

PAGOSA LAKES POA INC.

Income/Expense Statement

Period: 11/01/09 to 11/30/09

Description	Current Period			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME:							
Income - Administrative Services							
04000-500 ASSOCIATION DUES-DAS	-81.23	0	-81.23	1,274,439.93	1,280,000.00	-5,560.07	1,280,000.00
04001-500 ASSOCIATION DUES TIMESHARE	0	0	0	126,000.00	122,400.00	3,600.00	122,400.00
04010-500 RESERVE TRANSFER-DAS	0	0	0	-126,000.00	-126,000.00	0	-126,000.00
04020-500 PHYSICAL PLANT FUND XFER-DAS	0	0	0	-200,000.00	-200,000.00	0	-200,000.00
04030-500 ASSESSMENTS, UNCOLLECTIBLE	0	0	0	0	0	0	-35,000.00
04050-500 LATE CHARGES	1,475.00	0	1,475.00	33,780.00	22,600.00	11,180.00	22,600.00
04110-500 OTHER-ADMIN	4,115.00	2,000.00	2,115.00	43,541.27	22,000.00	21,541.27	24,000.00
04150-500 INTEREST	397.81	2,500.00	-2,102.19	2,121.55	27,500.00	-25,378.45	30,000.00
Total - Administrative Servic	5,906.58	4,500.00	1,406.58	1,153,882.75	1,148,500.00	5,382.75	1,118,000.00
Income - Covenant & Compliance							
04240-600 OCC FEES	1,180.00	2,000.00	-820	19,678.00	28,000.00	-8,322.00	30,000.00
04250-600 OCC FINES	1,850.00	400	1,450.00	14,260.00	4,400.00	9,860.00	4,800.00
Total - Covenant & Compliance	3,030.00	2,400.00	630	33,938.00	32,400.00	1,538.00	34,800.00
Income - Property & Environmental Mgmt							
04430-700 RENT	740	900	-160	7,250.00	9,900.00	-2,650.00	10,800.00
04440-700 FISHING PERMITS	4,076.00	2,000.00	2,076.00	83,263.00	81,500.00	1,763.00	83,000.00
04460-700 DPE-FINES	0	0	0	220	400	-180	400
04465-700 BOAT PERMITS	20	50	-30	3,755.00	3,500.00	255	3,500.00
04470-700 OTHER-DPE	221	0	221	1,940.00	2,000.00	-60	2,000.00
Total - Property & Environmen	5,057.00	2,950.00	2,107.00	96,428.00	97,300.00	-872	99,700.00

Income - Recreational Amenities							
04800-900 ASSOCIATION DUES-TIMESHARE	0	0	0	61,200.00	61,200.00	0	61,200.00
04830-900 PLPOA MEMBERS	2,607.00	4,000.00	-1,393.00	149,679.00	164,000.00	-14,321.00	169,000.00
04840-900 SPONSORED GUEST	463	625	-162	9,277.00	6,875.00	2,402.00	7,500.00
04850-900 TIMESHARE OWNERS	0	0	0	263,339.65	250,000.00	13,339.65	250,000.00
04860-900 SPONSORED EVENTS/PROGRAMS	36	290	-254	1,331.40	3,190.00	-1,858.60	3,500.00
04870-900 RENTAL INCOME	169.35	750	-580.65	6,189.94	6,750.00	-560.06	7,500.00
04880-900 RENTAL/RETAIL	128.05	250	-121.95	2,586.62	2,750.00	-163.38	3,000.00
Total - Rec. Amenities	3,403.40	5,915.00	-2,511.60	493,603.61	494,765.00	-1,161.39	501,700.00
TOTAL OPERATING INCOME	17,396.98	15,765.00	1,631.98	1,777,852.36	1,772,965.00	4,887.36	1,754,200.00
Credits							
04950-500 CARRY FORWARD	0	0	0	0	65,000.00	-65,000.00	65,000.00
TOTAL OPER INCOME + CREDITS	17,396.98	15,765.00	1,631.98	1,777,852.36	1,837,965.00	-60,112.64	1,819,200.00
Expenses - Administrative Services.							
05000-500 MASTER INSURANCE	0	0	0	57,524.00	70,000.00	12,476.00	70,000.00
05010-500 INSURANCE-DEDUCTIBLES	0	0	0	378.33	5,000.00	4,621.67	5,000.00
05105-500 AUDIT	0	0	0	17,850.00	11,000.00	-6,850.00	11,000.00
05140-500 LEGAL	3,579.76	2,500.00	-1,079.76	20,180.52	27,500.00	7,319.48	30,000.00
05145-500 LEGAL-COLLECTIONS	845	150	-695	3,452.47	1,650.00	-1,802.47	1,800.00
05150-500 FORECLOSURE FEES	0	0	0	0	5,000.00	5,000.00	5,000.00
05175-500 PROFESSIONAL FEES	0	0	0	0	5,000.00	5,000.00	5,000.00
05200-500 PAYROLL-PAYCHEX	350.98	320	-30.98	3,476.07	3,520.00	43.93	3,840.00
05245-500 PAYROLL	17,925.20	19,275.00	1,349.80	205,833.72	213,275.00	7,441.28	232,650.00
05250-500 PAYROLL - OVERTIME	253.69	125	-128.69	1,169.20	1,375.00	205.8	1,500.00
05291-500 LIFE INSURANCE	0	300	300	2,798.19	3,300.00	501.81	3,600.00
05292-500 HEALTH INSURANCE	2,820.57	3,500.00	679.43	41,675.41	38,500.00	-3,175.41	42,000.00
05293-500 VISION INSURANCE	42.18	50	7.82	481.02	550	68.98	600

05294-500 DISABILITY	146.28	150	3.72	1,626.68	1,650.00	23.32	1,800.00
05295-500 DENTAL INSURANCE	263.94	320	56.06	2,963.00	3,520.00	557	3,840.00
05296-500 SAR-SEP	921.08	1,040.00	118.92	6,147.80	11,440.00	5,292.20	12,500.00
05297-500 MISC. (ADMIN.-CAFETERIA PLAN)	119	110	-9	1,086.50	1,210.00	123.5	1,320.00
05315-500 PAYROLL TAXES	1,323.35	1,600.00	276.65	16,207.53	17,600.00	1,392.47	19,200.00
05325-500 INSURANCE-WORKMANS COMP	0	150	150	1,816.00	1,650.00	-166	1,800.00
05445-500 RETURN CHECK	0	0	0	301	200	-101	200
05450-500 OVER/SHORT	0	0	0	27.61	0	-27.61	0
05490-500 BAD DEBT	300	0	-300	16,116.50	0	-16,116.50	0
05525-500 POSTAGE, PRINTING, COPIES	66.48	600	533.52	7,406.03	6,600.00	-806.03	7,200.00
05526-500 STATIONARY/PRINTING	1,308.54	375	-933.54	9,056.71	4,125.00	-4,931.71	4,500.00
05560-500 OFFICE SUPPLIES	691.77	525	-166.77	6,338.29	5,775.00	-563.29	6,300.00
05570-500 COMPUTER SUPPLIES & REPAIRS	0	0	0	925.57	0	-925.57	0
05580-500 OFFICE EQUIP REPAIR	19.95	400	380.05	2,278.17	4,400.00	2,121.83	4,800.00
05590-500 EQUIPMENT LEASES	175	700	525	4,920.08	7,700.00	2,779.92	8,400.00
05600-500 NEWSLETTER-SUPPLIES,PREP,POST	0	0	0	25,703.81	31,200.00	5,496.19	31,200.00
05610-500 ADVERTISEMENT	459	200	-259	2,099.75	2,200.00	100.25	2,400.00
05630-500 MEETING/MINUTES	110.55	150	39.45	220.87	1,650.00	1,429.13	1,800.00
05665-500 EDUCATION-SEMINARS	0	0	0	609.03	4,000.00	3,390.97	4,000.00
05700-500 COMMUNITY ACTIVITIES	0	0	0	876.23	1,800.00	923.77	1,800.00
05735-500 HOSPITAL DISTRICT	0	0	0	0	5,000.00	5,000.00	5,000.00
05780-500 GAS, MILEAGE	0	15	15	217.29	165	-52.29	180
05805-500 BANK CHARGES	4	20	16	317.35	220	-97.35	240
05833-500 ARCHULETA CTY ANIMAL CONTROL	4,332.02	4,435.00	102.98	43,311.25	48,785.00	5,473.75	53,220.00
05850-500 DUES & FEES	499	100	-399	920	1,100.00	180	1,200.00
05855-500 SUBSCRIPTIONS	0	100	100	539.89	1,100.00	560.11	1,200.00
05900-500 MISC. & CONTINGENCY	269.15	1,000.00	730.85	10,646.50	11,000.00	353.5	12,000.00
Total - Administative Ser.	36,826.49	38,210.00	1,383.51	517,498.37	559,760.00	42,261.63	598,090.00
Expenses - Covenant & Comp.							
06000-600 PAYROLL	15,103.98	17,150.00	2,046.02	173,261.30	179,150.00	5,888.70	196,900.00
06005-600 PAYROLL - OVERTIME	116.88	50	-66.88	899.19	550	-349.19	600
06010-600 PAYROLL TAXES	1,108.07	1,355.00	246.93	13,344.56	14,905.00	1,560.44	16,260.00

06016-600 HEALTH INSURANCE	3,898.86	3,000.00	-898.86	36,555.38	33,000.00	-3,555.38	36,000.00
06017-600 VISION INSURANCE	57.11	60	2.89	553.1	660	106.9	720
06018-600 DISABILITY	150.58	125	-25.58	1,555.85	1,375.00	-180.85	1,500.00
06019-600 DENTAL INSURANCE	343.9	335	-8.9	3,220.67	3,685.00	464.33	4,020.00
06020-600 INSURANCE-WORKMAN'S COMP	0	144	144	1,100.00	1,584.00	484	1,728.00
06021-600 SAR-SEP	473.06	680	206.94	5,555.73	7,480.00	1,924.27	8,150.00
06030-600 OFFICE/FIELD SUPPLIES/EXPENSE	28	100	72	1,412.50	1,100.00	-312.5	1,200.00
06038-600 PRINTING DECS & MAPS	0	40	40	0	440	440	480
06050-600 TRAINING	0	0	0	4,371.46	4,200.00	-171.46	4,200.00
06060-600 PROF. FEES	0	0	0	463	360	-103	360
06070-600 ECC EXPENSES	73.56	80	6.44	600.41	880	279.59	960
06075-600 DCC VEHICLE GAS	322.83	400	77.17	3,742.81	4,400.00	657.19	4,800.00
06080-600 VEHICLE EXP. - TAHOE	0	0	0	1,255.37	500	-755.37	500
06090-600 VEHICLE EXP - RANGER	869.9	0	-869.9	1,145.21	500	-645.21	500
06091-600 VEHICLE EXP - TAHOE	60	0	-60	670.15	500	-170.15	500
06140-600 CONTINGENCY	26.96	42	15.04	189.66	462	272.34	504
Total - Covenant & Comp.	22,633.69	23,561.00	927.31	249,896.35	255,731.00	5,834.65	279,882.00
Expenses - Property & Environmental Mgm	t.						
06200-700 PAYROLL	15,585.75	16,000.00	414.25	174,206.45	182,750.00	8,543.55	198,750.00
06205-700 PAYROLL - OVERTIME	143.25	300	156.75	2,120.36	3,300.00	1,179.64	3,600.00
06206-700 PAYROLL TAXES	1,144.57	1,375.00	230.43	13,692.27	15,125.00	1,432.73	16,500.00
06208-700 HEALTH INSURANCE	2,794.24	2,650.00	-144.24	26,337.49	29,150.00	2,812.51	31,800.00
06209-700 VISION INSURANCE	53.08	55	1.92	545.02	605	59.98	660
06210-700 DISABILITY	125.04	120	-5.04	1,328.88	1,320.00	-8.88	1,440.00
06211-700 DENTAL INSURANCE	320.78	333	12.22	3,097.03	3,663.00	565.97	3,996.00
06212-700 INSURANCE-WORKER'S COMP	0	766	766	7,725.00	8,426.00	701	9,192.00
06213-700 SAR-SEP	722.64	965	242.36	7,530.59	10,615.00	3,084.41	11,580.00
06220-700 ENGINEERING & SURVEYING	0	0	0	607.5	2,000.00	1,392.50	2,000.00
06230-700 SEMINAR/TRAINING/CE	0	0	0	90	1,800.00	1,710.00	1,800.00
06240-700 VEHICLE-GAS	428.12	650	221.88	4,677.14	7,150.00	2,472.86	7,800.00
06250-700 DEPT. AUTO #1/01 FORD	0	140	140	1,061.25	1,540.00	478.75	1,700.00

06260-700 DEPT AUTO #2/08 FORD	0	100	100	487.77	1,100.00	612.23	1,200.00
06270-700 DEPT. AUTO #3/96 FORD	0	100	100	374.42	1,100.00	725.58	1,200.00
06275-700 DEPT AUTO #4/99 SUBURBAN	0	140	140	63.52	1,540.00	1,476.48	1,700.00
06280-700 TRAILER MAINTENANCE	0	40	40	168.35	440	271.65	500
06290-700 EQUIPMENT MAINTENANCE	43.08	50	6.92	465.09	550	84.91	600
06300-700 FACILITIES MAINTENANCE	-95.89	330	425.89	3,353.65	3,630.00	276.35	4,000.00
06310-700 FACILITIES-CLUBHOUSE	0	150	150	1,117.33	1,650.00	532.67	1,800.00
06315-700 BOATING IMPROVEMENTS	0	0	0	119.69	3,000.00	2,880.31	3,000.00
06320-700 JANITORIAL SUPPLIES	0	160	160	1,684.64	1,760.00	75.36	1,900.00
06340-700 LANDSCAPING-ADM. & CLUBHOUSE	435.08	0	-435.08	1,084.94	1,500.00	415.06	1,500.00
06350-700 SIGNAGE	0	0	0	272.68	500	227.32	500
06360-700 ROADSIDE CLEANUP/ADOPT A STRT	0	50	50	248.6	400	151.4	400
06370-700 FENCE MAINT. & CONSTRUCTION	0	0	0	517.55	600	82.45	600
06380-700 INSECT,DISEASE & NOXIOUS WEED	0	0	0	3,351.19	3,500.00	148.81	3,500.00
06390-700 GRASS SEED/FERTILIZER	405	0	-405	1,891.31	3,000.00	1,108.69	3,000.00
06400-700 TOOLS, SUPPLIES & EXP	110.24	500	389.76	4,573.65	5,000.00	426.35	5,500.00
06410-700 LAKES FISHERIES & PARKS/REP&M	32.04	250	217.96	4,780.20	7,250.00	2,469.80	7,500.00
06420-700 STOCKING & FOOD CHAIN	0	0	0	83,586.38	83,000.00	-586.38	83,000.00
06430-700 WEED & ALGAE CONTROL	0	0	0	10,474.91	14,000.00	3,525.09	14,000.00
06440-700 ENFORCEMENT/SIGNAGE	401.76	250	-151.76	6,280.83	5,500.00	-780.83	5,500.00
06450-700 CONSULTING	4,012.18	0	-4,012.18	5,480.78	6,000.00	519.22	6,000.00
06460-700 WATER QUALITY TESTING	0	0	0	760	1,500.00	740	1,500.00
06470-700 KIDS FISHING DERBY & EVENTS	0	0	0	884.99	800	-84.99	800
06480-700 PARKS AND TRAILS EXP	726.5	0	-726.5	2,363.24	3,000.00	636.76	3,000.00
06490-700 PORTA POTTIES	475	320	-155	4,340.18	2,880.00	-1,460.18	3,200.00
06495-700 FIRE MITIGATION	550	0	-550	12,233.05	13,500.00	1,266.95	13,500.00
06496-700 MISC. & CONTINGENCY	593.51	540	-53.51	6,537.40	5,940.00	-597.4	6,500.00
06590-700 CAPITAL EXPENDITURE	0	0	0	7,843.27	29,000.00	21,156.73	29,000.00
Total - Property & Envir. Mgm	29,005.97	26,334.00	-2,671.97	408,358.59	469,084.00	60,725.41	495,218.00
Expenses - Recreational Amenities							
06900-900 PAYROLL	11,872.68	13,950.00	2,077.32	150,655.33	152,200.00	1,544.67	166,500.00

06905-900 PAYROLL-OVERTIME	0	70	70	644.28	770	125.72	840
06906-900 PAYROLL TAXES	866.08	1,150.00	283.92	11,175.74	12,650.00	1,474.26	13,800.00
06908-900 HEALTH INSURANCE	2,839.71	2,490.00	-349.71	33,033.37	27,390.00	-5,643.37	29,880.00
06909-900 VISION INSURANCE	43.6	50	6.4	446.9	550	103.1	600
06910-900 DISABILITY	92.26	100	7.74	1,014.86	1,100.00	85.14	1,200.00
06911-900 DENTAL INSURANCE	211.93	228	16.07	2,205.63	2,508.00	302.37	2,736.00
06912-900 INSURANCE-WORKER'S COMP	0	165	165	1,129.00	1,815.00	686	1,980.00
06913-900 SAR-SEP	637.88	650	12.12	6,788.21	7,150.00	361.79	7,750.00
06920-900 OFFICE SUPPLIES, PRINTING ETC	0	50	50	282.53	550	267.47	1,000.00
06925-900 UNIFORMS	0	0	0	389.18	100	-289.18	100
06930-900 JANITORIAL/HOUSEKEEPING	3,800.00	2,000.00	-1,800.00	23,339.14	23,000.00	-339.14	25,000.00
06940-900 TELEPHONE	0	104	104	1,292.67	1,394.00	101.33	1,500.00
06950-900 UTILITIES-GAS	0	6,400.00	6,400.00	30,054.19	58,400.00	28,345.81	68,400.00
06960-900 UTILITIES-WATER	429.8	440	10.2	5,518.20	4,840.00	-678.2	5,280.00
06970-900 UTILITIES-ELECTRIC	1,999.20	2,250.00	250.8	21,387.55	24,750.00	3,362.45	27,000.00
06980-900 UTILITIES-WASTE CONTROL	54	51	-3	594	561	-33	612
06990-900 UTILITIES-TV	39.99	122	82.01	593.88	1,342.00	748.12	1,468.00
06995-900 UTILITIES-ALARM	0	25	25	240	275	35	305
07000-900 DUES/SUBSCRIPTIONS	0	0	0	92.06	100	7.94	100
07010-900 SEMINAR/TRIANGING/CE	0	0	0	530	500	-30	500
07020-900 BUSINESS MILEAGE EXP.	0	30	30	188.68	330	141.32	360
07030-900 MAINTENANCE BUILDING	340.18	750	409.82	7,614.25	8,250.00	635.75	9,000.00
07040-900 MAINTENANCE-POOL	0	916	916	12,119.16	10,076.00	-2,043.16	11,000.00
07050-900 MAINTENANCE-GROUNDS & PARKING	127.68	150	22.32	968.83	500	-468.83	500
07060-900 SUPPLIES, BUILDING	435.55	270	-165.55	2,456.73	2,970.00	513.27	3,250.00
07070-900 EQUIPMENT	0	0	0	753.1	1,500.00	746.9	1,500.00
07075-900 MERCHANDISE	360.11	600	239.89	1,910.72	2,880.00	969.28	3,000.00
07080-900 PROMOTIONAL EVENTS/ADVERTISIN	0	0	0	0	200	200	200
07085-900 Misc. & Contingency	18.52	42	23.48	276.5	462	185.5	500
07090-900 CAPITAL EXPENDITURE	0	0	0	3,000.00	3,500.00	500	3,500.00
Total - Rec. Amenities	24,169.17	33,053.00	8,883.83	320,694.69	352,613.00	31,918.31	389,361.00
Expenses - Utilities							

07300-500 CELLULAR PHONES	0	230	230	2,120.45	2,530.00	409.55	2,760.00
07320-500 GAS ADMIN.	100.06	496	395.94	1,506.26	2,896.00	1,389.74	3,396.00
07330-500 ELECTRIC ADMIN.	357.94	482	124.06	4,267.38	5,302.00	1,034.62	5,784.00
07340-500 WATER ADMIN.	82.6	110	27.4	1,771.25	1,210.00	-561.25	1,320.00
07350-500 WASTE CONTROL ADMIN.	85	95	10	935	1,045.00	110	1,140.00
07360-500 GAS SHOP	49.36	600	550.64	1,520.64	3,300.00	1,779.36	4,020.00
07370-500 ELECTRIC SHOP	105.21	186	80.79	1,235.02	2,046.00	810.98	2,232.00
07380-500 WATER SHOP	43.4	51	7.6	429.8	561	131.2	612
07390-500 WASTE SHOP	21	16	-5	214	176	-38	192
07400-500 STREET LIGHTS	116.96	108	-8.96	1,203.23	1,188.00	-15.23	1,296.00
07420-500 TELEPHONE-ALL DEPTS EXCEPT RE	558.32	634	75.68	6,267.35	6,974.00	706.65	7,608.00
07440-500 GAS CLUBHOUSE	186.54	800	613.46	2,546.67	5,500.00	2,953.33	6,600.00
07450-500 ELECTRIC CLUBHOUSE	131.37	178	46.63	1,514.78	1,958.00	443.22	2,136.00
07460-500 WATER CLUBHOUSE	43.4	81	37.6	1,546.60	891	-655.6	972
07470-500 WATER OTHER ASSN. LOTS	63	18	-45	238.1	198	-40.1	216
07480-500 AERATOR	182.73	1,155.00	972.27	6,982.09	12,705.00	5,722.91	13,860.00
07490-500 INTERNET	49.99	60	10.01	499.86	660	160.14	720
Total - Utilities	2,176.88	5,300.00	3,123.12	34,798.48	49,140.00	14,341.52	54,864.00
Expenses - Taxes							
09999-990 INCOME TAX-FED&ST. OPER	0	0	0	958	0	-958	0
Expenses - Depreciation							
Total	0	0	0	958	0	-958	0
TOTAL OPERATING EXPENSES	114,812.20	126,458.00	11,645.80	1,532,204.48	1,686,328.00	154,123.52	1,817,415.00
	=====	=====	=====	=====	=====	=====	=====
NET OPERATING INCOME/(LOSS)	-97,415.22	-110,693.00	13,277.78	245,647.88	151,637.00	94,010.88	1,785.00
RESERVE INCOME:							
08000-500 RESERVE-RESTRICTED	0	0	0	126,000.00	126,000.00	0	126,000.00

08200-500 REC CENTER-INCOME	0	0	0	50,000.00	50,000.00	0	50,000.00
08300-500 PARKS & TRAILS INCOME	0	0	0	150,000.00	150,000.00	0	150,000.00
08700-500 INTEREST	615.56	2,500.00	-1,884.44	9,256.37	27,500.00	-18,243.63	30,000.00
TOTAL RESERVE INCOME	615.56	2,500.00	-1,884.44	335,256.37	353,500.00	-18,243.63	356,000.00
RESERVE EXPENSES							
09000-500 RESERVE EXPENSE-DAS	0	0	0	-1,830.79	-24,512.00	22,681.21	-24,512.00
09200-600 RESERVE EXPENSE-DCC	0	0	0	0	-22,660.00	22,660.00	-22,660.00
09400-700 RESERVE EXPENSE-DPE	-5,618.71	0	-5,618.71	-28,771.31	-32,800.00	4,028.69	-32,800.00
09700-900 RESERVE EXPENSE-DRA	0	0	0	-15,307.17	-60,713.00	45,405.83	-60,713.00
09850-500 PARKS & TRAILS EXPENSE	-194	0	-194	-53,865.51	-150,000.00	96,134.49	-150,000.00
TOTAL RESERVE EXPENSES	5,812.71	0	-5,812.71	99,774.78	290,685.00	190,910.22	290,685.00
NET RESERVE INCOME/(LOSS)	-5,197.15	2,500.00	-7,697.15	235,481.59	62,815.00	172,666.59	65,315.00