

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 4/30/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$346,248.97			\$346,248.97
11540 - First Citizens Bank Operating	\$91,706.59			\$91,706.59
11541 - First Citizens Bank Sweep - Operating	\$1,157,817.61			\$1,157,817.61
12100 - Edward Jones Operating	\$71,254.82			\$71,254.82
12110 - Edward Jones Emergency Fund	\$256,866.53			\$256,866.53
12200 - Edward Jones Capital Improvement		\$505,309.60		\$505,309.60
13820 - Edward Jones Reserves			\$801,862.29	\$801,862.29
13841 - First Citizens Bank Reserves - CDARS			\$150,665.12	\$150,665.12
13850 - Edward Jones Trails Maintenance Reserves			\$345,660.30	\$345,660.30
14000 - Accounts Receivable	\$414,211.36			\$414,211.36
14100 - Accounts Receivable - Other	\$92,645.11			\$92,645.11
14900 - Allowance for Doubtful Accounts	(\$17,580.21)			(\$17,580.21)
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	(\$292.82)			(\$292.82)
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$2,467,862.12	\$505,309.60	\$1,298,187.71	\$4,271,359.43
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 4/30/2024

Liabilities / Equity	Operating	Capital	Reserve	Total
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$6,473,823.77	\$505,309.60	\$1,298,187.71	\$8,277,321.08
Current Liabilities				
20000 - Accounts Payable	\$33,292.59			\$33,292.59
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$15,238.03			\$15,238.03
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	\$244,631.89			\$244,631.89
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	\$1,740,105.92	(\$30,168.03)	\$133,107.05	\$1,843,044.94
Total Equity	\$6,229,191.88	\$505,309.60	\$1,298,187.71	\$8,032,689.19
Total Liabilities / Equity	\$6,473,823.77	\$505,309.60	\$1,298,187.71	\$8,277,321.08

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	1,300.00	-	1,300.00	1,982,825.00	1,951,625.00	31,200.00	1,951,625.00
40010 - Association Dues-Timeshare	-	-	-	320,775.00	320,775.00	-	320,775.00
40020 - Association Dues-STR	(3,900.00)	-	(3,900.00)	271,075.00	260,000.00	11,075.00	260,000.00
40100 - Funds Transfer-General Reserves	(460,345.00)	-	(460,345.00)	(468,845.00)	(460,345.00)	(8,500.00)	(460,345.00)
40110 - Funds Transfer-Trails Maintenance Reserve	(56,400.00)	-	(56,400.00)	(56,400.00)	(56,400.00)	-	(56,400.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	-	(313,740.00)	313,740.00	(313,740.00)
40300 - Assessments-Uncollectible	(81.25)	-	(81.25)	(3,038.11)	(35,000.00)	31,961.89	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	282.40	-	282.40	1,141.65	-	1,141.65	35,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	112.97	208.33	(95.36)	345.36	833.32	(487.96)	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	-	1,166.68	(1,166.68)	3,500.00
41000 - Lot Consolidation Fee	-	2,500.00	(2,500.00)	9,500.00	10,000.00	(500.00)	30,000.00
41010 - Other Income-Transfer Fees	4,680.00	5,717.75	(1,037.75)	19,700.00	22,871.00	(3,171.00)	68,613.00
41020 - Other Income-Misc	-	-	-	3,331.00	-	3,331.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	75.00	(75.00)	100.00
41500 - Gain/Loss on Asset	68,517.00	-	68,517.00	77,017.00	-	77,017.00	-
41900 - Interest - Operating	1,801.01	1,666.67	134.34	5,698.40	6,666.68	(968.28)	20,000.00
Total Admin Service Income	(444,032.87)	10,409.42	(454,442.29)	2,163,125.30	1,833,527.68	329,597.62	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,855.00	2,305.00	(450.00)	4,685.00	5,569.00	(884.00)	13,500.00
42010 - Review & Inspect Fee	16,800.00	19,642.00	(2,842.00)	46,570.00	47,437.00	(867.00)	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	400.00	597.00	(197.00)	1,499.28	1,442.00	57.28	3,500.00
42300 - Community Enhancement	-	683.00	(683.00)	-	1,649.00	(1,649.00)	4,000.00
Total Community Standards Income	19,055.00	23,227.00	(4,172.00)	53,254.28	56,097.00	(2,842.72)	136,000.00
Property & Environment Income							
44000 - Fishing Permits	17,720.79	14,166.67	3,554.12	36,945.79	56,666.68	(19,720.89)	170,000.00
44010 - Boat Permits	3,900.00	1,208.33	2,691.67	6,030.00	4,833.32	1,196.68	14,500.00
44100 - Weed Control	-	41.67	(41.67)	-	166.68	(166.68)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	133.32	(133.32)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,368.00	541.67	826.33	1,704.00	2,166.68	(462.68)	6,500.00
Total Property & Environment Income	22,988.79	15,991.67	6,997.12	44,679.79	63,966.68	(19,286.89)	191,900.00
Community Lifestyle Income							
46000 - Community Activities	452.94	100.00	352.94	452.94	800.00	(347.06)	4,000.00
46100 - Newsletter Advertising	310.42	-	310.42	1,750.42	-	1,750.42	8,000.00
46200 - Rent-Clubhouse	900.00	960.00	(60.00)	1,945.00	1,872.00	73.00	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	-	-	-	-	-	-	600.00
46220 - Accessory Rental-Tablecloths	-	-	-	-	-	-	250.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	475.00	375.00	100.00	475.00	750.00	(275.00)	3,000.00
Total Community Lifestyle Income	2,138.36	1,435.00	703.36	4,623.36	3,422.00	1,201.36	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	30,169.00	30,091.00	78.00	126,288.83	139,988.00	(13,699.17)	352,841.00
48200 - Timeshare Owners-Amenities	60,942.50	-	60,942.50	121,885.00	60,942.00	60,943.00	60,942.00
48300 - Sponsored Events/Programs	1,925.00	2,688.00	(763.00)	7,560.00	7,190.00	370.00	20,500.00
48400 - Rental Income	167.50	225.00	(57.50)	1,715.00	1,150.00	565.00	4,000.00
48500 - Retail	85.71	71.00	14.71	334.52	535.00	(200.48)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	1,000.00	395.83	604.17	1,000.00	1,583.32	(583.32)	4,750.00
48700 - Swim Lesson Revenue	55.00	500.00	(445.00)	2,015.00	2,000.00	15.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	40,115.00	(40,115.00)	120,345.00
Total Recreation Amenities Income	94,344.71	43,999.58	50,345.13	260,798.35	253,503.32	7,295.03	571,878.00
Total Operating Income	(305,506.01)	95,062.67	(400,568.68)	2,526,481.08	2,210,516.68	315,964.40	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	29,777.97	33,333.33	3,555.36	119,588.57	133,333.32	13,744.75	400,000.00
50010 - Payroll-Overtime-Admin	16.85	41.67	24.82	92.65	166.68	74.03	500.00
50020 - Payroll Taxes-Admin	2,945.30	2,666.67	(278.63)	11,343.82	10,666.68	(677.14)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	13,971.90	18,387.51	4,415.61	73,550.00
50110 - Dental Insurance-Admin	-	341.67	341.67	1,354.44	1,366.68	12.24	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	246.90	200.00	(46.90)	600.00
50130 - Retirement-Admin	1,787.69	1,750.00	(37.69)	7,180.88	7,000.00	(180.88)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	7,000.00	7,000.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	204.26	666.68	462.42	2,000.00
50160 - Life Insurance-All	-	200.00	200.00	787.12	800.00	12.88	2,400.00
50190 - Payroll-Paychex	571.87	1,208.33	636.46	3,662.48	4,833.32	1,170.84	14,500.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	417.00	533.32	116.32	1,600.00
50200 - Office Supplies	184.88	541.67	356.79	1,585.72	2,166.68	580.96	6,500.00
50250 - Software Expense	1,990.00	2,375.00	385.00	7,960.00	9,500.00	1,540.00	28,500.00
50251 - Office Equip Repair/Tech Help	983.55	1,000.00	16.45	4,026.45	4,000.00	(26.45)	12,000.00
50260 - Equipment Leases	-	266.67	266.67	1,089.52	1,066.68	(22.84)	3,200.00
50300 - Postage	-	916.67	916.67	5,186.25	3,666.68	(1,519.57)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	166.68	166.68	500.00
50320 - Copies/Printing	-	41.67	41.67	-	166.68	166.68	500.00
50400 - Dues & Fees	-	125.00	125.00	290.00	500.00	210.00	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	-	708.33	708.33	476.77	2,833.32	2,356.55	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	91.68	(91.91)	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	66.68	66.68	200.00
50700 - Board Meetings/Discretionary	27.87	100.00	72.13	112.12	400.00	287.88	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	5,000.00	5,000.00	15,000.00
50900 - Misc. & Contingency	48.30	83.33	35.03	459.62	333.32	(126.30)	1,000.00
50950 - Advertisement	29.95	83.33	53.38	59.90	333.32	273.42	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	9,333.32	9,333.32	28,000.00
51100 - Legal	3,948.90	4,166.67	217.77	10,270.57	16,666.68	6,396.11	50,000.00
51101 - Legal - billed	(3,909.90)	-	3,909.90	(3,909.90)	-	3,909.90	-
51200 - Legal-Collections	296.32	5,833.33	5,537.01	2,287.67	23,333.32	21,045.65	70,000.00
51201 - Legal-Collections-billed	(646.32)	(4,583.33)	(3,937.01)	(3,382.05)	(18,333.32)	(14,951.27)	(55,000.00)
51500 - Property Taxes	440.84	83.33	(357.51)	1,543.76	333.32	(1,210.44)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	139.00	139.00	417.00
52000 - Insurance Deductibles	(1,000.00)	83.33	1,083.33	(1,000.00)	333.32	1,333.32	1,000.00
52010 - Master Insurance	-	40,000.00	40,000.00	47,688.89	40,000.00	(7,688.89)	68,000.00
53000 - Bank Charges	54.00	41.67	(12.33)	(6.00)	166.68	172.68	500.00
53010 - Credit Card Charges	1,421.04	1,166.67	(254.37)	4,714.38	4,666.68	(47.70)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	33.32	33.32	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
Total Admin Service Expense	45,335.53	104,453.52	59,117.99	245,487.28	293,084.91	47,597.63	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	20,839.28	24,065.17	3,225.89	87,766.92	96,260.68	8,493.76	288,782.00
60010 - Payroll-Overtime-DCS	112.69	166.67	53.98	372.58	666.68	294.10	2,000.00
60020 - Payroll Taxes-DCS	1,869.24	2,000.00	130.76	8,152.37	8,000.00	(152.37)	24,000.00
60100 - Health Insurance-DCS	4,991.64	5,237.50	245.86	14,974.92	15,712.50	737.58	62,850.00
60110 - Dental Insurance-DCS	-	375.00	375.00	1,474.88	1,500.00	25.12	4,500.00
60120 - Vision Insurance-DCS	51.28	54.17	2.89	256.40	216.68	(39.72)	650.00
60130 - Retirement-DCS	1,222.80	1,333.33	110.53	5,142.44	5,333.32	190.88	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,000.00	1,000.00	-	5,000.00	5,000.00	-	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	526.82	1,500.00	973.18	4,500.00
60200 - Office/Field Supplies/Expenses	158.83	356.00	197.17	398.71	1,373.00	974.29	4,500.00
60230 - Uniforms	-	40.00	40.00	-	153.00	153.00	500.00
60310 - DCS Copier	1,081.14	562.50	(518.64)	2,013.80	2,250.00	236.20	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	333.32	333.32	1,000.00
60410 - Professional Fees	-	40.42	40.42	-	161.68	161.68	485.00
60430 - Training	-	116.67	116.67	244.00	466.68	222.68	1,400.00
60500 - DCS Vehicle Gas	76.76	225.00	148.24	255.67	900.00	644.33	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	267.47	250.00	(17.47)	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	250.00	(67.00)	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	60.43	300.00	239.57	900.00
60900 - Contingency	-	40.00	40.00	-	153.00	153.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	500.00	500.00	1,500.00
60930 - Community Enhancement	-	17,000.00	17,000.00	-	17,000.00	17,000.00	50,000.00
Total Community Standards Expense	31,772.26	53,395.76	21,623.50	127,224.41	158,280.54	31,056.13	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	26,769.34	30,550.58	3,781.24	108,669.34	122,202.32	13,532.98	366,607.00
61010 - Payroll-Overtime-DPE	121.32	416.67	295.35	605.27	1,666.68	1,061.41	5,000.00
61020 - Payroll Taxes-DPE	2,399.09	2,508.33	109.24	10,105.10	10,033.32	(71.78)	30,100.00
61100 - Health Insurance-DPE	4,470.53	5,761.67	1,291.14	13,411.59	17,285.01	3,873.42	69,140.00
61110 - Dental Insurance-DPE	-	375.00	375.00	1,472.68	1,500.00	27.32	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	272.90	218.32	(54.58)	655.00
61130 - Retirement-DPE	1,551.58	1,416.67	(134.91)	6,470.86	5,666.68	(804.18)	17,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,200.00	200.00	5,000.00	6,000.00	1,000.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	1,136.42	2,500.00	1,363.58	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	-	133.32	133.32	400.00
61210 - Tools, Supplies Expense	392.09	716.67	324.58	1,548.37	2,866.68	1,318.31	8,600.00
61220 - Janitorial Supplies	334.28	250.00	(84.28)	899.62	1,000.00	100.38	3,000.00
61230 - Uniforms	-	125.00	125.00	-	500.00	500.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	500.00	500.00	1,500.00
61350 - Enforcement/Signage	326.31	916.67	590.36	4,801.04	3,666.68	(1,134.36)	11,000.00
61351 - Roadside Cleanup/Adopt a Street	94.06	8.33	(85.73)	94.06	33.32	(60.74)	100.00
61352 - Signage	-	125.00	125.00	-	500.00	500.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	500.00	500.00	1,500.00
61500 - Vehicle-Gas	651.30	1,174.67	523.37	2,322.90	4,698.68	2,375.78	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	76.47	83.33	6.86	891.81	333.32	(558.49)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	504.92	1,000.00	495.08	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	158.01	500.00	341.99	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	274.38	125.00	(149.38)	274.38	500.00	225.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	500.00	220.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	194.21	500.00	305.79	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	166.68	166.68	500.00
61590 - Kubota Tractor 2014	74.03	208.33	134.30	691.05	833.32	142.27	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	-	666.68	666.68	2,000.00
61600 - Facilities Maintenance	108.65	625.00	516.35	1,682.45	2,500.00	817.55	7,500.00
61601 - Equipment Maintenance	65.64	375.00	309.36	564.70	1,500.00	935.30	4,500.00
61602 - Trailer Maintenance	150.15	83.33	(66.82)	190.42	333.32	142.90	1,000.00
61603 - Boating Improvements	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	721.78	750.00	28.22	1,832.82	3,000.00	1,167.18	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	-	833.32	833.32	2,500.00
61606 - Parks & Trails Expense	174.65	458.33	283.68	706.94	1,833.32	1,126.38	5,500.00
61610 - Consulting	-	500.00	500.00	-	500.00	500.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	833.32	(700.68)	2,500.00
61620 - Fire Mitigation	316.09	1,916.67	1,600.58	1,928.05	7,666.68	5,738.63	23,000.00
61630 - Grass Seed/Fertilizer	4,131.40	500.00	(3,631.40)	4,131.40	2,000.00	(2,131.40)	6,000.00
61631 - Insect, Disease & Noxious Weeds	317.90	500.00	182.10	461.68	500.00	38.32	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	333.32	333.32	1,000.00
61633 - Weeds & Algae Control	2,069.14	2,083.33	14.19	2,069.14	8,333.32	6,264.18	25,000.00
61640 - Porta Potties	395.60	416.67	21.07	1,176.80	1,666.68	489.88	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	1,666.68	(3,333.32)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	500.00	500.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	333.32	105.57	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	33.32	33.32	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	101.08	1,166.68	1,065.60	3,500.00
61960 - Stocking & Food Chain	25,750.00	9,500.00	(16,250.00)	25,750.00	38,000.00	12,250.00	114,000.00
Total Property & Environment Expense	73,586.26	67,266.49	(6,319.77)	207,160.97	261,504.29	54,343.32	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	180.25	333.33	153.08	902.18	1,333.32	431.14	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	1,012.55	7,000.00	5,987.45	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	166.68	166.68	500.00
62820 - Facilities-Clubhouse	56.20	208.33	152.13	56.20	833.32	777.12	2,500.00
62830 - Clubhouse Cleaning Expense	300.00	125.00	(175.00)	300.00	500.00	200.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	166.68	166.68	500.00
62940 - Community Garden	-	416.67	416.67	26.10	1,666.68	1,640.58	5,000.00
Total Community Lifestyle Expense	536.45	2,916.67	2,380.22	10,825.90	11,666.68	840.78	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	27,150.73	28,992.00	1,841.27	108,240.48	115,968.00	7,727.52	347,904.00
63010 - Payroll-Overtime-DRA	32.85	41.67	8.82	90.34	166.68	76.34	500.00
63020 - Payroll Taxes-DRA	2,425.21	2,291.67	(133.54)	10,009.98	9,166.68	(843.30)	27,500.00
63100 - Health Insurance-DRA	2,462.61	3,142.50	679.89	7,387.83	9,427.50	2,039.67	37,710.00
63110 - Dental Insurance-DRA	-	216.67	216.67	857.92	866.68	8.76	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	178.80	150.00	(28.80)	450.00
63130 - Retirement-DRA	863.31	875.00	11.69	3,768.19	3,500.00	(268.19)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	3,000.00	3,000.00	-	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63150 - Insurance-Workers Comp-DRA	240.76	208.33	(32.43)	343.50	833.32	489.82	2,500.00
63200 - Supplies-Building	441.78	833.33	391.55	2,396.03	3,333.32	937.29	10,000.00
63210 - Supplies-Programs	500.00	750.00	250.00	1,279.74	3,000.00	1,720.26	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	41.37	666.68	625.31	2,000.00
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	569.00	416.67	(152.33)	2,276.00	1,666.68	(609.32)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	166.68	166.68	500.00
63320 - Office Supplies/Printing	-	266.67	266.67	191.13	1,066.68	875.55	3,200.00
63400 - Dues/Subscriptions	-	20.83	20.83	47.15	83.32	36.17	250.00
63410 - Seminars/Training	-	-	-	-	550.00	550.00	2,200.00
63500 - Business Mileage	-	-	-	69.92	-	(69.92)	-
63600 - Maintenance Building	841.28	1,666.67	825.39	3,715.29	6,666.68	2,951.39	20,000.00
63601 - Maintenance-Grounds & Parking	45.84	333.33	287.49	351.92	1,333.32	981.40	4,000.00
63602 - Maintenance-Pool	331.16	1,750.00	1,418.84	6,927.80	7,000.00	72.20	21,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	90.00	1,500.00	1,410.00	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	1,583.32	1,583.32	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	166.68	166.68	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	1,666.68	(1,638.24)	5,000.00
63920 - Merchandise	-	166.67	166.67	37.39	666.68	629.29	2,000.00
64010 - Utilities-Gas Rec	3,604.60	3,650.00	45.40	11,102.22	14,600.00	3,497.78	43,800.00
64020 - Utilities-Electric Rec	3,004.74	3,502.92	498.18	8,555.84	14,011.68	5,455.84	42,035.00
64030 - Utilities-Water Rec	729.75	687.50	(42.25)	1,942.17	2,750.00	807.83	8,250.00
64040 - Utilities-Waste Control Rec	-	175.00	175.00	248.06	700.00	451.94	2,100.00
64050 - Irrigation Water Rec	-	83.33	83.33	-	333.32	333.32	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	450.00	666.68	216.68	2,000.00
64070 - Utilities-TV-Telephone Rec	314.28	291.67	(22.61)	866.52	1,166.68	300.16	3,500.00
Total Recreation Amenities Expense	44,193.66	52,604.11	8,410.45	177,770.51	208,623.94	30,853.43	634,449.00
Utilities Expense							
70010 - Gas Admin	189.59	208.33	18.74	719.35	833.32	113.97	2,500.00
70020 - Electric Admin	719.50	358.33	(361.17)	1,489.62	1,433.32	(56.30)	4,300.00
70030 - Water Admin	76.03	500.00	423.97	206.53	2,000.00	1,793.47	6,000.00
70040 - Waste Control Admin	-	183.33	183.33	363.68	733.32	369.64	2,200.00
71010 - Gas Shop	251.98	250.00	(1.98)	950.37	1,000.00	49.63	3,000.00
71020 - Electric Shop	211.21	183.33	(27.88)	579.86	733.32	153.46	2,200.00
71030 - Water Shop	76.03	87.50	11.47	206.53	350.00	143.47	1,050.00
71040 - Waste Shop	-	150.00	150.00	297.43	600.00	302.57	1,800.00
72010 - Gas Clubhouse	463.41	433.33	(30.08)	1,611.16	1,733.32	122.16	5,200.00
72020 - Electric Clubhouse	283.86	183.33	(100.53)	617.01	733.32	116.31	2,200.00
72030 - Water Clubhouse	76.03	225.00	148.97	206.53	900.00	693.47	2,700.00
73000 - Cellular Phones	416.68	291.67	(125.01)	1,008.74	1,166.68	157.94	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	1,081.11	1,666.68	585.57	5,000.00
74000 - Street Lights	270.28	166.67	(103.61)	452.18	666.68	214.50	2,000.00
74010 - Water Other Assoc Lots	-	33.33	33.33	3,851.51	133.32	(3,718.19)	400.00
74020 - Aerator	1,352.53	833.33	(519.20)	2,768.28	3,333.32	565.04	10,000.00
74030 - Internet	447.80	375.00	(72.80)	1,496.20	1,500.00	3.80	4,500.00
Total Utilities Expense	5,195.30	4,879.15	(316.15)	17,906.09	19,516.60	1,610.51	58,550.00
Total Operating Expense	200,619.46	285,515.70	84,896.24	786,375.16	952,676.96	166,301.80	2,884,156.00
Net Operating Income (Loss)	(506,125.47)	(190,453.03)	(315,672.44)	1,740,105.92	1,257,839.72	482,266.20	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	460,345.00	460,345.00	-	468,845.00	460,345.00	8,500.00	460,345.00
80100 - Interest-Reserve	1,165.96	1,916.67	(750.71)	14,678.97	7,666.68	7,012.29	23,000.00
Total Reserve Income	461,510.96	462,261.67	(750.71)	483,523.97	468,011.68	15,512.29	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	56,400.00	-	56,400.00	56,400.00	-	56,400.00	56,400.00
81100 - Interest-Trails Maint Reserves	197.44	1,000.00	(802.56)	224.78	4,000.00	(3,775.22)	12,000.00
Total Trails Maintenance Income	56,597.44	1,000.00	55,597.44	56,624.78	4,000.00	52,624.78	68,400.00
Total Reserve Income	518,108.40	463,261.67	54,846.73	540,148.75	472,011.68	68,137.07	551,745.00
Reserve Expense							
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	11,885.01	-	(11,885.01)	376,563.67	-	(376,563.67)	700,000.00
84019 - Greenbelt Fire Mitigation	-	-	-	-	-	-	45,000.00
84023 - Replace Mailbox - Reserves	-	-	-	-	-	-	45,428.00
84025 - Server, Upgrades	-	-	-	2,137.27	4,368.00	2,230.73	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	9,500.00	10,349.86	9,500.00	(849.86)	9,500.00
84032 - Replace 18' Flat Trailer	-	7,500.00	7,500.00	7,100.10	7,500.00	399.90	7,500.00
Total Reserve Expense	11,885.01	17,000.00	5,114.99	405,369.70	21,368.00	(384,001.70)	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	11,885.01	17,000.00	5,114.99	407,041.70	21,368.00	(385,673.70)	1,070,145.00
Net Reserve Income (Loss)	506,223.39	446,261.67	59,961.72	133,107.05	450,643.68	(317,536.63)	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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	342.52	1,666.67	(1,324.15)	997.32	6,666.68	(5,669.36)	20,000.00
Total Capital Improvement Income	342.52	1,666.67	(1,324.15)	997.32	6,666.68	(5,669.36)	333,740.00
Total Capital Income	342.52	1,666.67	(1,324.15)	997.32	6,666.68	(5,669.36)	333,740.00
Capital Expense							
Capital Improvement Expense							
95009 - Parking Lot - Rec Center	1,006.00	-	(1,006.00)	8,682.00	-	(8,682.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	1,006.00	-	(1,006.00)	31,165.35	-	(31,165.35)	347,208.00
Total Capital Expense	1,006.00	-	(1,006.00)	31,165.35	-	(31,165.35)	347,208.00
Net Capital Income (Loss)	(663.48)	1,666.67	(2,330.15)	(30,168.03)	6,666.68	(36,834.71)	(13,468.00)
Net Total	(565.56)	257,475.31	(258,040.87)	1,843,044.94	1,715,150.08	127,894.86	(531,868.00)