

PAGOSA LAKES POA INC.							
Income/Expense Statement							
Period: 08/01/09 to 08/31/09							
Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME:</b>							
Income - Administrative Services							
04000-500 ASSOCIATION DUES-DAS	893.32	0	893.32	1,276,031.16	1,280,000.00	-3,968.84	1,280,000.00
04001-500 ASSOCIATION DUES TIMESHARE	3,600.00	0	3,600.00	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	1,065.00	0	1,065.00	30,200.00	22,600.00	7,600.00	22,600.00
04110-500 OTHER-ADMIN	14,345.00	3,000.00	11,345.00	25,785.02	15,000.00	10,785.02	24,000.00
04150-500 INTEREST	9.18	2,500.00	-2,490.82	957.96	20,000.00	-19,042.04	30,000.00
<b>Total - Administrative Serv</b>	<b>19,912.50</b>	<b>5,500.00</b>	<b>14,412.50</b>	<b>1,132,974.14</b>	<b>1,134,000.00</b>	<b>-1,025.86</b>	<b>1,118,000.00</b>
Income - Covenant & Compliance							
04240-600 OCC FEES	2,580.00	3,000.00	-420	15,178.00	21,000.00	-5,822.00	30,000.00
04250-600 OCC FINES	2,450.00	400	2,050.00	10,310.00	3,200.00	7,110.00	4,800.00
<b>Total - Covenant &amp; Compliance</b>	<b>5,030.00</b>	<b>3,400.00</b>	<b>1,630.00</b>	<b>25,488.00</b>	<b>24,200.00</b>	<b>1,288.00</b>	<b>34,800.00</b>
Income - Property & Environmental Mgmt							
04430-700 RENT	400	900	-500	5,830.00	7,200.00	-1,370.00	10,800.00
04440-700 FISHING PERMITS	13,626.45	12,000.00	1,626.45	60,515.60	75,500.00	-14,984.40	83,000.00
04460-700 DPE-FINES	0	0	0	185	400	-215	400
04465-700 BOAT PERMITS	220	500	-280	3,615.00	3,250.00	365	3,500.00
04470-700 OTHER-DPE	331	250	81	1,188.00	1,500.00	-312	2,000.00
<b>Total - Property &amp; Environmen</b>	<b>14,577.45</b>	<b>13,650.00</b>	<b>927.45</b>	<b>71,333.60</b>	<b>87,850.00</b>	<b>-16,516.40</b>	<b>99,700.00</b>

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	5,143.00	5,500.00	-357	137,869.00	153,000.00	-15,131.00	169,000.00
04840-900 SPONSORED GUEST	405	625	-220	6,942.00	5,000.00	1,942.00	7,500.00
04850-900 TIMESHARE OWNERS	0	0	0	260,939.65	250,000.00	10,939.65	250,000.00
04860-900 SPONSORED EVENTS/PROGRAMS	10.5	290	-279.5	861.4	2,320.00	-1,458.60	3,500.00
04870-900 RENTAL INCOME	690.25	500	190.25	5,395.76	5,000.00	395.76	7,500.00
04880-900 RENTAL/RETAIL	204.46	250	-45.54	2,047.18	2,000.00	47.18	3,000.00
Total - Rec. Amenities	6,453.21	7,165.00	-711.79	475,254.99	478,520.00	-3,265.01	501,700.00
TOTAL OPERATING INCOME	45,973.16	29,715.00	16,258.16	1,705,050.73	1,724,570.00	-19,519.27	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	45,973.16	29,715.00	16,258.16	1,705,050.73	1,789,570.00	-84,519.27	1,819,200.00
OPERATING EXPENSES:							
Expenses - Administrative Services.							
05000-500 MASTER INSURANCE	0	3,000.00	3,000.00	4,923.00	24,000.00	19,077.00	70,000.00
05010-500 INSURANCE-DEDUCTIBLES	378.33	0	-378.33	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	1,880.73	2,500.00	619.27	11,433.44	20,000.00	8,566.56	30,000.00
05145-500 LEGAL-COLLECTIONS	1,134.97	150	-984.97	1,454.97	1,200.00	-254.97	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	301.61	320	18.39	2,552.70	2,560.00	7.3	3,840.00
05245-500 PAYROLL	18,604.71	19,500.00	895.29	149,446.34	154,000.00	4,553.66	232,650.00
05250-500 PAYROLL - OVERTIME	293.41	125	-168.41	799.54	1,000.00	200.46	1,500.00
05291-500 LIFE INSURANCE	374.87	300	-74.87	2,395.02	2,400.00	4.98	3,600.00

05292-500 HEALTH INSURANCE	3,970.68	3,500.00	-470.68	31,108.48	28,000.00	-3,108.48	42,000.00
05293-500 VISION INSURANCE	44.31	50	5.69	352.35	400	47.65	600
05294-500 DISABILITY	148.04	150	1.96	1,184.32	1,200.00	15.68	1,800.00
05295-500 DENTAL INSURANCE	271.13	320	48.87	2,142.29	2,560.00	417.71	3,840.00
05296-500 SAR-SEP	928.51	1,040.00	111.49	3,344.92	8,320.00	4,975.08	12,500.00
05297-500 MISC. (ADMIN.-CAFETERIA PLAN)	119	110	-9	783.5	880	96.5	1,320.00
05315-500 PAYROLL TAXES	1,409.41	1,600.00	190.59	12,057.87	12,800.00	742.13	19,200.00
05325-500 INSURANCE-WORKMANS COMP	300	150	-150	1,516.00	1,200.00	-316	1,800.00
05445-500 RETURN CHECK	-225	0	225	301	200	-101	200
05450-500 OVER/SHORT	-0.01	0	0.01	27.36	0	-27.36	0
05490-500 BAD DEBT	3,915.00	0	-3,915.00	12,353.00	0	-12,353.00	0
05525-500 POSTAGE, PRINTING, COPIES	-13	600	613	5,128.79	4,800.00	-328.79	7,200.00
05526-500 STATIONARY/PRINTING	416.55	375	-41.55	5,692.58	3,000.00	-2,692.58	4,500.00
05560-500 OFFICE SUPPLIES	542.94	525	-17.94	4,569.07	4,200.00	-369.07	6,300.00
05570-500 COMPUTER SUPPLIES & REPAIRS	0	0	0	843.59	0	-843.59	0
05580-500 OFFICE EQUIP REPAIR	169.95	400	230.05	1,973.37	3,200.00	1,226.63	4,800.00
05590-500 EQUIPMENT LEASES	0	700	700	3,363.25	5,600.00	2,236.75	8,400.00
05600-500 NEWSLETTER-SUPPLIES,PREP,POST	-284.24	0	284.24	23,029.31	23,400.00	370.69	31,200.00
05610-500 ADVERTISEMENT	0	200	200	1,235.50	1,600.00	364.5	2,400.00
05630-500 MEETING/MINUTES	0	150	150	98.5	1,200.00	1,101.50	1,800.00
05665-500 EDUCATION-SEMINARS	0	2,000.00	2,000.00	373.03	4,000.00	3,626.97	4,000.00
05700-500 COMMUNITY ACTIVITIES	256.52	0	-256.52	685.41	1,200.00	514.59	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	80.11	120	39.89	180
05805-500 BANK CHARGES	0	20	20	311.35	160	-151.35	240
05833-500 ARCHULETA CTY ANIMAL CONTROL	0	4,435.00	4,435.00	27,502.91	35,480.00	7,977.09	53,220.00
05850-500 DUES & FEES	0	100	100	205	800	595	1,200.00
05855-500 SUBSCRIPTIONS	0	100	100	298	800	502	1,200.00
05900-500 MISC. & CONTINGENCY	469.15	1,000.00	530.85	9,929.53	8,000.00	-1,929.53	12,000.00
Total - Administrative Ser.	35,407.57	43,435.00	8,027.43	341,723.73	389,280.00	47,556.27	598,090.00
Expenses - Covenant & Comp.							
06000-600 PAYROLL	15,259.81	16,500.00	1,240.19	125,945.50	129,000.00	3,054.50	196,900.00

06005-600 PAYROLL - OVERTIME	445.73	50	-395.73	706.52	400	-306.52	600
06010-600 PAYROLL TAXES	1,172.30	1,355.00	182.7	9,866.65	10,840.00	973.35	16,260.00
06016-600 HEALTH INSURANCE	3,898.86	3,000.00	-898.86	24,858.80	24,000.00	-858.8	36,000.00
06017-600 VISION INSURANCE	57.11	60	2.89	381.77	480	98.23	720
06018-600 DISABILITY	122.83	125	2.17	1,076.36	1,000.00	-76.36	1,500.00
06019-600 DENTAL INSURANCE	217.63	335	117.37	2,092.42	2,680.00	587.58	4,020.00
06020-600 INSURANCE-WORKMAN'S COMP	200	144	-56	900	1,152.00	252	1,728.00
06021-600 SAR-SEP	482.13	680	197.87	4,091.21	5,440.00	1,348.79	8,150.00
06030-600 OFFICE/FIELD SUPPLIES/EXPENSE	0	100	100	1,384.50	800	-584.5	1,200.00
06038-600 PRINTING DECS & MAPS	0	40	40	0	320	320	480
06050-600 TRAINING	0	2,200.00	2,200.00	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	52.41	80	27.59	439.62	640	200.38	960
06075-600 DCC VEHICLE GAS	373.34	400	26.66	2,619.60	3,200.00	580.4	4,800.00
06080-600 VEHICLE EXP. - TAHOE	0	0	0	1,255.37	500	-755.37	500
06090-600 VEHICLE EXP - RANGER	0	0	0	275.31	500	224.69	500
06091-600 VEHICLE EXP - TAHOE	0	0	0	358.6	500	141.4	500
06140-600 CONTINGENCY	0	42	42	87.7	336	248.3	504
Total - Covenant & Comp.	22,282.15	25,111.00	2,828.85	181,174.39	186,348.00	5,173.61	279,882.00
Expenses - Property & Environmental Mgmt							
06200-700 PAYROLL	16,056.31	17,550.00	1,493.69	126,586.51	134,550.00	7,963.49	198,750.00
06205-700 PAYROLL - OVERTIME	214.56	300	85.44	1,625.01	2,400.00	774.99	3,600.00
06206-700 PAYROLL TAXES	1,215.23	1,375.00	159.77	10,173.63	11,000.00	826.37	16,500.00
06208-700 HEALTH INSURANCE	2,794.24	2,650.00	-144.24	17,954.77	21,200.00	3,245.23	31,800.00
06209-700 VISION INSURANCE	53.08	55	1.92	385.78	440	54.22	660
06210-700 DISABILITY	125.04	120	-5.04	953.76	960	6.24	1,440.00
06211-700 DENTAL INSURANCE	297.02	333	35.98	2,134.69	2,664.00	529.31	3,996.00
06212-700 INSURANCE-WORKER'S COMP	1,100.00	766	-334	6,625.00	6,128.00	-497	9,192.00
06213-700 SAR-SEP	681.46	965	283.54	5,388.97	7,720.00	2,331.03	11,580.00
06220-700 ENGINEERING & SURVEYING	508	0	-508	508	2,000.00	1,492.00	2,000.00
06230-700 SEMINAR/TRAINING/CE	0	0	0	90	1,200.00	1,110.00	1,800.00
06240-700 VEHICLE-GAS	645.01	650	4.99	3,376.78	5,200.00	1,823.22	7,800.00

06250-700 DEPT. AUTO #1/01 FORD	25.39	140	114.61	889.24	1,120.00	230.76	1,700.00
06260-700 DEPT AUTO #2/08 FORD	83.62	100	16.38	487.77	800	312.23	1,200.00
06270-700 DEPT. AUTO #3/96 FORD	286.77	100	-186.77	374.42	800	425.58	1,200.00
06275-700 DEPT AUTO #4/99 SUBURBAN	0	140	140	63.52	1,120.00	1,056.48	1,700.00
06280-700 TRAILER MAINTENANCE	0	40	40	168.35	320	151.65	500
06290-700 EQUIPMENT MAINTENANCE	170.89	50	-120.89	338.15	400	61.85	600
06300-700 FACILITIES MAINTENANCE	423.27	330	-93.27	1,935.18	2,640.00	704.82	4,000.00
06310-700 FACILITIES-CLUBHOUSE	81.11	150	68.89	1,051.33	1,200.00	148.67	1,800.00
06315-700 BOATING IMPROVEMENTS	0	500	500	119.69	2,000.00	1,880.31	3,000.00
06320-700 JANITORIAL SUPPLIES	249.52	160	-89.52	1,267.85	1,280.00	12.15	1,900.00
06340-700 LANDSCAPING-ADM. & CLUBHOUSE	212.92	250	37.08	649.86	1,500.00	850.14	1,500.00
06350-700 SIGNAGE	0	100	100	102	400	298	500
06360-700 ROADSIDE CLEANUP/ADOPT A STRT	0	50	50	248.6	250	1.4	400
06370-700 FENCE MAINT. & CONSTRUCTION	0	0	0	517.55	600	82.45	600
06380-700 INSECT,DISEASE & NOXIOUS WEED	1,327.75	1,000.00	-327.75	3,215.97	3,250.00	34.03	3,500.00
06390-700 GRASS SEED/FERTILIZER	0	500	500	670.21	3,000.00	2,329.79	3,000.00
06400-700 UNIFORMS/TOOLS SUPPLIES & EXP	207.55	500	292.45	3,436.01	3,500.00	63.99	5,500.00
06410-700 LAKES FISHERIES & PARKS/REP&M	146.39	1,000.00	853.61	1,575.38	6,250.00	4,674.62	7,500.00
06420-700 STOCKING & FOOD CHAIN	0	0	0	49,551.38	68,000.00	18,448.62	83,000.00
06430-700 WEED & ALGAE CONTROL	0	1,500.00	1,500.00	8,286.43	12,500.00	4,213.57	14,000.00
06440-700 ENFORCEMENT/SIGNAGE	1,430.96	1,000.00	-430.96	4,397.38	4,250.00	-147.38	5,500.00
06450-700 CONSULTING	420	0	-420	1,468.60	6,000.00	4,531.40	6,000.00
06460-700 WATER QUALITY TESTING	0	250	250	760	1,250.00	490	1,500.00
06470-700 KIDS FISHING DERBY & EVENTS	0	0	0	884.99	800	-84.99	800
06480-700 PARKS AND TRAILS EXP	0	0	0	1,536.74	3,000.00	1,463.26	3,000.00
06490-700 PORTA POTTIES	475	320	-155	2,915.18	1,920.00	-995.18	3,200.00
06495-700 FIRE MITIGATION	2,550.00	2,500.00	-50	10,508.05	11,000.00	491.95	13,500.00
06496-700 MISC. & CONTINGENCY	607.85	540	-67.85	4,551.85	4,320.00	-231.85	6,500.00
06590-700 CAPITAL EXPENDITURE	0	0	0	5,843.27	29,000.00	23,156.73	29,000.00
Total - Property & Envir. Mgm	32,388.94	35,984.00	3,595.06	283,617.85	367,932.00	84,314.15	495,218.00
Expenses - Recreational Amenities							
06900-900 PAYROLL	13,363.03	14,500.00	1,136.97	112,510.10	111,000.00	-1,510.10	166,500.00

06905-900 PAYROLL-OVERTIME	29.54	70	40.46	383.32	560	176.68	840
06906-900 PAYROLL TAXES	997.18	1,150.00	152.82	8,363.06	9,200.00	836.94	13,800.00
06908-900 HEALTH INSURANCE	2,998.90	2,490.00	-508.9	24,195.86	19,920.00	-4,275.86	29,880.00
06909-900 VISION INSURANCE	38.15	50	11.85	305.2	400	94.8	600
06910-900 DISABILITY	92.26	100	7.74	738.08	800	61.92	1,200.00
06911-900 DENTAL INSURANCE	196.23	228	31.77	1,569.84	1,824.00	254.16	2,736.00
06912-900 INSURANCE-WORKER'S COMP	204	165	-39	928	1,320.00	392	1,980.00
06913-900 SAR-SEP	639.89	650	10.11	4,774.90	5,200.00	425.1	7,750.00
06920-900 OFFICE SUPPLIES, PRINTING ETC	16.03	50	33.97	191.84	400	208.16	1,000.00
06925-900 UNIFORMS	0	0	0	0	100	100	100
06930-900 JANITORIAL/HOUSEKEEPING	1,900.00	2,330.00	430	15,469.57	17,000.00	1,530.43	25,000.00
06940-900 TELEPHONE	0	104	104	938.87	1,082.00	143.13	1,500.00
06950-900 UTILITIES-GAS	1,817.14	2,000.00	182.86	28,148.41	47,000.00	18,851.59	68,400.00
06960-900 UTILITIES-WATER	544.2	440	-104.2	4,170.40	3,520.00	-650.4	5,280.00
06970-900 UTILITIES-ELECTRIC	1,514.46	2,250.00	735.54	15,456.01	18,000.00	2,543.99	27,000.00
06980-900 UTILITIES-WASTE CONTROL	54	51	-3	432	408	-24	612
06990-900 UTILITIES-TV	39.99	122	82.01	513.9	976	462.1	1,468.00
06995-900 UTILITIES-ALARM	0	25	25	180	200	20	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	240	51.32	360
07030-900 MAINTENANCE BUILDING	734.73	750	15.27	5,783.48	6,000.00	216.52	9,000.00
07040-900 MAINTENANCE-POOL	326.71	916	589.29	9,465.24	7,328.00	-2,137.24	11,000.00
07050-900 MAINTENANCE-GROUNDS & PARKING	0	0	0	591.36	350	-241.36	500
07060-900 SUPPLIES, BUILDING	184.65	270	85.35	1,351.98	2,160.00	808.02	3,250.00
07070-900 EQUIPMENT	13.86	0	-13.86	753.1	1,000.00	246.9	1,500.00
07075-900 MERCHANDISE	22.52	60	37.48	940.78	2,160.00	1,219.22	3,000.00
07080-900 PROMOTIONAL EVENTS/ADVERTISIN	0	20	20	0	180	180	200
07085-900 Misc. & Contingency	6.84	42	35.16	189.79	336	146.21	500
07090-900 CAPITAL EXPENDITURE	0	0	0	3,000.00	3,500.00	500	3,500.00
Total - Rec. Amenities	25,734.31	28,863.00	3,128.69	242,155.83	262,764.00	20,608.17	389,361.00
Expenses - Utilities							

07300-500 CELLULAR PHONES	435.52	230	-205.52	1,689.60	1,840.00	150.4	2,760.00
07320-500 GAS ADMIN.	21.96	50	28.04	1,344.05	2,050.00	705.95	3,396.00
07330-500 ELECTRIC ADMIN.	275.76	482	206.24	3,085.55	3,856.00	770.45	5,784.00
07340-500 WATER ADMIN.	257.2	110	-147.2	927.8	880	-47.8	1,320.00
07350-500 WASTE CONTROL ADMIN.	85	95	10	680	760	80	1,140.00
07360-500 GAS SHOP	21.96	50	28.04	1,419.60	2,350.00	930.4	4,020.00
07370-500 ELECTRIC SHOP	31.75	186	154.25	975.46	1,488.00	512.54	2,232.00
07380-500 WATER SHOP	43.4	51	7.6	303.8	408	104.2	612
07390-500 WASTE SHOP	18	16	-2	147	128	-19	192
07400-500 STREET LIGHTS	116.85	108	-8.85	852.65	864	11.35	1,296.00
07420-500 TELEPHONE-ALL DEPTS EXCEPT RE	701.38	634	-67.38	4,467.80	5,072.00	604.2	7,608.00
07440-500 GAS CLUBHOUSE	24.82	100	75.18	2,261.81	3,600.00	1,338.19	6,600.00
07450-500 ELECTRIC CLUBHOUSE	108.17	178	69.83	1,163.36	1,424.00	260.64	2,136.00
07460-500 WATER CLUBHOUSE	381.95	81	-300.95	928.3	648	-280.3	972
07470-500 WATER OTHER ASSN. LOTS	63	18	-45	175.1	144	-31.1	216
07480-500 AERATOR	57.52	1,155.00	1,097.48	5,947.09	9,240.00	3,292.91	13,860.00
07490-500 INTERNET	49.99	60	10.01	349.89	480	130.11	720
Total - Utilities	2,694.23	3,604.00	909.77	26,718.86	35,232.00	8,513.14	54,864.00
Expenses - Taxes							
Expenses - Depreciation							
Total	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	118,507.20	136,997.00	18,489.80	1,075,390.66	1,241,556.00	166,165.34	1,817,415.00
	=====	=====	=====	=====	=====	=====	=====
NET OPERATING INCOME/(LOSS)	-72,534.04	-107,282.00	34,747.96	629,660.07	548,014.00	81,646.07	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	5.58	2,500.00	-2,494.42	7,109.58	20,000.00	-12,890.42	30,000.00
TOTAL RESERVE INCOME	5.58	2,500.00	-2,494.42	333,109.58	346,000.00	-12,890.42	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	-2,000.00	0	-2,000.00	-10,887.72	-32,800.00	21,912.28	-32,800.00
09700-900 RESERVE EXPENSE-DRA	-1,694.76	0	-1,694.76	-5,894.67	-60,713.00	54,818.33	-60,713.00
09850-500 PARKS & TRAILS EXPENSE	0	0	0	-44,599.85	-150,000.00	105,400.15	-150,000.00
TOTAL RESERVE EXPENSES	3,694.76	0	-3,694.76	63,213.03	290,685.00	227,471.97	290,685.00
NET RESERVE INCOME/(LOSS)	-3,689.18	2,500.00	-6,189.18	269,896.55	55,315.00	214,581.55	65,315.00