

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 1/31/2024

| <b>Assets</b>                                    | <b>Operating</b>      | <b>Capital</b>      | <b>Reserve</b>        | <b>Total</b>          |
|--|-----------------------|---------------------|-----------------------|-----------------------|
| <b>Current Assets</b>                            |                       |                     |                       |                       |
| 10000 - Petty Cash                               | \$951.60              |                     |                       | \$951.60              |
| 10500 - Cash-TBK Operating                       | \$550,822.64          |                     |                       | \$550,822.64          |
| 11540 - First Citizens Bank Operating            | \$37,148.95           |                     |                       | \$37,148.95           |
| 11541 - First Citizens Bank Sweep - Operating    | \$120,893.59          |                     |                       | \$120,893.59          |
| 12100 - Edward Jones Operating                   | \$71,258.83           |                     |                       | \$71,258.83           |
| 12110 - Edward Jones Emergency Fund              | \$256,869.47          |                     |                       | \$256,869.47          |
| 12200 - Edward Jones Capital Improvement         |                       | \$513,430.78        |                       | \$513,430.78          |
| 13820 - Edward Jones Reserves                    |                       |                     | \$576,776.37          | \$576,776.37          |
| 13841 - First Citizens Bank Reserves - CDARS     |                       |                     | \$300,000.00          | \$300,000.00          |
| 13850 - Edward Jones Trails Maintenance Reserves |                       |                     | \$235,039.16          | \$235,039.16          |
| 14000 - Accounts Receivable                      | \$2,198,517.30        |                     |                       | \$2,198,517.30        |
| 14900 - Allowance for Doubtful Accounts          | (\$22,573.57)         |                     |                       | (\$22,573.57)         |
| 15100 - Accts Rec.-Employee Dep Health           | \$1,282.82            |                     |                       | \$1,282.82            |
| 15200 - Accts Rec.-Prepaid Legal                 | \$15.95               |                     |                       | \$15.95               |
| 15300 - Accts Rec.-Supplemental Health           | \$537.08              |                     |                       | \$537.08              |
| 15500 - Interfund-Due To/Due From                | (\$54,000.00)         |                     | \$54,000.00           | -                     |
| 16000 - Prepaid Expenses                         | \$52,932.16           |                     |                       | \$52,932.16           |
| <b>Total Current Assets</b>                      | <b>\$3,214,656.82</b> | <b>\$513,430.78</b> | <b>\$1,165,815.53</b> | <b>\$4,893,903.13</b> |
| <b>Fixed Assets</b>                              |                       |                     |                       |                       |
| 18500 - Land: Admin-Shop-Rec Center              | \$506,377.38          |                     |                       | \$506,377.38          |
| 18510 - Building                                 | \$4,043,372.99        |                     |                       | \$4,043,372.99        |
| 18520 - Equipment                                | \$911,161.73          |                     |                       | \$911,161.73          |
| 18530 - Lakes                                    | \$425,755.37          |                     |                       | \$425,755.37          |
| 18540 - Improvements                             | \$1,585,187.24        |                     |                       | \$1,585,187.24        |
| 19900 - Accumulated Depreciation                 | (\$3,465,893.06)      |                     |                       | (\$3,465,893.06)      |

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 1/31/2024

| <b>Liabilities / Equity</b>                       | <b>Operating</b>      | <b>Capital</b>      | <b>Reserve</b>        | <b>Total</b>          |
|---|-----------------------|---------------------|-----------------------|-----------------------|
| <b>Total Fixed Assets</b>                         |                       |                     |                       | <b>\$4,005,961.65</b> |
| <b>Total Assets</b>                               | <b>\$7,220,618.47</b> | <b>\$513,430.78</b> | <b>\$1,165,815.53</b> | <b>\$8,899,864.78</b> |
| <b>Current Liabilities</b>                        |                       |                     |                       |                       |
| 20000 - Accounts Payable                          | \$14,151.66           | \$4,101.00          | \$285,202.22          | \$303,454.88          |
| 20100 - Accrued Expenses                          | \$60,251.06           |                     |                       | \$60,251.06           |
| 22000 - Prepaid Assessments                       | \$4,426.19            |                     |                       | \$4,426.19            |
| 23000 - Contract Liability                        | \$136,691.00          |                     |                       | \$136,691.00          |
| 25000 - Other Current Liabilities                 | (\$158.79)            |                     |                       | (\$158.79)            |
| 27000 - Employee Dep Health Payable               | (\$682.00)            |                     |                       | (\$682.00)            |
| <b>Total Current Liabilities</b>                  | <b>\$214,679.12</b>   | <b>\$4,101.00</b>   | <b>\$285,202.22</b>   | <b>\$503,982.34</b>   |
| <b>Equity</b>                                     |                       |                     |                       |                       |
| 30000 - Investment in property and equipment, net | \$4,005,961.65        |                     |                       | \$4,005,961.65        |
| 32000 - Retained Earnings-Operating               | \$483,124.31          |                     |                       | \$483,124.31          |
| 33000 - Retained Earnings-Reserves                |                       |                     | \$1,165,080.66        | \$1,165,080.66        |
| 34000 - Retained Earnings-Capital Improvement     |                       | \$535,477.63        |                       | \$535,477.63          |
| 36000 - Net Income                                | \$2,517,548.52        | (\$26,147.85)       | (\$285,162.48)        | \$2,206,238.19        |
| <b>Total Equity</b>                               | <b>\$7,006,634.48</b> | <b>\$509,329.78</b> | <b>\$879,918.18</b>   | <b>\$8,395,882.44</b> |
| <b>Total Liabilities / Equity</b>                 | <b>\$7,221,313.60</b> | <b>\$513,430.78</b> | <b>\$1,165,120.40</b> | <b>\$8,899,864.78</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period      |                     |                    | Year To Date        |                     |                    | Annual Budget       |
|---|---------------------|---------------------|--------------------|---------------------|---------------------|--------------------|---------------------|
|   | Actual              | Budget              | Variance           | Actual              | Budget              | Variance           |                     |
| <b>Operating Income</b>                           |                     |                     |                    |                     |                     |                    |                     |
| <b>Admin Service Income</b>                       |                     |                     |                    |                     |                     |                    |                     |
| 40000 - Association Dues-Regular                  | 1,949,350.00        | 1,951,625.00        | (2,275.00)         | 1,949,350.00        | 1,951,625.00        | (2,275.00)         | 1,951,625.00        |
| 40010 - Association Dues-Timeshare                | 320,775.00          | 320,775.00          | -                  | 320,775.00          | 320,775.00          | -                  | 320,775.00          |
| 40020 - Association Dues-STR                      | 279,500.00          | 260,000.00          | 19,500.00          | 279,500.00          | 260,000.00          | 19,500.00          | 260,000.00          |
| 40100 - Funds Transfer-General Reserves           | -                   | -                   | -                  | -                   | -                   | -                  | (460,345.00)        |
| 40110 - Funds Transfer-Trails Maintenance Reserve | -                   | -                   | -                  | -                   | -                   | -                  | (56,400.00)         |
| 40200 - Funds Transfer-Capital Improvement        | -                   | -                   | -                  | -                   | -                   | -                  | (313,740.00)        |
| 40300 - Assessments-Uncollectible                 | (2,497.64)          | (35,000.00)         | 32,502.36          | (2,497.64)          | (35,000.00)         | 32,502.36          | (35,000.00)         |
| 40400 - Carry Forward                             | -                   | 125,000.00          | (125,000.00)       | -                   | 125,000.00          | (125,000.00)       | 125,000.00          |
| 40500 - Late Charges                              | 274.17              | -                   | 274.17             | 274.17              | -                   | 274.17             | 35,000.00           |
| 40600 - Other Income-Lien Fees                    | -                   | -                   | -                  | -                   | -                   | -                  | 7,000.00            |
| 40700 - Delinquent Postage Fees                   | 136.80              | 208.33              | (71.53)            | 136.80              | 208.33              | (71.53)            | 2,500.00            |
| 40800 - Delinquent Door Notice Fees               | -                   | 291.67              | (291.67)           | -                   | 291.67              | (291.67)           | 3,500.00            |
| 41000 - Lot Consolidation Fee                     | 7,875.00            | 2,500.00            | 5,375.00           | 7,875.00            | 2,500.00            | 5,375.00           | 30,000.00           |
| 41010 - Other Income-Transfer Fees                | 5,000.00            | 5,717.75            | (717.75)           | 5,000.00            | 5,717.75            | (717.75)           | 68,613.00           |
| 41020 - Other Income-Misc                         | 2,000.00            | -                   | 2,000.00           | 2,000.00            | -                   | 2,000.00           | -                   |
| 41250 - Credit card expense payment               | -                   | -                   | -                  | -                   | -                   | -                  | 100.00              |
| 41900 - Interest - Operating                      | 853.98              | 1,666.67            | (812.69)           | 853.98              | 1,666.67            | (812.69)           | 20,000.00           |
| <b>Total Admin Service Income</b>                 | <b>2,563,267.31</b> | <b>2,632,784.42</b> | <b>(69,517.11)</b> | <b>2,563,267.31</b> | <b>2,632,784.42</b> | <b>(69,517.11)</b> | <b>1,958,628.00</b> |
| <b>Community Standards Income</b>                 |                     |                     |                    |                     |                     |                    |                     |
| 42000 - Filing Fee                                | 120.00              | 440.00              | (320.00)           | 120.00              | 440.00              | (320.00)           | 13,500.00           |
| 42010 - Review & Inspect Fee                      | 4,170.00            | 3,737.00            | 433.00             | 4,170.00            | 3,737.00            | 433.00             | 115,000.00          |
| 42100 - DCS Fines                                 | 599.28              | 113.00              | 486.28             | 599.28              | 113.00              | 486.28             | 3,500.00            |
| 42300 - Community Enhancement                     | -                   | 130.00              | (130.00)           | -                   | 130.00              | (130.00)           | 4,000.00            |
| <b>Total Community Standards Income</b>           | <b>4,889.28</b>     | <b>4,420.00</b>     | <b>469.28</b>      | <b>4,889.28</b>     | <b>4,420.00</b>     | <b>469.28</b>      | <b>136,000.00</b>   |
| <b>Property &amp; Environment Income</b>          |                     |                     |                    |                     |                     |                    |                     |
| 44000 - Fishing Permits                           | 8,770.00            | 14,166.67           | (5,396.67)         | 8,770.00            | 14,166.67           | (5,396.67)         | 170,000.00          |
| 44010 - Boat Permits                              | 600.00              | 1,208.33            | (608.33)           | 600.00              | 1,208.33            | (608.33)           | 14,500.00           |
| 44100 - Weed Control                              | -                   | 41.67               | (41.67)            | -                   | 41.67               | (41.67)            | 500.00              |
| 44200 - Property/Environment-Fines                | -                   | 33.33               | (33.33)            | -                   | 33.33               | (33.33)            | 400.00              |
| 44300 - Other-DPE (Seed/Fertilizer)               | -                   | 541.67              | (541.67)           | -                   | 541.67              | (541.67)           | 6,500.00            |
| <b>Total Property &amp; Environment Income</b>    | <b>9,370.00</b>     | <b>15,991.67</b>    | <b>(6,621.67)</b>  | <b>9,370.00</b>     | <b>15,991.67</b>    | <b>(6,621.67)</b>  | <b>191,900.00</b>   |
| <b>Community Lifestyle Income</b>                 |                     |                     |                    |                     |                     |                    |                     |
| 46000 - Community Activities                      | -                   | 100.00              | (100.00)           | -                   | 100.00              | (100.00)           | 4,000.00            |
| 46100 - Newsletter Advertising                    | 1,440.00            | -                   | 1,440.00           | 1,440.00            | -                   | 1,440.00           | 8,000.00            |
| 46200 - Rent-Clubhouse                            | 845.00              | 240.00              | 605.00             | 845.00              | 240.00              | 605.00             | 9,000.00            |
| 46210 - Kitchen Rental                            | -                   | -                   | -                  | -                   | -                   | -                  | 600.00              |
| 46220 - Accessory Rental-Tablecloths              | -                   | -                   | -                  | -                   | -                   | -                  | 250.00              |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period  |               |                 | Year To Date    |               |                 | Annual Budget    |
|---|-----------------|---------------|-----------------|-----------------|---------------|-----------------|------------------|
|   | Actual          | Budget        | Variance        | Actual          | Budget        | Variance        |                  |
| Operating Income                        |                 |               |                 |                 |               |                 |                  |
| 46230 - Clubhouse Cleaning              | -               | -             | -               | -               | -             | -               | 900.00           |
| 46300 - Vista Garden Income             | -               | -             | -               | -               | -             | -               | 3,000.00         |
| <b>Total Community Lifestyle Income</b> | <b>2,285.00</b> | <b>340.00</b> | <b>1,945.00</b> | <b>2,285.00</b> | <b>340.00</b> | <b>1,945.00</b> | <b>25,750.00</b> |

### Recreation Amenities Income

|   |                     |                     |                    |                     |                     |                    |                     |
|---|---------------------|---------------------|--------------------|---------------------|---------------------|--------------------|---------------------|
| 48000 - PLPOA Members-Amenities               | 38,569.31           | 43,174.00           | (4,604.69)         | 38,569.31           | 43,174.00           | (4,604.69)         | 352,841.00          |
| 48200 - Timeshare Owners-Amenities            | 60,942.50           | 60,942.00           | .50                | 60,942.50           | 60,942.00           | .50                | 60,942.00           |
| 48300 - Sponsored Events/Programs             | 1,660.00            | 806.00              | 854.00             | 1,660.00            | 806.00              | 854.00             | 20,500.00           |
| 48400 - Rental Income                         | 685.50              | 350.00              | 335.50             | 685.50              | 350.00              | 335.50             | 4,000.00            |
| 48500 - Retail                                | 118.06              | 214.00              | (95.94)            | 118.06              | 214.00              | (95.94)            | 2,500.00            |
| 48600 - Pagosa Springs Porpoises Swim Revenue | -                   | 395.83              | (395.83)           | -                   | 395.83              | (395.83)           | 4,750.00            |
| 48700 - Swim Lesson Revenue                   | -                   | 500.00              | (500.00)           | -                   | 500.00              | (500.00)           | 6,000.00            |
| 49999 - Fund Transfers - Rec                  | -                   | 10,028.75           | (10,028.75)        | -                   | 10,028.75           | (10,028.75)        | 120,345.00          |
| <b>Total Recreation Amenities Income</b>      | <b>101,975.37</b>   | <b>116,410.58</b>   | <b>(14,435.21)</b> | <b>101,975.37</b>   | <b>116,410.58</b>   | <b>(14,435.21)</b> | <b>571,878.00</b>   |
| <b>Total Operating Income</b>                 | <b>2,681,786.96</b> | <b>2,769,946.67</b> | <b>(88,159.71)</b> | <b>2,681,786.96</b> | <b>2,769,946.67</b> | <b>(88,159.71)</b> | <b>2,884,156.00</b> |

### Operating Expense

#### Admin Service Expense

|  |           |           |            |           |           |            |            |
|--|-----------|-----------|------------|-----------|-----------|------------|------------|
| 50000 - Payroll-Admin                  | 29,429.25 | 33,333.33 | 3,904.08   | 29,429.25 | 33,333.33 | 3,904.08   | 400,000.00 |
| 50010 - Payroll-Overtime-Admin         | -         | 41.67     | 41.67      | -         | 41.67     | 41.67      | 500.00     |
| 50020 - Payroll Taxes-Admin            | 2,834.25  | 2,666.67  | (167.58)   | 2,834.25  | 2,666.67  | (167.58)   | 32,000.00  |
| 50100 - Health Insurance-Admin         | -         | 6,129.17  | 6,129.17   | -         | 6,129.17  | 6,129.17   | 73,550.00  |
| 50110 - Dental Insurance-Admin         | 677.22    | 341.67    | (335.55)   | 677.22    | 341.67    | (335.55)   | 4,100.00   |
| 50120 - Vision Insurance-Admin         | 98.76     | 50.00     | (48.76)    | 98.76     | 50.00     | (48.76)    | 600.00     |
| 50130 - Retirement-Admin               | 1,765.76  | 1,750.00  | (15.76)    | 1,765.76  | 1,750.00  | (15.76)    | 21,000.00  |
| 50140 - HRA-Health Reimbursement-Admin | 2,800.00  | 1,400.00  | (1,400.00) | 2,800.00  | 1,400.00  | (1,400.00) | 16,800.00  |
| 50150 - Insurance-Workers Comp-Admin   | (77.22)   | 166.67    | 243.89     | (77.22)   | 166.67    | 243.89     | 2,000.00   |
| 50160 - Life Insurance-All             | 393.56    | 200.00    | (193.56)   | 393.56    | 200.00    | (193.56)   | 2,400.00   |
| 50190 - Payroll-Paychex                | 1,580.47  | 1,208.33  | (372.14)   | 1,580.47  | 1,208.33  | (372.14)   | 14,500.00  |
| 50195 - Misc (Admin Cafeteria Plan)    | -         | 133.33    | 133.33     | -         | 133.33    | 133.33     | 1,600.00   |
| 50200 - Office Supplies                | 766.43    | 541.67    | (224.76)   | 766.43    | 541.67    | (224.76)   | 6,500.00   |
| 50250 - Software Expense               | 1,990.00  | 2,375.00  | 385.00     | 1,990.00  | 2,375.00  | 385.00     | 28,500.00  |
| 50251 - Office Equip Repair/Tech Help  | 905.99    | 1,000.00  | 94.01      | 905.99    | 1,000.00  | 94.01      | 12,000.00  |
| 50260 - Equipment Leases               | 544.76    | 266.67    | (278.09)   | 544.76    | 266.67    | (278.09)   | 3,200.00   |
| 50300 - Postage                        | 4,000.00  | 916.67    | (3,083.33) | 4,000.00  | 916.67    | (3,083.33) | 11,000.00  |
| 50310 - Admin Copier                   | -         | 41.67     | 41.67      | -         | 41.67     | 41.67      | 500.00     |
| 50320 - Copies/Printing                | -         | 41.67     | 41.67      | -         | 41.67     | 41.67      | 500.00     |
| 50400 - Dues & Fees                    | -         | 125.00    | 125.00     | -         | 125.00    | 125.00     | 1,500.00   |
| 50410 - Education-Seminars             | -         | 708.33    | 708.33     | -         | 708.33    | 708.33     | 8,500.00   |
| 50420 - Subscriptions                  | -         | 22.92     | 22.92      | -         | 22.92     | 22.92      | 275.00     |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|  | Current Period   |                  |                  | Year To Date     |                  |                  | Annual Budget     |
|--|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
|  | Actual           | Budget           | Variance         | Actual           | Budget           | Variance         |                   |
| <b>Operating Expense</b>               |                  |                  |                  |                  |                  |                  |                   |
| 50500 - Gas/Mileage                    | -                | 16.67            | 16.67            | -                | 16.67            | 16.67            | 200.00            |
| 50700 - Board Meetings/Discretionary   | -                | 100.00           | 100.00           | -                | 100.00           | 100.00           | 1,200.00          |
| 50710 - Online Elections               | -                | 1,250.00         | 1,250.00         | -                | 1,250.00         | 1,250.00         | 15,000.00         |
| 50900 - Misc. & Contingency            | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 50950 - Advertisement                  | 29.95            | 83.33            | 53.38            | 29.95            | 83.33            | 53.38            | 1,000.00          |
| 51000 - Audit                          | -                | 2,333.33         | 2,333.33         | -                | 2,333.33         | 2,333.33         | 28,000.00         |
| 51100 - Legal                          | 3,781.17         | 4,166.67         | 385.50           | 3,781.17         | 4,166.67         | 385.50           | 50,000.00         |
| 51200 - Legal-Collections              | 614.35           | 5,833.33         | 5,218.98         | 614.35           | 5,833.33         | 5,218.98         | 70,000.00         |
| 51201 - Legal-Collections-billed       | (2,351.73)       | (4,583.33)       | (2,231.60)       | (2,351.73)       | (4,583.33)       | (2,231.60)       | (55,000.00)       |
| 51500 - Property Taxes                 | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 51510 - Income Tax                     | -                | 34.75            | 34.75            | -                | 34.75            | 34.75            | 417.00            |
| 52000 - Insurance Deductibles          | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 52010 - Master Insurance               | -                | -                | -                | -                | -                | -                | 68,000.00         |
| 53000 - Bank Charges                   | 10.00            | 41.67            | 31.67            | 10.00            | 41.67            | 31.67            | 500.00            |
| 53010 - Credit Card Charges            | 112.52           | 1,166.67         | 1,054.15         | 112.52           | 1,166.67         | 1,054.15         | 14,000.00         |
| 53020 - Returned Checks                | -                | 8.33             | 8.33             | -                | 8.33             | 8.33             | 100.00            |
| 53030 - Delinquent Account Expenses    | -                | 291.67           | 291.67           | -                | 291.67           | 291.67           | 3,500.00          |
| <b>Total Admin Service Expense</b>     | <b>49,905.49</b> | <b>64,453.52</b> | <b>14,548.03</b> | <b>49,905.49</b> | <b>64,453.52</b> | <b>14,548.03</b> | <b>841,442.00</b> |
| <b>Community Standards Expense</b>     |                  |                  |                  |                  |                  |                  |                   |
| 60000 - Payroll-DCS                    | 20,865.36        | 24,065.17        | 3,199.81         | 20,865.36        | 24,065.17        | 3,199.81         | 288,782.00        |
| 60010 - Payroll-Overtime-DCS           | -                | 166.67           | 166.67           | -                | 166.67           | 166.67           | 2,000.00          |
| 60020 - Payroll Taxes-DCS              | 2,009.47         | 2,000.00         | (9.47)           | 2,009.47         | 2,000.00         | (9.47)           | 24,000.00         |
| 60100 - Health Insurance-DCS           | -                | 5,237.50         | 5,237.50         | -                | 5,237.50         | 5,237.50         | 62,850.00         |
| 60110 - Dental Insurance-DCS           | 737.44           | 375.00           | (362.44)         | 737.44           | 375.00           | (362.44)         | 4,500.00          |
| 60120 - Vision Insurance-DCS           | 102.56           | 54.17            | (48.39)          | 102.56           | 54.17            | (48.39)          | 650.00            |
| 60130 - Retirement-DCS                 | 1,213.21         | 1,333.33         | 120.12           | 1,213.21         | 1,333.33         | 120.12           | 16,000.00         |
| 60140 - HRA-Health Reimbursement-DCS   | 2,000.00         | 1,000.00         | (1,000.00)       | 2,000.00         | 1,000.00         | (1,000.00)       | 12,000.00         |
| 60150 - Insurance-Workers Comp-DCS     | (210.38)         | 375.00           | 585.38           | (210.38)         | 375.00           | 585.38           | 4,500.00          |
| 60200 - Office/Field Supplies/Expenses | -                | 315.00           | 315.00           | -                | 315.00           | 315.00           | 4,500.00          |
| 60230 - Uniforms                       | -                | 35.00            | 35.00            | -                | 35.00            | 35.00            | 500.00            |
| 60310 - DCS Copier                     | -                | 562.50           | 562.50           | -                | 562.50           | 562.50           | 6,750.00          |
| 60320 - Printing Decs & Maps           | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 60410 - Professional Fees              | -                | 40.42            | 40.42            | -                | 40.42            | 40.42            | 485.00            |
| 60430 - Training                       | -                | 116.67           | 116.67           | -                | 116.67           | 116.67           | 1,400.00          |
| 60500 - DCS Vehicle Gas                | 42.52            | 225.00           | 182.48           | 42.52            | 225.00           | 182.48           | 2,700.00          |
| 60530 - Vehicle Exp-Sport S 63         | -                | 62.50            | 62.50            | -                | 62.50            | 62.50            | 750.00            |
| 60540 - Vehicle Exp-Sport SL 29        | -                | 62.50            | 62.50            | -                | 62.50            | 62.50            | 750.00            |
| 60700 - ECC Expenses                   | -                | 75.00            | 75.00            | -                | 75.00            | 75.00            | 900.00            |
| 60900 - Contingency                    | -                | 35.00            | 35.00            | -                | 35.00            | 35.00            | 500.00            |
| 60910 - Capital Expenditures           | -                | 125.00           | 125.00           | -                | 125.00           | 125.00           | 1,500.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|  | Current Period   |                  |                 | Year To Date     |                  |                 | Annual Budget     |
|--|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
|  | Actual           | Budget           | Variance        | Actual           | Budget           | Variance        |                   |
| <b>Operating Expense</b>                       |                  |                  |                 |                  |                  |                 |                   |
| 60930 - Community Enhancement                  | -                | -                | -               | -                | -                | -               | 50,000.00         |
| <b>Total Community Standards Expense</b>       | <b>26,760.18</b> | <b>36,344.76</b> | <b>9,584.58</b> | <b>26,760.18</b> | <b>36,344.76</b> | <b>9,584.58</b> | <b>487,017.00</b> |
| <b>Property &amp; Environment Expense</b>      |                  |                  |                 |                  |                  |                 |                   |
| 61000 - Payroll-DPE                            | 26,024.97        | 30,550.58        | 4,525.61        | 26,024.97        | 30,550.58        | 4,525.61        | 366,607.00        |
| 61010 - Payroll-Overtime-DPE                   | -                | 416.67           | 416.67          | -                | 416.67           | 416.67          | 5,000.00          |
| 61020 - Payroll Taxes-DPE                      | 2,506.33         | 2,508.33         | 2.00            | 2,506.33         | 2,508.33         | 2.00            | 30,100.00         |
| 61100 - Health Insurance-DPE                   | -                | 5,761.67         | 5,761.67        | -                | 5,761.67         | 5,761.67        | 69,140.00         |
| 61110 - Dental Insurance-DPE                   | 736.34           | 375.00           | (361.34)        | 736.34           | 375.00           | (361.34)        | 4,500.00          |
| 61120 - Vision Insurance-DPE                   | 109.16           | 54.58            | (54.58)         | 109.16           | 54.58            | (54.58)         | 655.00            |
| 61130 - Retirement-DPE                         | 1,553.79         | 1,416.67         | (137.12)        | 1,553.79         | 1,416.67         | (137.12)        | 17,000.00         |
| 61140 - HRA-Health Reimbursement-DPE           | 2,000.00         | 1,200.00         | (800.00)        | 2,000.00         | 1,200.00         | (800.00)        | 14,400.00         |
| 61150 - Insurance-Workers Comp-DPE             | (455.38)         | 625.00           | 1,080.38        | (455.38)         | 625.00           | 1,080.38        | 7,500.00          |
| 61200 - Office/Field Supplies                  | -                | 33.33            | 33.33           | -                | 33.33            | 33.33           | 400.00            |
| 61210 - Tools, Supplies Expense                | 150.15           | 716.67           | 566.52          | 150.15           | 716.67           | 566.52          | 8,600.00          |
| 61220 - Janitorial Supplies                    | 373.49           | 250.00           | (123.49)        | 373.49           | 250.00           | (123.49)        | 3,000.00          |
| 61230 - Uniforms                               | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61240 - Admin Office Cleaning                  | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61350 - Enforcement/Signage                    | 4,474.73         | 916.67           | (3,558.06)      | 4,474.73         | 916.67           | (3,558.06)      | 11,000.00         |
| 61351 - Roadside Cleanup/Adopt a Street        | -                | 8.33             | 8.33            | -                | 8.33             | 8.33            | 100.00            |
| 61352 - Signage                                | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61410 - Seminars/Training/CE                   | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61500 - Vehicle-Gas                            | 954.62           | 1,174.67         | 220.05          | 954.62           | 1,174.67         | 220.05          | 14,096.00         |
| 61510 - Dept Auto #1/2011 Toyota P/U           | -                | 83.33            | 83.33           | -                | 83.33            | 83.33           | 1,000.00          |
| 61530 - Dept Auto #3/06 Ford                   | 504.92           | 250.00           | (254.92)        | 504.92           | 250.00           | (254.92)        | 3,000.00          |
| 61540 - Dept Auto #4/2013 Ford Truck           | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61550 - Dept Auto #5/2018 Ford F-350           | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61560 - Dept Auto #6/20 Chevy Silverado        | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61570 - Dept Auto #7/2020 Chevy Colo P/U       | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61580 - Kubota Tractor 201                     | -                | 41.67            | 41.67           | -                | 41.67            | 41.67           | 500.00            |
| 61590 - Kubota Tractor 2014                    | 336.95           | 208.33           | (128.62)        | 336.95           | 208.33           | (128.62)        | 2,500.00          |
| 61592 - Kubota Tractor 2022                    | -                | 166.67           | 166.67          | -                | 166.67           | 166.67          | 2,000.00          |
| 61600 - Facilities Maintenance                 | 551.00           | 625.00           | 74.00           | 551.00           | 625.00           | 74.00           | 7,500.00          |
| 61601 - Equipment Maintenance                  | -                | 375.00           | 375.00          | -                | 375.00           | 375.00          | 4,500.00          |
| 61602 - Trailer Maintenance                    | -                | 83.33            | 83.33           | -                | 83.33            | 83.33           | 1,000.00          |
| 61603 - Boating Improvements                   | -                | 375.00           | 375.00          | -                | 375.00           | 375.00          | 4,500.00          |
| 61604 - Lakes Fisheries & Parks/Repair & Maint | -                | 750.00           | 750.00          | -                | 750.00           | 750.00          | 9,000.00          |
| 61605 - Fence Maint & Construction             | -                | 208.33           | 208.33          | -                | 208.33           | 208.33          | 2,500.00          |
| 61606 - Parks & Trails Expense                 | 170.61           | 458.33           | 287.72          | 170.61           | 458.33           | 287.72          | 5,500.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period   |                  |                   | Year To Date     |                  |                   | Annual Budget     |
|---|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
|   | Actual           | Budget           | Variance          | Actual           | Budget           | Variance          |                   |
| <b>Operating Expense</b>                        |                  |                  |                   |                  |                  |                   |                   |
| 61610 - Consulting                              | -                | -                | -                 | -                | -                | -                 | 2,000.00          |
| 61611 - Engineering/Survey                      | -                | 208.33           | 208.33            | -                | 208.33           | 208.33            | 2,500.00          |
| 61620 - Fire Mitigation                         | -                | 1,916.67         | 1,916.67          | -                | 1,916.67         | 1,916.67          | 23,000.00         |
| 61630 - Grass Seed/Fertilizer                   | -                | 500.00           | 500.00            | -                | 500.00           | 500.00            | 6,000.00          |
| 61631 - Insect, Disease & Noxious Weeds         | -                | -                | -                 | -                | -                | -                 | 2,500.00          |
| 61632 - Water Quality Testing                   | -                | 83.33            | 83.33             | -                | 83.33            | 83.33             | 1,000.00          |
| 61633 - Weeds & Algae Control                   | -                | 2,083.33         | 2,083.33          | -                | 2,083.33         | 2,083.33          | 25,000.00         |
| 61640 - Porta Potties                           | 390.60           | 416.67           | 26.07             | 390.60           | 416.67           | 26.07             | 5,000.00          |
| 61642 - PO Cluster Boxes                        | 5,000.00         | 416.67           | (4,583.33)        | 5,000.00         | 416.67           | (4,583.33)        | 5,000.00          |
| 61645 - Pumping Services                        | -                | 125.00           | 125.00            | -                | 125.00           | 125.00            | 1,500.00          |
| 61800 - Kids Fishing Derby & Events             | -                | 83.33            | 83.33             | -                | 83.33            | 83.33             | 1,000.00          |
| 61900 - Misc & Contingency                      | -                | 8.33             | 8.33              | -                | 8.33             | 8.33              | 100.00            |
| 61910 - Common Area Improvements-Repairs-Equip  | -                | 291.67           | 291.67            | -                | 291.67           | 291.67            | 3,500.00          |
| 61960 - Stocking & Food Chain                   | -                | 9,500.00         | 9,500.00          | -                | 9,500.00         | 9,500.00          | 114,000.00        |
| <b>Total Property &amp; Environment Expense</b> | <b>45,382.28</b> | <b>66,266.49</b> | <b>20,884.21</b>  | <b>45,382.28</b> | <b>66,266.49</b> | <b>20,884.21</b>  | <b>799,698.00</b> |
| <b>Community Lifestyle Expense</b>              |                  |                  |                   |                  |                  |                   |                   |
| 62250 - Website-Front Steps                     | 180.25           | 333.33           | 153.08            | 180.25           | 333.33           | 153.08            | 4,000.00          |
| 62320 - Newsletter Prep/Printing/Postage        | 8,528.87         | -                | (8,528.87)        | 8,528.87         | -                | (8,528.87)        | 28,000.00         |
| 62800 - Community Activities & Events           | -                | 1,750.00         | 1,750.00          | -                | 1,750.00         | 1,750.00          | 21,000.00         |
| 62810 - Clubhouse Rental Expense                | -                | 41.67            | 41.67             | -                | 41.67            | 41.67             | 500.00            |
| 62820 - Facilities-Clubhouse                    | -                | 208.33           | 208.33            | -                | 208.33           | 208.33            | 2,500.00          |
| 62830 - Clubhouse Cleaning Expense              | -                | 125.00           | 125.00            | -                | 125.00           | 125.00            | 1,500.00          |
| 62840 - Landscaping Clubhouse                   | -                | 41.67            | 41.67             | -                | 41.67            | 41.67             | 500.00            |
| 62940 - Community Garden                        | -                | 416.67           | 416.67            | -                | 416.67           | 416.67            | 5,000.00          |
| <b>Total Community Lifestyle Expense</b>        | <b>8,709.12</b>  | <b>2,916.67</b>  | <b>(5,792.45)</b> | <b>8,709.12</b>  | <b>2,916.67</b>  | <b>(5,792.45)</b> | <b>63,000.00</b>  |
| <b>Recreation Amenities Expense</b>             |                  |                  |                   |                  |                  |                   |                   |
| 63000 - Payroll-DRA                             | 24,810.12        | 28,992.00        | 4,181.88          | 24,810.12        | 28,992.00        | 4,181.88          | 347,904.00        |
| 63010 - Payroll-Overtime-DRA                    | -                | 41.67            | 41.67             | -                | 41.67            | 41.67             | 500.00            |
| 63020 - Payroll Taxes-DRA                       | 2,389.11         | 2,291.67         | (97.44)           | 2,389.11         | 2,291.67         | (97.44)           | 27,500.00         |
| 63100 - Health Insurance-DRA                    | -                | 3,142.50         | 3,142.50          | -                | 3,142.50         | 3,142.50          | 37,710.00         |
| 63110 - Dental Insurance-DRA                    | 428.96           | 216.67           | (212.29)          | 428.96           | 216.67           | (212.29)          | 2,600.00          |
| 63120 - Vision Insurance-DRA                    | 71.52            | 37.50            | (34.02)           | 71.52            | 37.50            | (34.02)           | 450.00            |
| 63130 - Retirement-DRA                          | 833.92           | 875.00           | 41.08             | 833.92           | 875.00           | 41.08             | 10,500.00         |
| 63140 - HRA-Health Reimbursement-DRA            | 1,200.00         | 600.00           | (600.00)          | 1,200.00         | 600.00           | (600.00)          | 7,200.00          |
| 63150 - Insurance-Workers Comp-DRA              | (138.02)         | 208.33           | 346.35            | (138.02)         | 208.33           | 346.35            | 2,500.00          |
| 63200 - Supplies-Building                       | 627.44           | 833.33           | 205.89            | 627.44           | 833.33           | 205.89            | 10,000.00         |
| 63210 - Supplies-Programs                       | -                | 750.00           | 750.00            | -                | 750.00           | 750.00            | 9,000.00          |
| 63220 - Janitorial/Housekeeping                 | 41.37            | 166.67           | 125.30            | 41.37            | 166.67           | 125.30            | 2,000.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period   |                  |                  | Year To Date     |                  |                  | Annual Budget     |
|---|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
|   | Actual           | Budget           | Variance         | Actual           | Budget           | Variance         |                   |
| <b>Operating Expense</b>                  |                  |                  |                  |                  |                  |                  |                   |
| 63230 - Uniforms                          | -                | 200.00           | 200.00           | -                | 200.00           | 200.00           | 1,000.00          |
| 63250 - EZ Facility Software              | 569.00           | 416.67           | (152.33)         | 569.00           | 416.67           | (152.33)         | 5,000.00          |
| 63251 - Tech Help                         | -                | 41.67            | 41.67            | -                | 41.67            | 41.67            | 500.00            |
| 63320 - Office Supplies/Printing          | -                | 266.67           | 266.67           | -                | 266.67           | 266.67           | 3,200.00          |
| 63400 - Dues/Subscriptions                | -                | 20.83            | 20.83            | -                | 20.83            | 20.83            | 250.00            |
| 63410 - Seminars/Training                 | -                | -                | -                | -                | -                | -                | 2,200.00          |
| 63600 - Maintenance Building              | -                | 1,666.67         | 1,666.67         | -                | 1,666.67         | 1,666.67         | 20,000.00         |
| 63601 - Maintenance-Grounds & Parking     | -                | 333.33           | 333.33           | -                | 333.33           | 333.33           | 4,000.00          |
| 63602 - Maintenance-Pool                  | -                | 1,750.00         | 1,750.00         | -                | 1,750.00         | 1,750.00         | 21,000.00         |
| 63800 - Pagosa Springs Porpoises Swim     | -                | 375.00           | 375.00           | -                | 375.00           | 375.00           | 4,500.00          |
| 63810 - Swim Lesson Expense               | -                | 395.83           | 395.83           | -                | 395.83           | 395.83           | 4,750.00          |
| 63900 - Misc & Contingency                | -                | 41.67            | 41.67            | -                | 41.67            | 41.67            | 500.00            |
| 63910 - Non Capital Equipment Replacement | -                | 416.67           | 416.67           | -                | 416.67           | 416.67           | 5,000.00          |
| 63920 - Merchandise                       | -                | 166.67           | 166.67           | -                | 166.67           | 166.67           | 2,000.00          |
| 64010 - Utilities-Gas Rec                 | -                | 3,650.00         | 3,650.00         | -                | 3,650.00         | 3,650.00         | 43,800.00         |
| 64020 - Utilities-Electric Rec            | -                | 3,502.92         | 3,502.92         | -                | 3,502.92         | 3,502.92         | 42,035.00         |
| 64030 - Utilities-Water Rec               | -                | 687.50           | 687.50           | -                | 687.50           | 687.50           | 8,250.00          |
| 64040 - Utilities-Waste Control Rec       | 248.06           | 175.00           | (73.06)          | 248.06           | 175.00           | (73.06)          | 2,100.00          |
| 64050 - Irrigation Water Rec              | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 64060 - Utilities-Alarm Rec               | 450.00           | 166.67           | (283.33)         | 450.00           | 166.67           | (283.33)         | 2,000.00          |
| 64070 - Utilities-TV-Telephone Rec        | 120.36           | 291.67           | 171.31           | 120.36           | 291.67           | 171.31           | 3,500.00          |
| <b>Total Recreation Amenities Expense</b> | <b>31,651.84</b> | <b>52,804.11</b> | <b>21,152.27</b> | <b>31,651.84</b> | <b>52,804.11</b> | <b>21,152.27</b> | <b>634,449.00</b> |
| <b>Utilities Expense</b>                  |                  |                  |                  |                  |                  |                  |                   |
| 70010 - Gas Admin                         | -                | 208.33           | 208.33           | -                | 208.33           | 208.33           | 2,500.00          |
| 70020 - Electric Admin                    | 360.34           | 358.33           | (2.01)           | 360.34           | 358.33           | (2.01)           | 4,300.00          |
| 70030 - Water Admin                       | -                | 500.00           | 500.00           | -                | 500.00           | 500.00           | 6,000.00          |
| 70040 - Waste Control Admin               | 363.68           | 183.33           | (180.35)         | 363.68           | 183.33           | (180.35)         | 2,200.00          |
| 71010 - Gas Shop                          | -                | 250.00           | 250.00           | -                | 250.00           | 250.00           | 3,000.00          |
| 71020 - Electric Shop                     | 170.54           | 183.33           | 12.79            | 170.54           | 183.33           | 12.79            | 2,200.00          |
| 71030 - Water Shop                        | -                | 87.50            | 87.50            | -                | 87.50            | 87.50            | 1,050.00          |
| 71040 - Waste Shop                        | 297.43           | 150.00           | (147.43)         | 297.43           | 150.00           | (147.43)         | 1,800.00          |
| 72010 - Gas Clubhouse                     | -                | 433.33           | 433.33           | -                | 433.33           | 433.33           | 5,200.00          |
| 72020 - Electric Clubhouse                | 180.16           | 183.33           | 3.17             | 180.16           | 183.33           | 3.17             | 2,200.00          |
| 72030 - Water Clubhouse                   | -                | 225.00           | 225.00           | -                | 225.00           | 225.00           | 2,700.00          |
| 73000 - Cellular Phones                   | 107.12           | 291.67           | 184.55           | 107.12           | 291.67           | 184.55           | 3,500.00          |
| 73010 - Telephone-All Depts Except Rec    | -                | 416.67           | 416.67           | -                | 416.67           | 416.67           | 5,000.00          |
| 74000 - Street Lights                     | 46.76            | 166.67           | 119.91           | 46.76            | 166.67           | 119.91           | 2,000.00          |
| 74010 - Water Other Assoc Lots            | -                | 33.33            | 33.33            | -                | 33.33            | 33.33            | 400.00            |
| 74020 - Aerator                           | -                | 833.33           | 833.33           | -                | 833.33           | 833.33           | 10,000.00         |
| 74030 - Internet                          | 303.50           | 375.00           | 71.50            | 303.50           | 375.00           | 71.50            | 4,500.00          |



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|                             | Current Period |              |             | Year To Date |              |             | Annual Budget |
|-----------------------------|----------------|--------------|-------------|--------------|--------------|-------------|---------------|
|                             | Actual         | Budget       | Variance    | Actual       | Budget       | Variance    |               |
| <b>Operating Expense</b>    |                |              |             |              |              |             |               |
| Total Utilities Expense     | 1,829.53       | 4,879.15     | 3,049.62    | 1,829.53     | 4,879.15     | 3,049.62    | 58,550.00     |
| Total Operating Expense     | 164,238.44     | 227,664.70   | 63,426.26   | 164,238.44   | 227,664.70   | 63,426.26   | 2,884,156.00  |
| Net Operating Income (Loss) | 2,517,548.52   | 2,542,281.97 | (24,733.45) | 2,517,548.52 | 2,542,281.97 | (24,733.45) | -             |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period      |                 |                     | Year To Date        |                 |                     | Annual Budget       |
|---|---------------------|-----------------|---------------------|---------------------|-----------------|---------------------|---------------------|
|   | Actual              | Budget          | Variance            | Actual              | Budget          | Variance            |                     |
| <b>Reserve Income</b>                             |                     |                 |                     |                     |                 |                     |                     |
| 80000 - Reserve-Restricted                        | -                   | -               | -                   | -                   | -               | -                   | 499,305.00          |
| 80100 - Interest-Reserve                          | 36.10               | 1,916.67        | (1,880.57)          | 36.10               | 1,916.67        | (1,880.57)          | 23,000.00           |
| <b>Total Reserve Income</b>                       | <b>36.10</b>        | <b>1,916.67</b> | <b>(1,880.57)</b>   | <b>36.10</b>        | <b>1,916.67</b> | <b>(1,880.57)</b>   | <b>522,305.00</b>   |
| <b>Trails Maintenance Income</b>                  |                     |                 |                     |                     |                 |                     |                     |
| 81000 - Trails Maintenance Reserve                | -                   | -               | -                   | -                   | -               | -                   | 56,400.00           |
| 81100 - Interest-Trails Maint Reserves            | 3.64                | 1,000.00        | (996.36)            | 3.64                | 1,000.00        | (996.36)            | 12,000.00           |
| <b>Total Trails Maintenance Income</b>            | <b>3.64</b>         | <b>1,000.00</b> | <b>(996.36)</b>     | <b>3.64</b>         | <b>1,000.00</b> | <b>(996.36)</b>     | <b>68,400.00</b>    |
| <b>Total Reserve Income</b>                       | <b>39.74</b>        | <b>2,916.67</b> | <b>(2,876.93)</b>   | <b>39.74</b>        | <b>2,916.67</b> | <b>(2,876.93)</b>   | <b>590,705.00</b>   |
| <b>Reserve Expense</b>                            |                     |                 |                     |                     |                 |                     |                     |
| 84014 - Replace Air Unit - Rec Center             | 283,530.22          | -               | (283,530.22)        | 283,530.22          | -               | (283,530.22)        | 700,000.00          |
| 84019 - Greenbelt Fire Mitigation                 | -                   | -               | -                   | -                   | -               | -                   | 45,000.00           |
| 84023 - Replace Mailbox - Reserves                | -                   | -               | -                   | -                   | -               | -                   | 45,428.00           |
| 84025 - Server, Upgrades                          | -                   | -               | -                   | -                   | -               | -                   | 4,368.00            |
| 84026 - Floor Coverings Carpet                    | -                   | -               | -                   | -                   | -               | -                   | 10,000.00           |
| 84027 - Audio / Video Equipment                   | -                   | -               | -                   | -                   | -               | -                   | 4,368.00            |
| 84028 - Asphalt-crack-fill,patch, seal coat-Admin | -                   | -               | -                   | -                   | -               | -                   | 10,261.00           |
| 84029 - Asphalt-crack-fill,patch,seal coat - Rec  | -                   | -               | -                   | -                   | -               | -                   | 10,374.00           |
| 84030 - Concrete sidewalks-partial                | -                   | -               | -                   | -                   | -               | -                   | 15,000.00           |
| 84031 - Replace 12' Dump Trailer                  | -                   | -               | -                   | -                   | -               | -                   | 9,500.00            |
| 84032 - Replace 18' Flat Trailer                  | -                   | -               | -                   | -                   | -               | -                   | 7,500.00            |
| <b>Total Reserve Expense</b>                      | <b>283,530.22</b>   | <b>-</b>        | <b>(283,530.22)</b> | <b>283,530.22</b>   | <b>-</b>        | <b>(283,530.22)</b> | <b>861,799.00</b>   |
| <b>Trails Maintenance Expense</b>                 |                     |                 |                     |                     |                 |                     |                     |
| 89001 - Seal Coat Vista Blvd                      | -                   | -               | -                   | -                   | -               | -                   | 15,063.00           |
| 89002 - Seal Coat-N. Pagosa-2017 Addition         | -                   | -               | -                   | -                   | -               | -                   | 11,352.00           |
| 89004 - Repave Park Avenue                        | -                   | -               | -                   | -                   | -               | -                   | 72,161.00           |
| 89005 - Repave N. Pagosa Blvd.                    | 1,672.00            | -               | (1,672.00)          | 1,672.00            | -               | (1,672.00)          | 109,770.00          |
| <b>Total Trails Maintenance Expense</b>           | <b>1,672.00</b>     | <b>-</b>        | <b>(1,672.00)</b>   | <b>1,672.00</b>     | <b>-</b>        | <b>(1,672.00)</b>   | <b>208,346.00</b>   |
| <b>Total Reserve Expense</b>                      | <b>285,202.22</b>   | <b>-</b>        | <b>(285,202.22)</b> | <b>285,202.22</b>   | <b>-</b>        | <b>(285,202.22)</b> | <b>1,070,145.00</b> |
| <b>Net Reserve Income (Loss)</b>                  | <b>(285,162.48)</b> | <b>2,916.67</b> | <b>(288,079.15)</b> | <b>(285,162.48)</b> | <b>2,916.67</b> | <b>(288,079.15)</b> | <b>(479,440.00)</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|  | Current Period      |                     |                     | Year To Date        |                     |                     | Annual Budget       |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | Actual              | Budget              | Variance            | Actual              | Budget              | Variance            |                     |
| <b>Capital Income</b>                    |                     |                     |                     |                     |                     |                     |                     |
| <b>Capital Improvement Income</b>        |                     |                     |                     |                     |                     |                     |                     |
| 90000 - Capital Improvement Income       | -                   | -                   | -                   | -                   | -                   | -                   | 313,740.00          |
| 91900 - Interest-Capital Fund            | 356.50              | 1,666.67            | (1,310.17)          | 356.50              | 1,666.67            | (1,310.17)          | 20,000.00           |
| <b>Total Capital Improvement Income</b>  | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>333,740.00</b>   |
| <b>Total Capital Income</b>              | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>333,740.00</b>   |
| <b>Capital Expense</b>                   |                     |                     |                     |                     |                     |                     |                     |
| <b>Capital Improvement Expense</b>       |                     |                     |                     |                     |                     |                     |                     |
| 95009 - Parking Lot - Rec Center         | 4,101.00            | -                   | (4,101.00)          | 4,101.00            | -                   | (4,101.00)          | 128,208.00          |
| 95011 - Vista Mailbox Development        | 22,403.35           | -                   | (22,403.35)         | 22,403.35           | -                   | (22,403.35)         | 219,000.00          |
| <b>Total Capital Improvement Expense</b> | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>347,208.00</b>   |
| <b>Total Capital Expense</b>             | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>347,208.00</b>   |
| <b>Net Capital Income (Loss)</b>         | <b>(26,147.85)</b>  | <b>1,666.67</b>     | <b>(27,814.52)</b>  | <b>(26,147.85)</b>  | <b>1,666.67</b>     | <b>(27,814.52)</b>  | <b>(13,468.00)</b>  |
| <b>Net Total</b>                         | <b>2,206,238.19</b> | <b>2,546,865.31</b> | <b>(340,627.12)</b> | <b>2,206,238.19</b> | <b>2,546,865.31</b> | <b>(340,627.12)</b> | <b>(492,908.00)</b> |