irrigation Repairs Town of Johnstown	\$369.50 \$83.59
		Invoice #: 922.980.01 6/30	
07/26/2023	5107	53-5685-00 Acct 922.980.01, 5/22/23 - 6/19/23 Ace of Blades	\$83.59 \$11,000.00
		Invoice #: 21572	
07/27/2023	5108	53-5665-00 inv 21572; inv 21572, Renovation of Area 2 and 3 Gray Fencing	\$11,000.00 \$14,854.78
		Invoice #: 07172023	
07/27/2023	5109	57-5705-00 550 Feet Custom Fence 7/17/2023 Bo Villegas	\$14,854.78 \$4,213.00
		Invoice #: 07172023	
07/27/2023	5110	57-5705-00 Fence Staining work completed 07/15/23 Pamela Coleman	\$4,213.00 \$62.86

Date	Check #	Payee	Amount
		Invoice #: 072723	
		50-5580-00 Meeting materials	\$62.86
07/26/2023	0	United Power Inc.	\$22.84
		Invoice #: 13097901 7/23	
		57-5716-00 Acct# 13097901	\$22.84
		Account Totals	# Checks: 29
			\$50,969.24
		Association Totals	# Checks: 29
			\$50,969.24