
INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR JUNE 2024.

DATE: June 30, 2024

As of June 30, 2024, the Association has received \$1,899,300* or 95.8% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,775,400 or 97.9% of the total of \$1,812,900 billed.

*Does not include 147 properties on payment plans.

Certificates of Deposit as of June 30, 2024:

MATURITY	RATE	VALUE	FUND
8/19/2024	5.35%	\$100,000	Reserve
11/20/2024	5.35%	\$125,000	Capital
11/21/2024	5.30%	\$100,000	Reserve
11/21/2024	5.30%	\$125,000	Capital
12/6/2024	5.35%	\$180,000	Operating
2/24/2025	5.30%	\$100,000	Reserve
3/17/2025	5.35%	\$69,000	Operating
3/27/2025	4.75%	\$150,000	Reserve
5/22/2025	5.25%	\$100,000	Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$214,500.92			\$214,500.92
11540 - First Citizens Bank Operating	\$59,192.85			\$59,192.85
11541 - First Citizens Bank Sweep - Operating	\$1,330,763.16			\$1,330,763.16
12100 - Edward Jones Operating	\$75,003.21			\$75,003.21
12110 - Edward Jones Emergency Fund	\$270,203.73			\$270,203.73
12200 - Edward Jones Capital Improvement		\$501,218.48		\$501,218.48
13820 - Edward Jones Reserves			\$756,970.63	\$756,970.63
13841 - First Citizens Bank Reserves - CDARS			\$151,865.84	\$151,865.84
13850 - Edward Jones Trails Maintenance Reserves			\$308,642.00	\$308,642.00
14000 - Accounts Receivable	\$151,052.38			\$151,052.38
14100 - Accounts Receivable - Other	\$92,873.78			\$92,873.78
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	(\$292.80)			(\$292.80)
15500 - Interfund-Due To/Due From	(\$389,758.00)	\$389,758.00		-
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,840,943.18	\$890,976.48	\$1,217,478.47	\$3,949,398.13
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

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2024

19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,846,904.83	\$890,976.48	\$1,217,478.47	\$7,955,359.78
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$12,009.19		\$72,590.23	\$84,599.42
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$19,555.40			\$19,555.40
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	\$227,665.86		\$72,590.23	\$300,256.09
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	\$1,130,153.01	\$355,498.85	(\$20,192.42)	\$1,465,459.44
Total Equity	\$5,619,238.97	\$890,976.48	\$1,144,888.24	\$7,655,103.69
Total Liabilities / Equity	\$5,846,904.83	\$890,976.48	\$1,217,478.47	\$7,955,359.78

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	-	-	1,983,014.63	1,951,625.00	31,389.63	1,951,625.00
40010 - Association Dues-Timeshare	-	-	-	320,775.00	320,775.00	-	320,775.00
40020 - Association Dues-STR	1,625.00	-	1,625.00	272,050.00	260,000.00	12,050.00	260,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(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)
40200 - Funds Transfer-Capital Improvement	(389,758.00)	-	(389,758.00)	(389,758.00)	(313,740.00)	(76,018.00)	(313,740.00)
40300 - Assessments-Uncollectible	-	-	-	(3,081.56)	(35,000.00)	31,918.44	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	(345.38)	-	(345.38)	25,572.53	35,000.00	(9,427.47)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	2,102.98	208.33	1,894.65	2,543.93	1,249.98	1,293.95	2,500.00
40800 - Delinquent Door Notice Fees	3,680.00	291.67	3,388.33	3,680.00	1,750.02	1,929.98	3,500.00
41000 - Lot Consolidation Fee	1,625.00	2,500.00	(875.00)	14,375.00	15,000.00	(625.00)	30,000.00
41010 - Other Income-Transfer Fees	6,300.00	5,717.75	582.25	32,840.00	34,306.50	(1,466.50)	68,613.00
41020 - Other Income-Misc	-	-	-	3,331.00	-	3,331.00	-
41250 - Credit card expense payment	-	-	-	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	-	-	-	84,518.00	-	84,518.00	-
41900 - Interest - Operating	1,463.31	1,666.67	(203.36)	25,926.41	10,000.02	15,926.39	20,000.00
Total Admin Service Income	(373,307.09)	10,384.42	(383,691.51)	1,850,541.94	1,889,321.52	(38,779.58)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,610.00	926.00	684.00	10,752.00	7,842.00	2,910.00	13,500.00
42010 - Review & Inspect Fee	12,428.00	7,888.00	4,540.00	71,396.00	66,814.00	4,582.00	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	-	240.00	(240.00)	1,999.28	2,032.00	(32.72)	3,500.00
42300 - Community Enhancement	1,940.00	273.00	1,667.00	1,940.00	2,321.00	(381.00)	4,000.00
Total Community Standards Income	15,978.00	9,327.00	6,651.00	86,587.28	79,009.00	7,578.28	136,000.00
Property & Environment Income							
44000 - Fishing Permits	42,079.43	14,166.67	27,912.76	99,043.22	85,000.02	14,043.20	170,000.00
44010 - Boat Permits	3,680.00	1,208.33	2,471.67	12,960.00	7,249.98	5,710.02	14,500.00
44100 - Weed Control	-	41.67	(41.67)	-	250.02	(250.02)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	199.98	(199.98)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,332.00	541.67	790.33	5,238.00	3,250.02	1,987.98	6,500.00
Total Property & Environment Income	47,091.43	15,991.67	31,099.76	117,241.22	95,950.02	21,291.20	191,900.00
Community Lifestyle Income							
46000 - Community Activities	710.00	500.00	210.00	1,322.20	1,400.00	(77.80)	4,000.00
46100 - Newsletter Advertising	-	-	-	2,075.42	2,000.00	75.42	8,000.00
46200 - Rent-Clubhouse	1,015.00	1,200.00	(185.00)	3,860.00	4,272.00	(412.00)	9,000.00
46210 - Kitchen Rental	-	200.00	(200.00)	-	200.00	(200.00)	600.00
46220 - Accessory Rental-Tablecloths	-	100.00	(100.00)	50.00	100.00	(50.00)	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	500.00	300.00	200.00	500.00	300.00	200.00	900.00
46300 - Vista Garden Income	(25.00)	375.00	(400.00)	450.00	1,500.00	(1,050.00)	3,000.00
Total Community Lifestyle Income	2,200.00	2,675.00	(475.00)	8,257.62	9,772.00	(1,514.38)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	42,659.00	37,941.00	4,718.00	201,454.83	214,561.00	(13,106.17)	352,841.00
48200 - Timeshare Owners-Amenities	-	-	-	121,885.00	60,942.00	60,943.00	60,942.00
48300 - Sponsored Events/Programs	2,285.00	2,688.00	(403.00)	11,130.00	12,566.00	(1,436.00)	20,500.00
48400 - Rental Income	293.50	450.00	(156.50)	2,105.00	1,900.00	205.00	4,000.00
48500 - Retail	7.69	357.00	(349.31)	401.18	999.00	(597.82)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	1,250.00	395.83	854.17	4,762.50	2,374.98	2,387.52	4,750.00
48700 - Swim Lesson Revenue	2,940.00	500.00	2,440.00	7,300.00	3,000.00	4,300.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	60,172.50	(60,172.50)	120,345.00
Total Recreation Amenities Income	49,435.19	52,360.58	(2,925.39)	349,038.51	356,515.48	(7,476.97)	571,878.00
Total Income	(258,602.47)	90,738.67	(349,341.14)	2,411,666.57	2,430,568.02	(18,901.45)	2,884,156.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	31,452.86	33,333.33	1,880.47	185,201.72	199,999.98	14,798.26	400,000.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	92.65	250.02	157.37	500.00
50020 - Payroll Taxes-Admin	2,688.14	2,666.67	(21.47)	17,046.50	16,000.02	(1,046.48)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	23,286.50	30,645.85	7,359.35	73,550.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	2,031.66	2,050.02	18.36	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	345.66	300.00	(45.66)	600.00
50130 - Retirement-Admin	1,781.96	1,750.00	(31.96)	10,921.75	10,500.00	(421.75)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	9,800.00	9,800.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	281.48	166.67	(114.81)	626.48	1,000.02	373.54	2,000.00
50160 - Life Insurance-All	196.78	200.00	3.22	1,377.46	1,200.00	(177.46)	2,400.00
50190 - Payroll-Paychex	1,028.87	1,208.33	179.46	5,085.12	7,249.98	2,164.86	14,500.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	655.00	799.98	144.98	1,600.00
50200 - Office Supplies	460.55	541.67	81.12	3,064.03	3,250.02	185.99	6,500.00
50250 - Software Expense	1,979.00	2,375.00	396.00	11,918.00	14,250.00	2,332.00	28,500.00
50251 - Office Equip Repair/Tech Help	906.03	1,000.00	93.97	5,834.48	6,000.00	165.52	12,000.00
50260 - Equipment Leases	544.76	266.67	(278.09)	1,634.28	1,600.02	(34.26)	3,200.00
50300 - Postage	2,059.74	916.67	(1,143.07)	7,245.99	5,500.02	(1,745.97)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	250.02	250.02	500.00
50320 - Copies/Printing	-	41.67	41.67	-	250.02	250.02	500.00
50400 - Dues & Fees	875.00	125.00	(750.00)	1,165.00	750.00	(415.00)	1,500.00
50410 - Education-Seminars	20.00	708.33	688.33	496.77	4,249.98	3,753.21	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	137.52	(46.07)	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	100.02	49.10	200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	123.11	100.00	(23.11)	345.13	600.00	254.87	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
50900 - Misc. & Contingency	101.70	83.33	(18.37)	701.13	499.98	(201.15)	1,000.00
50950 - Advertisement	59.90	83.33	23.43	307.20	499.98	192.78	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	13,999.98	13,999.98	28,000.00
51100 - Legal	9,885.65	4,166.67	(5,718.98)	23,240.50	25,000.02	1,759.52	50,000.00
51101 - Legal - billed	(1,493.10)	-	1,493.10	(7,996.23)	-	7,996.23	-
51200 - Legal-Collections	2,119.00	5,833.33	3,714.33	8,624.63	34,999.98	26,375.35	70,000.00
51201 - Legal-Collections-billed	(1,842.42)	(4,583.33)	(2,740.91)	(6,461.47)	(27,499.98)	(21,038.51)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	499.98	(1,043.78)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	208.50	208.50	417.00
52000 - Insurance Deductibles	-	83.33	83.33	(1,000.00)	499.98	1,499.98	1,000.00
52010 - Master Insurance	-	-	-	47,688.89	40,000.00	(7,688.89)	68,000.00
53000 - Bank Charges	14.34	41.67	27.33	(6.66)	250.02	256.68	500.00
53010 - Credit Card Charges	2,174.58	1,166.67	(1,007.91)	8,485.02	7,000.02	(1,485.00)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	49.98	49.98	100.00
53030 - Delinquent Account Expenses	870.00	291.67	(578.33)	870.00	1,750.02	880.02	3,500.00
Total Admin Service Expense	62,852.22	64,453.52	1,601.30	364,405.46	421,991.95	57,586.49	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	21,391.70	24,065.17	2,673.47	135,332.88	144,391.02	9,058.14	288,782.00
60010 - Payroll-Overtime-DCS	164.58	166.67	2.09	1,195.52	1,000.02	(195.50)	2,000.00
60020 - Payroll Taxes-DCS	1,842.30	2,000.00	157.70	12,362.84	12,000.00	(362.84)	24,000.00
60100 - Health Insurance-DCS	4,991.64	5,237.50	245.86	24,958.20	26,187.50	1,229.30	62,850.00
60110 - Dental Insurance-DCS	368.72	375.00	6.28	2,212.32	2,250.00	37.68	4,500.00
60120 - Vision Insurance-DCS	51.28	54.17	2.89	358.96	325.02	(33.94)	650.00
60130 - Retirement-DCS	1,245.51	1,333.33	87.82	7,925.62	7,999.98	74.36	16,000.00
60140 - HRA-Health Reimbursement-DCS	800.00	1,000.00	200.00	6,800.00	7,000.00	200.00	12,000.00
60150 - Insurance-Workers Comp-DCS	737.20	375.00	(362.20)	1,632.62	2,250.00	617.38	4,500.00
60200 - Office/Field Supplies/Expenses	-	427.00	427.00	558.91	2,227.00	1,668.09	4,500.00
60230 - Uniforms	-	47.00	47.00	-	247.00	247.00	500.00
60310 - DCS Copier	466.33	562.50	96.17	2,946.46	3,375.00	428.54	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	499.98	499.98	1,000.00
60410 - Professional Fees	127.50	40.42	(87.08)	127.50	242.52	115.02	485.00
60430 - Training	-	116.67	116.67	244.00	700.02	456.02	1,400.00
60500 - DCS Vehicle Gas	156.41	225.00	68.59	547.22	1,350.00	802.78	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	267.47	375.00	107.53	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	375.00	58.00	750.00
60700 - ECC Expenses	-	75.00	75.00	60.43	450.00	389.57	900.00
60900 - Contingency	-	47.00	47.00	-	247.00	247.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	750.00	750.00	1,500.00
60930 - Community Enhancement	32.96	3,000.00	2,967.04	23,739.62	23,000.00	(739.62)	50,000.00
Total Community Standards Expense	32,376.13	39,480.76	7,104.63	221,587.57	237,242.06	15,654.49	487,017.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Property & Environment Expense							
61000 - Payroll-DPE	25,267.02	30,550.58	5,283.56	167,338.44	183,303.48	15,965.04	366,607.00
61010 - Payroll-Overtime-DPE	262.40	416.67	154.27	898.00	2,500.02	1,602.02	5,000.00
61020 - Payroll Taxes-DPE	2,183.60	2,508.33	324.73	15,239.35	15,049.98	(189.37)	30,100.00
61100 - Health Insurance-DPE	4,470.53	5,761.67	1,291.14	22,352.65	28,808.35	6,455.70	69,140.00
61110 - Dental Insurance-DPE	368.17	375.00	6.83	2,209.02	2,250.00	40.98	4,500.00
61120 - Vision Insurance-DPE	45.17	54.58	9.41	372.65	327.48	(45.17)	655.00
61130 - Retirement-DPE	1,362.31	1,416.67	54.36	9,607.11	8,500.02	(1,107.09)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	6,800.00	8,400.00	1,600.00	14,400.00
61150 - Insurance-Workers Comp-DPE	1,591.80	625.00	(966.80)	3,524.12	3,750.00	225.88	7,500.00
61200 - Office/Field Supplies	21.28	33.33	12.05	21.28	199.98	178.70	400.00
61210 - Tools, Supplies Expense	344.17	716.67	372.50	2,171.12	4,300.02	2,128.90	8,600.00
61220 - Janitorial Supplies	16.52	250.00	233.48	1,122.02	1,500.00	377.98	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	750.00	(39.38)	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	750.00	60.00	1,500.00
61350 - Enforcement/Signage	881.33	916.67	35.34	6,301.81	5,500.02	(801.79)	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	49.98	(44.08)	100.00
61352 - Signage	-	125.00	125.00	-	750.00	750.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	750.00	750.00	1,500.00
61500 - Vehicle-Gas	643.76	1,174.67	530.91	3,447.42	7,048.02	3,600.60	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	499.98	(391.83)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	504.92	1,500.00	995.08	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	322.25	750.00	427.75	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.38	750.00	475.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	750.00	470.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	1,194.21	750.00	(444.21)	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	250.02	250.02	500.00
61590 - Kubota Tractor 2014	54.90	208.33	153.43	1,236.34	1,249.98	13.64	2,500.00
61592 - Kubota Tractor 2022	759.81	166.67	(593.14)	759.81	1,000.02	240.21	2,000.00
61600 - Facilities Maintenance	241.52	625.00	383.48	2,791.05	3,750.00	958.95	7,500.00
61601 - Equipment Maintenance	59.62	375.00	315.38	642.75	2,250.00	1,607.25	4,500.00
61602 - Trailer Maintenance	109.00	83.33	(25.67)	299.42	499.98	200.56	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	2,250.00	(1,267.72)	4,500.00
61604 - Lakes Fisheries & Parks/Repair & Maint	48.40	750.00	701.60	2,472.94	4,500.00	2,027.06	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	179.36	1,249.98	1,070.62	2,500.00
61606 - Parks & Trails Expense	6.91	458.33	451.42	1,982.60	2,749.98	767.38	5,500.00
61610 - Consulting	-	250.00	250.00	1,759.00	1,250.00	(509.00)	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	1,249.98	(284.02)	2,500.00
61620 - Fire Mitigation	74.35	1,916.67	1,842.32	3,231.70	11,500.02	8,268.32	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	3,000.00	(4,225.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	322.55	500.00	177.45	945.32	1,500.00	554.68	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61632 - Water Quality Testing	-	83.33	83.33	-	499.98	499.98	1,000.00
61633 - Weeds & Algae Control	4,632.04	2,083.33	(2,548.71)	10,769.01	12,499.98	1,730.97	25,000.00
61640 - Porta Potties	270.40	416.67	146.27	1,582.40	2,500.02	917.62	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	2,500.02	(2,987.78)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	750.00	750.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	499.98	272.23	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	49.98	49.98	100.00
61910 - Common Area Improvements-Repairs-Equip	664.73	291.67	(373.06)	765.81	1,750.02	984.21	3,500.00
61960 - Stocking & Food Chain	-	9,500.00	9,500.00	58,200.00	57,000.00	(1,200.00)	114,000.00
Total Property & Environment Expense	45,502.29	67,016.49	21,514.20	352,055.91	395,787.27	43,731.36	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	468.34	333.33	(135.01)	1,719.86	1,999.98	280.12	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	192.33	1,750.00	1,557.67	1,949.83	10,500.00	8,550.17	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	250.02	250.02	500.00
62820 - Facilities-Clubhouse	7.47	208.33	200.86	77.41	1,249.98	1,172.57	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	300.00	750.00	450.00	1,500.00
62840 - Landscaping Clubhouse	121.58	41.67	(79.91)	121.58	250.02	128.44	500.00
62940 - Community Garden	757.10	416.67	(340.43)	1,591.16	2,500.02	908.86	5,000.00
Total Community Lifestyle Expense	1,546.82	2,916.67	1,369.85	23,743.48	31,500.02	7,756.54	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	33,107.93	28,992.00	(4,115.93)	173,845.16	173,952.00	106.84	347,904.00
63010 - Payroll-Overtime-DRA	16.43	41.67	25.24	435.27	250.02	(185.25)	500.00
63020 - Payroll Taxes-DRA	2,828.95	2,291.67	(537.28)	15,736.00	13,750.02	(1,985.98)	27,500.00
63100 - Health Insurance-DRA	2,462.61	3,142.50	679.89	12,313.05	15,712.50	3,399.45	37,710.00
63110 - Dental Insurance-DRA	214.48	216.67	2.19	1,286.88	1,300.02	13.14	2,600.00
63120 - Vision Insurance-DRA	45.17	37.50	(7.67)	259.73	225.00	(34.73)	450.00
63130 - Retirement-DRA	1,078.12	875.00	(203.12)	5,830.06	5,250.00	(580.06)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	4,200.00	4,200.00	-	7,200.00
63150 - Insurance-Workers Comp-DRA	481.52	208.33	(273.19)	1,065.78	1,249.98	184.20	2,500.00
63200 - Supplies-Building	645.05	833.33	188.28	3,982.73	4,999.98	1,017.25	10,000.00
63210 - Supplies-Programs	267.52	750.00	482.48	1,547.26	4,500.00	2,952.74	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,000.02	791.67	2,000.00
63230 - Uniforms	-	200.00	200.00	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	569.00	416.67	(152.33)	3,417.00	2,500.02	(916.98)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	250.02	250.02	500.00
63320 - Office Supplies/Printing	122.25	266.67	144.42	365.34	1,600.02	1,234.68	3,200.00
63400 - Dues/Subscriptions	47.15	20.83	(26.32)	476.60	124.98	(351.62)	250.00
63410 - Seminars/Training	-	550.00	550.00	140.00	1,100.00	960.00	2,200.00
63500 - Business Mileage	196.98	-	(196.98)	266.90	-	(266.90)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63600 - Maintenance Building	517.36	1,666.67	1,149.31	7,264.52	10,000.02	2,735.50	20,000.00
63601 - Maintenance-Grounds & Parking	171.39	333.33	161.94	773.02	1,999.98	1,226.96	4,000.00
63602 - Maintenance-Pool	(108.23)	1,750.00	1,858.23	14,731.60	10,500.00	(4,231.60)	21,000.00
63800 - Pagosa Springs Porpoises Swim	1,308.86	375.00	(933.86)	3,225.74	2,250.00	(975.74)	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	960.00	2,374.98	1,414.98	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	250.02	225.00	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	2,500.02	(804.90)	5,000.00
63920 - Merchandise	37.21	166.67	129.46	78.23	1,000.02	921.79	2,000.00
64010 - Utilities-Gas Rec	3,959.50	3,650.00	(309.50)	18,342.45	21,900.00	3,557.55	43,800.00
64020 - Utilities-Electric Rec	4,249.66	3,502.92	(746.74)	16,010.36	21,017.52	5,007.16	42,035.00
64030 - Utilities-Water Rec	689.08	687.50	(1.58)	3,320.33	4,125.00	804.67	8,250.00
64040 - Utilities-Waste Control Rec	-	175.00	175.00	738.14	1,050.00	311.86	2,100.00
64050 - Irrigation Water Rec	10.95	83.33	72.38	10.95	499.98	489.03	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	450.00	1,000.02	550.02	2,000.00
64070 - Utilities-TV-Telephone Rec	218.70	291.67	72.97	1,303.92	1,750.02	446.10	3,500.00
Total Recreation Amenities Expense	53,737.64	53,354.11	(383.53)	295,915.31	314,782.16	18,866.85	634,449.00
Utilities Expense							
70010 - Gas Admin	102.09	208.33	106.24	965.59	1,249.98	284.39	2,500.00
70020 - Electric Admin	-	358.33	358.33	1,779.74	2,149.98	370.24	4,300.00
70030 - Water Admin	180.67	500.00	319.33	463.23	3,000.00	2,536.77	6,000.00
70040 - Waste Control Admin	-	183.33	183.33	1,081.60	1,099.98	18.38	2,200.00
71010 - Gas Shop	30.49	250.00	219.51	1,079.01	1,500.00	420.99	3,000.00
71020 - Electric Shop	-	183.33	183.33	639.23	1,099.98	460.75	2,200.00
71030 - Water Shop	76.03	87.50	11.47	358.59	525.00	166.41	1,050.00
71040 - Waste Shop	-	150.00	150.00	779.59	900.00	120.41	1,800.00
72010 - Gas Clubhouse	189.02	433.33	244.31	2,139.84	2,599.98	460.14	5,200.00
72020 - Electric Clubhouse	-	183.33	183.33	736.00	1,099.98	363.98	2,200.00
72030 - Water Clubhouse	203.93	225.00	21.07	503.92	1,350.00	846.08	2,700.00
73000 - Cellular Phones	299.44	291.67	(7.77)	1,610.30	1,750.02	139.72	3,500.00
73010 - Telephone-All Depts Except Rec	461.93	416.67	(45.26)	1,903.41	2,500.02	596.61	5,000.00
74000 - Street Lights	88.38	166.67	78.29	675.70	1,000.02	324.32	2,000.00
74010 - Water Other Assoc Lots	1.01	33.33	32.32	4,041.43	199.98	(3,841.45)	400.00
74020 - Aerator	-	833.33	833.33	2,808.03	4,999.98	2,191.95	10,000.00
74030 - Internet	372.21	375.00	2.79	2,240.62	2,250.00	9.38	4,500.00
Total Utilities Expense	2,005.20	4,879.15	2,873.95	23,805.83	29,274.90	5,469.07	58,550.00
Total Expense	198,020.30	232,100.70	34,080.40	1,281,513.56	1,430,578.36	149,064.80	2,884,156.00
Operating Net Total	(456,622.77)	(141,362.03)	(315,260.74)	1,130,153.01	999,989.66	130,163.35	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	389,758.00	-	389,758.00	389,758.00	313,740.00	76,018.00	313,740.00
91900 - Interest-Capital Fund	491.66	1,666.67	(1,175.01)	2,370.20	10,000.02	(7,629.82)	20,000.00
Total Capital Improvement Income	390,249.66	1,666.67	388,582.99	392,128.20	323,740.02	68,388.18	333,740.00
Total Income	390,249.66	1,666.67	388,582.99	392,128.20	323,740.02	68,388.18	333,740.00
Capital Expense							
Capital Improvement Expense							
95009 - Parking Lot - Rec Center	-	-	-	14,146.00	-	(14,146.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	-	-	-	36,629.35	-	(36,629.35)	347,208.00
Total Expense	-	-	-	36,629.35	-	(36,629.35)	347,208.00
Capital Net Total	390,249.66	1,666.67	388,582.99	355,498.85	323,740.02	31,758.83	(13,468.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	-	-	468,845.00	460,345.00	8,500.00	460,345.00
80100 - Interest-Reserve	1,346.47	1,916.67	(570.20)	18,945.77	11,500.02	7,445.75	23,000.00
Total Reserve Income	1,346.47	1,916.67	(570.20)	487,790.77	471,845.02	15,945.75	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	546.59	1,000.00	(453.41)	12,408.08	6,000.00	6,408.08	12,000.00
Total Trails Maintenance Income	546.59	1,000.00	(453.41)	68,808.08	62,400.00	6,408.08	68,400.00
Total Income	1,893.06	2,916.67	(1,023.61)	556,598.85	534,245.02	22,353.83	551,745.00
Reserve Expense							
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	752.24	-	(752.24)	423,319.19	700,000.00	276,680.81	700,000.00
84019 - Greenbelt Fire Mitigation	14,000.00	-	(14,000.00)	14,000.00	-	(14,000.00)	45,000.00
84023 - Replace Mailbox - Reserves	-	-	-	1,954.46	-	(1,954.46)	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	14,378.70	10,261.00	(4,117.70)	14,378.70	10,261.00	(4,117.70)	10,261.00
84029 - Asphalt-crack-fill,patch,seal coat - Rec	14,292.60	10,374.00	(3,918.60)	14,292.60	10,374.00	(3,918.60)	10,374.00
84030 - Concrete sidewalks-partial	-	-	-	-	15,000.00	15,000.00	15,000.00
84031 - Replace 12' Dump Trailer	-	-	-	10,349.86	9,500.00	(849.86)	9,500.00
84032 - Replace 18' Flat Trailer	-	-	-	7,100.10	7,500.00	399.90	7,500.00
Total Reserve Expense	43,423.54	20,635.00	(22,788.54)	496,750.98	757,003.00	260,252.02	861,799.00
Trails Maintenance Expense							
89001 - Seal Coat Vista Blvd	16,045.05	-	(16,045.05)	16,045.05	-	(16,045.05)	15,063.00
89002 - Seal Coat-N. Pagosa-2017 Addition	13,121.64	-	(13,121.64)	13,121.64	-	(13,121.64)	11,352.00
89004 - Repave Lake Forest	-	-	-	-	-	-	72,161.00
89005 - Repave N. Pagosa Blvd.	-	-	-	50,873.60	-	(50,873.60)	109,770.00
Total Trails Maintenance Expense	29,166.69	-	(29,166.69)	80,040.29	-	(80,040.29)	208,346.00
Total Expense	72,590.23	20,635.00	(51,955.23)	576,791.27	757,003.00	180,211.73	1,070,145.00
Reserve Net Total	(70,697.17)	(17,718.33)	(52,978.84)	(20,192.42)	(222,757.98)	202,565.56	(518,400.00)
Net Total	(137,070.28)	(157,413.69)	20,343.41	1,465,459.44	1,100,971.70	364,487.74	(531,868.00)