

Pagosa Lakes POA Income/Expense Statement For Period: 11/01/05 to 11/30/05

(Unaudited)

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income-Administrative Services							
04000-500 Association Dues-DAS	49.00	0.00	49.00	1,015,151.00	1,008,000.00	7,151.00	1,008,000.00
04001-500 Association Dues-Timeshare	0.00	0.00	0.00	97,920.00	97,920.00	0.00	97,920.00
04010-500 Reserve Transfer-DAS	0.00	0.00	0.00	(98,686.00)	(98,686.00)	0.00	(98,686.00)
04020-500 Physical Plant Fund Xfer-DAS	0.00	0.00	0.00	(25,000.00)	(25,000.00)	0.00	(25,000.00)
04030-500 Assessments, Uncollectible	0.00	0.00	0.00	(25,000.00)	(25,000.00)	0.00	(25,000.00)
04050-500 Late Charges	(240.00)	0.00	(240.00)	15,162.00	20,000.00	(4,838.00)	20,000.00
04110-500 Other-Admin.	2,885.20	1,500.00	1,385.20	38,649.75	16,500.00	22,149.75	18,000.00
04130-500 Fairfield Newsletter	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00
04150-500 Interest	3,182.72	100.00	3,082.72	13,538.66	1,100.00	12,438.66	1,200.00
Total - Administrative Services	5,876.92	1,600.00	4,276.92	1,031,735.41	995,234.00	36,501.41	996,834.00
Income-Covenant & Compliance							
04240-600 OCC Fees	625.00	1,000.00	(375.00)	20,710.00	19,750.00	960.00	20,750.00
04250-600 OCC Fines	1,150.00	0.00	1,150.00	1,950.00	1,900.00	50.00	1,900.00
Total-Covenant & Compliance	1,775.00	1,000.00	775.00	22,660.00	21,650.00	1,010.00	22,650.00
Income-Property & Environmental Mgmt.							
04430-700 Rent	350.00	500.00	(150.00)	5,353.60	5,500.00	(146.40)	6,000.00
04440-700 Fishing Permits	834.00	1,000.00	(166.00)	75,910.65	48,000.00	27,910.65	50,000.00
04460-700 DPE-Fines	0.00	0.00	0.00	115.00	200.00	(85.00)	200.00
04470-700 Other-DPE	176.00	0.00	176.00	1,780.00	2,000.00	(220.00)	2,000.00
Total-Property & Environmen	1,360.00	1,500.00	(140.00)	83,159.25	55,700.00	27,459.25	58,200.00
Income-Recreational Amenities							
04830-900 PLPOA Members	2,032.00	2,800.00	(768.00)	136,904.34	118,200.00	18,704.34	121,000.00
04840-900 Sponsored Guest	182.50	650.00	(467.50)	4,493.09	7,150.00	(2,656.91)	7,800.00
04850-900 Timeshare Owners	0.00	0.00	0.00	214,613.75	200,760.00	13,853.75	200,760.00
04860-900 Sponsored Events/Programs	98.50	200.00	(101.50)	6,962.95	10,800.00	(3,837.05)	11,000.00
04870-900 Rental Income	108.32	216.00	(107.68)	6,324.80	8,000.00	(1,675.20)	10,000.00
04880-900 Rental/Retail	144.59	0.00	144.59	3,249.26	0.00	3,249.26	0.00
Total- Rec. Amenities	2,565.91	3,866.00	(1,300.09)	372,548.19	344,910.00	27,638.19	350,560.00
TOTAL OPERATING INCOME	11,577.83	7,966.00	3,611.83	1,510,102.85	1,417,494.00	92,608.85	1,428,244.00
Credits							
04950-500 Carry Forward	0.00	0.00	0.00	55,000.00	55,000.00	0.00	55,000.00
TOTAL OPER INCOME + CREDITS	11,577.83	7,966.00	3,611.83	1,565,102.85	1,472,494.00	92,608.85	1,483,244.00
Operating Expenses							
Expenses - Administrative Services							
05000-500 Master Insurance	1,852.69	2,000.00	147.31	102,845.21	133,000.00	30,154.79	135,000.00
05010-500 Insurance-Deductibles	0.00	0.00	0.00	164.90	5,000.00	4,835.10	10,000.00
05105-500 Audit	0.00	0.00	0.00	5,500.00	5,500.00	0.00	5,500.00
05140-500 Legal	1,480.50	1,250.00	(230.50)	17,698.07	13,750.00	(3,948.07)	15,000.00
05145-500 Legal-Collections	228.00	150.00	(78.00)	3,156.10	1,650.00	(1,506.10)	2,000.00
05200-500 Payroll-Paychex	218.56	250.00	31.44	2,606.08	2,750.00	143.92	3,000.00
05245-500 Payroll	15,309.60	15,474.00	164.40	175,793.69	176,532.00	738.31	192,006.00
05250-500 Payroll-Overtime	262.52	150.00	(112.52)	1,512.22	1,650.00	137.78	2,000.00
05291-500 Life Insurance	189.60	250.00	60.40	2,787.40	3,288.00	500.60	3,538.00
05292-500 Health Insurance	2,505.58	2,600.00	94.42	27,230.40	28,000.00	769.60	30,600.00
05293-500 Vision Insurance	52.08	52.00	(0.08)	624.96	572.00	(52.96)	624.00
05294-500 Disability	120.22	126.00	5.78	1,322.42	1,386.00	63.58	1,512.00
05295-500 Dental Insurance	304.88	286.00	(18.88)	3,184.72	2,912.00	(272.72)	3,198.00
05296-500 SAR-SEP	765.84	771.00	5.16	8,745.17	8,884.08	138.91	9,655.08
05297-500 Misc.(Admin-Cafeteria Plan)	117.00	91.00	(26.00)	1,188.50	1,001.00	(187.50)	1,092.00
05315-500 Payroll Taxes	1,150.17	1,336.54	186.37	14,673.06	15,281.48	608.42	16,618.02
05325-500 Insurance-Workmans Comp.	0.00	105.00	105.00	747.72	1,155.00	407.28	1,260.00
05445-500 Return Check	0.00	0.00	0.00	(38.00)	0.00	38.00	0.00
05450-500 Over/Short	0.00	0.00	0.00	(3.78)	0.00	3.78	0.00
05525-500 Postage, Printing, Copies	829.95	1,100.00	270.05	8,469.63	12,100.00	3,630.37	14,000.00
05526-500 Stationary/Printing	113.99	550.00	436.01	4,022.90	6,050.00	2,027.10	6,500.00

05560-500	Office Supplies	402.02	500.00	97.98	5,390.89	5,500.00	109.11	6,000.00
05580-500	Office Equip. Repair	89.95	500.00	410.05	5,989.59	5,500.00	(489.59)	6,000.00
05590-500	Equipment Leases	306.68	750.00	443.32	6,510.79	7,750.00	1,239.21	8,500.00
05600-500	Newsletter-Supplies, Prep, Post	0.00	1,650.00	1,650.00	28,306.11	23,150.00	(5,156.11)	25,000.00
05610-500	Advertisement	12.20	125.00	112.80	857.25	1,375.00	517.75	1,500.00
05630-500	Meeting/Minutes	31.34	80.00	48.66	500.01	880.00	379.99	1,000.00
05665-500	Education-Seminars	3,202.84	300.00	(2,902.84)	7,314.74	3,300.00	(4,014.74)	4,000.00
05700-500	Community Activities	0.00	200.00	200.00	476.06	2,200.00	1,723.94	2,400.00
05735-500	Hospital District	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
05750-500	USJHS/Humane Society	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
05780-500	Gas, Mileage	0.00	15.00	15.00	173.60	165.00	(8.60)	180.00
05805-500	Bank Charges	0.00	20.00	20.00	427.23	220.00	(207.23)	240.00
05833-500	Archuleta Cty Animal Control	3,699.78	3,300.00	(399.78)	37,535.60	36,300.00	(1,235.60)	39,600.00
05850-500	Dues & Fees	195.00	0.00	(195.00)	881.00	500.00	(381.00)	500.00
05855-500	Subscriptions	0.00	0.00	0.00	718.00	1,000.00	282.00	1,000.00
05900-500	Misc. & Contingency	318.78	600.00	281.22	31,471.23	13,400.00	(18,071.23)	14,000.00
	Total - Administrative Services	33,759.77	34,581.54	821.77	518,783.47	531,701.56	12,918.09	573,023.10
Expenses-Covenant & Compliance								
06000-600	Payroll	10,543.81	11,505.00	961.19	120,716.76	124,310.00	3,593.24	135,815.00
06005-600	Payroll-Overtime	123.18	75.00	(48.18)	1,132.76	825.00	(307.76)	900.00
06010-600	Payroll Taxes	788.38	977.93	189.55	9,712.29	10,566.36	854.07	11,544.29
06016-600	Health Insurance	1,822.32	1,850.00	27.68	19,802.39	19,920.00	117.61	21,770.00
06017-600	Vision Insurance	47.30	50.00	2.70	567.60	550.00	(17.60)	600.00
06018-600	Disability	84.43	90.00	5.57	928.73	990.00	61.27	1,080.00
06019-600	Dental Insurance	237.40	225.00	(12.40)	2,470.60	2,475.00	4.40	2,700.00
06020-600	Insurance - Workman's Comp	0.00	140.00	140.00	945.32	1,540.00	594.68	1,680.00
06021-600	SAR-SEP	640.02	690.30	50.28	7,310.94	7,458.60	147.66	8,148.90
06030-600	Office/Field Supplies/Expense	0.00	0.00	0.00	170.01	800.00	629.99	800.00
06038-600	Printing Decs & Maps	106.04	140.00	33.96	317.95	1,540.00	1,222.05	1,700.00
06050-600	Training	0.00	0.00	0.00	1,470.00	2,100.00	630.00	2,100.00
06060-600	Prof. Fees	0.00	65.00	65.00	32.00	715.00	683.00	780.00
06070-600	ECC Expenses	67.95	65.00	(2.95)	1,072.63	715.00	(357.63)	780.00
06075-600	DCC Vehicle Gas	641.80	375.00	(266.80)	3,740.33	4,125.00	384.67	4,500.00
06080-600	Vehicle Exp. - Tahoe	0.00	0.00	0.00	468.76	500.00	31.24	500.00
06090-600	Vehicle Exp. - Ranger	0.00	0.00	0.00	435.12	500.00	64.88	500.00
06091-600	Vehicle Exp. -Tahoe	0.00	0.00	0.00	770.26	500.00	(270.26)	500.00
06140-600	Contingency	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06150-600	Capital Expenditure	427.73	0.00	(427.73)	1,174.88	2,600.00	1,425.12	2,600.00
	Total-Covenant & Compliance	15,530.36	16,248.23	717.87	173,239.33	182,979.96	9,740.63	199,248.19
Expenses - Property & Environmental Mgmt.								
06200-700	Payroll	11,311.63	11,909.00	597.37	131,233.68	142,913.00	11,679.32	154,822.00
06205-700	Payroll-Overtime	324.14	0.00	(324.14)	3,183.28	3,000.00	(183.28)	3,000.00
06206-700	Payroll Taxes	860.12	1,012.27	152.15	10,735.34	11,811.87	1,076.53	12,824.14
06208-700	Health Insurance	1,285.04	1,035.00	(250.04)	13,729.95	11,147.00	(2,582.95)	12,182.00
06209-700	Vision Insurance	55.80	56.00	0.20	654.19	616.00	(38.19)	672.00
06210-700	Disability	91.35	90.00	(1.35)	960.96	990.00	29.04	1,080.00
06211-700	Dental Insurance	290.82	245.00	(45.82)	2,867.18	2,695.00	(172.18)	2,940.00
06212-700	Insurance-Worker's Comp	0.00	762.00	762.00	5,689.65	8,382.00	2,692.35	9,144.00
06213-700	SAR-SEP	567.49	573.90	6.41	6,344.25	6,241.50	(102.75)	6,815.40
06220-700	Engineering and Surveying	0.00	0.00	0.00	266.00	3,000.00	2,734.00	3,000.00
06230-700	Seminar/Training/CE	0.00	500.00	500.00	750.43	1,000.00	249.57	1,000.00
06240-700	Vehicle-Gas	651.81	400.00	(251.81)	3,790.37	4,000.00	209.63	4,400.00
06250-700	Dept. Auto #1/01 Ford	25.64	20.00	(5.64)	553.62	800.00	246.38	800.00
06260-700	Dept. Auto #2/95 Ford	0.00	30.00	30.00	100.49	770.00	669.51	800.00
06270-700	Dept. Auto #3/96 Ford	18.05	35.00	16.95	768.80	950.00	181.20	1,000.00
06275-700	Dept. Auto #4/99 Suburban	0.00	0.00	0.00	496.33	900.00	403.67	900.00
06280-700	Trailer Maintenance	0.00	0.00	0.00	79.64	200.00	120.36	200.00
06290-700	Equipment Maintenance	0.00	58.00	58.00	290.77	637.00	346.23	700.00
06300-700	Facilities Maintenance	148.65	250.00	101.35	3,112.28	2,750.00	(362.28)	3,000.00
06310-700	Facilities-Clubhouse	(42.75)	100.00	142.75	1,462.02	1,100.00	(362.02)	1,200.00
06320-700	Janitorial Supplies	38.99	108.00	69.01	1,495.44	1,188.00	(307.44)	1,300.00
06340-700	Landscaping- Adm. & Clubhouse	0.00	0.00	0.00	332.89	300.00	(32.89)	300.00
06350-700	Signage	0.00	0.00	0.00	312.70	600.00	287.30	600.00
06360-700	Roadside Cleanup/Adopt a Strt	0.00	0.00	0.00	464.00	300.00	(164.00)	300.00
06370-700	Fence Maint. & Construction	0.00	0.00	0.00	128.39	200.00	71.61	200.00
06380-700	Insect, Disease & Noxious Weed	334.61	0.00	(334.61)	2,893.02	3,500.00	606.98	3,500.00
06390-700	Grass Seed/ Fertilizer	0.00	0.00	0.00	2,102.46	2,300.00	197.54	2,300.00
06400-700	Uniforms/Tools Supplies & Exp.	463.88	500.00	36.12	3,189.77	5,500.00	2,310.23	6,000.00
06410-700	Lakes Fisheries & Parks /Rep & M	0.00	500.00	500.00	1,390.50	5,500.00	4,109.50	6,000.00

