



Financial Report Package

November 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Assets

CASH OPERATING

10-1000-00 SSB-Oper-5746 \$95,465.92

10-1014-00 RBC Wealth -Reserves -3605 254,517.94

Total CASH OPERATING: \$349,983.86

OTHER ASSETS

13-1340-00 Security Deposits 200.00

Total OTHER ASSETS: \$200.00

Total Assets: **\$350,183.86**

Liabilities & Equity

CURRENT LIABILITIES

20-2345-00 Pre-Paid Dues 14,387.20

20-2360-00 Late Fees Payable (73.00)

Total CURRENT LIABILITIES: \$14,314.20

EQUITY

39-3981-00 Retained Earnings 390,645.71

Total EQUITY: \$390,645.71

Net Income Gain / Loss (54,776.05) (\$54,776.05)

Total Liabilities & Equity: **\$350,183.86**

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4140-00 Fees, Association	\$240.00	\$-	\$240.00	\$345,234.00	\$348,000.00	(\$2,766.00)	\$348,000.00
4160-00 Fees, Collection Processing Fees	70.00	-	70.00	4,850.00	-	4,850.00	-
4200-00 Interest Income	-	-	-	4,505.07	-	4,505.07	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$310.00	\$-	\$310.00	\$354,739.07	\$348,000.00	\$6,739.07	\$348,000.00
Total OPERATING INCOME	\$310.00	\$-	\$310.00	\$354,739.07	\$348,000.00	\$6,739.07	\$348,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	27.50	27.50	375.00	302.50	(72.50)	330.00
5503-00 ACC Review Expenses	-	333.33	333.33	3,950.00	3,666.63	(283.37)	4,000.00
5520-00 Collection Processing Fee	-	-	-	5,320.00	-	(5,320.00)	-
5530-00 Insurance	-	851.01	851.01	12,382.00	9,361.11	(3,020.89)	10,212.10
5540-00 Legal	-	208.33	208.33	81.00	2,291.63	2,210.63	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	26,840.00	26,840.00	-	29,280.00
5570-00 Miscellaneous Expense	-	25.00	25.00	(25.00)	275.00	300.00	300.00
5580-00 Office Supplies/Expense	1,948.69	1,000.00	(948.69)	4,764.21	11,000.00	6,235.79	12,000.00
5600-00 Social Event Expense	-	208.33	208.33	1,667.65	2,291.63	623.98	2,500.00
5610-00 Taxes, Income	-	8.33	8.33	-	91.63	91.63	100.00
Total ADMINISTRATIVE EXPENSE	\$4,388.69	\$5,101.83	\$713.14	\$55,354.86	\$56,120.13	\$765.27	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	77,913.00	77,913.00	-	84,996.00
5665-00 Landscape Maint & Repair	-	2,875.00	2,875.00	22,820.89	31,625.00	8,804.11	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	-	1,119.00	1,119.00	12,002.52	12,309.00	306.48	13,428.00
5677-00 Open Field Maintenance	-	983.33	983.33	3,102.50	10,816.63	7,714.13	11,800.00
5680-00 Tree & Shrub Maintenance	-	2,916.67	2,916.67	13,900.00	32,083.37	18,183.37	35,000.00
5685-00 Water, Landscape	5,968.61	4,166.67	(1,801.94)	35,993.12	45,833.37	9,840.25	50,000.00
Total LANDSCAPE EXPENSE	\$13,051.61	\$19,143.67	\$6,092.06	\$165,732.03	\$210,580.37	\$44,848.34	\$229,724.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	-	9,166.67	9,166.67	167,147.40	100,833.37	(66,314.03)	110,000.00
5716-00 Electricity	151.21	166.67	15.46	1,602.21	1,833.37	231.16	2,000.00
5810-00 Maintenance - General	-	458.33	458.33	13,548.62	5,041.63	(8,506.99)	5,500.00
5820-00 Maintenance - Pet Waste	175.00	229.17	54.17	1,975.00	2,520.87	545.87	2,750.00
5840-00 Snow Removal & Sanding	1,000.00	500.00	(500.00)	4,155.00	5,500.00	1,345.00	6,000.00
Total MAINTENANCE EXPENSE	\$1,326.21	\$10,520.84	\$9,194.63	\$188,428.23	\$115,729.24	(\$72,698.99)	\$126,250.00
Total OPERATING EXPENSE	\$18,766.51	\$34,766.34	\$15,999.83	\$409,515.12	\$382,429.74	(\$27,085.38)	\$417,196.10
Net Income:	(\$18,456.51)	(\$34,766.34)	\$16,309.83	(\$54,776.05)	(\$34,429.74)	(\$20,346.31)	(\$69,196.10)

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
11/01/2023	0	Town of Johnstown	\$141.57
		Invoice #: 087101-10312023	
		53-5685-00 Acct 910.871.01, 09/20/23 - 10/21/23	\$141.57
11/01/2023	0	Town of Johnstown	\$776.83
		Invoice #: 084601-10312023	
		53-5685-00 Acct 910.846.01, 09/20/23 - 10/21/23	\$776.83
11/01/2023	0	Town of Johnstown	\$1,772.79
		Invoice #: 208001-10312023	
		53-5685-00 Acct 922.080.01, 09/20/23 - 10/21/23	\$1,772.79
11/01/2023	0	Town of Johnstown	\$916.23
		Invoice #: 208501-10312023	
		53-5685-00 Acct 922.085.01, 09/20/23 - 10/21/23	\$916.23
11/01/2023	0	Town of Johnstown	\$59.74
		Invoice #: 267001-10312023	
		53-5685-00 Acct 922.670.01, 09/20/23 - 10/21/23	\$59.74
11/01/2023	0	Town of Johnstown	\$309.43
		Invoice #: 450201-10312023	
		53-5685-00 Acct 924.502.01, 09/20/23 - 10/21/23	\$309.43
11/01/2023	0	Town of Johnstown	\$1,502.19
		Invoice #: 298001-10312023	
		53-5685-00 Acct 922.980.01, 09/20/23 - 10/22/23	\$1,502.19
11/01/2023	0	Town of Johnstown	\$489.83
		Invoice #: 503101-10312023	
		53-5685-00 Acct 925.031.01, 09/20/23 - 10/21/23	\$489.83
11/01/2023	5128	Ace of Blades	\$280.00
		Invoice #: 21973	
		57-5840-00 Inv 21973; Inv 21973, Snow Removal 10/29/23	\$280.00
11/13/2023	0	Fetch Poop.com, LLC	\$175.00
		Invoice #: S&G-1029360	
		57-5820-00 Inv S&G-1029360; Inv S&G-1029360, Maintenance - Pet Waste March 2023	\$175.00
11/13/2023	0	Kellison LLC	\$2,440.00
		Invoice #: 11-2023	
		50-5560-00 Inv 11-2023; Inv 11-2023, Management Fees	\$2,440.00
11/13/2023	0	Letterstream	\$25.96
		Invoice #: 10/23	
		50-5580-00 Letterstream 10/23	\$25.96
11/13/2023	0	Late Fees payable to Kellison	\$2,970.00
		Invoice #: 11-2023	
		20-2360-00 Inv 11-2023; Inv 11-2023, Late Fees Payable	\$2,970.00
11/13/2023	5129	Ace of Blades	\$7,083.00
		Invoice #: 21977	
		53-5660-00 Inv 21977; Inv 21977, Lawn maintenance	\$7,083.00

Date	Check #	Payee	Amount
11/13/2023	5130	United Mailing Invoice #: 20389 50-5580-00 Inv 20389	\$1,922.73
11/16/2023	0	United Power Inc. Invoice #: 098001-11032023 57-5716-00 Acct 13098001, 10/01/23 - 11/01/23	\$21.92
11/16/2023	0	United Power Inc. Invoice #: 304401-11032023 57-5716-00 Acct 15304401, 10/01/23 - 11/01/23	\$22.87
11/16/2023	0	United Power Inc. Invoice #: 357602-11032023 57-5716-00 Acct 18357602, 10/01/23 - 11/01/23	\$23.00
11/16/2023	0	United Power Inc. Invoice #: 847701-11032023 57-5716-00 Acct 9847701, 10/01/23 - 11/01/23	\$23.00
11/16/2023	0	United Power Inc. Invoice #: 574903-11032023 57-5716-00 Acct 10574903, 10/01/23 - 11/01/23	\$37.42
11/16/2023	0	United Power Inc. Invoice #: 097901-11032023 57-5716-00 Acct 13097901, 10/01/23 - 11/01/23	\$23.00
11/29/2023	5131	Ace of Blades Invoice #: 22013 57-5840-00 Inv 22013; Inv 22013, Snow Removal 11/24 and 11/25	\$720.00
Account Totals			22
Association Totals			\$21,736.51