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**INTEROFFICE MEMORANDUM**

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**TO:** ERICKA BAILEY

**FROM:** KATIE BENOIT

**SUBJECT:** ACCOUNTING NOTES FOR NOVEMBER 2024.

**DATE:** November 30, 2024

As of November 30, 2024, the Association has received \$1,946,100\* or 98.1% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,796,100 or 99.1% of the total of \$1,812,900 billed.

\*Does not include 93 properties on payment plans.

**Certificates of Deposit as of November 30, 2024:**

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
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

On 12/9/24, investment committee members Ericka Bailey, Adam Blocki, and Katie Benoit discussed investing Trails Reserve Funds in CDs. Katie and Allen reviewed cash flows for our Trails Maintenance Funds. Based on those meetings, to take advantage of higher interest rates, the investment committee recommends investing Trails Maintenance Reserve funds into a \$35,000 9-month CD, a \$35,000 1-year CD, a \$35,000 18-month CD, and a \$35,000 2-year CD.

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 11/30/2024

<b>Assets</b>	<b>Operating</b>	<b>Capital</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Assets</b>				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$262,073.37			\$262,073.37
11540 - First Citizens Bank Operating	\$84,428.16			\$84,428.16
11541 - First Citizens Bank Sweep - Operating	\$404,306.86			\$404,306.86
12100 - Edward Jones Operating	\$75,168.70			\$75,168.70
12110 - Edward Jones Emergency Fund	\$271,032.21			\$271,032.21
12200 - Edward Jones Capital Improvement		\$642,354.46		\$642,354.46
13820 - Edward Jones Reserves			\$597,252.71	\$597,252.71
13841 - First Citizens Bank Reserves - CDARS			\$154,919.73	\$154,919.73
13850 - Edward Jones Trails Maintenance Reserves			\$164,536.88	\$164,536.88
14000 - Accounts Receivable	\$100,287.99			\$100,287.99
14100 - Accounts Receivable - Other	\$93,041.78			\$93,041.78
14900 - Allowance for Doubtful Accounts	(\$17,580.21)			(\$17,580.21)
15100 - Accts Rec.-Employee Dep Health	\$1,059.65			\$1,059.65
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$257.39)			(\$257.39)
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
<b>Total Current Assets</b>	<b>\$1,327,460.83</b>	<b>\$642,354.46</b>	<b>\$916,709.32</b>	<b>\$2,886,524.61</b>
<b>Fixed Assets</b>				
18500 - Land: Admin-Shop-Rec Center	\$506,377.38			\$506,377.38
18510 - Building	\$4,043,372.99			\$4,043,372.99
18520 - Equipment	\$911,161.73			\$911,161.73
18530 - Lakes	\$425,755.37			\$425,755.37
18540 - Improvements	\$1,585,187.24			\$1,585,187.24
19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 11/30/2024

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Capital</b>	<b>Reserve</b>	<b>Total</b>
<b>Total Fixed Assets</b>				<b>\$4,005,961.65</b>
<b>Total Assets</b>	<b>\$5,333,422.48</b>	<b>\$642,354.46</b>	<b>\$916,709.32</b>	<b>\$6,892,486.26</b>
<b>Current Liabilities</b>				
20000 - Accounts Payable	\$19,476.21			\$19,476.21
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$23,355.95			\$23,355.95
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)
<b>Total Current Liabilities</b>	<b>\$238,933.43</b>			<b>\$238,933.43</b>
<b>Equity</b>				
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	\$605,403.09	\$106,876.83	(\$248,371.34)	\$463,908.58
<b>Total Equity</b>	<b>\$5,094,489.05</b>	<b>\$642,354.46</b>	<b>\$916,709.32</b>	<b>\$6,653,552.83</b>
<b>Total Liabilities / Equity</b>	<b>\$5,333,422.48</b>	<b>\$642,354.46</b>	<b>\$916,709.32</b>	<b>\$6,892,486.26</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Admin Service Income</b>							
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	276,275.00	260,000.00	16,275.00	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	-	-	-	(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	255.93	-	255.93	27,896.46	35,000.00	(7,103.54)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	21.35	208.33	(186.98)	4,225.40	2,291.63	1,933.77	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	3,601.78	3,208.37	393.41	3,500.00
41000 - Lot Consolidation Fee	3,250.00	2,500.00	750.00	45,250.00	27,500.00	17,750.00	30,000.00
41010 - Other Income-Transfer Fees	5,040.00	5,717.75	(677.75)	70,460.00	62,895.25	7,564.75	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	500.00	-	500.00	86,518.00	-	86,518.00	-
41900 - Interest - Operating	527.04	1,666.67	(1,139.63)	30,841.80	18,333.37	12,508.43	20,000.00
<b>Total Admin Service Income</b>	<b>11,219.32</b>	<b>10,384.42</b>	<b>834.90</b>	<b>1,938,334.90</b>	<b>1,948,243.62</b>	<b>(9,908.72)</b>	<b>1,958,628.00</b>
<b>Community Standards Income</b>							
42000 - Filing Fee	710.00	227.00	483.00	17,572.00	12,567.00	5,005.00	13,500.00
42010 - Review & Inspect Fee	8,860.00	1,932.00	6,928.00	134,641.36	107,062.00	27,579.36	115,000.00
42020 - Permit Transfer Fee	500.00	-	500.00	1,000.00	-	1,000.00	-
42100 - DCS Fines	-	58.00	(58.00)	10,599.28	3,258.00	7,341.28	3,500.00
42300 - Community Enhancement	-	68.00	(68.00)	3,796.00	3,723.00	73.00	4,000.00
<b>Total Community Standards Income</b>	<b>10,070.00</b>	<b>2,285.00</b>	<b>7,785.00</b>	<b>167,608.64</b>	<b>126,610.00</b>	<b>40,998.64</b>	<b>136,000.00</b>
<b>Property &amp; Environment Income</b>							
44000 - Fishing Permits	1,855.57	14,166.67	(12,311.10)	185,015.50	155,833.37	29,182.13	170,000.00
44010 - Boat Permits	-	1,208.33	(1,208.33)	17,625.00	13,291.63	4,333.37	14,500.00
44100 - Weed Control	-	41.67	(41.67)	315.00	458.37	(143.37)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	366.63	(366.63)	400.00
44300 - Other-DPE (Seed/Fertilizer)	216.00	541.67	(325.67)	7,822.00	5,958.37	1,863.63	6,500.00
<b>Total Property &amp; Environment Income</b>	<b>2,071.57</b>	<b>15,991.67</b>	<b>(13,920.10)</b>	<b>210,777.50</b>	<b>175,908.37</b>	<b>34,869.13</b>	<b>191,900.00</b>
<b>Community Lifestyle Income</b>							
46000 - Community Activities & Events Income	2,365.92	500.00	1,865.92	4,949.42	3,500.00	1,449.42	4,000.00
46100 - Newsletter Advertising	1,606.92	6,000.00	(4,393.08)	5,856.78	8,000.00	(2,143.22)	8,000.00
46200 - Rent-Clubhouse	-	336.00	(336.00)	7,920.00	8,664.00	(744.00)	9,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
46210 - Kitchen Rental	-	-	-	100.00	500.00	(400.00)	600.00
46220 - Accessory Rental- Stage & Sound	-	-	-	50.00	200.00	(150.00)	250.00
46230 - Clubhouse Cleaning	-	-	-	550.00	600.00	(50.00)	900.00
46300 - Vista Garden Income	-	-	-	1,329.35	3,000.00	(1,670.65)	3,000.00
<b>Total Community Lifestyle Income</b>	<b>3,972.84</b>	<b>6,836.00</b>	<b>(2,863.16)</b>	<b>20,755.55</b>	<b>24,464.00</b>	<b>(3,708.45)</b>	<b>25,750.00</b>
<b>Recreation Amenities Income</b>							
48000 - PLPOA Members-Amenities	29,817.76	16,354.00	13,463.76	378,730.09	338,197.00	40,533.09	352,841.00
48200 - Timeshare Owners-Amenities	-	-	-	243,770.00	60,942.00	182,828.00	60,942.00
48300 - Sponsored Events/Programs	755.00	1,142.00	(387.00)	15,970.76	19,083.00	(3,112.24)	20,500.00
48400 - Rental Income	85.00	300.00	(215.00)	2,940.00	3,600.00	(660.00)	4,000.00
48500 - Retail	68.34	214.00	(145.66)	793.34	2,215.00	(1,421.66)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	4,772.50	4,354.13	418.37	4,750.00
48700 - Swim Lesson Revenue	-	500.00	(500.00)	8,880.00	5,500.00	3,380.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	110,316.25	(110,316.25)	120,345.00
<b>Total Recreation Amenities Income</b>	<b>30,726.10</b>	<b>28,934.58</b>	<b>1,791.52</b>	<b>655,856.69</b>	<b>544,207.38</b>	<b>111,649.31</b>	<b>571,878.00</b>
<b>Total Operating Income</b>	<b>58,059.83</b>	<b>64,431.67</b>	<b>(6,371.84)</b>	<b>2,993,333.28</b>	<b>2,819,433.37</b>	<b>173,899.91</b>	<b>2,884,156.00</b>
<b>Operating Expense</b>							
<b>Admin Service Expense</b>							
50000 - Payroll-Admin	36,862.35	33,333.33	(3,529.02)	351,874.37	366,666.63	14,792.26	400,000.00
50010 - Payroll-Overtime-Admin	8.42	41.67	33.25	365.12	458.37	93.25	500.00
50020 - Payroll Taxes-Admin	3,066.93	2,666.67	(400.26)	30,978.52	29,333.37	(1,645.15)	32,000.00
50100 - Health Insurance-Admin	4,991.11	6,129.17	1,138.06	47,126.13	61,291.70	14,165.57	73,550.00
50110 - Dental Insurance-Admin	526.61	341.67	(184.94)	4,251.32	3,758.37	(492.95)	4,100.00
50120 - Vision Insurance-Admin	98.76	50.00	(48.76)	592.56	550.00	(42.56)	600.00
50130 - Retirement-Admin	1,999.85	1,750.00	(249.85)	20,165.73	19,250.00	(915.73)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	17,200.00	16,800.00	(400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	-	166.67	166.67	1,304.50	1,833.37	528.87	2,000.00
50160 - Life Insurance-All	196.21	200.00	3.79	2,328.03	2,200.00	(128.03)	2,400.00
50190 - Payroll-Paychex	437.01	1,208.33	771.32	9,571.02	13,291.63	3,720.61	14,500.00
50195 - Misc (Admin Cafeteria Plan)	210.00	133.33	(76.67)	1,376.02	1,466.63	90.61	1,600.00
50200 - Office Supplies	558.74	541.67	(17.07)	4,291.57	5,958.37	1,666.80	6,500.00
50250 - Software Expense	1,979.00	2,375.00	396.00	22,957.00	26,125.00	3,168.00	28,500.00
50251 - Office Equip Repair/Tech Help	1,166.75	1,000.00	(166.75)	11,472.65	11,000.00	(472.65)	12,000.00
50260 - Equipment Leases	-	266.67	266.67	2,723.80	2,933.37	209.57	3,200.00
50300 - Postage	-	916.67	916.67	10,432.25	10,083.37	(348.88)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	458.37	458.37	500.00
50320 - Copies/Printing	-	41.67	41.67	-	458.37	458.37	500.00
50400 - Dues & Fees	200.00	125.00	(75.00)	1,588.00	1,375.00	(213.00)	1,500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50410 - Education-Seminars	739.18	708.33	(30.85)	3,057.11	7,791.63	4,734.52	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	252.12	68.53	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	183.37	132.45	200.00
50700 - Board Meetings/Discretionary	-	100.00	100.00	1,098.95	1,100.00	1.05	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	6,374.72	13,750.00	7,375.28	15,000.00
50900 - Misc. & Contingency	60.40	83.33	22.93	1,119.22	916.63	(202.59)	1,000.00
50950 - Advertisement	29.95	83.33	53.38	967.75	916.63	(51.12)	1,000.00
51000 - Audit	15,000.00	2,333.33	(12,666.67)	15,000.00	25,666.63	10,666.63	28,000.00
51100 - Legal	9,126.61	4,166.67	(4,959.94)	62,092.18	45,833.37	(16,258.81)	50,000.00
51101 - Legal - billed	(1,827.60)	-	1,827.60	(15,912.83)	-	15,912.83	-
51200 - Legal-Collections	6,257.36	5,833.33	(424.03)	32,370.65	64,166.63	31,795.98	70,000.00
51201 - Legal-Collections-billed	3.36	(4,583.33)	(4,586.69)	(20,913.39)	(50,416.63)	(29,503.24)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	916.63	(627.13)	1,000.00
51510 - Income Tax	34.00	34.75	.75	2,389.00	382.25	(2,006.75)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	916.63	916.63	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	458.37	425.03	500.00
53010 - Credit Card Charges - Admin	(13,504.82)	1,166.67	14,671.49	3,388.33	12,833.37	9,445.04	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	91.63	91.63	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	3,208.37	2,338.37	3,500.00
<b>Total Admin Service Expense</b>	<b>69,820.18</b>	<b>64,453.52</b>	<b>(5,366.66)</b>	<b>708,040.10</b>	<b>772,259.55</b>	<b>64,219.45</b>	<b>841,442.00</b>
<b>Community Standards Expense</b>							
60000 - Payroll-DCS	28,261.05	24,065.17	(4,195.88)	274,325.62	264,716.87	(9,608.75)	288,782.00
60010 - Payroll-Overtime-DCS	214.43	166.67	(47.76)	2,416.67	1,833.37	(583.30)	2,000.00
60020 - Payroll Taxes-DCS	2,368.24	2,000.00	(368.24)	24,069.38	22,000.00	(2,069.38)	24,000.00
60100 - Health Insurance-DCS	3,571.72	5,237.50	1,665.78	47,293.84	52,375.00	5,081.16	62,850.00
60110 - Dental Insurance-DCS	248.24	375.00	126.76	4,243.92	4,125.00	(118.92)	4,500.00
60120 - Vision Insurance-DCS	95.28	54.17	(41.11)	598.67	595.87	(2.80)	650.00
60130 - Retirement-DCS	815.17	1,333.33	518.16	13,200.55	14,666.63	1,466.08	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,000.00	(600.00)	13,800.00	12,000.00	(1,800.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	-	375.00	375.00	3,420.76	4,125.00	704.24	4,500.00
60200 - Office/Field Supplies/Expenses	445.09	298.00	(147.09)	1,572.67	4,054.00	2,481.33	4,500.00
60230 - Uniforms	113.41	33.00	(80.41)	525.60	450.00	(75.60)	500.00
60310 - DCS Copier	646.33	562.50	(83.83)	6,249.79	6,187.50	(62.29)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	149.66	916.63	766.97	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	444.62	317.12	485.00
60430 - Training	-	116.67	116.67	244.00	1,283.37	1,039.37	1,400.00
60500 - DCS Vehicle Gas	400.73	225.00	(175.73)	1,718.57	2,475.00	756.43	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	366.46	687.50	321.04	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	331.20	687.50	356.30	750.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
60700 - ECC Expenses	-	75.00	75.00	281.14	825.00	543.86	900.00
60900 - Contingency	-	33.00	33.00	-	450.00	450.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
60930 - Community Enhancement	32.96	15,000.00	14,967.04	39,930.46	50,000.00	10,069.54	50,000.00
<b>Total Community Standards Expense</b>	<b>38,812.65</b>	<b>51,323.76</b>	<b>12,511.11</b>	<b>434,866.46</b>	<b>446,273.86</b>	<b>11,407.40</b>	<b>487,017.00</b>
<b>Property &amp; Environment Expense</b>							
61000 - Payroll-DPE	25,619.23	30,550.58	4,931.35	290,203.19	336,056.38	45,853.19	366,607.00
61010 - Payroll-Overtime-DPE	149.45	416.67	267.22	1,511.18	4,583.37	3,072.19	5,000.00
61020 - Payroll Taxes-DPE	2,143.34	2,508.33	364.99	25,544.34	27,591.63	2,047.29	30,100.00
61100 - Health Insurance-DPE	3,273.40	5,761.67	2,488.27	39,390.63	57,616.70	18,226.07	69,140.00
61110 - Dental Insurance-DPE	307.93	375.00	67.07	4,056.60	4,125.00	68.40	4,500.00
61120 - Vision Insurance-DPE	90.34	54.58	(35.76)	598.50	600.38	1.88	655.00
61130 - Retirement-DPE	1,539.82	1,416.67	(123.15)	16,442.31	15,583.37	(858.94)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	10,800.00	14,400.00	3,600.00	14,400.00
61150 - Insurance-Workers Comp-DPE	-	625.00	625.00	7,277.78	6,875.00	(402.78)	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	266.16	366.63	100.47	400.00
61210 - Tools, Supplies Expense	556.84	716.67	159.83	4,053.59	7,883.37	3,829.78	8,600.00
61220 - Janitorial Supplies	8.54	250.00	241.46	2,163.96	2,750.00	586.04	3,000.00
61230 - Uniforms	558.10	125.00	(433.10)	1,347.48	1,375.00	27.52	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	1,375.00	685.00	1,500.00
61350 - Enforcement/Signage	3,555.09	916.67	(2,638.42)	11,538.58	10,083.37	(1,455.21)	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	91.63	(2.43)	100.00
61352 - Signage	580.39	125.00	(455.39)	580.39	1,375.00	794.61	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
61500 - Vehicle-Gas	1,084.04	1,174.67	90.63	7,002.20	12,921.37	5,919.17	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	916.63	24.82	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,056.26	2,750.00	1,693.74	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	521.39	1,375.00	853.61	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	372.14	1,375.00	1,002.86	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	1,305.37	125.00	(1,180.37)	1,584.58	1,375.00	(209.58)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	916.47	1,375.00	458.53	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	251.15	458.37	207.22	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	2,291.63	1,055.29	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,833.37	1,073.56	2,000.00
61600 - Facilities Maintenance	483.10	625.00	141.90	6,156.33	6,875.00	718.67	7,500.00
61601 - Equipment Maintenance	596.78	375.00	(221.78)	1,643.20	4,125.00	2,481.80	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	470.96	916.63	445.67	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	4,125.00	607.28	4,500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
61604 - Lakes Fisheries & Parks/Repair & Maint	115.25	750.00	634.75	3,514.67	8,250.00	4,735.33	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	2,011.23	2,291.63	280.40	2,500.00
61606 - Parks & Trails Expense	255.91	458.33	202.42	3,525.85	5,041.63	1,515.78	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	2,291.63	757.63	2,500.00
61620 - Fire Mitigation	-	1,916.67	1,916.67	7,259.48	21,083.37	13,823.89	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	5,500.00	(1,725.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	-	-	945.32	2,500.00	1,554.68	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	350.00	916.63	566.63	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	15,081.61	22,916.63	7,835.02	25,000.00
61640 - Porta Potties	135.20	416.67	281.47	2,528.80	4,583.37	2,054.57	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	4,583.37	(904.43)	5,000.00
61645 - Pumping Services	-	125.00	125.00	575.00	1,375.00	800.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	916.63	688.88	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	91.63	91.63	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	795.81	3,208.37	2,412.56	3,500.00
61960 - Stocking & Food Chain	-	9,500.00	9,500.00	105,775.00	104,500.00	(1,275.00)	114,000.00
<b>Total Property &amp; Environment Expense</b>	<b>43,158.12</b>	<b>66,266.49</b>	<b>23,108.37</b>	<b>601,536.35</b>	<b>728,869.72</b>	<b>127,333.37</b>	<b>799,698.00</b>
<b>Community Lifestyle Expense</b>							
62250 - Website-Front Steps	273.34	333.33	59.99	3,362.46	3,666.63	304.17	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	4,000.00	4,000.00	17,983.64	18,000.00	16.36	28,000.00
62800 - Community Activities & Events	3,269.00	1,750.00	(1,519.00)	12,635.50	19,250.00	6,614.50	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	458.37	458.37	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	2,291.63	2,214.22	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	900.00	1,375.00	475.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	215.40	458.37	242.97	500.00
62940 - Community Garden	134.40	416.67	282.27	1,916.40	4,583.37	2,666.97	5,000.00
<b>Total Community Lifestyle Expense</b>	<b>3,676.74</b>	<b>6,916.67</b>	<b>3,239.93</b>	<b>37,090.81</b>	<b>50,083.37</b>	<b>12,992.56</b>	<b>63,000.00</b>
<b>Recreation Amenities Expense</b>							
63000 - Payroll-DRA	26,087.52	28,992.00	2,904.48	312,101.17	318,912.00	6,810.83	347,904.00
63010 - Payroll-Overtime-DRA	-	41.67	41.67	479.48	458.37	(21.11)	500.00
63020 - Payroll Taxes-DRA	2,170.13	2,291.67	121.54	27,282.91	25,208.37	(2,074.54)	27,500.00
63100 - Health Insurance-DRA	2,098.96	3,142.50	1,043.54	23,784.10	31,425.00	7,640.90	37,710.00
63110 - Dental Insurance-DRA	154.24	216.67	62.43	2,694.24	2,383.37	(310.87)	2,600.00
63120 - Vision Insurance-DRA	105.38	37.50	(67.88)	481.80	412.50	(69.30)	450.00
63130 - Retirement-DRA	664.20	875.00	210.80	9,801.50	9,625.00	(176.50)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	7,600.00	7,200.00	(400.00)	7,200.00



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
63150 - Insurance-Workers Comp-DRA	-	208.33	208.33	2,211.02	2,291.63	80.61	2,500.00
63200 - Supplies-Building	46.58	833.33	786.75	7,213.96	9,166.63	1,952.67	10,000.00
63210 - Supplies-Programs	-	750.00	750.00	1,736.42	8,250.00	6,513.58	9,000.00
63220 - Janitorial/Housekeeping	817.69	166.67	(651.02)	1,026.04	1,833.37	807.33	2,000.00
63230 - Uniforms	285.29	200.00	(85.29)	285.29	1,000.00	714.71	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	6,496.70	4,583.37	(1,913.33)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	458.37	458.37	500.00
63255 - Credit Card Fees - Rec Center	14,777.32	-	(14,777.32)	14,777.32	-	(14,777.32)	-
63320 - Office Supplies/Printing	260.43	266.67	6.24	1,189.93	2,933.37	1,743.44	3,200.00
63400 - Dues/Subscriptions	47.15	20.83	(26.32)	665.20	229.13	(436.07)	250.00
63410 - Seminars/Training	-	550.00	550.00	1,420.00	2,200.00	780.00	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-
63600 - Maintenance Building	1,103.99	1,666.67	562.68	17,837.88	18,333.37	495.49	20,000.00
63601 - Maintenance-Grounds & Parking	1,422.93	333.33	(1,089.60)	4,687.32	3,666.63	(1,020.69)	4,000.00
63602 - Maintenance-Pool	960.29	1,750.00	789.71	22,612.66	19,250.00	(3,362.66)	21,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	3,771.13	4,125.00	353.87	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	3,880.00	4,354.13	474.13	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	458.37	433.35	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	4,583.37	1,278.45	5,000.00
63920 - Merchandise	-	166.67	166.67	133.20	1,833.37	1,700.17	2,000.00
64010 - Utilities-Gas Rec	7,023.48	3,650.00	(3,373.48)	37,116.61	40,150.00	3,033.39	43,800.00
64020 - Utilities-Electric Rec	3,773.93	3,502.92	(271.01)	37,718.19	38,532.12	813.93	42,035.00
64030 - Utilities-Water Rec	732.83	687.50	(45.33)	6,996.10	7,562.50	566.40	8,250.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,530.56	1,925.00	394.44	2,100.00
64050 - Irrigation Water Rec	2.74	83.33	80.59	142.74	916.63	773.89	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	1,533.74	1,833.37	299.63	2,000.00
64070 - Utilities-TV-Telephone Rec	227.75	291.67	63.92	2,421.87	3,208.37	786.50	3,500.00
<b>Total Recreation Amenities Expense</b>	<b>64,144.13</b>	<b>53,354.11</b>	<b>(10,790.02)</b>	<b>565,225.92</b>	<b>579,302.71</b>	<b>14,076.79</b>	<b>634,449.00</b>
<b>Utilities Expense</b>							
70010 - Gas Admin	78.52	208.33	129.81	1,159.03	2,291.63	1,132.60	2,500.00
70020 - Electric Admin	367.86	358.33	(9.53)	3,790.24	3,941.63	151.39	4,300.00
70030 - Water Admin	356.41	500.00	143.59	2,814.68	5,500.00	2,685.32	6,000.00
70040 - Waste Control Admin	249.08	183.33	(65.75)	2,075.24	2,016.63	(58.61)	2,200.00
71010 - Gas Shop	495.49	250.00	(245.49)	1,684.59	2,750.00	1,065.41	3,000.00
71020 - Electric Shop	97.71	183.33	85.62	1,068.55	2,016.63	948.08	2,200.00
71030 - Water Shop	79.79	87.50	7.71	763.35	962.50	199.15	1,050.00
71040 - Waste Shop	146.28	150.00	3.72	1,505.71	1,650.00	144.29	1,800.00
72010 - Gas Clubhouse	766.70	433.33	(333.37)	3,104.78	4,766.63	1,661.85	5,200.00
72020 - Electric Clubhouse	157.42	183.33	25.91	1,591.49	2,016.63	425.14	2,200.00
72030 - Water Clubhouse	207.69	225.00	17.31	1,560.46	2,475.00	914.54	2,700.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
73000 - Cellular Phones	300.03	291.67	(8.36)	3,117.66	3,208.37	90.71	3,500.00
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	3,705.26	4,583.37	878.11	5,000.00
74000 - Street Lights	135.14	166.67	31.53	1,398.16	1,833.37	435.21	2,000.00
74010 - Water Other Assoc Lots	190.65	33.33	(157.32)	4,437.04	366.63	(4,070.41)	400.00
74020 - Aerator	331.32	833.33	502.01	3,274.19	9,166.63	5,892.44	10,000.00
74030 - Internet	378.26	375.00	(3.26)	4,120.12	4,125.00	4.88	4,500.00
<b>Total Utilities Expense</b>	<b>4,698.72</b>	<b>4,879.15</b>	<b>180.43</b>	<b>41,170.55</b>	<b>53,670.65</b>	<b>12,500.10</b>	<b>58,550.00</b>
<b>Total Operating Expense</b>	<b>224,310.54</b>	<b>247,193.70</b>	<b>22,883.16</b>	<b>2,387,930.19</b>	<b>2,630,459.86</b>	<b>242,529.67</b>	<b>2,884,156.00</b>
<b>Net Operating Income (Loss)</b>	<b>(166,250.71)</b>	<b>(182,762.03)</b>	<b>16,511.32</b>	<b>605,403.09</b>	<b>188,973.51</b>	<b>416,429.58</b>	<b>-</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
80000 - Reserve-Restricted	-	-	-	468,845.00	460,345.00	8,500.00	460,345.00
80100 - Interest-Reserve	3,650.46	1,916.67	1,733.79	29,102.37	21,083.37	8,019.00	23,000.00
<b>Total Reserve Income</b>	<b>3,650.46</b>	<b>1,916.67</b>	<b>1,733.79</b>	<b>497,947.37</b>	<b>481,428.37</b>	<b>16,519.00</b>	<b>483,345.00</b>
<b>Trails Maintenance Income</b>							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	500.77	1,000.00	(499.23)	14,049.98	11,000.00	3,049.98	12,000.00
<b>Total Trails Maintenance Income</b>	<b>500.77</b>	<b>1,000.00</b>	<b>(499.23)</b>	<b>70,449.98</b>	<b>67,400.00</b>	<b>3,049.98</b>	<b>68,400.00</b>
<b>Total Reserve Income</b>	<b>4,151.23</b>	<b>2,916.67</b>	<b>1,234.56</b>	<b>568,397.35</b>	<b>548,828.37</b>	<b>19,568.98</b>	<b>551,745.00</b>
<b>Reserve Expense</b>							
84000 - Reserve Expense-Restricted	4,275.22	-	(4,275.22)	4,275.22	-	(4,275.22)	-
84001 - Exercise Equipment	9,082.03	-	(9,082.03)	23,569.03	-	(23,569.03)	-
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	-	-	-	37,500.00	45,000.00	7,500.00	45,000.00
84023 - Replace Mailbox - Reserves	-	-	-	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	10,000.00	-	10,000.00	10,000.00	10,000.00
84027 - Audio / Video Equipment	-	4,368.00	4,368.00	1,777.81	4,368.00	2,590.19	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	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
<b>Total Reserve Expense</b>	<b>13,357.25</b>	<b>14,368.00</b>	<b>1,010.75</b>	<b>620,148.07</b>	<b>861,799.00</b>	<b>241,650.93</b>	<b>861,799.00</b>
<b>Trails Maintenance Expense</b>							
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
<b>Total Trails Maintenance Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>196,620.62</b>	<b>208,346.00</b>	<b>11,725.38</b>	<b>208,346.00</b>
<b>Total Reserve Expense</b>	<b>13,357.25</b>	<b>14,368.00</b>	<b>1,010.75</b>	<b>816,768.69</b>	<b>1,070,145.00</b>	<b>253,376.31</b>	<b>1,070,145.00</b>
<b>Net Reserve Income (Loss)</b>	<b>(9,206.02)</b>	<b>(11,451.33)</b>	<b>2,245.31</b>	<b>(248,371.34)</b>	<b>(521,316.63)</b>	<b>272,945.29</b>	<b>(518,400.00)</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Capital Income</b>							
<b>Capital Improvement Income</b>							
90000 - Capital Improvement Income	-	-	-	389,758.00	313,740.00	76,018.00	313,740.00
91900 - Interest-Capital Fund	14,986.74	1,666.67	13,320.07	19,360.65	18,333.37	1,027.28	20,000.00
<b>Total Capital Improvement Income</b>	<b>14,986.74</b>	<b>1,666.67</b>	<b>13,320.07</b>	<b>409,118.65</b>	<b>332,073.37</b>	<b>77,045.28</b>	<b>333,740.00</b>
<b>Total Capital Income</b>	<b>14,986.74</b>	<b>1,666.67</b>	<b>13,320.07</b>	<b>409,118.65</b>	<b>332,073.37</b>	<b>77,045.28</b>	<b>333,740.00</b>
<b>Capital Expense</b>							
<b>Capital Improvement Expense</b>							
95009 - Parking Lot - Rec Center	130,862.54	-	(130,862.54)	152,462.84	-	(152,462.84)	128,208.00
95011 - Vista Mailbox Development	50,901.13	-	(50,901.13)	142,278.98	-	(142,278.98)	219,000.00
95012 - Gymnasium	-	-	-	7,500.00	-	(7,500.00)	-
<b>Total Capital Improvement Expense</b>	<b>181,763.67</b>	<b>-</b>	<b>(181,763.67)</b>	<b>302,241.82</b>	<b>-</b>	<b>(302,241.82)</b>	<b>347,208.00</b>
<b>Total Capital Expense</b>	<b>181,763.67</b>	<b>-</b>	<b>(181,763.67)</b>	<b>302,241.82</b>	<b>-</b>	<b>(302,241.82)</b>	<b>347,208.00</b>
<b>Net Capital Income (Loss)</b>	<b>(166,776.93)</b>	<b>1,666.67</b>	<b>(168,443.60)</b>	<b>106,876.83</b>	<b>332,073.37</b>	<b>(225,196.54)</b>	<b>(13,468.00)</b>
<b>Net Total</b>	<b>(342,233.66)</b>	<b>(192,546.69)</b>	<b>(149,686.97)</b>	<b>463,908.58</b>	<b>(269.75)</b>	<b>464,178.33</b>	<b>(531,868.00)</b>