
INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR JULY 2024.

DATE: July 31, 2024

As of July 31, 2024, the Association has received \$1,921,075* or 96.9% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,780,000 or 98.2% of the total of \$1,812,900 billed.

*Does not include 136 properties on payment plans.

Certificates of Deposit as of July 31, 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 7/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$233,770.13			\$233,770.13
11540 - First Citizens Bank Operating	\$26,055.68			\$26,055.68
11541 - First Citizens Bank Sweep - Operating	\$1,331,667.59			\$1,331,667.59
12100 - Edward Jones Operating	\$75,073.59			\$75,073.59
12110 - Edward Jones Emergency Fund	\$270,320.73			\$270,320.73
12200 - Edward Jones Capital Improvement		\$501,399.73		\$501,399.73
13820 - Edward Jones Reserves			\$702,329.57	\$702,329.57
13841 - First Citizens Bank Reserves - CDARS			\$152,479.70	\$152,479.70
13850 - Edward Jones Trails Maintenance Reserves			\$219,558.81	\$219,558.81
14000 - Accounts Receivable	\$136,369.36			\$136,369.36
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	(\$292.79)			(\$292.79)
15500 - Interfund-Due To/Due From	(\$389,758.00)	\$389,758.00		-
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,813,484.02	\$891,157.73	\$1,074,368.08	\$3,779,009.83
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 7/31/2024

19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,819,445.67	\$891,157.73	\$1,074,368.08	\$7,784,971.48
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$41,727.90		\$14,969.50	\$56,697.40
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$19,324.00			\$19,324.00
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	\$257,153.17		\$14,969.50	\$272,122.67
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	\$1,073,206.54	\$355,680.10	(\$105,682.08)	\$1,323,204.56
Total Equity	\$5,562,292.50	\$891,157.73	\$1,059,398.58	\$7,512,848.81
Total Liabilities / Equity	\$5,819,445.67	\$891,157.73	\$1,074,368.08	\$7,784,971.48

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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	(1,300.00)	-	(1,300.00)	270,750.00	260,000.00	10,750.00	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	(253.03)	-	(253.03)	(3,334.59)	(35,000.00)	31,665.41	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	(23.46)	-	(23.46)	25,549.07	35,000.00	(9,450.93)	35,000.00
40600 - Other Income-Lien Fees	6,000.00	7,000.00	(1,000.00)	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	667.20	208.33	458.87	3,211.13	1,458.31	1,752.82	2,500.00
40800 - Delinquent Door Notice Fees	(68.68)	291.67	(360.35)	3,611.32	2,041.69	1,569.63	3,500.00
41000 - Lot Consolidation Fee	3,250.00	2,500.00	750.00	17,625.00	17,500.00	125.00	30,000.00
41010 - Other Income-Transfer Fees	6,120.00	5,717.75	402.25	38,960.00	40,024.25	(1,064.25)	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	1,251.16	1,666.67	(415.51)	27,177.57	11,666.69	15,510.88	20,000.00
Total Admin Service Income	15,643.19	17,384.42	(1,741.23)	1,866,185.13	1,906,705.94	(40,520.81)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,620.00	882.00	738.00	12,372.00	8,724.00	3,648.00	13,500.00
42010 - Review & Inspect Fee	10,575.00	7,509.00	3,066.00	81,971.00	74,323.00	7,648.00	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	1,000.00	229.00	771.00	2,999.28	2,261.00	738.28	3,500.00
42300 - Community Enhancement	1,452.00	261.00	1,191.00	3,392.00	2,582.00	810.00	4,000.00
Total Community Standards Income	14,647.00	8,881.00	5,766.00	101,234.28	87,890.00	13,344.28	136,000.00
Property & Environment Income							
44000 - Fishing Permits	39,702.64	14,166.67	25,535.97	138,745.86	99,166.69	39,579.17	170,000.00
44010 - Boat Permits	2,870.00	1,208.33	1,661.67	15,830.00	8,458.31	7,371.69	14,500.00
44100 - Weed Control	-	41.67	(41.67)	-	291.69	(291.69)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	233.31	(233.31)	400.00
44300 - Other-DPE (Seed/Fertilizer)	592.00	541.67	50.33	5,830.00	3,791.69	2,038.31	6,500.00
Total Property & Environment Income	43,164.64	15,991.67	27,172.97	160,405.86	111,941.69	48,464.17	191,900.00
Community Lifestyle Income							
46000 - Community Activities	596.92	500.00	96.92	1,919.12	1,900.00	19.12	4,000.00
46100 - Newsletter Advertising	-	-	-	2,075.42	2,000.00	75.42	8,000.00
46200 - Rent-Clubhouse	850.00	1,200.00	(350.00)	4,710.00	5,472.00	(762.00)	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	-	200.00	(200.00)	-	400.00	(400.00)	600.00
46220 - Accessory Rental-Tablecloths	-	50.00	(50.00)	50.00	150.00	(100.00)	250.00
46230 - Clubhouse Cleaning	-	300.00	(300.00)	500.00	600.00	(100.00)	900.00
46300 - Vista Garden Income	488.20	375.00	113.20	938.20	1,875.00	(936.80)	3,000.00
Total Community Lifestyle Income	1,935.12	2,625.00	(689.88)	10,192.74	12,397.00	(2,204.26)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	39,187.00	30,091.00	9,096.00	240,641.83	244,652.00	(4,010.17)	352,841.00
48200 - Timeshare Owners-Amenities	60,942.50	-	60,942.50	182,827.50	60,942.00	121,885.50	60,942.00
48300 - Sponsored Events/Programs	845.00	2,016.00	(1,171.00)	11,975.00	14,582.00	(2,607.00)	20,500.00
48400 - Rental Income	178.50	450.00	(271.50)	2,283.50	2,350.00	(66.50)	4,000.00
48500 - Retail	39.18	357.00	(317.82)	440.36	1,356.00	(915.64)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	10.00	395.83	(385.83)	4,772.50	2,770.81	2,001.69	4,750.00
48700 - Swim Lesson Revenue	180.00	500.00	(320.00)	7,480.00	3,500.00	3,980.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	70,201.25	(70,201.25)	120,345.00
Total Recreation Amenities Income	101,382.18	43,838.58	57,543.60	450,420.69	400,354.06	50,066.63	571,878.00
Total Operating Income	176,772.13	88,720.67	88,051.46	2,588,438.70	2,519,288.69	69,150.01	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	31,484.58	33,333.33	1,848.75	216,686.30	233,333.31	16,647.01	400,000.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	92.65	291.69	199.04	500.00
50020 - Payroll Taxes-Admin	2,647.64	2,666.67	19.03	19,694.14	18,666.69	(1,027.45)	32,000.00
50100 - Health Insurance-Admin	4,976.62	6,129.17	1,152.55	28,263.12	36,775.02	8,511.90	73,550.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	2,370.27	2,391.69	21.42	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	395.04	350.00	(45.04)	600.00
50130 - Retirement-Admin	1,787.03	1,750.00	(37.03)	12,708.78	12,250.00	(458.78)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	11,200.00	11,200.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	767.22	1,166.69	399.47	2,000.00
50160 - Life Insurance-All	150.78	200.00	49.22	1,528.24	1,400.00	(128.24)	2,400.00
50190 - Payroll-Paychex	1,224.97	1,208.33	(16.64)	6,310.09	8,458.31	2,148.22	14,500.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	774.00	933.31	159.31	1,600.00
50200 - Office Supplies	(208.98)	541.67	750.65	2,855.05	3,791.69	936.64	6,500.00
50250 - Software Expense	2,123.00	2,375.00	252.00	14,041.00	16,625.00	2,584.00	28,500.00
50251 - Office Equip Repair/Tech Help	906.29	1,000.00	93.71	6,740.77	7,000.00	259.23	12,000.00
50260 - Equipment Leases	-	266.67	266.67	1,634.28	1,866.69	232.41	3,200.00
50300 - Postage	1,000.00	916.67	(83.33)	8,245.99	6,416.69	(1,829.30)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	291.69	291.69	500.00
50320 - Copies/Printing	-	41.67	41.67	-	291.69	291.69	500.00
50400 - Dues & Fees	-	125.00	125.00	1,165.00	875.00	(290.00)	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	676.95	708.33	31.38	1,173.72	4,958.31	3,784.59	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	160.44	(23.15)	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	116.69	65.77	200.00
50700 - Board Meetings/Discretionary	103.30	100.00	(3.30)	448.43	700.00	251.57	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
50900 - Misc. & Contingency	(36.21)	83.33	119.54	664.92	583.31	(81.61)	1,000.00
50950 - Advertisement	108.85	83.33	(25.52)	416.05	583.31	167.26	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	16,333.31	16,333.31	28,000.00
51100 - Legal	5,855.50	4,166.67	(1,688.83)	29,096.00	29,166.69	70.69	50,000.00
51101 - Legal - billed	(1,656.00)	-	1,656.00	(9,652.23)	-	9,652.23	-
51200 - Legal-Collections	4,509.20	5,833.33	1,324.13	13,133.83	40,833.31	27,699.48	70,000.00
51201 - Legal-Collections-billed	(3,675.00)	(4,583.33)	(908.33)	(10,136.47)	(32,083.31)	(21,946.84)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	583.31	(960.45)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	243.25	243.25	417.00
52000 - Insurance Deductibles	1,000.00	83.33	(916.67)	-	583.31	583.31	1,000.00
52010 - Master Insurance	26,039.32	-	(26,039.32)	73,728.21	40,000.00	(33,728.21)	68,000.00
53000 - Bank Charges	40.00	41.67	1.67	33.34	291.69	258.35	500.00
53010 - Credit Card Charges	2,692.96	1,166.67	(1,526.29)	11,177.98	8,166.69	(3,011.29)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	58.31	58.31	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	2,041.69	1,171.69	3,500.00
Total Admin Service Expense	83,798.53	64,453.52	(19,345.01)	448,203.99	486,445.47	38,241.48	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	24,333.34	24,065.17	(268.17)	159,666.22	168,456.19	8,789.97	288,782.00
60010 - Payroll-Overtime-DCS	131.59	166.67	35.08	1,327.11	1,166.69	(160.42)	2,000.00
60020 - Payroll Taxes-DCS	2,057.36	2,000.00	(57.36)	14,420.20	14,000.00	(420.20)	24,000.00
60100 - Health Insurance-DCS	5,357.74	5,237.50	(120.24)	30,315.94	31,425.00	1,109.06	62,850.00
60110 - Dental Insurance-DCS	368.72	375.00	6.28	2,581.04	2,625.00	43.96	4,500.00
60120 - Vision Insurance-DCS	32.46	54.17	21.71	391.42	379.19	(12.23)	650.00
60130 - Retirement-DCS	1,089.46	1,333.33	243.87	9,015.08	9,333.31	318.23	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,400.00	1,000.00	(400.00)	8,200.00	8,000.00	(200.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	2,001.22	2,625.00	623.78	4,500.00
60200 - Office/Field Supplies/Expenses	60.00	356.00	296.00	618.91	2,583.00	1,964.09	4,500.00
60230 - Uniforms	-	40.00	40.00	-	287.00	287.00	500.00
60310 - DCS Copier	466.33	562.50	96.17	3,412.79	3,937.50	524.71	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	583.31	583.31	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	282.94	155.44	485.00
60430 - Training	-	116.67	116.67	244.00	816.69	572.69	1,400.00
60500 - DCS Vehicle Gas	375.15	225.00	(150.15)	922.37	1,575.00	652.63	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	267.47	437.50	170.03	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	437.50	120.50	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	60.43	525.00	464.57	900.00
60900 - Contingency	-	40.00	40.00	-	287.00	287.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	875.00	875.00	1,500.00
60930 - Community Enhancement	9,390.00	3,000.00	(6,390.00)	33,129.62	26,000.00	(7,129.62)	50,000.00
Total Community Standards Expense	45,430.75	39,395.76	(6,034.99)	267,018.32	276,637.82	9,619.50	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	20,399.89	30,550.58	10,150.69	187,738.33	213,854.06	26,115.73	366,607.00
61010 - Payroll-Overtime-DPE	-	416.67	416.67	898.00	2,916.69	2,018.69	5,000.00
61020 - Payroll Taxes-DPE	1,715.51	2,508.33	792.82	16,954.86	17,558.31	603.45	30,100.00
61100 - Health Insurance-DPE	4,002.91	5,761.67	1,758.76	26,355.56	34,570.02	8,214.46	69,140.00
61110 - Dental Insurance-DPE	307.93	375.00	67.07	2,516.95	2,625.00	108.05	4,500.00
61120 - Vision Insurance-DPE	45.17	54.58	9.41	417.82	382.06	(35.76)	655.00
61130 - Retirement-DPE	1,063.84	1,416.67	352.83	10,670.95	9,916.69	(754.26)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	7,600.00	9,600.00	2,000.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	4,320.02	4,375.00	54.98	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	21.28	233.31	212.03	400.00
61210 - Tools, Supplies Expense	181.02	716.67	535.65	2,352.14	5,016.69	2,664.55	8,600.00
61220 - Janitorial Supplies	361.51	250.00	(111.51)	1,483.53	1,750.00	266.47	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	875.00	85.62	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	875.00	185.00	1,500.00
61350 - Enforcement/Signage	-	916.67	916.67	6,301.81	6,416.69	114.88	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	58.31	(35.75)	100.00
61352 - Signage	-	125.00	125.00	-	875.00	875.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	875.00	875.00	1,500.00
61500 - Vehicle-Gas	1,237.44	1,174.67	(62.77)	4,684.86	8,222.69	3,537.83	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	583.31	(308.50)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	504.92	1,750.00	1,245.08	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	101.37	125.00	23.63	423.62	875.00	451.38	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.38	875.00	600.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	875.00	595.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	(285.43)	125.00	410.43	908.78	875.00	(33.78)	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	291.69	291.69	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	1,458.31	221.97	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,166.69	406.88	2,000.00
61600 - Facilities Maintenance	2,465.88	625.00	(1,840.88)	5,256.93	4,375.00	(881.93)	7,500.00
61601 - Equipment Maintenance	-	375.00	375.00	642.75	2,625.00	1,982.25	4,500.00
61602 - Trailer Maintenance	98.54	83.33	(15.21)	397.96	583.31	185.35	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	2,625.00	(892.72)	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	190.49	750.00	559.51	2,663.43	5,250.00	2,586.57	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	179.36	1,458.31	1,278.95	2,500.00
61606 - Parks & Trails Expense	341.22	458.33	117.11	2,323.82	3,208.31	884.49	5,500.00
61610 - Consulting	-	250.00	250.00	1,759.00	1,500.00	(259.00)	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	1,458.31	(75.69)	2,500.00
61620 - Fire Mitigation	8.65	1,916.67	1,908.02	3,240.35	13,416.69	10,176.34	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	3,500.00	(3,725.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	945.32	1,750.00	804.68	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	583.31	583.31	1,000.00
61633 - Weeds & Algae Control	1,541.21	2,083.33	542.12	12,310.22	14,583.31	2,273.09	25,000.00
61640 - Porta Potties	270.40	416.67	146.27	1,852.80	2,916.69	1,063.89	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	2,916.69	(2,571.11)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	875.00	875.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	583.31	355.56	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	58.31	58.31	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	765.81	2,041.69	1,275.88	3,500.00
61960 - Stocking & Food Chain	16,225.00	9,500.00	(6,725.00)	74,425.00	66,500.00	(7,925.00)	114,000.00
Total Property & Environment Expense	51,868.45	66,766.49	14,898.04	403,924.36	462,553.76	58,629.40	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	180.25	333.33	153.08	1,900.11	2,333.31	433.20	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	2,945.23	1,750.00	(1,195.23)	4,895.06	12,250.00	7,354.94	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	291.69	291.69	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	1,458.31	1,380.90	2,500.00
62830 - Clubhouse Cleaning Expense	600.00	125.00	(475.00)	900.00	875.00	(25.00)	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	121.58	291.69	170.11	500.00
62940 - Community Garden	-	416.67	416.67	1,591.16	2,916.69	1,325.53	5,000.00
Total Community Lifestyle Expense	3,725.48	2,916.67	(808.81)	27,468.96	34,416.69	6,947.73	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	26,432.88	28,992.00	2,559.12	200,278.04	202,944.00	2,665.96	347,904.00
63010 - Payroll-Overtime-DRA	6.00	41.67	35.67	441.27	291.69	(149.58)	500.00
63020 - Payroll Taxes-DRA	2,223.36	2,291.67	68.31	17,959.36	16,041.69	(1,917.67)	27,500.00
63100 - Health Insurance-DRA	2,026.25	3,142.50	1,116.25	14,339.30	18,855.00	4,515.70	37,710.00
63110 - Dental Insurance-DRA	154.24	216.67	62.43	1,441.12	1,516.69	75.57	2,600.00
63120 - Vision Insurance-DRA	26.35	37.50	11.15	286.08	262.50	(23.58)	450.00
63130 - Retirement-DRA	837.34	875.00	37.66	6,667.40	6,125.00	(542.40)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	4,800.00	4,800.00	-	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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)	1,306.54	1,458.31	151.77	2,500.00
63200 - Supplies-Building	695.56	833.33	137.77	4,678.29	5,833.31	1,155.02	10,000.00
63210 - Supplies-Programs	-	750.00	750.00	1,547.26	5,250.00	3,702.74	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,166.69	958.34	2,000.00
63230 - Uniforms	-	-	-	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	4,032.94	2,916.69	(1,116.25)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	291.69	291.69	500.00
63320 - Office Supplies/Printing	194.05	266.67	72.62	559.39	1,866.69	1,307.30	3,200.00
63400 - Dues/Subscriptions	-	20.83	20.83	476.60	145.81	(330.79)	250.00
63410 - Seminars/Training	-	-	-	140.00	1,100.00	960.00	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-
63600 - Maintenance Building	182.74	1,666.67	1,483.93	7,447.26	11,666.69	4,219.43	20,000.00
63601 - Maintenance-Grounds & Parking	27.26	333.33	306.07	800.28	2,333.31	1,533.03	4,000.00
63602 - Maintenance-Pool	86.56	1,750.00	1,663.44	14,818.16	12,250.00	(2,568.16)	21,000.00
63800 - Pagosa Springs Porpoises Swim	484.00	375.00	(109.00)	3,709.74	2,625.00	(1,084.74)	4,500.00
63810 - Swim Lesson Expense	1,280.00	395.83	(884.17)	2,240.00	2,770.81	530.81	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	291.69	266.67	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	2,916.69	(388.23)	5,000.00
63920 - Merchandise	-	166.67	166.67	78.23	1,166.69	1,088.46	2,000.00
64010 - Utilities-Gas Rec	2,296.08	3,650.00	1,353.92	20,638.53	25,550.00	4,911.47	43,800.00
64020 - Utilities-Electric Rec	4,739.63	3,502.92	(1,236.71)	20,749.99	24,520.44	3,770.45	42,035.00
64030 - Utilities-Water Rec	750.26	687.50	(62.76)	4,070.59	4,812.50	741.91	8,250.00
64040 - Utilities-Waste Control Rec	296.34	175.00	(121.34)	1,034.48	1,225.00	190.52	2,100.00
64050 - Irrigation Water Rec	58.27	83.33	25.06	69.22	583.31	514.09	1,000.00
64060 - Utilities-Alarm Rec	371.70	166.67	(205.03)	821.70	1,166.69	344.99	2,000.00
64070 - Utilities-TV-Telephone Rec	218.94	291.67	72.73	1,522.86	2,041.69	518.83	3,500.00
Total Recreation Amenities Expense	44,844.51	52,604.11	7,759.60	340,759.82	367,386.27	26,626.45	634,449.00
Utilities Expense							
70010 - Gas Admin	28.36	208.33	179.97	993.95	1,458.31	464.36	2,500.00
70020 - Electric Admin	614.67	358.33	(256.34)	2,394.41	2,508.31	113.90	4,300.00
70030 - Water Admin	940.41	500.00	(440.41)	1,403.64	3,500.00	2,096.36	6,000.00
70040 - Waste Control Admin	136.00	183.33	47.33	1,217.60	1,283.31	65.71	2,200.00
71010 - Gas Shop	27.07	250.00	222.93	1,106.08	1,750.00	643.92	3,000.00
71020 - Electric Shop	118.20	183.33	65.13	757.43	1,283.31	525.88	2,200.00
71030 - Water Shop	79.79	87.50	7.71	438.38	612.50	174.12	1,050.00
71040 - Waste Shop	141.00	150.00	9.00	920.59	1,050.00	129.41	1,800.00
72010 - Gas Clubhouse	30.92	433.33	402.41	2,170.76	3,033.31	862.55	5,200.00
72020 - Electric Clubhouse	258.49	183.33	(75.16)	994.49	1,283.31	288.82	2,200.00
72030 - Water Clubhouse	400.21	225.00	(175.21)	904.13	1,575.00	670.87	2,700.00
73000 - Cellular Phones	302.40	291.67	(10.73)	1,912.70	2,041.69	128.99	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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	2,263.78	2,916.69	652.91	5,000.00
74000 - Street Lights	181.90	166.67	(15.23)	857.60	1,166.69	309.09	2,000.00
74010 - Water Other Assoc Lots	4.77	33.33	28.56	4,046.20	233.31	(3,812.89)	400.00
74020 - Aerator	53.87	833.33	779.46	2,861.90	5,833.31	2,971.41	10,000.00
74030 - Internet	372.45	375.00	2.55	2,613.07	2,625.00	11.93	4,500.00
Total Utilities Expense	4,050.88	4,879.15	828.27	27,856.71	34,154.05	6,297.34	58,550.00
Total Operating Expense	233,718.60	231,015.70	(2,702.90)	1,515,232.16	1,661,594.06	146,361.90	2,884,156.00
Net Operating Income (Loss)	(56,946.47)	(142,295.03)	85,348.56	1,073,206.54	857,694.63	215,511.91	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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	960.86	1,916.67	(955.81)	19,906.63	13,416.69	6,489.94	23,000.00
Total Reserve Income	960.86	1,916.67	(955.81)	488,751.63	473,761.69	14,989.94	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	-	1,000.00	(1,000.00)	12,408.08	7,000.00	5,408.08	12,000.00
Total Trails Maintenance Income	-	1,000.00	(1,000.00)	68,808.08	63,400.00	5,408.08	68,400.00
Total Reserve Income	960.86	2,916.67	(1,955.81)	557,559.71	537,161.69	20,398.02	551,745.00
Reserve Expense							
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	10,734.52	-	(10,734.52)	434,053.71	700,000.00	265,946.29	700,000.00
84019 - Greenbelt Fire Mitigation	8,000.00	-	(8,000.00)	22,000.00	-	(22,000.00)	45,000.00
84023 - Replace Mailbox - Reserves	6,887.50	-	(6,887.50)	8,841.96	-	(8,841.96)	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	25,622.02	-	(25,622.02)	522,373.00	757,003.00	234,630.00	861,799.00
Trails Maintenance Expense							
89001 - Seal Coat Vista Blvd	-	15,063.00	15,063.00	16,045.05	15,063.00	(982.05)	15,063.00
89002 - Seal Coat-N. Pagosa-2017 Addition	-	11,352.00	11,352.00	13,121.64	11,352.00	(1,769.64)	11,352.00
89004 - Repave Lake Forest	-	-	-	-	-	-	72,161.00
89005 - Repave N. Pagosa Blvd.	60,828.50	-	(60,828.50)	111,702.10	-	(111,702.10)	109,770.00
Total Trails Maintenance Expense	60,828.50	26,415.00	(34,413.50)	140,868.79	26,415.00	(114,453.79)	208,346.00
Total Reserve Expense	86,450.52	26,415.00	(60,035.52)	663,241.79	783,418.00	120,176.21	1,070,145.00
Net Reserve Income (Loss)	(85,489.66)	(23,498.33)	(61,991.33)	(105,682.08)	(246,256.31)	140,574.23	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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	181.25	1,666.67	(1,485.42)	2,551.45	11,666.69	(9,115.24)	20,000.00
Total Capital Improvement Income	181.25	1,666.67	(1,485.42)	392,309.45	325,406.69	66,902.76	333,740.00
Total Capital Income	181.25	1,666.67	(1,485.42)	392,309.45	325,406.69	66,902.76	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 Capital Expense	-	-	-	36,629.35	-	(36,629.35)	347,208.00
Net Capital Income (Loss)	181.25	1,666.67	(1,485.42)	355,680.10	325,406.69	30,273.41	(13,468.00)
Net Total	(142,254.88)	(164,126.69)	21,871.81	1,323,204.56	936,845.01	386,359.55	(531,868.00)