



Financial Report Package

October 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$115,827.43
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10-1014-00	RBC Wealth -Reserves -3605	253,145.96
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Total CASH OPERATING:		<u>\$368,973.39</u>
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OTHER ASSETS

13-1340-00	Security Deposits	200.00
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Total OTHER ASSETS:		<u>\$200.00</u>
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Total Assets:		<u>\$369,173.39</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	13,522.20
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20-2360-00	Late Fees Payable	2,697.00
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Total CURRENT LIABILITIES:		<u>\$16,219.20</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>(37,691.52)</u>	<u>(\$37,691.52)</u>
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Total Liabilities & Equity:		<u>\$369,173.39</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	\$10,138.00	\$-	\$10,138.00	\$344,994.00	\$348,000.00	(\$3,006.00)	\$348,000.00
4160-00 Fees, Collection Processing Fees	1,540.00	-	1,540.00	4,780.00	-	4,780.00	-
4200-00 Interest Income	4.58	-	4.58	3,133.09	-	3,133.09	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$11,682.58	\$-	\$11,682.58	\$353,057.09	\$348,000.00	\$5,057.09	\$348,000.00
Total OPERATING INCOME	\$11,682.58	\$-	\$11,682.58	\$353,057.09	\$348,000.00	\$5,057.09	\$348,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	27.50	27.50	375.00	275.00	(100.00)	330.00
5503-00 ACC Review Expenses	400.00	333.33	(66.67)	3,950.00	3,333.30	(616.70)	4,000.00
5520-00 Collection Processing Fee	4,095.00	-	(4,095.00)	5,320.00	-	(5,320.00)	-
5530-00 Insurance	142.00	851.01	709.01	12,382.00	8,510.10	(3,871.90)	10,212.10
5540-00 Legal	100.00	208.33	108.33	81.00	2,083.30	2,002.30	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	24,400.00	24,400.00	-	29,280.00
5570-00 Miscellaneous Expense	23.00	25.00	2.00	(25.00)	250.00	275.00	300.00
5580-00 Office Supplies/Expense	1,305.70	1,000.00	(305.70)	2,815.52	10,000.00	7,184.48	12,000.00
5600-00 Social Event Expense	-	208.33	208.33	1,667.65	2,083.30	415.65	2,500.00
5610-00 Taxes, Income	-	8.33	8.33	-	83.30	83.30	100.00
Total ADMINISTRATIVE EXPENSE	\$8,505.70	\$5,101.83	(\$3,403.87)	\$50,966.17	\$51,018.30	\$52.13	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	70,830.00	70,830.00	-	84,996.00
5665-00 Landscape Maint & Repair	-	2,875.00	2,875.00	22,820.89	28,750.00	5,929.11	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	482.50	1,119.00	636.50	12,002.52	11,190.00	(812.52)	13,428.00
5677-00 Open Field Maintenance	-	983.33	983.33	3,102.50	9,833.30	6,730.80	11,800.00
5680-00 Tree & Shrub Maintenance	7,500.00	2,916.67	(4,583.33)	13,900.00	29,166.70	15,266.70	35,000.00
5685-00 Water, Landscape	11,077.21	4,166.67	(6,910.54)	30,024.51	41,666.70	11,642.19	50,000.00
Total LANDSCAPE EXPENSE	\$26,142.71	\$19,143.67	(\$6,999.04)	\$152,680.42	\$191,436.70	\$38,756.28	\$229,724.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	-	9,166.67	9,166.67	167,147.40	91,666.70	(75,480.70)	110,000.00
5716-00 Electricity	151.63	166.67	15.04	1,451.00	1,666.70	215.70	2,000.00
5810-00 Maintenance - General	180.00	458.33	278.33	13,548.62	4,583.30	(8,965.32)	5,500.00
5820-00 Maintenance - Pet Waste	430.00	229.17	(200.83)	1,800.00	2,291.70	491.70	2,750.00
5840-00 Snow Removal & Sanding	-	500.00	500.00	3,155.00	5,000.00	1,845.00	6,000.00
Total MAINTENANCE EXPENSE	\$761.63	\$10,520.84	\$9,759.21	\$187,102.02	\$105,208.40	(\$81,893.62)	\$126,250.00
Total OPERATING EXPENSE	\$35,410.04	\$34,766.34	(\$643.70)	\$390,748.61	\$347,663.40	(\$43,085.21)	\$417,196.10
Net Income:	(\$23,727.46)	(\$34,766.34)	\$11,038.88	(\$37,691.52)	\$336.60	(\$38,028.12)	(\$69,196.10)

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
10/01/2023	5119	McFly Door Postings LLC	\$4,095.00
		Invoice #: 1051	
		50-5520-00 inv 1051; inv 1051, Collection Processing Fee	\$4,095.00
10/03/2023	0	Kellison LLC	\$2,440.00
		Invoice #: 10-2023	
		50-5560-00 inv 10-2023; inv 10-2023, Management Fees	\$2,440.00
10/03/2023	5120	Ace of Blades	\$482.50
		Invoice #: 21789	
		53-5670-00 inv 21789; inv 21789, Irrigation Repairs	\$482.50
10/04/2023	5121	Ace of Blades	\$7,083.00
		Invoice #: 21816	
		53-5660-00 inv 21816; inv 21816, Monthly Lawn Maintenance	\$7,083.00
10/13/2023	0	Fetch Poop.com, LLC	\$175.00
		Invoice #: S&G-940421	
		57-5820-00 Inv S&G-940421; Inv S&G-940421, Maintenance - Pet Waste March 2023	\$175.00
10/13/2023	0	Fetch Poop.com, LLC	\$255.00
		Invoice #: S&G-668442	
		57-5820-00 Inv S&G-668442; Inv S&G-668442, Pet Station Service	\$255.00
10/13/2023	0	Kellison LLC	\$43.00
		Invoice #: DORA Renewal	
		50-5570-00 DORA Renewal 2023; Miscellaneous Expense DORA Renewal	\$43.00
10/13/2023	0	Town of Johnstown	\$170.27
		Invoice #: 08710109302023	
		53-5685-00 acct 910.871.01, 08/20/23 - 09/20/23	\$170.27
10/13/2023	0	Town of Johnstown	\$1,486.13
		Invoice #: 084601-09202023	
		53-5685-00 acct 910.846.01, 08/20/23 - 09/20/23	\$1,486.13
10/13/2023	0	Town of Johnstown	\$3,384.09
		Invoice #: 208001-09302023	
		53-5685-00 Acct 922.080.01, 08/20/23 - 09/20/23	\$3,384.09
10/13/2023	0	Town of Johnstown	\$1,855.13
		Invoice #: 208501-09302023	
		53-5685-00 Acct 922.085.01, 08/20/23 - 09/20/23	\$1,855.13
10/13/2023	0	Town of Johnstown	\$84.34
		Invoice #: 267001-09302023	
		53-5685-00 Acct 922.670.01, 08/20/23 - 09/20/23	\$84.34
10/13/2023	0	Town of Johnstown	\$489.83
		Invoice #: 450201-09302023	
		53-5685-00 Acct 924.502.01, 08/20/23 - 09/20/23	\$489.83
10/13/2023	0	Town of Johnstown	\$2,596.89
		Invoice #: 298001-09302023	
		53-5685-00 Acct 922.980.01, 08/20/23 - 09/20/23	\$2,596.89

Date	Check #	Payee	Amount
10/13/2023	0	Town of Johnstown Invoice #: 503101-09302023 53-5685-00 Acct 925.031.01, 08/20/23 - 09/20/23	\$1,010.53 \$1,010.53
10/13/2023	0	Letterstream Invoice #: 09/23 50-5580-00 Letterstream 09/23	\$1,305.70 \$1,305.70
10/13/2023	5122	Johnson, Muffly & Dauster, P.C. Invoice #: 45794 50-5540-00 inv 45794; inv 45794, General Business Legal Fees	\$100.00 \$100.00
10/16/2023	0	United Power Inc. Invoice #: 847701-10042023 57-5716-00 Acct 9847701, 09/01/23 - 10/01/23	\$23.09 \$23.09
10/16/2023	0	United Power Inc. Invoice #: 574903-10042023 57-5716-00 Acct 10574903, 09/01/23 - 10/01/23	\$37.59 \$37.59
10/16/2023	0	United Power Inc. Invoice #: 097901-10042023 57-5716-00 Acct 13097901, 09/01/23 - 10/01/23	\$22.98 \$22.98
10/16/2023	0	United Power Inc. Invoice #: 098001-10042023 57-5716-00 Acct 13098001, 09/01/23 - 10/01/23	\$21.92 \$21.92
10/16/2023	0	United Power Inc. Invoice #: 304401-10042023 57-5716-00 Acct 15304401, 09/01/23 - 10/01/23	\$22.85 \$22.85
10/16/2023	0	United Power Inc. Invoice #: 357602-10042023 57-5716-00 Acct 18357602, 09/01/23 - 10/01/23	\$23.20 \$23.20
10/16/2023	5123	Ace of Blades Invoice #: 21879 57-5810-00 inv 21879; inv 21879, Sidewalk repair	\$180.00 \$180.00
10/17/2023	5124	Ryan Douglas 40-4140-00 Refund overpayment on Account PIONEER1716GREW	\$480.00 \$480.00
10/21/2023	0	Roost Reviews Invoice #: 10/16/2023 50-5503-00 October 2023; October 2023, ACC Review Expenses	\$400.00 \$400.00
10/21/2023	0	Late Fees payable to Kellison Invoice #: 10-2023 20-2360-00 inv 10-2023; inv 10-2023, Late Fees Payable	\$6,030.00 \$6,030.00
10/26/2023	5126	Auto Owners Insurance Invoice #: 74-126454 10/12 50-5530-00 acct 014940275, 74-126454	\$142.00 \$142.00
10/27/2023	5127	The Tree Guys Invoice #: 801349 53-5680-00 Invoice: 801349; Tree & Shrub Maintenance	\$7,500.00 \$7,500.00

Date	Check #	Payee			Amount	
			Account Totals	# Checks:	29	\$41,940.04
			Association Totals	# Checks:	29	\$41,940.04