

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 2/29/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$364,134.65			\$364,134.65
11540 - First Citizens Bank Operating	\$86,513.35			\$86,513.35
11541 - First Citizens Bank Sweep - Operating	\$663,183.61			\$663,183.61
12100 - Edward Jones Operating	\$71,237.48			\$71,237.48
12110 - Edward Jones Emergency Fund	\$256,795.97			\$256,795.97
12200 - Edward Jones Capital Improvement		\$509,653.44		\$509,653.44
13820 - Edward Jones Reserves			\$282,649.47	\$282,649.47
13841 - First Citizens Bank Reserves - CDARS			\$300,000.00	\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$288,999.30	\$288,999.30
14000 - Accounts Receivable	\$1,515,029.43			\$1,515,029.43
14100 - Accounts Receivable - Other	\$92,499.93			\$92,499.93
14900 - Allowance for Doubtful Accounts	(\$22,573.57)			(\$22,573.57)
15100 - Accts Rec.-Employee Dep Health	\$1,084.45			\$1,084.45
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.84)			(\$292.84)
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$3,081,512.17	\$509,653.44	\$871,648.77	\$4,462,814.38
Fixed Assets				
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 2/29/2024

Liabilities / Equity	Operating	Capital	Reserve	Total
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$7,087,473.82	\$509,653.44	\$871,648.77	\$8,468,776.03
Current Liabilities				
20000 - Accounts Payable	\$10,380.11			\$10,380.11
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$6,897.35			\$6,897.35
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)
Total Current Liabilities	\$213,378.73			\$213,378.73
Equity				
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	\$2,385,009.13	(\$25,824.19)	(\$293,431.89)	\$2,065,753.05
Total Equity	\$6,874,095.09	\$509,653.44	\$871,648.77	\$8,255,397.30
Total Liabilities / Equity	\$7,087,473.82	\$509,653.44	\$871,648.77	\$8,468,776.03

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(325.00)	-	(325.00)	1,949,025.00	1,951,625.00	(2,600.00)	1,951,625.00
40010 - Association Dues-Timeshare	-	-	-	320,775.00	320,775.00	-	320,775.00
40020 - Association Dues-STR	(3,875.00)	-	(3,875.00)	275,625.00	260,000.00	15,625.00	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	(377.06)	-	(377.06)	(2,874.70)	(35,000.00)	32,125.30	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	376.06	-	376.06	650.23	-	650.23	35,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	69.52	208.33	(138.81)	206.32	416.66	(210.34)	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	-	583.34	(583.34)	3,500.00
41000 - Lot Consolidation Fee	1,625.00	2,500.00	(875.00)	9,500.00	5,000.00	4,500.00	30,000.00
41010 - Other Income-Transfer Fees	4,440.00	5,717.75	(1,277.75)	9,440.00	11,435.50	(1,995.50)	68,613.00
41020 - Other Income-Misc	1,331.00	-	1,331.00	3,331.00	-	3,331.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	25.00	(25.00)	100.00
41900 - Interest - Operating	1,394.98	1,666.67	(271.69)	2,248.96	3,333.34	(1,084.38)	20,000.00
Total Admin Service Income	4,659.50	10,409.42	(5,749.92)	2,567,926.81	2,643,193.84	(75,267.03)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,660.00	880.00	780.00	1,780.00	1,320.00	460.00	13,500.00
42010 - Review & Inspect Fee	11,340.00	7,498.00	3,842.00	15,510.00	11,235.00	4,275.00	115,000.00
42020 - Permit Transfer Fee	500.00	-	500.00	500.00	-	500.00	-
42100 - DCS Fines	500.00	228.00	272.00	1,099.28	341.00	758.28	3,500.00
42300 - Community Enhancement	-	260.00	(260.00)	-	390.00	(390.00)	4,000.00
Total Community Standards Income	14,000.00	8,866.00	5,134.00	18,889.28	13,286.00	5,603.28	136,000.00
Property & Environment Income							
44000 - Fishing Permits	2,620.00	14,166.67	(11,546.67)	11,390.00	28,333.34	(16,943.34)	170,000.00
44010 - Boat Permits	200.00	1,208.33	(1,008.33)	800.00	2,416.66	(1,616.66)	14,500.00
44100 - Weed Control	-	41.67	(41.67)	-	83.34	(83.34)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	66.66	(66.66)	400.00
44300 - Other-DPE (Seed/Fertilizer)	-	541.67	(541.67)	-	1,083.34	(1,083.34)	6,500.00
Total Property & Environment Income	2,820.00	15,991.67	(13,171.67)	12,190.00	31,983.34	(19,793.34)	191,900.00
Community Lifestyle Income							
46000 - Community Activities	-	100.00	(100.00)	-	200.00	(200.00)	4,000.00
46100 - Newsletter Advertising	-	-	-	1,440.00	-	1,440.00	8,000.00
46200 - Rent-Clubhouse	-	336.00	(336.00)	845.00	576.00	269.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46220 - Accessory Rental-Tablecloths	-	-	-	-	-	-	250.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	-	-	-	-	-	-	3,000.00
Total Community Lifestyle Income	-	436.00	(436.00)	2,285.00	776.00	1,509.00	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	30,852.00	36,632.00	(5,780.00)	69,421.31	79,806.00	(10,384.69)	352,841.00
48200 - Timeshare Owners-Amenities	-	-	-	60,942.50	60,942.00	.50	60,942.00
48300 - Sponsored Events/Programs	2,010.00	1,008.00	1,002.00	3,670.00	1,814.00	1,856.00	20,500.00
48400 - Rental Income	522.00	225.00	297.00	1,207.50	575.00	632.50	4,000.00
48500 - Retail	61.72	143.00	(81.28)	179.78	357.00	(177.22)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	-	791.66	(791.66)	4,750.00
48700 - Swim Lesson Revenue	960.00	500.00	460.00	960.00	1,000.00	(40.00)	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	20,057.50	(20,057.50)	120,345.00
Total Recreation Amenities Income	34,405.72	48,932.58	(14,526.86)	136,381.09	165,343.16	(28,962.07)	571,878.00
Total Operating Income	55,885.22	84,635.67	(28,750.45)	2,737,672.18	2,854,582.34	(116,910.16)	2,884,156.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	30,670.75	33,333.33	2,662.58	60,100.00	66,666.66	6,566.66	400,000.00
50010 - Payroll-Overtime-Admin	50.53	41.67	(8.86)	50.53	83.34	32.81	500.00
50020 - Payroll Taxes-Admin	2,880.01	2,666.67	(213.34)	5,714.26	5,333.34	(380.92)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	4,657.30	12,258.34	7,601.04	73,550.00
50110 - Dental Insurance-Admin	-	341.67	341.67	677.22	683.34	6.12	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	148.14	100.00	(48.14)	600.00
50130 - Retirement-Admin	1,843.28	1,750.00	(93.28)	3,609.04	3,500.00	(109.04)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	4,200.00	2,800.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	-	166.67	166.67	(77.22)	333.34	410.56	2,000.00
50160 - Life Insurance-All	196.78	200.00	3.22	590.34	400.00	(190.34)	2,400.00
50190 - Payroll-Paychex	753.37	1,208.33	454.96	2,333.84	2,416.66	82.82	14,500.00
50195 - Misc (Admin Cafeteria Plan)	256.00	133.33	(122.67)	256.00	266.66	10.66	1,600.00
50200 - Office Supplies	391.00	541.67	150.67	1,157.43	1,083.34	(74.09)	6,500.00
50250 - Software Expense	1,990.00	2,375.00	385.00	3,980.00	4,750.00	770.00	28,500.00
50251 - Office Equip Repair/Tech Help	906.98	1,000.00	93.02	1,812.97	2,000.00	187.03	12,000.00
50260 - Equipment Leases	-	266.67	266.67	544.76	533.34	(11.42)	3,200.00
50300 - Postage	1,000.00	916.67	(83.33)	5,000.00	1,833.34	(3,166.66)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	83.34	83.34	500.00
50320 - Copies/Printing	-	41.67	41.67	-	83.34	83.34	500.00
50400 - Dues & Fees	-	125.00	125.00	-	250.00	250.00	1,500.00
50410 - Education-Seminars	-	708.33	708.33	-	1,416.66	1,416.66	8,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50420 - Subscriptions	35.00	22.92	(12.08)	35.00	45.84	10.84	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	33.34	33.34	200.00
50700 - Board Meetings/Discretionary	12.51	100.00	87.49	12.51	200.00	187.49	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
50900 - Misc. & Contingency	88.94	83.33	(5.61)	88.94	166.66	77.72	1,000.00
50950 - Advertisement	-	83.33	83.33	29.95	166.66	136.71	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	4,666.66	4,666.66	28,000.00
51100 - Legal	-	4,166.67	4,166.67	3,781.17	8,333.34	4,552.17	50,000.00
51200 - Legal-Collections	-	5,833.33	5,833.33	614.35	11,666.66	11,052.31	70,000.00
51201 - Legal-Collections-billed	(180.00)	(4,583.33)	(4,403.33)	(2,531.73)	(9,166.66)	(6,634.93)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	-	166.66	166.66	1,000.00
51510 - Income Tax	-	34.75	34.75	-	69.50	69.50	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	166.66	166.66	1,000.00
52010 - Master Insurance	-	-	-	-	-	-	68,000.00
53000 - Bank Charges	(105.00)	41.67	146.67	(95.00)	83.34	178.34	500.00
53010 - Credit Card Charges	1,178.93	1,166.67	(12.26)	1,291.45	2,333.34	1,041.89	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	16.66	16.66	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	-	583.34	583.34	3,500.00
Total Admin Service Expense	48,075.76	64,453.52	16,377.76	97,981.25	128,907.04	30,925.79	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	25,046.25	24,065.17	(981.08)	45,911.61	48,130.34	2,218.73	288,782.00
60010 - Payroll-Overtime-DCS	-	166.67	166.67	-	333.34	333.34	2,000.00
60020 - Payroll Taxes-DCS	2,353.07	2,000.00	(353.07)	4,362.54	4,000.00	(362.54)	24,000.00
60100 - Health Insurance-DCS	4,991.64	5,237.50	245.86	4,991.64	10,475.00	5,483.36	62,850.00
60110 - Dental Insurance-DCS	-	375.00	375.00	737.44	750.00	12.56	4,500.00
60120 - Vision Insurance-DCS	51.28	54.17	2.89	153.84	108.34	(45.50)	650.00
60130 - Retirement-DCS	1,459.64	1,333.33	(126.31)	2,672.85	2,666.66	(6.19)	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,000.00	1,000.00	-	3,000.00	2,000.00	(1,000.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	-	375.00	375.00	(210.38)	750.00	960.38	4,500.00
60200 - Office/Field Supplies/Expenses	239.88	311.00	71.12	239.88	626.00	386.12	4,500.00
60230 - Uniforms	-	35.00	35.00	-	70.00	70.00	500.00
60310 - DCS Copier	466.33	562.50	96.17	466.33	1,125.00	658.67	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	166.66	166.66	1,000.00
60410 - Professional Fees	-	40.42	40.42	-	80.84	80.84	485.00
60430 - Training	244.00	116.67	(127.33)	244.00	233.34	(10.66)	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	42.52	450.00	407.48	2,700.00
60530 - Vehicle Exp-Sport S 63	267.47	62.50	(204.97)	267.47	125.00	(142.47)	750.00
60540 - Vehicle Exp-Sport SL 29	317.00	62.50	(254.50)	317.00	125.00	(192.00)	750.00
60700 - ECC Expenses	24.62	75.00	50.38	24.62	150.00	125.38	900.00
60900 - Contingency	-	35.00	35.00	-	70.00	70.00	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60910 - Capital Expenditures	-	125.00	125.00	-	250.00	250.00	1,500.00
60930 - Community Enhancement	-	-	-	-	-	-	50,000.00
Total Community Standards Expense	36,461.18	36,340.76	(120.42)	63,221.36	72,685.52	9,464.16	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	30,362.57	30,550.58	188.01	56,387.54	61,101.16	4,713.62	366,607.00
61010 - Payroll-Overtime-DPE	301.97	416.67	114.70	301.97	833.34	531.37	5,000.00
61020 - Payroll Taxes-DPE	2,880.22	2,508.33	(371.89)	5,386.55	5,016.66	(369.89)	30,100.00
61100 - Health Insurance-DPE	4,470.53	5,761.67	1,291.14	4,470.53	11,523.34	7,052.81	69,140.00
61110 - Dental Insurance-DPE	-	375.00	375.00	736.34	750.00	13.66	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	163.74	109.16	(54.58)	655.00
61130 - Retirement-DPE	1,830.43	1,416.67	(413.76)	3,384.22	2,833.34	(550.88)	17,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,200.00	200.00	3,000.00	2,400.00	(600.00)	14,400.00
61150 - Insurance-Workers Comp-DPE	-	625.00	625.00	(455.38)	1,250.00	1,705.38	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	-	66.66	66.66	400.00
61210 - Tools, Supplies Expense	519.85	716.67	196.82	670.00	1,433.34	763.34	8,600.00
61220 - Janitorial Supplies	191.85	250.00	58.15	565.34	500.00	(65.34)	3,000.00
61230 - Uniforms	-	125.00	125.00	-	250.00	250.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	250.00	250.00	1,500.00
61350 - Enforcement/Signage	-	916.67	916.67	4,474.73	1,833.34	(2,641.39)	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	-	16.66	16.66	100.00
61352 - Signage	-	125.00	125.00	-	250.00	250.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	250.00	250.00	1,500.00
61500 - Vehicle-Gas	-	1,174.67	1,174.67	954.62	2,349.34	1,394.72	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	815.34	83.33	(732.01)	815.34	166.66	(648.68)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	504.92	500.00	(4.92)	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	-	250.00	250.00	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	-	250.00	250.00	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	-	250.00	250.00	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	-	250.00	250.00	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	83.34	83.34	500.00
61590 - Kubota Tractor 2014	87.74	208.33	120.59	424.69	416.66	(8.03)	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	-	333.34	333.34	2,000.00
61600 - Facilities Maintenance	289.45	625.00	335.55	840.45	1,250.00	409.55	7,500.00
61601 - Equipment Maintenance	499.06	375.00	(124.06)	499.06	750.00	250.94	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	-	166.66	166.66	1,000.00
61603 - Boating Improvements	-	375.00	375.00	-	750.00	750.00	4,500.00
61604 - Lakes Fisheries & Parks/Repair & Maint	530.52	750.00	219.48	530.52	1,500.00	969.48	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	-	416.66	416.66	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61606 - Parks & Trails Expense	170.61	458.33	287.72	341.22	916.66	575.44	5,500.00
61610 - Consulting	-	-	-	-	-	-	2,000.00
61611 - Engineering/Survey	1,534.00	208.33	(1,325.67)	1,534.00	416.66	(1,117.34)	2,500.00
61620 - Fire Mitigation	254.72	1,916.67	1,661.95	254.72	3,833.34	3,578.62	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
61631 - Insect, Disease & Noxious Weeds	40.00	-	(40.00)	40.00	-	(40.00)	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	166.66	166.66	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
61640 - Porta Potties	130.20	416.67	286.47	520.80	833.34	312.54	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	833.34	(4,166.66)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	250.00	250.00	1,500.00
61800 - Kids Fishing Derby & Events	227.75	83.33	(144.42)	227.75	166.66	(61.09)	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	16.66	16.66	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	583.34	583.34	3,500.00
61960 - Stocking & Food Chain	-	9,500.00	9,500.00	-	19,000.00	19,000.00	114,000.00
Total Property & Environment Expense	46,191.39	66,266.49	20,075.10	91,573.67	132,532.98	40,959.31	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	268.34	333.33	64.99	448.59	666.66	218.07	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	8,528.87	-	(8,528.87)	28,000.00
62800 - Community Activities & Events	-	1,750.00	1,750.00	-	3,500.00	3,500.00	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	83.34	83.34	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	-	416.66	416.66	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	250.00	250.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	83.34	83.34	500.00
62940 - Community Garden	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Community Lifestyle Expense	268.34	2,916.67	2,648.33	8,977.46	5,833.34	(3,144.12)	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	30,287.09	28,992.00	(1,295.09)	55,097.21	57,984.00	2,886.79	347,904.00
63010 - Payroll-Overtime-DRA	-	41.67	41.67	-	83.34	83.34	500.00
63020 - Payroll Taxes-DRA	2,844.16	2,291.67	(552.49)	5,233.27	4,583.34	(649.93)	27,500.00
63100 - Health Insurance-DRA	2,462.61	3,142.50	679.89	2,462.61	6,285.00	3,822.39	37,710.00
63110 - Dental Insurance-DRA	-	216.67	216.67	428.96	433.34	4.38	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	107.28	75.00	(32.28)	450.00
63130 - Retirement-DRA	1,238.05	875.00	(363.05)	2,071.97	1,750.00	(321.97)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	1,800.00	1,200.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	-	208.33	208.33	(138.02)	416.66	554.68	2,500.00
63200 - Supplies-Building	853.89	833.33	(20.56)	1,481.33	1,666.66	185.33	10,000.00
63210 - Supplies-Programs	299.99	750.00	450.01	299.99	1,500.00	1,200.01	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63220 - Janitorial/Housekeeping	-	166.67	166.67	41.37	333.34	291.97	2,000.00
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	569.00	416.67	(152.33)	1,138.00	833.34	(304.66)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	83.34	83.34	500.00
63320 - Office Supplies/Printing	154.52	266.67	112.15	154.52	533.34	378.82	3,200.00
63400 - Dues/Subscriptions	-	20.83	20.83	-	41.66	41.66	250.00
63410 - Seminars/Training	-	550.00	550.00	-	550.00	550.00	2,200.00
63500 - Business Mileage	69.92	-	(69.92)	69.92	-	(69.92)	-
63600 - Maintenance Building	1,656.14	1,666.67	10.53	1,656.14	3,333.34	1,677.20	20,000.00
63601 - Maintenance-Grounds & Parking	62.53	333.33	270.80	62.53	666.66	604.13	4,000.00
63602 - Maintenance-Pool	404.78	1,750.00	1,345.22	404.78	3,500.00	3,095.22	21,000.00
63800 - Pagosa Springs Porpoises Swim	50.00	375.00	325.00	50.00	750.00	700.00	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	791.66	791.66	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	83.34	83.34	500.00
63910 - Non Capital Equipment Replacement	3,304.92	416.67	(2,888.25)	3,304.92	833.34	(2,471.58)	5,000.00
63920 - Merchandise	10.38	166.67	156.29	10.38	333.34	322.96	2,000.00
64010 - Utilities-Gas Rec	4,106.54	3,650.00	(456.54)	4,106.54	7,300.00	3,193.46	43,800.00
64020 - Utilities-Electric Rec	2,714.66	3,502.92	788.26	2,714.66	7,005.84	4,291.18	42,035.00
64030 - Utilities-Water Rec	603.39	687.50	84.11	603.39	1,375.00	771.61	8,250.00
64040 - Utilities-Waste Control Rec	-	175.00	175.00	248.06	350.00	101.94	2,100.00
64050 - Irrigation Water Rec	-	83.33	83.33	-	166.66	166.66	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	450.00	333.34	(116.66)	2,000.00
64070 - Utilities-TV-Telephone Rec	311.52	291.67	(19.85)	431.88	583.34	151.46	3,500.00
Total Recreation Amenities Expense	52,639.85	53,154.11	514.26	84,291.69	105,958.22	21,666.53	634,449.00
Utilities Expense							
70010 - Gas Admin	300.16	208.33	(91.83)	300.16	416.66	116.50	2,500.00
70020 - Electric Admin	409.78	358.33	(51.45)	770.12	716.66	(53.46)	4,300.00
70030 - Water Admin	80.40	500.00	419.60	80.40	1,000.00	919.60	6,000.00
70040 - Waste Control Admin	-	183.33	183.33	363.68	366.66	2.98	2,200.00
71010 - Gas Shop	392.11	250.00	(142.11)	392.11	500.00	107.89	3,000.00
71020 - Electric Shop	198.11	183.33	(14.78)	368.65	366.66	(1.99)	2,200.00
71030 - Water Shop	65.25	87.50	22.25	65.25	175.00	109.75	1,050.00
71040 - Waste Shop	-	150.00	150.00	297.43	300.00	2.57	1,800.00
72010 - Gas Clubhouse	641.34	433.33	(208.01)	641.34	866.66	225.32	5,200.00
72020 - Electric Clubhouse	152.99	183.33	30.34	333.15	366.66	33.51	2,200.00
72030 - Water Clubhouse	65.25	225.00	159.75	65.25	450.00	384.75	2,700.00
73000 - Cellular Phones	299.75	291.67	(8.08)	406.87	583.34	176.47	3,500.00
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	360.37	833.34	472.97	5,000.00
74000 - Street Lights	135.14	166.67	31.53	181.90	333.34	151.44	2,000.00
74010 - Water Other Assoc Lots	-	33.33	33.33	-	66.66	66.66	400.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74020 - Aerator	1,239.40	833.33	(406.07)	1,239.40	1,666.66	427.26	10,000.00
74030 - Internet	448.04	375.00	(73.04)	751.54	750.00	(1.54)	4,500.00
Total Utilities Expense	4,788.09	4,879.15	91.06	6,617.62	9,758.30	3,140.68	58,550.00
Total Operating Expense	188,424.61	228,010.70	39,586.09	352,663.05	455,675.40	103,012.35	2,884,156.00
Net Operating Income (Loss)	(132,539.39)	(143,375.03)	10,835.64	2,385,009.13	2,398,906.94	(13,897.81)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	-	-	-	-	-	499,305.00
80100 - Interest-Reserve	1,074.18	1,916.67	(842.49)	1,110.28	3,833.34	(2,723.06)	23,000.00
Total Reserve Income	1,074.18	1,916.67	(842.49)	1,110.28	3,833.34	(2,723.06)	522,305.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	-	-	-	56,400.00
81100 - Interest-Trails Maint Reserves	(39.86)	1,000.00	(1,039.86)	(36.22)	2,000.00	(2,036.22)	12,000.00
Total Trails Maintenance Income	(39.86)	1,000.00	(1,039.86)	(36.22)	2,000.00	(2,036.22)	68,400.00
Total Reserve Income	1,034.32	2,916.67	(1,882.35)	1,074.06	5,833.34	(4,759.28)	590,705.00
Reserve Expense							
84014 - Replace Air Unit - Rec Center	9,303.73	-	(9,303.73)	292,833.95	-	(292,833.95)	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
Total Reserve Expense	9,303.73	-	(9,303.73)	292,833.95	-	(292,833.95)	861,799.00
Trails Maintenance Expense							
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)	109,770.00
Total Trails Maintenance Expense	-	-	-	1,672.00	-	(1,672.00)	208,346.00
Total Reserve Expense	9,303.73	-	(9,303.73)	294,505.95	-	(294,505.95)	1,070,145.00
Net Reserve Income (Loss)	(8,269.41)	2,916.67	(11,186.08)	(293,431.89)	5,833.34	(299,265.23)	(479,440.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	-	-	-	-	-	313,740.00
91900 - Interest-Capital Fund	323.66	1,666.67	(1,343.01)	680.16	3,333.34	(2,653.18)	20,000.00
Total Capital Improvement Income	323.66	1,666.67	(1,343.01)	680.16	3,333.34	(2,653.18)	333,740.00
Total Capital Income	323.66	1,666.67	(1,343.01)	680.16	3,333.34	(2,653.18)	333,740.00
Capital Expense							
Capital Improvement Expense							
95009 - Parking Lot - Rec Center	-	-	-	4,101.00	-	(4,101.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,403.35	-	(22,403.35)	219,000.00
Total Capital Improvement Expense	-	-	-	26,504.35	-	(26,504.35)	347,208.00
Total Capital Expense	-	-	-	26,504.35	-	(26,504.35)	347,208.00
Net Capital Income (Loss)	323.66	1,666.67	(1,343.01)	(25,824.19)	3,333.34	(29,157.53)	(13,468.00)
Net Total	(140,485.14)	(138,791.69)	(1,693.45)	2,065,753.05	2,408,073.62	(342,320.57)	(492,908.00)