



Financial Report Package

August 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Assets

CASH OPERATING

10-1000-00 SSB-Oper-5746 \$132,189.33

10-1014-00 RBC Wealth -Reserves -3605 253,141.38

Total CASH OPERATING: \$385,330.71

OTHER ASSETS

13-1340-00 Security Deposits 200.00

Total OTHER ASSETS: \$200.00

Total Assets: **\$385,530.71**

Liabilities & Equity

CURRENT LIABILITIES

20-2345-00 Pre-Paid Dues 11,204.20

20-2360-00 Late Fees Payable (100.00)

Total CURRENT LIABILITIES: \$11,104.20

EQUITY

39-3981-00 Retained Earnings 390,645.71

Total EQUITY: \$390,645.71

Net Income Gain / Loss (16,219.20) (\$16,219.20)

Total Liabilities & Equity: **\$385,530.71**

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4140-00 Fees, Association	\$19,230.00	\$-	\$19,230.00	\$313,711.00	\$348,000.00	(\$34,289.00)	\$348,000.00
4160-00 Fees, Collection Processing Fees	35.00	-	35.00	1,145.00	-	1,145.00	-
4200-00 Interest Income	2,922.46	-	2,922.46	3,128.51	-	3,128.51	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$22,187.46	\$-	\$22,187.46	\$318,134.51	\$348,000.00	(\$29,865.49)	\$348,000.00
Total OPERATING INCOME	\$22,187.46	\$-	\$22,187.46	\$318,134.51	\$348,000.00	(\$29,865.49)	\$348,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	27.50	27.50	375.00	220.00	(155.00)	330.00
5503-00 ACC Review Expenses	800.00	333.33	(466.67)	2,350.00	2,666.64	316.64	4,000.00
5520-00 Collection Processing Fee	-	-	-	1,225.00	-	(1,225.00)	-
5530-00 Insurance	-	851.01	851.01	12,240.00	6,808.08	(5,431.92)	10,212.10
5540-00 Legal	186.00	208.33	22.33	248.00	1,666.64	1,418.64	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	19,520.00	19,520.00	-	29,280.00
5570-00 Miscellaneous Expense	(20.00)	25.00	45.00	(48.00)	200.00	248.00	300.00
5580-00 Office Supplies/Expense	84.82	1,000.00	915.18	1,496.03	8,000.00	6,503.97	12,000.00
5600-00 Social Event Expense	-	208.33	208.33	972.63	1,666.64	694.01	2,500.00
5610-00 Taxes, Income	-	8.33	8.33	-	66.64	66.64	100.00
Total ADMINISTRATIVE EXPENSE	\$3,490.82	\$5,101.83	\$1,611.01	\$38,378.66	\$40,814.64	\$2,435.98	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	56,664.00	56,664.00	-	84,996.00
5665-00 Landscape Maint & Repair	(1,002.50)	2,875.00	3,877.50	24,759.29	23,000.00	(1,759.29)	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	886.00	1,119.00	233.00	11,520.02	8,952.00	(2,568.02)	13,428.00
5677-00 Open Field Maintenance	3,102.50	983.33	(2,119.17)	3,102.50	7,866.64	4,764.14	11,800.00
5680-00 Tree & Shrub Maintenance	-	2,916.67	2,916.67	-	23,333.36	23,333.36	35,000.00
5681-00 Tree Replacement	-	-	-	4,800.00	-	(4,800.00)	-
5685-00 Water, Landscape	5,050.21	4,166.67	(883.54)	8,940.19	33,333.36	24,393.17	50,000.00
Total LANDSCAPE EXPENSE	\$15,119.21	\$19,143.67	\$4,024.46	\$109,786.00	\$153,149.36	\$43,363.36	\$229,724.00
MAINTENANCE EXPENSE							
5705-00 Capital Imp.- Fencing	-	-	-	114,520.78	-	(114,520.78)	-
5710-00 Capital Imp.- Other	-	9,166.67	9,166.67	52,626.62	73,333.36	20,706.74	110,000.00
5716-00 Electricity	129.04	166.67	37.63	1,148.03	1,333.36	185.33	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	13,368.62	3,666.64	(9,701.98)	5,500.00
5820-00 Maintenance - Pet Waste	165.00	229.17	64.17	1,370.00	1,833.36	463.36	2,750.00
5840-00 Snow Removal & Sanding	-	500.00	500.00	3,155.00	4,000.00	845.00	6,000.00
Total MAINTENANCE EXPENSE	\$294.04	\$10,520.84	\$10,226.80	\$186,189.05	\$84,166.72	(\$102,022.33)	\$126,250.00
Total OPERATING EXPENSE	\$18,904.07	\$34,766.34	\$15,862.27	\$334,353.71	\$278,130.72	(\$56,222.99)	\$417,196.10
Net Income:	\$3,283.39	(\$34,766.34)	\$38,049.73	(\$16,219.20)	\$69,869.28	(\$86,088.48)	(\$69,196.10)

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
08/02/2023	0	Kellison LLC	\$2,440.00
		Invoice #: 08-2023	
		50-5560-00 inv 08-2023, August Management Fees	\$2,440.00
08/03/2023	5111	Ace of Blades	\$7,083.00
		Invoice #: 21611	
		53-5660-00 inv 21611; inv 21611, Lawn Maintenance	\$7,083.00
08/04/2023	0	Weed Man	\$2,100.00
		Invoice #: 84760	
		53-5665-00 inv 84760; inv 84760, Weed Treatment	\$2,100.00
08/04/2023	0	Letterstream	\$84.82
		Invoice #: 07/31	
		50-5580-00 Letterstream 07/2023	\$84.82
08/07/2023	5112	Johnson, Muffly & Dauster, P.C.	\$186.00
		Invoice #: 45132	
		50-5540-00 inv 45132; inv 45132, Legal Fees 7/28 & 7/30	\$186.00
08/09/2023	0	Fetch Poop.com, LLC	\$165.00
		Invoice #: S&G-668284	
		57-5820-00 inv S&G-668284; inv S&G-668284, Pet Station Maintenance	\$165.00
08/09/2023	0	Late Fees payable to Kellison	\$300.00
		Invoice #: 07-2023	
		20-2360-00 inv 07-2023; inv 07-2023, Late Fee Payable	\$300.00
08/09/2023	5113	Ace of Blades	\$452.00
		Invoice #: 21649	
		53-5670-00 inv 21649; inv 21649, Irrigation Repairs	\$452.00
08/10/2023	0	Town of Johnstown	\$162.07
		Invoice #: 087101-07312023	
		53-5685-00 Acct 910.871.01, 06/19/2023 - 07/20/2023	\$162.07
08/10/2023	0	Town of Johnstown	\$731.73
		Invoice #: 084601-07312023	
		53-5685-00 Acct 910.846.01; Acct 910.846.01, 06/19/2023 - 07/20/2023	\$731.73
08/10/2023	0	Town of Johnstown	\$1,764.59
		Invoice #: 208001-07312023	
		53-5685-00 Acct 922.080.01; Acct 922.080.01, 06/19/2023 - 07/20/2023	\$1,764.59
08/10/2023	0	Town of Johnstown	\$1,055.63
		Invoice #: 208501-07312023	
		53-5685-00 Acct 922.085.01; Acct 922.085.01, 06/19/2023 - 07/20/2023	\$1,055.63
08/10/2023	0	Town of Johnstown	\$72.04
		Invoice #: 267001-07312023	
		53-5685-00 Acct 922.670.01; Acct 922.670.01, 06/19/2023 - 07/20/2023	\$72.04
08/10/2023	0	Town of Johnstown	\$170.03
		Invoice #: 450201-07312023	
		53-5685-00 Acct 924.502.01; Acct 924.502.01, 06/19/2023 - 07/20/2023	\$170.03

Date	Check #	Payee	Amount
08/10/2023	0	Town of Johnstown	\$784.69
		Invoice #: 298001-07312023	
		53-5685-00 Acct 922.980.01; Acct 922.980.01, 06/19/2023 - 07/21/2023	\$784.69
08/10/2023	0	Town of Johnstown	\$309.43
		Invoice #: 503101-07312023	
		53-5685-00 Acct 925.031.01; Acct 925.031.01, 06/19/2023 - 07/20/2023	\$309.43
08/11/2023	0	Roost Reviews	\$800.00
		Invoice #: July 2023	
		50-5503-00 July 2023; ACC Review Expenses July 2023	\$800.00
08/11/2023	0	United Power Inc.	\$23.09
		Invoice #: 847701-08032023	
		57-5716-00 Acct 9847701; Acct 9847701, 07/01/2023 - 08/01/2023	\$23.09
08/11/2023	0	United Power Inc.	\$21.92
		Invoice #: 098001-08032023	
		57-5716-00 Acct 13098001; Acct 13098001, 07/01/2023 - 08/01/2023	\$21.92
08/11/2023	0	United Power Inc.	\$22.85
		Invoice #: 304401-08032023	
		57-5716-00 acct 15304401; acct 15304401, 07/01/2023 - 08/01/2023	\$22.85
08/11/2023	0	United Power Inc.	\$23.20
		Invoice #: 357602- 08032023	
		57-5716-00 Acct 18357602; Acct 18357602, 07/01/2023 - 08/01/2023	\$23.20
08/11/2023	0	United Power Inc.	\$36.92
		Invoice #: 574903-08032023	
		57-5716-00 Acct 10574903; Acct 10574903, 07/01/2023 - 08/01/2023	\$36.92
08/11/2023	0	United Power Inc.	\$22.98
		Invoice #: 097901-08032023	
		57-5716-00 Acct 13097901; Acct 13097901, 07/01/2023 - 08/01/2023	\$22.98
08/22/2023	5114	Ace of Blades	\$434.00
		Invoice #: 21664	
		53-5670-00 inv 21664; inv 21664, Irrigation Repairs	\$434.00
Account Totals			24
# Checks:			\$19,245.99
Association Totals			24
# Checks:			\$19,245.99