
INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR OCTOBER 2024.

DATE: October 31, 2024

As of October 31, 2024, the Association has received \$1,941,225* or 97.9% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,791,000 or 98.8% of the total of \$1,812,900 billed.

*Does not include 106 properties on payment plans.

Certificates of Deposit as of October 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
1/21/2025	4.55%	\$50,000	Reserve
2/24/2025	5.30%	\$100,000	Reserve
3/17/2025	5.35%	\$69,000	Operating
3/27/2025	4.75%	\$150,000	Reserve
4/21/2025	4.35%	\$50,000	Reserve
5/22/2025	5.25%	\$100,000	Reserve
7/21/2025	4.20%	\$50,000	Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 10/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$363,202.46			\$363,202.46
11540 - First Citizens Bank Operating	\$24,674.65			\$24,674.65
11541 - First Citizens Bank Sweep - Operating	\$501,719.88			\$501,719.88
12100 - Edward Jones Operating	\$75,222.16			\$75,222.16
12110 - Edward Jones Emergency Fund	\$270,881.22			\$270,881.22
12200 - Edward Jones Capital Improvement		\$809,131.39		\$809,131.39
13820 - Edward Jones Reserves			\$607,563.10	\$607,563.10
13841 - First Citizens Bank Reserves - CDARS			\$154,316.13	\$154,316.13
13850 - Edward Jones Trails Maintenance Reserves			\$164,036.11	\$164,036.11
14000 - Accounts Receivable	\$104,360.64			\$104,360.64
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	\$1,256.01			\$1,256.01
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.76)			(\$292.76)
15500 - Interfund-Due To/Due From	\$4,275.22			\$4,275.22
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,474,492.76	\$809,131.39	\$925,915.34	\$3,209,539.49
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 10/31/2024

19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,480,454.41	\$809,131.39	\$925,915.34	\$7,215,501.14
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$822.51			\$822.51
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$22,790.87			\$22,790.87
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	\$219,714.65			\$219,714.65
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	\$771,653.80	\$273,653.76	(\$239,165.32)	\$806,142.24
Total Equity	\$5,260,739.76	\$809,131.39	\$925,915.34	\$6,995,786.49
Total Liabilities / Equity	\$5,480,454.41	\$809,131.39	\$925,915.34	\$7,215,501.14

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	975.00	-	975.00	274,650.00	260,000.00	14,650.00	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	(1,124.08)	-	(1,124.08)	(4,851.17)	(35,000.00)	30,148.83	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	895.81	-	895.81	27,640.53	35,000.00	(7,359.47)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	57.84	208.33	(150.49)	4,204.05	2,083.30	2,120.75	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	3,601.78	2,916.70	685.08	3,500.00
41000 - Lot Consolidation Fee	3,250.00	2,500.00	750.00	42,000.00	25,000.00	17,000.00	30,000.00
41010 - Other Income-Transfer Fees	10,620.00	5,717.75	4,902.25	65,420.00	57,177.50	8,242.50	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	1,500.00	-	1,500.00	86,018.00	-	86,018.00	-
41900 - Interest - Operating	799.50	1,666.67	(867.17)	30,314.76	16,666.70	13,648.06	20,000.00
Total Admin Service Income	16,974.07	10,384.42	6,589.65	1,927,115.58	1,937,859.20	(10,743.62)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,490.00	742.00	748.00	16,862.00	12,340.00	4,522.00	13,500.00
42010 - Review & Inspect Fee	13,875.00	6,324.00	7,551.00	125,781.36	105,130.00	20,651.36	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	1,600.00	193.00	1,407.00	10,599.28	3,200.00	7,399.28	3,500.00
42300 - Community Enhancement	(12.00)	221.00	(233.00)	3,796.00	3,655.00	141.00	4,000.00
Total Community Standards Income	16,953.00	7,480.00	9,473.00	157,538.64	124,325.00	33,213.64	136,000.00
Property & Environment Income							
44000 - Fishing Permits	11,444.04	14,166.67	(2,722.63)	183,159.93	141,666.70	41,493.23	170,000.00
44010 - Boat Permits	370.00	1,208.33	(838.33)	17,625.00	12,083.30	5,541.70	14,500.00
44100 - Weed Control	-	41.67	(41.67)	315.00	416.70	(101.70)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	333.30	(333.30)	400.00
44300 - Other-DPE (Seed/Fertilizer)	162.00	541.67	(379.67)	7,606.00	5,416.70	2,189.30	6,500.00
Total Property & Environment Income	11,976.04	15,991.67	(4,015.63)	208,705.93	159,916.70	48,789.23	191,900.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	130.00	100.00	30.00	2,583.50	3,000.00	(416.50)	4,000.00
46100 - Newsletter Advertising	2,174.44	-	2,174.44	4,249.86	2,000.00	2,249.86	8,000.00
46200 - Rent-Clubhouse	1,860.00	456.00	1,404.00	7,920.00	8,328.00	(408.00)	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	100.00	-	100.00	100.00	500.00	(400.00)	600.00
46220 - Accessory Rental- Stage & Sound	-	-	-	50.00	200.00	(150.00)	250.00
46230 - Clubhouse Cleaning	50.00	-	50.00	550.00	600.00	(50.00)	900.00
46300 - Vista Garden Income	50.00	375.00	(325.00)	1,329.35	3,000.00	(1,670.65)	3,000.00
Total Community Lifestyle Income	4,364.44	931.00	3,433.44	16,782.71	17,628.00	(845.29)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	24,822.00	23,550.00	1,272.00	348,912.33	321,843.00	27,069.33	352,841.00
48200 - Timeshare Owners-Amenities	60,942.50	-	60,942.50	243,770.00	60,942.00	182,828.00	60,942.00
48300 - Sponsored Events/Programs	639.00	1,142.00	(503.00)	15,215.76	17,941.00	(2,725.24)	20,500.00
48400 - Rental Income	80.00	200.00	(120.00)	2,855.00	3,300.00	(445.00)	4,000.00
48500 - Retail	46.79	144.00	(97.21)	725.00	2,001.00	(1,276.00)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	4,772.50	3,958.30	814.20	4,750.00
48700 - Swim Lesson Revenue	560.00	500.00	60.00	8,880.00	5,000.00	3,880.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	100,287.50	(100,287.50)	120,345.00
Total Recreation Amenities Income	87,090.29	35,960.58	51,129.71	625,130.59	515,272.80	109,857.79	571,878.00
Total Operating Income	137,357.84	70,747.67	66,610.17	2,935,273.45	2,755,001.70	180,271.75	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	34,135.39	33,333.33	(802.06)	315,012.02	333,333.30	18,321.28	400,000.00
50010 - Payroll-Overtime-Admin	95.59	41.67	(53.92)	356.70	416.70	60.00	500.00
50020 - Payroll Taxes-Admin	2,861.34	2,666.67	(194.67)	27,911.59	26,666.70	(1,244.89)	32,000.00
50100 - Health Insurance-Admin	4,557.30	6,129.17	1,571.87	42,135.02	55,162.53	13,027.51	73,550.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	3,724.71	3,416.70	(308.01)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	493.80	500.00	6.20	600.00
50130 - Retirement-Admin	1,840.94	1,750.00	(90.94)	18,165.88	17,500.00	(665.88)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	15,600.00	15,400.00	(200.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	1,304.50	1,666.70	362.20	2,000.00
50160 - Life Insurance-All	196.21	200.00	3.79	2,131.82	2,000.00	(131.82)	2,400.00
50190 - Payroll-Paychex	891.53	1,208.33	316.80	9,134.01	12,083.30	2,949.29	14,500.00
50195 - Misc (Admin Cafeteria Plan)	46.02	133.33	87.31	1,166.02	1,333.30	167.28	1,600.00
50200 - Office Supplies	278.97	541.67	262.70	3,732.83	5,416.70	1,683.87	6,500.00
50250 - Software Expense	1,840.00	2,375.00	535.00	20,978.00	23,750.00	2,772.00	28,500.00
50251 - Office Equip Repair/Tech Help	1,524.55	1,000.00	(524.55)	10,305.90	10,000.00	(305.90)	12,000.00
50260 - Equipment Leases	544.76	266.67	(278.09)	2,723.80	2,666.70	(57.10)	3,200.00
50300 - Postage	-	916.67	916.67	10,432.25	9,166.70	(1,265.55)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	416.70	416.70	500.00
50320 - Copies/Printing	-	41.67	41.67	-	416.70	416.70	500.00
50400 - Dues & Fees	-	125.00	125.00	1,388.00	1,250.00	(138.00)	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	200.43	708.33	507.90	2,317.93	7,083.30	4,765.37	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	229.20	45.61	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	166.70	115.78	200.00
50700 - Board Meetings/Discretionary	33.00	100.00	67.00	1,098.95	1,000.00	(98.95)	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	6,374.72	12,500.00	6,125.28	15,000.00
50900 - Misc. & Contingency	110.24	83.33	(26.91)	1,058.82	833.30	(225.52)	1,000.00
50950 - Advertisement	461.85	83.33	(378.52)	937.80	833.30	(104.50)	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	23,333.30	23,333.30	28,000.00
51100 - Legal	5,258.63	4,166.67	(1,091.96)	52,965.57	41,666.70	(11,298.87)	50,000.00
51101 - Legal - billed	(640.50)	-	640.50	(14,085.23)	-	14,085.23	-
51200 - Legal-Collections	3,425.40	5,833.33	2,407.93	26,113.29	58,333.30	32,220.01	70,000.00
51201 - Legal-Collections-billed	(3,056.57)	(4,583.33)	(1,526.76)	(20,916.75)	(45,833.30)	(24,916.55)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	833.30	(710.46)	1,000.00
51510 - Income Tax	2,355.00	34.75	(2,320.25)	2,355.00	347.50	(2,007.50)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	833.30	833.30	1,000.00
52010 - Master Insurance	-	-	-	73,728.21	68,000.00	(5,728.21)	68,000.00
53000 - Bank Charges	-	41.67	41.67	33.34	416.70	383.36	500.00
53010 - Credit Card Charges	1,376.45	1,166.67	(209.78)	16,893.15	11,666.70	(5,226.45)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	83.30	83.30	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	2,916.70	2,046.70	3,500.00
Total Admin Service Expense	60,465.26	64,453.52	3,988.26	638,219.92	707,806.03	69,586.11	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	30,855.71	24,065.17	(6,790.54)	246,064.57	240,651.70	(5,412.87)	288,782.00
60010 - Payroll-Overtime-DCS	153.34	166.67	13.33	2,202.24	1,666.70	(535.54)	2,000.00
60020 - Payroll Taxes-DCS	2,596.58	2,000.00	(596.58)	21,701.14	20,000.00	(1,701.14)	24,000.00
60100 - Health Insurance-DCS	4,406.08	5,237.50	831.42	43,722.12	47,137.50	3,415.38	62,850.00
60110 - Dental Insurance-DCS	368.72	375.00	6.28	3,995.68	3,750.00	(245.68)	4,500.00
60120 - Vision Insurance-DCS	51.28	54.17	2.89	503.39	541.70	38.31	650.00
60130 - Retirement-DCS	1,177.95	1,333.33	155.38	12,385.38	13,333.30	947.92	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,200.00	1,000.00	(200.00)	12,200.00	11,000.00	(1,200.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	3,420.76	3,750.00	329.24	4,500.00
60200 - Office/Field Supplies/Expenses	209.52	391.00	181.48	1,127.58	3,756.00	2,628.42	4,500.00
60230 - Uniforms	-	43.00	43.00	412.19	417.00	4.81	500.00
60310 - DCS Copier	793.98	562.50	(231.48)	5,603.46	5,625.00	21.54	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	149.66	833.30	683.64	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	404.20	276.70	485.00
60430 - Training	-	116.67	116.67	244.00	1,166.70	922.70	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	1,317.84	2,250.00	932.16	2,700.00
60530 - Vehicle Exp-Sport S 63	14.20	62.50	48.30	366.46	625.00	258.54	750.00
60540 - Vehicle Exp-Sport SL 29	14.20	62.50	48.30	331.20	625.00	293.80	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	281.14	750.00	468.86	900.00
60900 - Contingency	-	43.00	43.00	-	417.00	417.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
60930 - Community Enhancement	3,605.96	3,000.00	(605.96)	39,897.50	35,000.00	(4,897.50)	50,000.00
Total Community Standards Expense	45,816.12	39,436.76	(6,379.36)	396,053.81	394,950.10	(1,103.71)	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	26,932.08	30,550.58	3,618.50	264,583.96	305,505.80	40,921.84	366,607.00
61010 - Payroll-Overtime-DPE	192.09	416.67	224.58	1,361.73	4,166.70	2,804.97	5,000.00
61020 - Payroll Taxes-DPE	2,267.89	2,508.33	240.44	23,401.00	25,083.30	1,682.30	30,100.00
61100 - Health Insurance-DPE	3,073.40	5,761.67	2,688.27	36,117.23	51,855.03	15,737.80	69,140.00
61110 - Dental Insurance-DPE	307.93	375.00	67.07	3,748.67	3,750.00	1.33	4,500.00
61120 - Vision Insurance-DPE	45.17	54.58	9.41	508.16	545.80	37.64	655.00
61130 - Retirement-DPE	1,536.46	1,416.67	(119.79)	14,902.49	14,166.70	(735.79)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	10,000.00	13,200.00	3,200.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	7,277.78	6,250.00	(1,027.78)	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	266.16	333.30	67.14	400.00
61210 - Tools, Supplies Expense	542.72	716.67	173.95	3,496.75	7,166.70	3,669.95	8,600.00
61220 - Janitorial Supplies	81.07	250.00	168.93	2,155.42	2,500.00	344.58	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	1,250.00	460.62	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	1,250.00	560.00	1,500.00
61350 - Enforcement/Signage	1,264.20	916.67	(347.53)	7,983.49	9,166.70	1,183.21	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	83.30	(10.76)	100.00
61352 - Signage	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
61500 - Vehicle-Gas	-	1,174.67	1,174.67	5,918.16	11,746.70	5,828.54	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	833.30	(58.51)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,056.26	2,500.00	1,443.74	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	521.39	1,250.00	728.61	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	372.14	1,250.00	877.86	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	1,250.00	970.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	916.47	1,250.00	333.53	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	251.15	416.70	165.55	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	2,083.30	846.96	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,666.70	906.89	2,000.00
61600 - Facilities Maintenance	50.02	625.00	574.98	5,673.23	6,250.00	576.77	7,500.00
61601 - Equipment Maintenance	91.73	375.00	283.27	1,046.42	3,750.00	2,703.58	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	470.96	833.30	362.34	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	3,750.00	232.28	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	118.88	750.00	631.12	3,399.42	7,500.00	4,100.58	9,000.00
61605 - Fence Maint & Construction	1,831.87	208.33	(1,623.54)	2,011.23	2,083.30	72.07	2,500.00
61606 - Parks & Trails Expense	178.36	458.33	279.97	3,269.94	4,583.30	1,313.36	5,500.00
61610 - Consulting	-	-	-	1,759.00	2,000.00	241.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	2,083.30	549.30	2,500.00
61620 - Fire Mitigation	311.57	1,916.67	1,605.10	7,259.48	19,166.70	11,907.22	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	5,000.00	(2,225.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	945.32	2,500.00	1,554.68	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	350.00	833.30	483.30	1,000.00
61633 - Weeds & Algae Control	(2,724.21)	2,083.33	4,807.54	15,081.61	20,833.30	5,751.69	25,000.00
61640 - Porta Potties	135.20	416.67	281.47	2,393.60	4,166.70	1,773.10	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	4,166.70	(1,321.10)	5,000.00
61645 - Pumping Services	-	125.00	125.00	575.00	1,250.00	675.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	833.30	605.55	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	83.30	83.30	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	795.81	2,916.70	2,120.89	3,500.00
61960 - Stocking & Food Chain	31,350.00	9,500.00	(21,850.00)	105,775.00	95,000.00	(10,775.00)	114,000.00
Total Property & Environment Expense	69,182.33	66,516.49	(2,665.84)	558,378.23	662,603.23	104,225.00	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	273.34	333.33	59.99	3,089.12	3,333.30	244.18	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	1,152.38	1,750.00	597.62	9,366.50	17,500.00	8,133.50	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	416.70	416.70	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	2,083.30	2,005.89	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	900.00	1,250.00	350.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	215.40	416.70	201.30	500.00
62940 - Community Garden	99.29	416.67	317.38	1,782.00	4,166.70	2,384.70	5,000.00
Total Community Lifestyle Expense	1,525.01	2,916.67	1,391.66	33,414.07	43,166.70	9,752.63	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	28,658.26	28,992.00	333.74	286,013.65	289,920.00	3,906.35	347,904.00
63010 - Payroll-Overtime-DRA	30.00	41.67	11.67	479.48	416.70	(62.78)	500.00
63020 - Payroll Taxes-DRA	2,398.48	2,291.67	(106.81)	25,112.78	22,916.70	(2,196.08)	27,500.00
63100 - Health Insurance-DRA	2,865.42	3,142.50	277.08	21,685.14	28,282.50	6,597.36	37,710.00
63110 - Dental Insurance-DRA	274.72	216.67	(58.05)	2,540.00	2,166.70	(373.30)	2,600.00
63120 - Vision Insurance-DRA	45.17	37.50	(7.67)	376.42	375.00	(1.42)	450.00
63130 - Retirement-DRA	734.97	875.00	140.03	9,137.30	8,750.00	(387.30)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	7,000.00	6,600.00	(400.00)	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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)	2,211.02	2,083.30	(127.72)	2,500.00
63200 - Supplies-Building	329.60	833.33	503.73	7,167.38	8,333.30	1,165.92	10,000.00
63210 - Supplies-Programs	25.00	750.00	725.00	1,736.42	7,500.00	5,763.58	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,666.70	1,458.35	2,000.00
63230 - Uniforms	-	-	-	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	5,880.76	4,166.70	(1,714.06)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	416.70	416.70	500.00
63320 - Office Supplies/Printing	169.18	266.67	97.49	929.50	2,666.70	1,737.20	3,200.00
63400 - Dues/Subscriptions	47.15	20.83	(26.32)	618.05	208.30	(409.75)	250.00
63410 - Seminars/Training	-	-	-	1,420.00	1,650.00	230.00	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-
63600 - Maintenance Building	745.36	1,666.67	921.31	16,733.89	16,666.70	(67.19)	20,000.00
63601 - Maintenance-Grounds & Parking	976.21	333.33	(642.88)	3,264.39	3,333.30	68.91	4,000.00
63602 - Maintenance-Pool	791.26	1,750.00	958.74	21,652.37	17,500.00	(4,152.37)	21,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	3,771.13	3,750.00	(21.13)	4,500.00
63810 - Swim Lesson Expense	400.00	395.83	(4.17)	3,880.00	3,958.30	78.30	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	416.70	391.68	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	4,166.70	861.78	5,000.00
63920 - Merchandise	6.23	166.67	160.44	133.20	1,666.70	1,533.50	2,000.00
64010 - Utilities-Gas Rec	3,404.46	3,650.00	245.54	30,093.13	36,500.00	6,406.87	43,800.00
64020 - Utilities-Electric Rec	4,207.75	3,502.92	(704.83)	33,944.26	35,029.20	1,084.94	42,035.00
64030 - Utilities-Water Rec	709.59	687.50	(22.09)	6,263.27	6,875.00	611.73	8,250.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,365.20	1,750.00	384.80	2,100.00
64050 - Irrigation Water Rec	15.25	83.33	68.08	140.00	833.30	693.30	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	1,533.74	1,666.70	132.96	2,000.00
64070 - Utilities-TV-Telephone Rec	227.75	291.67	63.92	2,194.12	2,916.70	722.58	3,500.00
Total Recreation Amenities Expense	48,683.87	52,604.11	3,920.24	501,081.79	525,948.60	24,866.81	634,449.00
Utilities Expense							
70010 - Gas Admin	32.42	208.33	175.91	1,080.51	2,083.30	1,002.79	2,500.00
70020 - Electric Admin	282.86	358.33	75.47	3,422.38	3,583.30	160.92	4,300.00
70030 - Water Admin	414.81	500.00	85.19	2,458.27	5,000.00	2,541.73	6,000.00
70040 - Waste Control Admin	201.38	183.33	(18.05)	1,826.16	1,833.30	7.14	2,200.00
71010 - Gas Shop	28.88	250.00	221.12	1,189.10	2,500.00	1,310.90	3,000.00
71020 - Electric Shop	151.15	183.33	32.18	970.84	1,833.30	862.46	2,200.00
71030 - Water Shop	79.79	87.50	7.71	683.56	875.00	191.44	1,050.00
71040 - Waste Shop	146.28	150.00	3.72	1,359.43	1,500.00	140.57	1,800.00
72010 - Gas Clubhouse	94.12	433.33	339.21	2,338.08	4,333.30	1,995.22	5,200.00
72020 - Electric Clubhouse	258.22	183.33	(74.89)	1,434.07	1,833.30	399.23	2,200.00
72030 - Water Clubhouse	91.41	225.00	133.59	1,352.77	2,250.00	897.23	2,700.00
73000 - Cellular Phones	302.75	291.67	(11.08)	2,817.63	2,916.70	99.07	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	3,344.89	4,166.70	821.81	5,000.00
74000 - Street Lights	135.14	166.67	31.53	1,263.02	1,666.70	403.68	2,000.00
74010 - Water Other Assoc Lots	4.77	33.33	28.56	4,246.39	333.30	(3,913.09)	400.00
74020 - Aerator	26.99	833.33	806.34	2,942.87	8,333.30	5,390.43	10,000.00
74030 - Internet	378.26	375.00	(3.26)	3,741.86	3,750.00	8.14	4,500.00
Total Utilities Expense	2,989.60	4,879.15	1,889.55	36,471.83	48,791.50	12,319.67	58,550.00
Total Operating Expense	228,662.19	230,806.70	2,144.51	2,163,619.65	2,383,266.16	219,646.51	2,884,156.00
Net Operating Income (Loss)	(91,304.35)	(160,059.03)	68,754.68	771,653.80	371,735.54	399,918.26	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	1,168.41	1,916.67	(748.26)	25,451.91	19,166.70	6,285.21	23,000.00
Total Reserve Income	1,168.41	1,916.67	(748.26)	494,296.91	479,511.70	14,785.21	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	268.30	1,000.00	(731.70)	13,549.21	10,000.00	3,549.21	12,000.00
Total Trails Maintenance Income	268.30	1,000.00	(731.70)	69,949.21	66,400.00	3,549.21	68,400.00
Total Reserve Income	1,436.71	2,916.67	(1,479.96)	564,246.12	545,911.70	18,334.42	551,745.00
Reserve Expense							
84001 - Exercise Equipment	-	-	-	14,487.00	-	(14,487.00)	-
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	-	-	-	434,323.71	700,000.00	265,676.29	700,000.00
84019 - Greenbelt Fire Mitigation	5,000.00	45,000.00	40,000.00	37,500.00	45,000.00	7,500.00	45,000.00
84023 - Replace Mailbox - Reserves	27,477.14	-	(27,477.14)	47,706.49	45,428.00	(2,278.49)	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	-	-	-	1,777.81	-	(1,777.81)	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	13,000.00	-	(13,000.00)	13,000.00	15,000.00	2,000.00	15,000.00
84031 - Replace 12' Dump Trailer	-	-	-	10,349.86	9,500.00	(849.86)	9,500.00
84032 - Replace 18' Flat Trailer	-	-	-	7,618.58	7,500.00	(118.58)	7,500.00
Total Reserve Expense	45,477.14	45,000.00	(477.14)	606,790.82	847,431.00	240,640.18	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
89005 - Repave N. Pagosa Blvd.	-	-	-	167,453.93	109,770.00	(57,683.93)	109,770.00
Total Trails Maintenance Expense	-	-	-	196,620.62	208,346.00	11,725.38	208,346.00
Total Reserve Expense	45,477.14	45,000.00	(477.14)	803,411.44	1,055,777.00	252,365.56	1,070,145.00
Net Reserve Income (Loss)	(44,040.43)	(42,083.33)	(1,957.10)	(239,165.32)	(509,865.30)	270,699.98	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	667.14	1,666.67	(999.53)	4,373.91	16,666.70	(12,292.79)	20,000.00
Total Capital Improvement Income	667.14	1,666.67	(999.53)	394,131.91	330,406.70	63,725.21	333,740.00
Total Capital Income	667.14	1,666.67	(999.53)	394,131.91	330,406.70	63,725.21	333,740.00
Capital Expense							
Capital Improvement Expense							
95007 - Mailbox Improvements	(100.00)	-	100.00	-	-	-	-
95009 - Parking Lot - Rec Center	1,975.30	-	(1,975.30)	21,600.30	-	(21,600.30)	128,208.00
95011 - Vista Mailbox Development	68,894.50	-	(68,894.50)	91,377.85	-	(91,377.85)	219,000.00
95012 - Gymnasium	7,500.00	-	(7,500.00)	7,500.00	-	(7,500.00)	-
Total Capital Improvement Expense	78,269.80	-	(78,269.80)	120,478.15	-	(120,478.15)	347,208.00
Total Capital Expense	78,269.80	-	(78,269.80)	120,478.15	-	(120,478.15)	347,208.00
Net Capital Income (Loss)	(77,602.66)	1,666.67	(79,269.33)	273,653.76	330,406.70	(56,752.94)	(13,468.00)
Net Total	(212,947.44)	(200,475.69)	(12,471.75)	806,142.24	192,276.94	613,865.30	(531,868.00)