

PAGOSA LAKES POA INC.							
Income/Expense Statement							
Period: 06/01/09 to 06/30/09							
Description	Actual	Current Period Budget	Variance	Actual	Year-to-Date	Variance	Yearly Budget
OPERATING INCOME:							
Income - Administrative Services							
04000-500 ASSOCIATION DUES-DAS	-133.32	0	-133.32	1,275,337.84	1,280,000.00	-4,662.16	1,280,000.00
04001-500 ASSOCIATION DUES TIMESHARE	0	0	0	122,400.00	122,400.00	0	122,400.00
04010-500 RESERVE TRANSFER-DAS	0	0	0	-126,000.00	-126,000.00	0	-126,000.00
04020-500 PHYSICAL PLANT FUND XFER-DAS	0	0	0	-200,000.00	-200,000.00	0	-200,000.00
04030-500 ASSESSMENTS, UNCOLLECTIBLE	0	0	0	0	0	0	-35,000.00
04050-500 LATE CHARGES	25	0	25	28,260.00	22,600.00	5,660.00	22,600.00
04110-500 OTHER-ADMIN	6,005.00	2,000.00	4,005.00	7,505.02	9,000.00	-1,494.98	24,000.00
04150-500 INTEREST	11.98	2,500.00	-2,488.02	939.85	15,000.00	-14,060.15	30,000.00
Total - Administrative Servic	5,908.66	4,500.00	1,408.66	1,108,442.71	1,123,000.00	-14,557.29	1,118,000.00
Income - Covenant & Compliance							
04240-600 OCC FEES	2,448.00	4,000.00	-1,552.00	10,830.00	15,000.00	-4,170.00	30,000.00
04250-600 OCC FINES	1,410.00	400	1,010.00	5,210.00	2,400.00	2,810.00	4,800.00
Total - Covenant & Compliance	3,858.00	4,400.00	-542	16,040.00	17,400.00	-1,360.00	34,800.00
Income - Property & Environmental Mgmt							
04430-700 RENT	650	900	-250	4,170.00	5,400.00	-1,230.00	10,800.00
04440-700 FISHING PERMITS	8,652.15	18,000.00	-9,347.85	31,583.20	48,500.00	-16,916.80	83,000.00
04460-700 DPE-FINES	0	0	0	130	400	-270	400
04465-700 BOAT PERMITS	890	500	390	2,880.00	2,250.00	630	3,500.00
04470-700 OTHER-DPE	226	250	-24	691	1,000.00	-309	2,000.00
Total - Property & Environmen	10,418.15	19,650.00	-9,231.85	39,454.20	57,550.00	-18,095.80	99,700.00
Income - Recreational Amenities							
04800-900 ASSOCIATION DUES-TIMESHARE	0	0	0	61,200.00	61,200.00	0	61,200.00
04830-900 PLPOA MEMBERS	6,961.50	9,000.00	-2,038.50	123,216.00	140,500.00	-17,284.00	169,000.00

04840-900 SPONSORED GUEST	681	625	56	5,874.00	3,750.00	2,124.00	7,500.00
04850-900 TIMESHARE OWNERS	0	0	0	260,939.65	250,000.00	10,939.65	250,000.00
04860-900 SPONSORED EVENTS/PROGRAMS	112	290	-178	718	1,740.00	-1,022.00	3,500.00
04870-900 RENTAL INCOME	651.75	800	-148.25	3,842.51	3,500.00	342.51	7,500.00
04880-900 RENTAL/RETAIL	444.01	250	194.01	1,522.56	1,500.00	22.56	3,000.00
Total - Rec. Amenities	8,850.26	10,965.00	-2,114.74	457,312.72	462,190.00	-4,877.28	501,700.00
TOTAL OPERATING INCOME	29,035.07	39,515.00	-10,479.93	1,621,249.63	1,660,140.00	-38,890.37	1,754,200.00
Credits							
04950-500 CARRY FORWARD	0	0	0	0	65,000.00	-65,000.00	65,000.00
TOTAL OPER INCOME + CREDITS	29,035.07	39,515.00	-10,479.93	1,621,249.63	1,725,140.00	-103,890.37	1,819,200.00
OPERATING EXPENSES:							
Expenses - Administrative Services.							
05000-500 MASTER INSURANCE	0	3,000.00	3,000.00	4,923.00	18,000.00	13,077.00	70,000.00
05010-500 INSURANCE-DEDUCTIBLES	0	0	0	0	5,000.00	5,000.00	5,000.00
05105-500 AUDIT	0	0	0	17,850.00	11,000.00	-6,850.00	11,000.00
05140-500 LEGAL	2,477.64	2,500.00	22.36	7,437.71	15,000.00	7,562.29	30,000.00
05145-500 LEGAL-COLLECTIONS	0	150	150	320	900	580	1,800.00
05150-500 FORECLOSURE FEES	0	0	0	0	5,000.00	5,000.00	5,000.00
05175-500 PROFESSIONAL FEES	0	0	0	0	0	0	5,000.00
05200-500 PAYROLL-PAYCHEX	278.42	320	41.58	1,916.10	1,920.00	3.9	3,840.00
05245-500 PAYROLL	19,924.01	19,500.00	-424.01	112,341.26	115,000.00	2,658.74	232,650.00
05250-500 PAYROLL - OVERTIME	124.7	125	0.3	447.45	750	302.55	1,500.00
05291-500 LIFE INSURANCE	129.06	300	170.94	2,020.15	1,800.00	-220.15	3,600.00
05292-500 HEALTH INSURANCE	3,965.88	3,500.00	-465.88	23,169.52	21,000.00	-2,169.52	42,000.00
05293-500 VISION INSURANCE	44.31	50	5.69	263.73	300	36.27	600
05294-500 DISABILITY	148.04	150	1.96	888.24	900	11.76	1,800.00
05295-500 DENTAL INSURANCE	271.13	320	48.87	1,600.03	1,920.00	319.97	3,840.00
05296-500 SAR-SEP	960.7	1,040.00	79.3	1,495.33	6,240.00	4,744.67	12,500.00
05297-500 MISC. (ADMIN.-CAFETERIA PLAN)	0	110	110	584.5	660	75.5	1,320.00
05315-500 PAYROLL TAXES	1,504.24	1,600.00	95.76	9,072.82	9,600.00	527.18	19,200.00
05325-500 INSURANCE-WORKMANS COMP	300	150	-150	916	900	-16	1,800.00
05445-500 RETURN CHECK	-65	0	65	301	200	-101	200

05450-500 OVER/SHORT	13.39	0	-13.39	22.73	0	-22.73	0
05490-500 BAD DEBT	0	0	0	8,438.00	0	-8,438.00	0
05525-500 POSTAGE, PRINTING, COPIES	29.75	600	570.25	2,404.27	3,600.00	1,195.73	7,200.00
05526-500 STATIONARY/PRINTING	710.63	375	-335.63	3,800.37	2,250.00	-1,550.37	4,500.00
05560-500 OFFICE SUPPLIES	390.98	525	134.02	3,433.09	3,150.00	-283.09	6,300.00
05570-500 COMPUTER SUPPLIES & REPAIRS	0	0	0	843.59	0	-843.59	0
05580-500 OFFICE EQUIP REPAIR	314.48	400	85.52	1,541.07	2,400.00	858.93	4,800.00
05590-500 EQUIPMENT LEASES	359.54	700	340.46	2,703.20	4,200.00	1,496.80	8,400.00
05600-500 NEWSLETTER-SUPPLIES,PREP,POST	20,288.70	0	-20,288.70	23,302.05	15,600.00	-7,702.05	31,200.00
05610-500 ADVERTISEMENT	156.5	200	43.5	1,180.75	1,200.00	19.25	2,400.00
05630-500 MEETING/MINUTES	0	150	150	62.76	900	837.24	1,800.00
05665-500 EDUCATION-SEMINARS	373.03	0	-373.03	373.03	2,000.00	1,626.97	4,000.00
05700-500 COMMUNITY ACTIVITIES	75.74	0	-75.74	375.74	600	224.26	1,800.00
05735-500 HOSPITAL DISTRICT	0	0	0	0	5,000.00	5,000.00	5,000.00
05780-500 GAS, MILEAGE	0	15	15	51.51	90	38.49	180
05805-500 BANK CHARGES	9.49	20	10.51	309.35	120	-189.35	240
05833-500 ARCHULETA CTY ANIMAL CONTROL	3,998.78	4,435.00	436.22	23,452.13	26,610.00	3,157.87	53,220.00
05850-500 DUES & FEES	0	100	100	130	600	470	1,200.00
05855-500 SUBSCRIPTIONS	0	100	100	298	600	302	1,200.00
05900-500 MISC. & CONTINGENCY	132.02	1,000.00	867.98	9,330.14	6,000.00	-3,330.14	12,000.00
Total - Administrative Ser.	56,916.16	41,435.00	-15,481.16	267,598.62	291,010.00	23,411.38	598,090.00
Expenses - Covenant & Comp.							
06000-600 PAYROLL	14,715.05	16,000.00	1,284.95	97,299.28	96,000.00	-1,299.28	196,900.00
06005-600 PAYROLL - OVERTIME	74.7	50	-24.7	260.79	300	39.21	600
06010-600 PAYROLL TAXES	1,111.34	1,355.00	243.66	7,705.59	8,130.00	424.41	16,260.00
06016-600 HEALTH INSURANCE	2,599.24	3,000.00	400.76	18,360.70	18,000.00	-360.7	36,000.00
06017-600 VISION INSURANCE	21.09	60	38.91	284.61	360	75.39	720
06018-600 DISABILITY	71.33	125	53.67	830.7	750	-80.7	1,500.00
06019-600 DENTAL INSURANCE	217.63	335	117.37	1,657.16	2,010.00	352.84	4,020.00
06020-600 INSURANCE-WORKMAN'S COMP	200	144	-56	500	864	364	1,728.00
06021-600 SAR-SEP	522.23	680	157.77	3,136.02	4,080.00	943.98	8,150.00
06030-600 OFFICE/FIELD SUPPLIES/EXPENSE	0	100	100	848.91	600	-248.91	1,200.00
06038-600 PRINTING DECS & MAPS	0	40	40	0	240	240	480
06050-600 TRAINING	745.1	0	-745.1	4,766.46	2,000.00	-2,766.46	4,200.00
06060-600 PROF. FEES	0	0	0	463	360	-103	360
06070-600 ECC EXPENSES	37.14	80	42.86	309.14	480	170.86	960
06075-600 DCC VEHICLE GAS	900.77	400	-500.77	1,905.66	2,400.00	494.34	4,800.00

06080-600 VEHICLE EXP. - TAHOE	0	0	0	1,255.37	500	-755.37	500
06090-600 VEHICLE EXP - RANGER	0	0	0	275.31	500	224.69	500
06091-600 VEHICLE EXP - TAHOE	0	0	0	256.71	500	243.29	500
06140-600 CONTINGENCY	0	42	42	87.7	252	164.3	504
Total - Covenant & Comp.	21,215.62	22,411.00	1,195.38	140,203.11	138,326.00	-1,877.11	279,882.00
Expenses - Property & Environmental Mgmt.							
06200-700 PAYROLL	18,062.44	18,000.00	-62.44	94,216.67	99,000.00	4,783.33	198,750.00
06205-700 PAYROLL - OVERTIME	180.08	300	119.92	1,275.91	1,800.00	524.09	3,600.00
06206-700 PAYROLL TAXES	1,370.06	1,375.00	4.94	7,737.31	8,250.00	512.69	16,500.00
06208-700 HEALTH INSURANCE	2,339.43	2,650.00	310.57	12,366.29	15,900.00	3,533.71	31,800.00
06209-700 VISION INSURANCE	41.47	55	13.53	279.62	330	50.38	660
06210-700 DISABILITY	41.94	120	78.06	677.34	720	42.66	1,440.00
06211-700 DENTAL INSURANCE	344.74	333	-11.74	1,636.09	1,998.00	361.91	3,996.00
06212-700 INSURANCE-WORKER'S COMP	1,100.00	766	-334	4,425.00	4,596.00	171	9,192.00
06213-700 SAR-SEP	769.93	965	195.07	4,028.29	5,790.00	1,761.71	11,580.00
06220-700 ENGINEERING & SURVEYING	0	2,000.00	2,000.00	0	2,000.00	2,000.00	2,000.00
06230-700 SEMINAR/TRAINING/CE	0	0	0	90	600	510	1,800.00
06240-700 VEHICLE-GAS	270.22	650	379.78	1,980.22	3,900.00	1,919.78	7,800.00
06250-700 DEPT. AUTO #1/01 FORD	608.55	140	-468.55	863.85	840	-23.85	1,700.00
06260-700 DEPT AUTO #2/08 FORD	0	100	100	404.15	600	195.85	1,200.00
06270-700 DEPT. AUTO #3/96 FORD	0	100	100	87.65	600	512.35	1,200.00
06275-700 DEPT AUTO #4/99 SUBURBAN	0	140	140	56.26	840	783.74	1,700.00
06280-700 TRAILER MAINTENANCE	0	40	40	39.51	240	200.49	500
06290-700 EQUIPMENT MAINTENANCE	60.13	50	-10.13	103.15	300	196.85	600
06300-700 FACILITIES MAINTENANCE	204.46	330	125.54	1,382.31	1,980.00	597.69	4,000.00
06310-700 FACILITIES-CLUBHOUSE	0	150	150	688.93	900	211.07	1,800.00
06315-700 BOATING IMPROVEMENTS	0	500	500	119.69	1,000.00	880.31	3,000.00
06320-700 JANITORIAL SUPPLIES	0	160	160	653.32	960	306.68	1,900.00
06340-700 LANDSCAPING-ADM. & CLUBHOUSE	0	500	500	0	1,000.00	1,000.00	1,500.00
06350-700 SIGNAGE	0	100	100	102	200	98	500
06360-700 ROADSIDE CLEANUP/ADOPT A STRT	0	50	50	248.6	150	-98.6	400
06370-700 FENCE MAINT. & CONSTRUCTION	75.36	200	124.64	75.36	500	424.64	600
06380-700 INSECT,DISEASE & NOXIOUS WEED	1,678.22	750	-928.22	1,778.22	1,500.00	-278.22	3,500.00
06390-700 GRASS SEED/FERTILIZER	670.21	500	-170.21	670.21	2,000.00	1,329.79	3,000.00
06400-700 UNIFORMS/TOOLS SUPPLIES & EXP	598.23	500	-98.23	2,439.36	2,500.00	60.64	5,500.00
06410-700 LAKES FISHERIES & PARKS/REP&M	163.48	2,000.00	1,836.52	1,151.43	4,250.00	3,098.57	7,500.00
06420-700 STOCKING & FOOD CHAIN	30	16,000.00	15,970.00	49,551.38	52,000.00	2,448.62	83,000.00

06430-700 WEED & ALGAE CONTROL	3,331.29	4,000.00	668.71	3,331.29	8,000.00	4,668.71	14,000.00
06440-700 ENFORCEMENT/SIGNAGE	782.65	1,000.00	217.35	1,762.64	2,250.00	487.36	5,500.00
06450-700 CONSULTING	0	3,000.00	3,000.00	560	6,000.00	5,440.00	6,000.00
06460-700 WATER QUALITY TESTING	0	250	250	760	750	-10	1,500.00
06470-700 KIDS FISHING DERBY & EVENTS	455.42	400	-55.42	731.49	800	68.51	800
06480-700 PARKS AND TRAILS EXP	910.79	0	-910.79	1,257.46	3,000.00	1,742.54	3,000.00
06490-700 PORTA POTTIES	713.5	320	-393.5	1,965.18	1,280.00	-685.18	3,200.00
06495-700 FIRE MITIGATION	2,850.00	2,500.00	-350	3,158.05	6,000.00	2,841.95	13,500.00
06496-700 MISC. & CONTINGENCY	300	540	240	3,400.86	3,240.00	-160.86	6,500.00
06590-700 CAPITAL EXPENDITURE	640.62	24,000.00	23,359.38	5,760.25	29,000.00	23,239.75	29,000.00
Total - Property & Envir. Mgm	38,593.22	85,534.00	46,940.78	211,815.34	277,564.00	65,748.66	495,218.00
Expenses - Recreational Amenities							
06900-900 PAYROLL	15,364.19	14,000.00	-1,364.19	85,284.87	82,500.00	-2,784.87	166,500.00
06905-900 PAYROLL-OVERTIME	0	70	70	353.78	420	66.22	840
06906-900 PAYROLL TAXES	1,156.68	1,150.00	-6.68	6,341.25	6,900.00	558.75	13,800.00
06908-900 HEALTH INSURANCE	2,998.90	2,490.00	-508.9	18,198.06	14,940.00	-3,258.06	29,880.00
06909-900 VISION INSURANCE	38.15	50	11.85	228.9	300	71.1	600
06910-900 DISABILITY	92.26	100	7.74	553.56	600	46.44	1,200.00
06911-900 DENTAL INSURANCE	196.23	228	31.77	1,177.38	1,368.00	190.62	2,736.00
06912-900 INSURANCE-WORKER'S COMP	204	165	-39	520	990	470	1,980.00
06913-900 SAR-SEP	731.25	650	-81.25	3,492.49	3,900.00	407.51	7,750.00
06920-900 OFFICE SUPPLIES, PRINTING ETC	0	50	50	108.9	300	191.1	1,000.00
06925-900 UNIFORMS	0	0	0	0	100	100	100
06930-900 JANITORIAL/HOUSEKEEPING	1,900.00	2,000.00	100	11,669.57	12,670.00	1,000.43	25,000.00
06940-900 TELEPHONE	117.7	104	-13.7	704.43	874	169.57	1,500.00
06950-900 UTILITIES-GAS	2,839.36	2,000.00	-839.36	24,093.04	43,000.00	18,906.96	68,400.00
06960-900 UTILITIES-WATER	450.8	440	-10.8	3,090.00	2,640.00	-450	5,280.00
06970-900 UTILITIES-ELECTRIC	1,770.18	2,250.00	479.82	11,911.52	13,500.00	1,588.48	27,000.00
06980-900 UTILITIES-WASTE CONTROL	54	51	-3	324	306	-18	612
06990-900 UTILITIES-TV	39.99	122	82.01	393.93	732	338.07	1,468.00
06995-900 UTILITIES-ALARM	0	25	25	120	150	30	305
07000-900 DUES/SUBSCRIPTIONS	0	0	0	92.06	100	7.94	100
07010-900 SEMINAR/TRIANING/CE	40	0	-40	530	500	-30	500
07020-900 BUSINESS MILEAGE EXP.	0	30	30	188.68	180	-8.68	360
07030-900 MAINTENANCE BUILDING	181.98	750	568.02	4,897.59	4,500.00	-397.59	9,000.00
07040-900 MAINTENANCE-POOL	230.6	916	685.4	8,935.63	5,496.00	-3,439.63	11,000.00
07050-900 MAINTENANCE-GROUNDS & PARKING	224.85	100	-124.85	270.8	250	-20.8	500

07060-900 SUPPLIES, BUILDING	212.47	270	57.53	1,021.54	1,620.00	598.46	3,250.00
07070-900 EQUIPMENT	175.84	0	-175.84	739.24	1,000.00	260.76	1,500.00
07075-900 MERCHANDISE	364.65	60	-304.65	879.63	2,040.00	1,160.37	3,000.00
07080-900 PROMOTIONAL EVENTS/ADVERTISIN	0	50	50	0	130	130	200
07085-900 Misc. & Contingency	31.96	42	10.04	155.76	252	96.24	500
07090-900 CAPITAL EXPENDITURE	0	0	0	3,000.00	3,500.00	500	3,500.00
Total - Rec. Amenities	29,416.04	28,163.00	-1,253.04	189,276.61	205,758.00	16,481.39	389,361.00
Expenses - Utilities							
07300-500 CELLULAR PHONES	211.49	230	18.51	1,254.08	1,380.00	125.92	2,760.00
07320-500 GAS ADMIN.	50.5	50	-0.5	1,290.61	1,950.00	659.39	3,396.00
07330-500 ELECTRIC ADMIN.	379.78	482	102.22	2,434.14	2,892.00	457.86	5,784.00
07340-500 WATER ADMIN.	116.2	110	-6.2	541.8	660	118.2	1,320.00
07350-500 WASTE CONTROL ADMIN.	85	95	10	510	570	60	1,140.00
07360-500 GAS SHOP	28.63	50	21.37	1,375.68	2,250.00	874.32	4,020.00
07370-500 ELECTRIC SHOP	83.58	186	102.42	868.98	1,116.00	247.02	2,232.00
07380-500 WATER SHOP	47.6	51	3.4	217	306	89	612
07390-500 WASTE SHOP	18	16	-2	108	96	-12	192
07400-500 STREET LIGHTS	203.64	108	-95.64	704.16	648	-56.16	1,296.00
07420-500 TELEPHONE-ALL DEPTS EXCEPT RE	614.74	634	19.26	3,088.97	3,804.00	715.03	7,608.00
07440-500 GAS CLUBHOUSE	131.45	100	-31.45	2,154.11	3,400.00	1,245.89	6,600.00
07450-500 ELECTRIC CLUBHOUSE	133.54	178	44.46	908.18	1,068.00	159.82	2,136.00
07460-500 WATER CLUBHOUSE	140.6	81	-59.6	353.4	486	132.6	972
07470-500 WATER OTHER ASSN. LOTS	0	18	18	112.1	108	-4.1	216
07480-500 AERATOR	640.94	1,155.00	514.06	5,859.10	6,930.00	1,070.90	13,860.00
07490-500 INTERNET	49.99	60	10.01	249.91	360	110.09	720
Total - Utilities	2,935.68	3,604.00	668.32	22,030.22	28,024.00	5,993.78	54,864.00
Expenses - Taxes							
Expenses - Depreciation							
Total	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	149,076.72	181,147.00	32,070.28	830,923.90	940,682.00	109,758.10	1,817,415.00
NET OPERATING INCOME/(LOSS)	-120,041.65	-141,632.00	21,590.35	790,325.73	784,458.00	5,867.73	1,785.00

RESERVE INCOME:							
08000-500 RESERVE-RESTRICTED	0	0	0	126,000.00	126,000.00	0	126,000.00
08200-500 REC CENTER-INCOME	0	0	0	50,000.00	50,000.00	0	50,000.00
08300-500 PARKS & TRAILS INCOME	0	0	0	150,000.00	150,000.00	0	150,000.00
08700-500 INTEREST	584.85	2,500.00	-1,915.15	6,316.13	15,000.00	-8,683.87	30,000.00
TOTAL RESERVE INCOME	584.85	2,500.00	-1,915.15	332,316.13	341,000.00	-8,683.87	356,000.00
RESERVE EXPENSES							
09000-500 RESERVE EXPENSE-DAS	0	0	0	-1,830.79	-24,512.00	22,681.21	-24,512.00
09200-600 RESERVE EXPENSE-DCC	0	-22,660.00	22,660.00	0	-22,660.00	22,660.00	-22,660.00
09400-700 RESERVE EXPENSE-DPE	-4,614.74	-32,800.00	28,185.26	-8,887.72	-32,800.00	23,912.28	-32,800.00
09700-900 RESERVE EXPENSE-DRA	0	-60,713.00	60,713.00	-4,199.91	-60,713.00	56,513.09	-60,713.00
09850-500 PARKS & TRAILS EXPENSE	-17,307.36	-150,000.00	132,692.64	-35,673.15	-150,000.00	114,326.85	-150,000.00
TOTAL RESERVE EXPENSES	21,922.10	266,173.00	244,250.90	50,591.57	290,685.00	240,093.43	290,685.00
NET RESERVE INCOME/(LOSS)	-21,337.25	-263,673.00	242,335.75	281,724.56	50,315.00	231,409.56	65,315.00