



Financial Report Package

December 2023

Prepared for

Pioneer Ridge Community Association, Inc.

By

Kellison Corp.

Assets

CASH OPERATING

10-1000-00	SSB-Oper-5746	\$112,748.66
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10-1014-00	RBC Wealth -Reserves -3605	259,211.46
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Total CASH OPERATING:		<u>\$371,960.12</u>
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Total Assets:		<u>\$371,960.12</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2345-00	Pre-Paid Dues	41,154.20
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20-2360-00	Late Fees Payable	(173.00)
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Total CURRENT LIABILITIES:		<u>\$40,981.20</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>(59,666.79)</u>	<u>(\$59,666.79)</u>
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Total Liabilities & Equity:		<u>\$371,960.12</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	\$605.00	\$-	\$605.00	\$345,839.00	\$348,000.00	(\$2,161.00)	\$348,000.00
4160-00 Fees, Collection Processing Fees	70.00	-	70.00	4,920.00	-	4,920.00	-
4200-00 Interest Income	4,693.52	-	4,693.52	9,198.59	-	9,198.59	-
4241-00 Reserve Fund/Working Capital -General	-	-	-	150.00	-	150.00	-
Total INCOME	\$5,368.52	\$-	\$5,368.52	\$360,107.59	\$348,000.00	\$12,107.59	\$348,000.00
Total OPERATING INCOME	\$5,368.52	\$-	\$5,368.52	\$360,107.59	\$348,000.00	\$12,107.59	\$348,000.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSE							
5500-00 Acct/Tax Prep/Professional	-	27.50	27.50	375.00	330.00	(45.00)	330.00
5503-00 ACC Review Expenses	-	333.37	333.37	3,950.00	4,000.00	50.00	4,000.00
5520-00 Collection Processing Fee	-	-	-	5,320.00	-	(5,320.00)	-
5530-00 Insurance	-	850.99	850.99	12,382.00	10,212.10	(2,169.90)	10,212.10
5540-00 Legal	(313.00)	208.37	521.37	(232.00)	2,500.00	2,732.00	2,500.00
5560-00 Management Fees	2,440.00	2,440.00	-	29,280.00	29,280.00	-	29,280.00
5570-00 Miscellaneous Expense	-	25.00	25.00	(25.00)	300.00	325.00	300.00
5580-00 Office Supplies/Expense	58.84	1,000.00	941.16	4,823.05	12,000.00	7,176.95	12,000.00
5600-00 Social Event Expense	200.00	208.37	8.37	1,867.65	2,500.00	632.35	2,500.00
5610-00 Taxes, Income	-	8.37	8.37	-	100.00	100.00	100.00
Total ADMINISTRATIVE EXPENSE	\$2,385.84	\$5,101.97	\$2,716.13	\$57,740.70	\$61,222.10	\$3,481.40	\$61,222.10
LANDSCAPE EXPENSE							
5660-00 Landscape Contract	7,083.00	7,083.00	-	84,996.00	84,996.00	-	84,996.00
5665-00 Landscape Maint & Repair	-	2,875.00	2,875.00	22,820.89	34,500.00	11,679.11	34,500.00
5670-00 Sprinkler Sys Maint & Repairs	-	1,119.00	1,119.00	12,002.52	13,428.00	1,425.48	13,428.00
5677-00 Open Field Maintenance	-	983.37	983.37	3,102.50	11,800.00	8,697.50	11,800.00
5680-00 Tree & Shrub Maintenance	-	2,916.63	2,916.63	13,900.00	35,000.00	21,100.00	35,000.00
5685-00 Water, Landscape	450.01	4,166.63	3,716.62	36,443.13	50,000.00	13,556.87	50,000.00
Total LANDSCAPE EXPENSE	\$7,533.01	\$19,143.63	\$11,610.62	\$173,265.04	\$229,724.00	\$56,458.96	\$229,724.00
MAINTENANCE EXPENSE							
5710-00 Capital Imp.- Other	-	9,166.63	9,166.63	167,147.40	110,000.00	(57,147.40)	110,000.00
5716-00 Electricity	150.41	166.63	16.22	1,752.62	2,000.00	247.38	2,000.00
5810-00 Maintenance - General	-	458.37	458.37	13,548.62	5,500.00	(8,048.62)	5,500.00
5820-00 Maintenance - Pet Waste	190.00	229.13	39.13	2,165.00	2,750.00	585.00	2,750.00
5840-00 Snow Removal & Sanding	-	500.00	500.00	4,155.00	6,000.00	1,845.00	6,000.00
Total MAINTENANCE EXPENSE	\$340.41	\$10,520.76	\$10,180.35	\$188,768.64	\$126,250.00	(\$62,518.64)	\$126,250.00
Total OPERATING EXPENSE	\$10,259.26	\$34,766.36	\$24,507.10	\$419,774.38	\$417,196.10	(\$2,578.28)	\$417,196.10
Net Income:	(\$4,890.74)	(\$34,766.36)	\$29,875.62	(\$59,666.79)	(\$69,196.10)	\$9,529.31	(\$69,196.10)

Date	Check #	Payee	Amount
10-1000-00 SSB-Oper-5746			
12/01/2023	0	Kellison (Do Not Use - Management Module)	\$2,440.00
		Invoice #: 8493	
		50-5560-00 Management Fee for 12/1/2023; Management Fee	\$2,440.00
12/01/2023	5132	Pamela Coleman	\$46.02
		Invoice #: 120123	
		50-5580-00 Meeting Expense - Fed Ex Copies - Pamela Coleman	\$46.02
12/05/2023	0	Fetch Poop.com, LLC	\$190.00
		Invoice #: S&G-1049643	
		57-5820-00 Inv S&G-1049643; Inv S&G-1049643, Maintenance - Pet Waste	\$190.00
12/05/2023	5133	Ace of Blades	\$7,083.00
		Invoice #: 22017	
		53-5660-00 Inv 22017; Inv 22017, Monthly Lawn Maintenance	\$7,083.00
12/09/2023	0	Kellison LLC	\$10.00
		Invoice #: 20238273973	
		50-5580-00 Colorado Secretary of State Filing Reimbursement; Office Supplies/Expense	\$10.00
12/09/2023	0	Town of Johnstown	\$121.07
		Invoice #: 1087101-11302023	
		53-5685-00 Acct 910.871.01, 10/21/23 - 11/20/23	\$121.07
12/09/2023	0	Town of Johnstown	\$38.83
		Invoice #: 084601-11302023	
		53-5685-00 Acct 910.846.01, 10/21/23 - 11/20/23	\$38.83
12/09/2023	0	Town of Johnstown	\$75.39
		Invoice #: 208001-11302023	
		53-5685-00 Acct 922.080.01, 10/21/23 - 11/20/23	\$75.39
12/09/2023	0	Town of Johnstown	\$38.83
		Invoice #: 208501-11302023	
		53-5685-00 Acct 922.085.01, 10/21/23 - 11/20/23	\$38.83
12/09/2023	0	Town of Johnstown	\$22.84
		Invoice #: 267001-11302023	
		53-5685-00 Acct 922.670.01, 10/21/23 - 11/20/23	\$22.84
12/09/2023	0	Town of Johnstown	\$38.83
		Invoice #: 450201-11302023	
		53-5685-00 Acct 924.502.01, 10/21/23 - 11/20/23	\$38.83
12/09/2023	0	Town of Johnstown	\$75.39
		Invoice #: 298001-11302023	
		53-5685-00 Acct 922.980.01, 10/22/23 - 11/20/23	\$75.39
12/09/2023	0	Town of Johnstown	\$38.83
		Invoice #: 503101-11302023	
		53-5685-00 Acct 925.031.01, 10/21/23 - 11/20/23	\$38.83
12/14/2023	0	United Power Inc.	\$22.99
		Invoice #: 357602-12052023	
		57-5716-00 Acct 18357602, 11/01/23 - 12/01/23	\$22.99

Date	Check #	Payee	Amount
12/14/2023	0	United Power Inc. Invoice #: 574903-12052023 57-5716-00 Acct 10574903, 11/01/23 - 12/01/23	\$36.92
12/14/2023	0	United Power Inc. Invoice #: 098001-12052023 57-5716-00 Acct 13098001, 11/01/23 - 12/01/23	\$21.92
12/14/2023	0	United Power Inc. Invoice #: 304401-12052023 57-5716-00 Acct 15304401, 11/01/23 - 12/01/23	\$22.74
12/14/2023	0	United Power Inc. Invoice #: 847701-12052023 57-5716-00 Acct 9847701, 11/01/23 - 12/01/23	\$22.99
12/14/2023	0	United Power Inc. Invoice #: 097901-12052023 57-5716-00 Acct 13097901, 11/01/23 - 12/01/23	\$22.85
12/14/2023	0	Letterstream Invoice #: 11/23 50-5580-00 Letterstream 11/23	\$2.82
12/14/2023	0	Late Fees payable to Kellison Invoice #: 12-2023 20-2360-00 Inv 12-2023; Inv 12-2023, Late Fees Payable	\$200.00
12/26/2023	5134	Jeffrey Dean 20-2345-00 Refund Credit Balance - PIONEER52CAYU	\$240.00
Account Totals			22
# Checks:			\$10,812.26
Association Totals			22
# Checks:			\$10,812.26