



# **Financial Report Package**

**September 2023**

**Prepared for**

**Pioneer Ridge Community Association, Inc.**

**By**

**Kellison Corp.**

**Assets**

CASH OPERATING

10-1000-00      SSB-Oper-5746      \$141,942.47

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

Total CASH OPERATING:      \$395,083.85

OTHER ASSETS

13-1340-00      Security Deposits      200.00

Total OTHER ASSETS:      \$200.00

**Total Assets:**      **\$395,283.85**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2345-00      Pre-Paid Dues      12,772.20

20-2360-00      Late Fees Payable      5,830.00

Total CURRENT LIABILITIES:      \$18,602.20

EQUITY

39-3981-00      Retained Earnings      390,645.71

Total EQUITY:      \$390,645.71

Net Income Gain / Loss      (13,964.06)      (\$13,964.06)

**Total Liabilities & Equity:**      **\$395,283.85**

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4140-00 Fees, Association	\$21,145.00	\$-	\$21,145.00	\$334,856.00	\$348,000.00	(\$13,144.00)	\$348,000.00
4160-00 Fees, Collection Processing Fees	2,095.00	-	2,095.00	3,240.00	-	3,240.00	-
4200-00 Interest Income	-	-	-	3,128.51	-	3,128.51	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
<b>Total INCOME</b>	<b>\$23,240.00</b>	<b>\$-</b>	<b>\$23,240.00</b>	<b>\$341,374.51</b>	<b>\$348,000.00</b>	<b>(\$6,625.49)</b>	<b>\$348,000.00</b>
<b>Total OPERATING INCOME</b>	<b>\$23,240.00</b>	<b>\$-</b>	<b>\$23,240.00</b>	<b>\$341,374.51</b>	<b>\$348,000.00</b>	<b>(\$6,625.49)</b>	<b>\$348,000.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
5500-00 Acct/Tax Prep/Professional	-	27.50	27.50	375.00	247.50	(127.50)	330.00
5503-00 ACC Review Expenses	1,200.00	333.33	(866.67)	3,550.00	2,999.97	(550.03)	4,000.00
5520-00 Collection Processing Fee	-	-	-	1,225.00	-	(1,225.00)	-
5530-00 Insurance	-	851.01	851.01	12,240.00	7,659.09	(4,580.91)	10,212.10
5540-00 Legal	(267.00)	208.33	475.33	(19.00)	1,874.97	1,893.97	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	21,960.00	21,960.00	-	29,280.00
5570-00 Miscellaneous Expense	-	25.00	25.00	(48.00)	225.00	273.00	300.00
5580-00 Office Supplies/Expense	13.79	1,000.00	986.21	1,509.82	9,000.00	7,490.18	12,000.00
5600-00 Social Event Expense	695.02	208.33	(486.69)	1,667.65	1,874.97	207.32	2,500.00
5610-00 Taxes, Income	-	8.33	8.33	-	74.97	74.97	100.00
<b>Total ADMINISTRATIVE EXPENSE</b>	<b>\$4,081.81</b>	<b>\$5,101.83</b>	<b>\$1,020.02</b>	<b>\$42,460.47</b>	<b>\$45,916.47</b>	<b>\$3,456.00</b>	<b>\$61,222.10</b>
<b>LANDSCAPE EXPENSE</b>							
5660-00 Landscape Contract	7,083.00	7,083.00	-	63,747.00	63,747.00	-	84,996.00
5665-00 Landscape Maint & Repair	(1,938.40)	2,875.00	4,813.40	22,820.89	25,875.00	3,054.11	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	-	1,119.00	1,119.00	11,520.02	10,071.00	(1,449.02)	13,428.00
5677-00 Open Field Maintenance	-	983.33	983.33	3,102.50	8,849.97	5,747.47	11,800.00
5680-00 Tree & Shrub Maintenance	6,400.00	2,916.67	(3,483.33)	6,400.00	26,250.03	19,850.03	35,000.00
5681-00 Tree Replacement	(4,800.00)	-	4,800.00	-	-	-	-
5685-00 Water, Landscape	10,007.11	4,166.67	(5,840.44)	18,947.30	37,500.03	18,552.73	50,000.00
<b>Total LANDSCAPE EXPENSE</b>	<b>\$16,751.71</b>	<b>\$19,143.67</b>	<b>\$2,391.96</b>	<b>\$126,537.71</b>	<b>\$172,293.03</b>	<b>\$45,755.32</b>	<b>\$229,724.00</b>
<b>MAINTENANCE EXPENSE</b>							
5705-00 Capital Imp.- Fencing	(114,520.78)	-	114,520.78	-	-	-	-
5710-00 Capital Imp.- Other	114,520.78	9,166.67	(105,354.11)	167,147.40	82,500.03	(84,647.37)	110,000.00
5716-00 Electricity	151.34	166.67	15.33	1,299.37	1,500.03	200.66	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	13,368.62	4,124.97	(9,243.65)	5,500.00
5820-00 Maintenance - Pet Waste	-	229.17	229.17	1,370.00	2,062.53	692.53	2,750.00
5840-00 Snow Removal & Sanding	-	500.00	500.00	3,155.00	4,500.00	1,345.00	6,000.00
<b>Total MAINTENANCE EXPENSE</b>	<b>\$151.34</b>	<b>\$10,520.84</b>	<b>\$10,369.50</b>	<b>\$186,340.39</b>	<b>\$94,687.56</b>	<b>(\$91,652.83)</b>	<b>\$126,250.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$20,984.86</b>	<b>\$34,766.34</b>	<b>\$13,781.48</b>	<b>\$355,338.57</b>	<b>\$312,897.06</b>	<b>(\$42,441.51)</b>	<b>\$417,196.10</b>
<b>Net Income:</b>	<b>\$2,255.14</b>	<b>(\$34,766.34)</b>	<b>\$37,021.48</b>	<b>(\$13,964.06)</b>	<b>\$35,102.94</b>	<b>(\$49,067.00)</b>	<b>(\$69,196.10)</b>

Date	Check #	Payee	Amount
<b>10-1000-00 SSB-Oper-5746</b>			
09/06/2023	0	Kellison LLC	\$2,440.00
		<b>Invoice #: 09-2023</b>	
		50-5560-00 inv 09-2023, September Management Fee	\$2,440.00
09/06/2023	0	Roost Reviews	\$650.00
		<b>Invoice #: August 2023</b>	
		50-5503-00 August 2023	\$650.00
09/06/2023	5115	Ace of Blades	\$8,683.00
		<b>Invoice #: 21676</b>	
		53-5681-00 Multiple Invoices; inv 21676, Replace 2 trees	\$1,600.00
		<b>Invoice #: 21709</b>	
		53-5660-00 Multiple Invoices; inv 21709, Monthly Lawn Maintenance	\$7,083.00
09/13/2023	0	Town of Johnstown	\$174.37
		<b>Invoice #: 087101-08312023</b>	
		53-5685-00 acct 910.871.01, 07/20/23 - 08/20/23	\$174.37
09/13/2023	0	Town of Johnstown	\$1,506.63
		<b>Invoice #: 084601-08312023</b>	
		53-5685-00 Acct 910.846.01, 07/20/23 - 08/20/23	\$1,506.63
09/13/2023	0	Town of Johnstown	\$3,474.29
		<b>Invoice #: 208001-08312023</b>	
		53-5685-00 Acct 922.080.01, 07/20/23 - 08/20/23	\$3,474.29
09/13/2023	0	Town of Johnstown	\$1,961.73
		<b>Invoice #: 208501-08312023</b>	
		53-5685-00 Acct 922.085.01, 07/20/23 - 08/20/23	\$1,961.73
09/13/2023	0	Town of Johnstown	\$108.94
		<b>Invoice #: 267001-08312023</b>	
		53-5685-00 Acct 922.670.01, 07/20/23 - 08/20/23	\$108.94
09/13/2023	0	Town of Johnstown	\$309.43
		<b>Invoice #: 450201-08312023</b>	
		53-5685-00 Acct 924.502.01, 07/20/23 - 08/20/23	\$309.43
09/13/2023	0	Town of Johnstown	\$2,072.09
		<b>Invoice #: 298001-08312023</b>	
		53-5685-00 Acct 922.980.01, 07/21/23 - 08/20/23	\$2,072.09
09/13/2023	0	Town of Johnstown	\$399.63
		<b>Invoice #: 503101-08312023</b>	
		53-5685-00 Acct 925.031.01, 07/20/23 - 08/20/23	\$399.63
09/13/2023	0	Letterstream	\$13.79
		<b>Invoice #: 08/23</b>	
		50-5580-00 Letterstream 08/23	\$13.79
09/13/2023	0	Late Fees payable to Kellison	\$100.00
		<b>Invoice #: 08-2023</b>	
		20-2360-00 inv 08-2023; inv 08-2023, Late Fees Payable	\$100.00
09/13/2023	5116	Leap of Faith Homestead	\$600.00
		<b>Invoice #: 12</b>	
		50-5600-00 Petting Zoo	\$600.00

Date	Check #	Payee	Amount	
09/13/2023	5117	Jennifer Ayers <b>Invoice #: 091223</b>	\$95.02	
		50-5600-00 Etsy Purchase from AZCraftingDesign	\$95.02	
09/18/2023	0	United Power Inc. <b>Invoice #: 357602-09062023</b>	\$23.09	
		57-5716-00 Acct 18357602, 08/01/23 - 09/01/23	\$23.09	
09/18/2023	0	United Power Inc. <b>Invoice #: 5304401-09062023</b>	\$22.98	
		57-5716-00 Acct 15304401, 08/01/23 - 09/01/23	\$22.98	
09/18/2023	0	United Power Inc. <b>Invoice #: 098001-09062023</b>	\$21.93	
		57-5716-00 Acct 13098001, 08/01/23 - 09/01/23	\$21.93	
09/18/2023	0	United Power Inc. <b>Invoice #: 097901-09062023</b>	\$23.18	
		57-5716-00 Acct 13097901, 08/01/23 - 09/01/23	\$23.18	
09/18/2023	0	United Power Inc. <b>Invoice #: 574903-09062023</b>	\$36.96	
		57-5716-00 Acct 10574903, 08/01/23 - 09/01/23	\$36.96	
09/18/2023	0	United Power Inc. <b>Invoice #: 847701-09062023</b>	\$23.20	
		57-5716-00 Acct 9847701, 08/01/23 - 09/01/23	\$23.20	
09/28/2023	0	Roost Reviews <b>Invoice #: 09/25/2023</b>	\$550.00	
		50-5503-00 September 2023; September ACC Review Expenses	\$550.00	
09/29/2023	5118	Late Fees payable to Kellison <b>Invoice #: 07-2023</b>	\$200.00	
		20-2360-00 inv 07-2023; inv 07-2023, Late Fees Payable	\$200.00	
		<b>Account Totals</b>	<b>23</b>	<b>\$23,490.26</b>
		<b>Association Totals</b>	<b>23</b>	<b>\$23,490.26</b>