
INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR AUGUST 2024.

DATE: August 31, 2024

As of August 31, 2024, the Association has received \$1,928,550* or 97.3% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,784,000 or 98.4% of the total of \$1,812,900 billed.

*Does not include 128 properties on payment plans.

Certificates of Deposit as of August 31, 2024:

MATURITY	RATE	VALUE	FUND
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 8/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$178,596.73			\$178,596.73
11540 - First Citizens Bank Operating	\$65,564.70			\$65,564.70
11541 - First Citizens Bank Sweep - Operating	\$1,231,100.81			\$1,231,100.81
12100 - Edward Jones Operating	\$75,227.49			\$75,227.49
12110 - Edward Jones Emergency Fund	\$270,741.46			\$270,741.46
12200 - Edward Jones Capital Improvement		\$501,890.26		\$501,890.26
13820 - Edward Jones Reserves			\$680,539.06	\$680,539.06
13841 - First Citizens Bank Reserves - CDARS			\$153,096.04	\$153,096.04
13850 - Edward Jones Trails Maintenance Reserves			\$163,747.64	\$163,747.64
14000 - Accounts Receivable	\$123,522.26			\$123,522.26
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	\$1,282.82			\$1,282.82
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.78)			(\$292.78)
15500 - Interfund-Due To/Due From	(\$389,758.00)	\$389,758.00		-
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,685,178.77	\$891,648.26	\$997,382.74	\$3,574,209.77
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 8/31/2024

19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,691,140.42	\$891,648.26	\$997,382.74	\$7,580,171.42
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$4,908.49			\$4,908.49
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$19,053.57			\$19,053.57
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	\$220,063.33			\$220,063.33
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	\$981,991.13	\$356,170.63	(\$167,697.92)	\$1,170,463.84
Total Equity	\$5,471,077.09	\$891,648.26	\$997,382.74	\$7,360,108.09
Total Liabilities / Equity	\$5,691,140.42	\$891,648.26	\$997,382.74	\$7,580,171.42

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	1,950.00	-	1,950.00	272,700.00	260,000.00	12,700.00	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)	(313,740.00)	(76,018.00)	(313,740.00)
40300 - Assessments-Uncollectible	(294.25)	-	(294.25)	(3,628.84)	(35,000.00)	31,371.16	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	920.30	-	920.30	26,469.37	35,000.00	(8,530.63)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	404.88	208.33	196.55	3,616.01	1,666.64	1,949.37	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	3,611.32	2,333.36	1,277.96	3,500.00
41000 - Lot Consolidation Fee	6,500.00	2,500.00	4,000.00	24,125.00	20,000.00	4,125.00	30,000.00
41010 - Other Income-Transfer Fees	8,820.00	5,717.75	3,102.25	47,780.00	45,742.00	2,038.00	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	1,495.60	1,666.67	(171.07)	28,673.17	13,333.36	15,339.81	20,000.00
Total Admin Service Income	19,796.53	10,384.42	9,412.11	1,885,981.66	1,917,090.36	(31,108.70)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,710.00	1,506.00	204.00	14,082.00	10,230.00	3,852.00	13,500.00
42010 - Review & Inspect Fee	21,540.00	12,834.00	8,706.00	103,511.00	87,157.00	16,354.00	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	1,500.00	391.00	1,109.00	4,499.28	2,652.00	1,847.28	3,500.00
42300 - Community Enhancement	(92.00)	447.00	(539.00)	3,300.00	3,029.00	271.00	4,000.00
Total Community Standards Income	24,658.00	15,178.00	9,480.00	125,892.28	103,068.00	22,824.28	136,000.00
Property & Environment Income							
44000 - Fishing Permits	17,819.24	14,166.67	3,652.57	156,565.10	113,333.36	43,231.74	170,000.00
44010 - Boat Permits	1,060.00	1,208.33	(148.33)	16,890.00	9,666.64	7,223.36	14,500.00
44100 - Weed Control	315.00	41.67	273.33	315.00	333.36	(18.36)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	266.64	(266.64)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,044.00	541.67	502.33	6,874.00	4,333.36	2,540.64	6,500.00
Total Property & Environment Income	20,238.24	15,991.67	4,246.57	180,644.10	127,933.36	52,710.74	191,900.00
Community Lifestyle Income							
46000 - Community Activities	534.38	500.00	34.38	2,453.50	2,400.00	53.50	4,000.00
46100 - Newsletter Advertising	-	-	-	2,075.42	2,000.00	75.42	8,000.00
46200 - Rent-Clubhouse	1,150.00	1,200.00	(50.00)	5,860.00	6,672.00	(812.00)	9,000.00
46210 - Kitchen Rental	-	100.00	(100.00)	-	500.00	(500.00)	600.00
46220 - Accessory Rental-Tablecloths	-	50.00	(50.00)	50.00	200.00	(150.00)	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	500.00	600.00	(100.00)	900.00
46300 - Vista Garden Income	366.15	375.00	(8.85)	1,304.35	2,250.00	(945.65)	3,000.00
Total Community Lifestyle Income	2,050.53	2,225.00	(174.47)	12,243.27	14,622.00	(2,378.73)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	52,918.50	30,091.00	22,827.50	293,560.33	274,743.00	18,817.33	352,841.00
48200 - Timeshare Owners-Amenities	-	-	-	182,827.50	60,942.00	121,885.50	60,942.00
48300 - Sponsored Events/Programs	1,225.00	1,075.00	150.00	13,200.00	15,657.00	(2,457.00)	20,500.00
48400 - Rental Income	179.50	450.00	(270.50)	2,463.00	2,800.00	(337.00)	4,000.00
48500 - Retail	92.49	357.00	(264.51)	532.85	1,713.00	(1,180.15)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	4,772.50	3,166.64	1,605.86	4,750.00
48700 - Swim Lesson Revenue	-	500.00	(500.00)	7,480.00	4,000.00	3,480.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	80,230.00	(80,230.00)	120,345.00
Total Recreation Amenities Income	54,415.49	42,897.58	11,517.91	504,836.18	443,251.64	61,584.54	571,878.00
Total Income	121,158.79	86,676.67	34,482.12	2,709,597.49	2,605,965.36	103,632.13	2,884,156.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	32,459.37	33,333.33	873.96	249,145.67	266,666.64	17,520.97	400,000.00
50010 - Payroll-Overtime-Admin	151.61	41.67	(109.94)	244.26	333.36	89.10	500.00
50020 - Payroll Taxes-Admin	2,736.78	2,666.67	(70.11)	22,430.92	21,333.36	(1,097.56)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	32,920.42	42,904.19	9,983.77	73,550.00
50110 - Dental Insurance-Admin	677.22	341.67	(335.55)	3,047.49	2,733.36	(314.13)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	444.42	400.00	(44.42)	600.00
50130 - Retirement-Admin	1,828.47	1,750.00	(78.47)	14,537.25	14,000.00	(537.25)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	12,600.00	12,600.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	255.80	166.67	(89.13)	1,023.02	1,333.36	310.34	2,000.00
50160 - Life Insurance-All	211.16	200.00	(11.16)	1,739.40	1,600.00	(139.40)	2,400.00
50190 - Payroll-Paychex	949.36	1,208.33	258.97	7,259.45	9,666.64	2,407.19	14,500.00
50195 - Misc (Admin Cafeteria Plan)	213.00	133.33	(79.67)	987.00	1,066.64	79.64	1,600.00
50200 - Office Supplies	380.93	541.67	160.74	3,235.98	4,333.36	1,097.38	6,500.00
50250 - Software Expense	2,118.00	2,375.00	257.00	16,159.00	19,000.00	2,841.00	28,500.00
50251 - Office Equip Repair/Tech Help	1,138.32	1,000.00	(138.32)	7,879.09	8,000.00	120.91	12,000.00
50260 - Equipment Leases	-	266.67	266.67	1,634.28	2,133.36	499.08	3,200.00
50300 - Postage	1,186.26	916.67	(269.59)	9,432.25	7,333.36	(2,098.89)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	333.36	333.36	500.00
50320 - Copies/Printing	-	41.67	41.67	-	333.36	333.36	500.00
50400 - Dues & Fees	223.00	125.00	(98.00)	1,388.00	1,000.00	(388.00)	1,500.00
50410 - Education-Seminars	675.00	708.33	33.33	1,848.72	5,666.64	3,817.92	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	183.36	(.23)	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	133.36	82.44	200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	180.34	100.00	(80.34)	628.77	800.00	171.23	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	10,000.00	10,000.00	15,000.00
50900 - Misc. & Contingency	206.85	83.33	(123.52)	871.77	666.64	(205.13)	1,000.00
50950 - Advertisement	29.95	83.33	53.38	446.00	666.64	220.64	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	18,666.64	18,666.64	28,000.00
51100 - Legal	12,420.47	4,166.67	(8,253.80)	41,516.47	33,333.36	(8,183.11)	50,000.00
51101 - Legal - billed	(404.00)	-	404.00	(10,056.23)	-	10,056.23	-
51200 - Legal-Collections	3,360.69	5,833.33	2,472.64	16,494.52	46,666.64	30,172.12	70,000.00
51201 - Legal-Collections-billed	(4,529.27)	(4,583.33)	(54.06)	(14,665.74)	(36,666.64)	(22,000.90)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	666.64	(877.12)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	278.00	278.00	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	666.64	666.64	1,000.00
52010 - Master Insurance	-	28,000.00	28,000.00	73,728.21	68,000.00	(5,728.21)	68,000.00
53000 - Bank Charges	-	41.67	41.67	33.34	333.36	300.02	500.00
53010 - Credit Card Charges	2,049.86	1,166.67	(883.19)	13,227.84	9,333.36	(3,894.48)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	66.64	66.64	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	2,333.36	1,463.36	3,500.00
Total Admin Service Expense	64,625.85	92,453.52	27,827.67	512,829.84	578,898.99	66,069.15	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	28,085.62	24,065.17	(4,020.45)	187,751.84	192,521.36	4,769.52	288,782.00
60010 - Payroll-Overtime-DCS	687.63	166.67	(520.96)	2,014.74	1,333.36	(681.38)	2,000.00
60020 - Payroll Taxes-DCS	2,415.96	2,000.00	(415.96)	16,836.16	16,000.00	(836.16)	24,000.00
60100 - Health Insurance-DCS	4,469.02	5,237.50	768.48	34,784.96	36,662.50	1,877.54	62,850.00
60110 - Dental Insurance-DCS	677.20	375.00	(302.20)	3,258.24	3,000.00	(258.24)	4,500.00
60120 - Vision Insurance-DCS	60.69	54.17	(6.52)	452.11	433.36	(18.75)	650.00
60130 - Retirement-DCS	1,176.53	1,333.33	156.80	10,191.61	10,666.64	475.03	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,400.00	1,000.00	(400.00)	9,600.00	9,000.00	(600.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	682.34	375.00	(307.34)	2,683.56	3,000.00	316.44	4,500.00
60200 - Office/Field Supplies/Expenses	295.72	320.00	24.28	914.63	2,903.00	1,988.37	4,500.00
60230 - Uniforms	-	36.00	36.00	-	323.00	323.00	500.00
60310 - DCS Copier	930.36	562.50	(367.86)	4,343.15	4,500.00	156.85	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	666.64	666.64	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	323.36	195.86	485.00
60430 - Training	-	116.67	116.67	244.00	933.36	689.36	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	922.37	1,800.00	877.63	2,700.00
60530 - Vehicle Exp-Sport S 63	84.79	62.50	(22.29)	352.26	500.00	147.74	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	500.00	183.00	750.00
60700 - ECC Expenses	-	75.00	75.00	60.43	600.00	539.57	900.00
60900 - Contingency	-	36.00	36.00	-	323.00	323.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
60930 - Community Enhancement	32.96	3,000.00	2,967.04	33,162.58	29,000.00	(4,162.58)	50,000.00
Total Community Standards Expense	40,998.82	39,351.76	(1,647.06)	308,017.14	315,989.58	7,972.44	487,017.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Property & Environment Expense							
61000 - Payroll-DPE	26,674.03	30,550.58	3,876.55	214,412.36	244,404.64	29,992.28	366,607.00
61010 - Payroll-Overtime-DPE	170.54	416.67	246.13	1,068.54	3,333.36	2,264.82	5,000.00
61020 - Payroll Taxes-DPE	2,252.45	2,508.33	255.88	19,207.31	20,066.64	859.33	30,100.00
61100 - Health Insurance-DPE	3,514.87	5,761.67	2,246.80	29,870.43	40,331.69	10,461.26	69,140.00
61110 - Dental Insurance-DPE	615.86	375.00	(240.86)	3,132.81	3,000.00	(132.81)	4,500.00
61120 - Vision Insurance-DPE	45.17	54.58	9.41	462.99	436.64	(26.35)	655.00
61130 - Retirement-DPE	1,375.03	1,416.67	41.64	12,045.98	11,333.36	(712.62)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	8,400.00	10,800.00	2,400.00	14,400.00
61150 - Insurance-Workers Comp-DPE	1,365.96	625.00	(740.96)	5,685.98	5,000.00	(685.98)	7,500.00
61200 - Office/Field Supplies	244.88	33.33	(211.55)	266.16	266.64	.48	400.00
61210 - Tools, Supplies Expense	96.71	716.67	619.96	2,448.85	5,733.36	3,284.51	8,600.00
61220 - Janitorial Supplies	308.77	250.00	(58.77)	1,792.30	2,000.00	207.70	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	1,000.00	210.62	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	1,000.00	310.00	1,500.00
61350 - Enforcement/Signage	227.87	916.67	688.80	6,529.68	7,333.36	803.68	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	66.64	(27.42)	100.00
61352 - Signage	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61500 - Vehicle-Gas	-	1,174.67	1,174.67	4,684.86	9,397.36	4,712.50	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	666.64	(225.17)	1,000.00
61530 - Dept Auto #3/06 Ford	398.34	250.00	(148.34)	903.26	2,000.00	1,096.74	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	423.62	1,000.00	576.38	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.38	1,000.00	725.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	1,000.00	720.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	7.69	125.00	117.31	916.47	1,000.00	83.53	1,500.00
61580 - Kubota Tractor 201	251.15	41.67	(209.48)	251.15	333.36	82.21	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	1,666.64	430.30	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,333.36	573.55	2,000.00
61600 - Facilities Maintenance	315.90	625.00	309.10	5,572.83	5,000.00	(572.83)	7,500.00
61601 - Equipment Maintenance	181.41	375.00	193.59	824.16	3,000.00	2,175.84	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	397.96	666.64	268.68	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	3,000.00	(517.72)	4,500.00
61604 - Lakes Fisheries & Parks/Repair & Maint	140.61	750.00	609.39	2,804.04	6,000.00	3,195.96	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	179.36	1,666.64	1,487.28	2,500.00
61606 - Parks & Trails Expense	767.76	458.33	(309.43)	3,091.58	3,666.64	575.06	5,500.00
61610 - Consulting	-	250.00	250.00	1,759.00	1,750.00	(9.00)	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	1,666.64	132.64	2,500.00
61620 - Fire Mitigation	3,524.17	1,916.67	(1,607.50)	6,764.52	15,333.36	8,568.84	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	4,000.00	(3,225.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	945.32	2,000.00	1,054.68	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61632 - Water Quality Testing	350.00	83.33	(266.67)	350.00	666.64	316.64	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	12,310.22	16,666.64	4,356.42	25,000.00
61640 - Porta Potties	135.20	416.67	281.47	1,988.00	3,333.36	1,345.36	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	3,333.36	(2,154.44)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	666.64	438.89	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	66.64	66.64	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	765.81	2,333.36	1,567.55	3,500.00
61960 - Stocking & Food Chain	-	9,500.00	9,500.00	74,425.00	76,000.00	1,575.00	114,000.00
Total Property & Environment Expense	43,764.37	66,766.49	23,002.12	447,688.73	529,320.25	81,631.52	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	373.33	333.33	(40.00)	2,273.44	2,666.64	393.20	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	2,590.49	1,750.00	(840.49)	6,485.55	14,000.00	7,514.45	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	333.36	333.36	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	1,666.64	1,589.23	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	900.00	1,000.00	100.00	1,500.00
62840 - Landscaping Clubhouse	93.82	41.67	(52.15)	215.40	333.36	117.96	500.00
62940 - Community Garden	64.13	416.67	352.54	1,655.29	3,333.36	1,678.07	5,000.00
Total Community Lifestyle Expense	3,121.77	2,916.67	(205.10)	29,590.73	37,333.36	7,742.63	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	30,730.66	28,992.00	(1,738.66)	231,008.70	231,936.00	927.30	347,904.00
63010 - Payroll-Overtime-DRA	8.21	41.67	33.46	449.48	333.36	(116.12)	500.00
63020 - Payroll Taxes-DRA	2,581.24	2,291.67	(289.57)	20,540.60	18,333.36	(2,207.24)	27,500.00
63100 - Health Insurance-DRA	2,026.25	3,142.50	1,116.25	16,365.55	21,997.50	5,631.95	37,710.00
63110 - Dental Insurance-DRA	549.44	216.67	(332.77)	1,990.56	1,733.36	(257.20)	2,600.00
63120 - Vision Insurance-DRA	45.17	37.50	(7.67)	331.25	300.00	(31.25)	450.00
63130 - Retirement-DRA	890.04	875.00	(15.04)	7,557.44	7,000.00	(557.44)	10,500.00
63140 - HRA-Health Reimbursement-DRA	800.00	600.00	(200.00)	5,600.00	5,400.00	(200.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	422.96	208.33	(214.63)	1,729.50	1,666.64	(62.86)	2,500.00
63200 - Supplies-Building	700.28	833.33	133.05	5,378.57	6,666.64	1,288.07	10,000.00
63210 - Supplies-Programs	153.13	750.00	596.87	1,700.39	6,000.00	4,299.61	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,333.36	1,125.01	2,000.00
63230 - Uniforms	-	200.00	200.00	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	4,648.88	3,333.36	(1,315.52)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	333.36	333.36	500.00
63320 - Office Supplies/Printing	156.93	266.67	109.74	716.32	2,133.36	1,417.04	3,200.00
63400 - Dues/Subscriptions	47.15	20.83	(26.32)	523.75	166.64	(357.11)	250.00
63410 - Seminars/Training	1,140.00	-	(1,140.00)	1,280.00	1,100.00	(180.00)	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63600 - Maintenance Building	1,674.19	1,666.67	(7.52)	9,121.45	13,333.36	4,211.91	20,000.00
63601 - Maintenance-Grounds & Parking	1,217.94	333.33	(884.61)	2,018.22	2,666.64	648.42	4,000.00
63602 - Maintenance-Pool	4,015.66	1,750.00	(2,265.66)	18,833.82	14,000.00	(4,833.82)	21,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	3,709.74	3,000.00	(709.74)	4,500.00
63810 - Swim Lesson Expense	1,240.00	395.83	(844.17)	3,480.00	3,166.64	(313.36)	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	333.36	308.34	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	3,333.36	28.44	5,000.00
63920 - Merchandise	12.46	166.67	154.21	90.69	1,333.36	1,242.67	2,000.00
64010 - Utilities-Gas Rec	2,867.24	3,650.00	782.76	23,505.77	29,200.00	5,694.23	43,800.00
64020 - Utilities-Electric Rec	4,641.39	3,502.92	(1,138.47)	25,391.38	28,023.36	2,631.98	42,035.00
64030 - Utilities-Water Rec	732.83	687.50	(45.33)	4,803.42	5,500.00	696.58	8,250.00
64040 - Utilities-Waste Control Rec	-	175.00	175.00	1,034.48	1,400.00	365.52	2,100.00
64050 - Irrigation Water Rec	25.81	83.33	57.52	95.03	666.64	571.61	1,000.00
64060 - Utilities-Alarm Rec	371.70	166.67	(205.03)	1,193.40	1,333.36	139.96	2,000.00
64070 - Utilities-TV-Telephone Rec	218.94	291.67	72.73	1,741.80	2,333.36	591.56	3,500.00
Total Recreation Amenities Expense	57,885.56	52,804.11	(5,081.45)	398,645.38	420,190.38	21,545.00	634,449.00
Utilities Expense							
70010 - Gas Admin	27.13	208.33	181.20	1,021.08	1,666.64	645.56	2,500.00
70020 - Electric Admin	389.31	358.33	(30.98)	2,783.72	2,866.64	82.92	4,300.00
70030 - Water Admin	356.41	500.00	143.59	1,760.05	4,000.00	2,239.95	6,000.00
70040 - Waste Control Admin	183.38	183.33	(.05)	1,400.98	1,466.64	65.66	2,200.00
71010 - Gas Shop	27.13	250.00	222.87	1,133.21	2,000.00	866.79	3,000.00
71020 - Electric Shop	62.26	183.33	121.07	819.69	1,466.64	646.95	2,200.00
71030 - Water Shop	79.79	87.50	7.71	518.17	700.00	181.83	1,050.00
71040 - Waste Shop	146.28	150.00	3.72	1,066.87	1,200.00	133.13	1,800.00
72010 - Gas Clubhouse	37.38	433.33	395.95	2,208.14	3,466.64	1,258.50	5,200.00
72020 - Electric Clubhouse	181.36	183.33	1.97	1,175.85	1,466.64	290.79	2,200.00
72030 - Water Clubhouse	219.32	225.00	5.68	1,123.45	1,800.00	676.55	2,700.00
73000 - Cellular Phones	182.48	291.67	109.19	2,095.18	2,333.36	238.18	3,500.00
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	2,624.15	3,333.36	709.21	5,000.00
74000 - Street Lights	135.14	166.67	31.53	992.74	1,333.36	340.62	2,000.00
74010 - Water Other Assoc Lots	190.65	33.33	(157.32)	4,236.85	266.64	(3,970.21)	400.00
74020 - Aerator	26.99	833.33	806.34	2,888.89	6,666.64	3,777.75	10,000.00
74030 - Internet	372.45	375.00	2.55	2,985.52	3,000.00	14.48	4,500.00
Total Utilities Expense	2,977.83	4,879.15	1,901.32	30,834.54	39,033.20	8,198.66	58,550.00
Total Expense	213,374.20	259,171.70	45,797.50	1,727,606.36	1,920,765.76	193,159.40	2,884,156.00
Operating Net Total	(92,215.41)	(172,495.03)	80,279.62	981,991.13	685,199.60	296,791.53	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	313,740.00	76,018.00	313,740.00
91900 - Interest-Capital Fund	1,090.53	1,666.67	(576.14)	3,641.98	13,333.36	(9,691.38)	20,000.00
Total Capital Improvement Income	1,090.53	1,666.67	(576.14)	393,399.98	327,073.36	66,326.62	333,740.00
Total Income	1,090.53	1,666.67	(576.14)	393,399.98	327,073.36	66,326.62	333,740.00
Capital Expense							
Capital Improvement Expense							
95007 - Mailbox Improvements	100.00	-	(100.00)	100.00	-	(100.00)	-
95009 - Parking Lot - Rec Center	500.00	-	(500.00)	14,646.00	-	(14,646.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	600.00	-	(600.00)	37,229.35	-	(37,229.35)	347,208.00
Total Expense	600.00	-	(600.00)	37,229.35	-	(37,229.35)	347,208.00
Capital Net Total	490.53	1,666.67	(1,176.14)	356,170.63	327,073.36	29,097.27	(13,468.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	3,665.33	1,916.67	1,748.66	23,571.96	15,333.36	8,238.60	23,000.00
Total Reserve Income	3,665.33	1,916.67	1,748.66	492,416.96	475,678.36	16,738.60	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	852.66	1,000.00	(147.34)	13,260.74	8,000.00	5,260.74	12,000.00
Total Trails Maintenance Income	852.66	1,000.00	(147.34)	69,660.74	64,400.00	5,260.74	68,400.00
Total Income	4,517.99	2,916.67	1,601.32	562,077.70	540,078.36	21,999.34	551,745.00
Reserve Expense							
84001 - Exercise Equipment	7,243.50	-	(7,243.50)	7,243.50	-	(7,243.50)	-
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	90.00	-	(90.00)	434,143.71	700,000.00	265,856.29	700,000.00
84019 - Greenbelt Fire Mitigation	-	-	-	22,000.00	-	(22,000.00)	45,000.00
84023 - Replace Mailbox - Reserves	3,448.50	45,428.00	41,979.50	12,290.46	45,428.00	33,137.54	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)	10,261.00
84029 - Asphalt-crack-fill,patch,seal coat - Rec	-	-	-	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	10,782.00	45,428.00	34,646.00	533,155.00	802,431.00	269,276.00	861,799.00
Trails Maintenance Expense							
89001 - Seal Coat Vista Blvd	-	-	-	16,045.05	15,063.00	(982.05)	15,063.00
89002 - Seal Coat-N. Pagosa-2017 Addition	-	-	-	13,121.64	11,352.00	(1,769.64)	11,352.00
89004 - Repave Lake Forest	-	72,161.00	72,161.00	-	72,161.00	72,161.00	72,161.00
89005 - Repave N. Pagosa Blvd.	55,751.83	109,770.00	54,018.17	167,453.93	109,770.00	(57,683.93)	109,770.00
Total Trails Maintenance Expense	55,751.83	181,931.00	126,179.17	196,620.62	208,346.00	11,725.38	208,346.00
Total Expense	66,533.83	227,359.00	160,825.17	729,775.62	1,010,777.00	281,001.38	1,070,145.00
Reserve Net Total	(62,015.84)	(224,442.33)	162,426.49	(167,697.92)	(470,698.64)	303,000.72	(518,400.00)
Net Total	(153,740.72)	(395,270.69)	241,529.97	1,170,463.84	541,574.32	628,889.52	(531,868.00)