

PAGOSA LAKES POA INC.
Income/Expense Statement
Period: 07/01/09 to 07/31/09

DESCRIPTION	CURRENT PERIOD			YEAR-TO-DATE			
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
OPERATING INCOME:							
Income - Administrative Services							
04000-500 ASSOCIATION DUES-DAS	-200	0	-200	1,275,137.84	1,280,000.00	-4,862.16	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	875	0	875	29,135.00	22,600.00	6,535.00	22,600.00
04110-500 OTHER-ADMIN	3,935.00	3,000.00	935	11,440.02	12,000.00	-559.98	24,000.00
04150-500 INTEREST	8.93	2,500.00	-2,491.07	948.78	17,500.00	-16,551.22	30,000.00
Total - Administrative Services	4,618.93	5,500.00	-881.07	1,113,061.64	1,128,500.00	-15,438.36	1,118,000.00
Income - Covenant & Compliance							
04240-600 OCC FEES	1,768.00	3,000.00	-1,232.00	12,598.00	18,000.00	-5,402.00	30,000.00
04250-600 OCC FINES	2,650.00	400	2,250.00	7,860.00	2,800.00	5,060.00	4,800.00
Total - Covenant & Compliance	4,418.00	3,400.00	1,018.00	20,458.00	20,800.00	-342	34,800.00
Income - Property & Environmental Mgmt							
04430-700 RENT	1,260.00	900	360	5,430.00	6,300.00	-870	10,800.00
04440-700 FISHING PERMITS	15,305.95	15,000.00	305.95	46,889.15	63,500.00	-16,610.85	83,000.00
04460-700 DPE-FINES	55	0	55	185	400	-215	400
04465-700 BOAT PERMITS	515	500	15	3,395.00	2,750.00	645	3,500.00
04470-700 OTHER-DPE	166	250	-84	857	1,250.00	-393	2,000.00
Total - Property & Environmental Mgmt	17,301.95	16,650.00	651.95	56,756.15	74,200.00	-17,443.85	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	9,510.00	7,000.00	2,510.00	132,726.00	147,500.00	-14,774.00	169,000.00
04840-900 SPONSORED GUEST	663	625	38	6,537.00	4,375.00	2,162.00	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	132.9	290	-157.1	850.9	2,030.00	-1,179.10	3,500.00
04870-900 RENTAL INCOME	863	1,000.00	-137	4,705.51	4,500.00	205.51	7,500.00
04880-900 RENTAL/RETAIL	320.16	250	70.16	1,842.72	1,750.00	92.72	3,000.00

Total - Rec. Amenities	11,489.06	9,165.00	2,324.06	468,801.78	471,355.00	-2,553.22	501,700.00
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TOTAL OPERATING INCOME	37,827.94	34,715.00	3,112.94	1,659,077.57	1,694,855.00	-35,777.43	1,754,200.00
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Credits

04950-500 CARRY FORWARD	0	0	0	0	65,000.00	-65,000.00	65,000.00
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TOTAL OPER INCOME + CREDITS	37,827.94	34,715.00	3,112.94	1,659,077.57	1,759,855.00	-100,777.43	1,819,200.00
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OPERATING EXPENSES:

Expenses - Administrative Services.

05000-500 MASTER INSURANCE	0	3,000.00	3,000.00	4,923.00	21,000.00	16,077.00	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	2,115.00	2,500.00	385	9,552.71	17,500.00	7,947.29	30,000.00
05145-500 LEGAL-COLLECTIONS	0	150	150	320	1,050.00	730	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	5,000.00	5,000.00	0	5,000.00	5,000.00	5,000.00
05200-500 PAYROLL-PAYCHEX	334.99	320	-14.99	2,251.09	2,240.00	-11.09	3,840.00
05245-500 PAYROLL	18,500.37	19,500.00	999.63	130,841.63	134,500.00	3,658.37	232,650.00
05250-500 PAYROLL - OVERTIME	58.68	125	66.32	506.13	875	368.87	1,500.00
05291-500 LIFE INSURANCE	0	300	300	2,020.15	2,100.00	79.85	3,600.00

05292-500 HEALTH INSURANCE	3,968.28	3,500.00	-468.28	27,137.80	24,500.00	-2,637.80	42,000.00
05293-500 VISION INSURANCE	44.31	50	5.69	308.04	350	41.96	600
05294-500 DISABILITY	148.04	150	1.96	1,036.28	1,050.00	13.72	1,800.00
05295-500 DENTAL INSURANCE	271.13	320	48.87	1,871.16	2,240.00	368.84	3,840.00
05296-500 SAR-SEP	921.08	1,040.00	118.92	2,416.41	7,280.00	4,863.59	12,500.00
05297-500 MISC. (ADMIN.-CAFETERIA PLAN)	80	110	30	664.5	770	105.5	1,320.00
05315-500 PAYROLL TAXES	1,575.64	1,600.00	24.36	10,648.46	11,200.00	551.54	19,200.00
05325-500 INSURANCE-WORKMANS COMP	300	150	-150	1,216.00	1,050.00	-166	1,800.00
05445-500 RETURN CHECK	225	0	-225	526	200	-326	200
05450-500 OVER/SHORT	4.64	0	-4.64	27.37	0	-27.37	0
05490-500 BAD DEBT	0	0	0	8,438.00	0	-8,438.00	0
05525-500 POSTAGE, PRINTING, COPIES	2,737.52	600	-2,137.52	5,141.79	4,200.00	-941.79	7,200.00
05526-500 STATIONARY/PRINTING	1,475.66	375	-1,100.66	5,276.03	2,625.00	-2,651.03	4,500.00
05560-500 OFFICE SUPPLIES	593.04	525	-68.04	4,026.13	3,675.00	-351.13	6,300.00
05570-500 COMPUTER SUPPLIES & REPAIRS	0	0	0	843.59	0	-843.59	0
05580-500 OFFICE EQUIP REPAIR	262.35	400	137.65	1,803.42	2,800.00	996.58	4,800.00
05590-500 EQUIPMENT LEASES	660.05	700	39.95	3,363.25	4,900.00	1,536.75	8,400.00
05600-500 NEWSLETTER-SUPPLIES,PREP,POST	11.5	7,800.00	7,788.50	23,313.55	23,400.00	86.45	31,200.00
05610-500 ADVERTISEMENT	54.75	200	145.25	1,235.50	1,400.00	164.5	2,400.00
05630-500 MEETING/MINUTES	35.74	150	114.26	98.5	1,050.00	951.5	1,800.00
05665-500 EDUCATION-SEMINARS	0	0	0	373.03	2,000.00	1,626.97	4,000.00
05700-500 COMMUNITY ACTIVITIES	53.15	600	546.85	428.89	1,200.00	771.11	1,800.00
05735-500 HOSPITAL DISTRICT	0	0	0	0	5,000.00	5,000.00	5,000.00
05780-500 GAS, MILEAGE	28.6	15	-13.6	80.11	105	24.89	180
05805-500 BANK CHARGES	2	20	18	311.35	140	-171.35	240
05833-500 ARCHULETA CTY ANIMAL CONTROL	4,050.78	4,435.00	384.22	27,502.91	31,045.00	3,542.09	53,220.00
05850-500 DUES & FEES	75	100	25	205	700	495	1,200.00
05855-500 SUBSCRIPTIONS	0	100	100	298	700	402	1,200.00
05900-500 MISC. & CONTINGENCY	130.24	1,000.00	869.76	9,460.38	7,000.00	-2,460.38	12,000.00
Total - Administrative Ser.	38,717.54	54,835.00	16,117.46	306,316.16	345,845.00	39,528.84	598,090.00
Expenses - Covenant & Comp.							
06000-600 PAYROLL	13,386.41	16,500.00	3,113.59	110,685.69	112,500.00	1,814.31	196,900.00

06005-600 PAYROLL - OVERTIME	0	50	50	260.79	350	89.21	600
06010-600 PAYROLL TAXES	988.76	1,355.00	366.24	8,694.35	9,485.00	790.65	16,260.00
06016-600 HEALTH INSURANCE	2,599.24	3,000.00	400.76	20,959.94	21,000.00	40.06	36,000.00
06017-600 VISION INSURANCE	40.05	60	19.95	324.66	420	95.34	720
06018-600 DISABILITY	122.83	125	2.17	953.53	875	-78.53	1,500.00
06019-600 DENTAL INSURANCE	217.63	335	117.37	1,874.79	2,345.00	470.21	4,020.00
06020-600 INSURANCE-WORKMAN'S COMP	200	144	-56	700	1,008.00	308	1,728.00
06021-600 SAR-SEP	473.06	680	206.94	3,609.08	4,760.00	1,150.92	8,150.00
06030-600 OFFICE/FIELD SUPPLIES/EXPENSE	535.59	100	-435.59	1,384.50	700	-684.5	1,200.00
06038-600 PRINTING DECS & MAPS	0	40	40	0	280	280	480
06050-600 TRAINING	-395	0	395	4,371.46	2,000.00	-2,371.46	4,200.00
06060-600 PROF. FEES	0	0	0	463	360	-103	360
06070-600 ECC EXPENSES	78.07	80	1.93	387.21	560	172.79	960
06075-600 DCC VEHICLE GAS	340.6	400	59.4	2,246.26	2,800.00	553.74	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	101.89	0	-101.89	358.6	500	141.4	500
06140-600 CONTINGENCY	0	42	42	87.7	294	206.3	504
Total - Covenant & Comp.	18,689.13	22,911.00	4,221.87	158,892.24	161,237.00	2,344.76	279,882.00

Expenses - Property & Environmental Mgmt

06200-700 PAYROLL	16,313.53	18,000.00	1,686.47	110,530.20	117,000.00	6,469.80	198,750.00
06205-700 PAYROLL - OVERTIME	134.54	300	165.46	1,410.45	2,100.00	689.55	3,600.00
06206-700 PAYROLL TAXES	1,221.09	1,375.00	153.91	8,958.40	9,625.00	666.6	16,500.00
06208-700 HEALTH INSURANCE	2,794.24	2,650.00	-144.24	15,160.53	18,550.00	3,389.47	31,800.00
06209-700 VISION INSURANCE	53.08	55	1.92	332.7	385	52.3	660
06210-700 DISABILITY	151.38	120	-31.38	828.72	840	11.28	1,440.00
06211-700 DENTAL INSURANCE	201.58	333	131.42	1,837.67	2,331.00	493.33	3,996.00
06212-700 INSURANCE-WORKER'S COMP	1,100.00	766	-334	5,525.00	5,362.00	-163	9,192.00
06213-700 SAR-SEP	679.22	965	285.78	4,707.51	6,755.00	2,047.49	11,580.00
06220-700 ENGINEERING & SURVEYING	0	0	0	0	2,000.00	2,000.00	2,000.00
06230-700 SEMINAR/TRAINING/CE	0	600	600	90	1,200.00	1,110.00	1,800.00
06240-700 VEHICLE-GAS	751.55	650	-101.55	2,731.77	4,550.00	1,818.23	7,800.00

06250-700 DEPT. AUTO #1/01 FORD	0	140	140	863.85	980	116.15	1,700.00
06260-700 DEPT AUTO #2/08 FORD	0	100	100	404.15	700	295.85	1,200.00
06270-700 DEPT. AUTO #3/96 FORD	0	100	100	87.65	700	612.35	1,200.00
06275-700 DEPT AUTO #4/99 SUBURBAN	7.26	140	132.74	63.52	980	916.48	1,700.00
06280-700 TRAILER MAINTENANCE	128.84	40	-88.84	168.35	280	111.65	500
06290-700 EQUIPMENT MAINTENANCE	64.11	50	-14.11	167.26	350	182.74	600
06300-700 FACILITIES MAINTENANCE	129.6	330	200.4	1,511.91	2,310.00	798.09	4,000.00
06310-700 FACILITIES-CLUBHOUSE	281.29	150	-131.29	970.22	1,050.00	79.78	1,800.00
06315-700 BOATING IMPROVEMENTS	0	500	500	119.69	1,500.00	1,380.31	3,000.00
06320-700 JANITORIAL SUPPLIES	365.01	160	-205.01	1,018.33	1,120.00	101.67	1,900.00
06340-700 LANDSCAPING-ADM. & CLUBHOUSE	436.94	250	-186.94	436.94	1,250.00	813.06	1,500.00
06350-700 SIGNAGE	0	100	100	102	300	198	500
06360-700 ROADSIDE CLEANUP/ADOPT A STRT	0	50	50	248.6	200	-48.6	400
06370-700 FENCE MAINT. & CONSTRUCTION	442.19	100	-342.19	517.55	600	82.45	600
06380-700 INSECT,DISEASE & NOXIOUS WEED	110	750	640	1,888.22	2,250.00	361.78	3,500.00
06390-700 GRASS SEED/FERTILIZER	0	500	500	670.21	2,500.00	1,829.79	3,000.00
06400-700 UNIFORMS/TOOLS SUPPLIES & EXP	789.1	500	-289.1	3,228.46	3,000.00	-228.46	5,500.00
06410-700 LAKES FISHERIES & PARKS/REP&M	277.56	1,000.00	722.44	1,428.99	5,250.00	3,821.01	7,500.00
06420-700 STOCKING & FOOD CHAIN	0	16,000.00	16,000.00	49,551.38	68,000.00	18,448.62	83,000.00
06430-700 WEED & ALGAE CONTROL	4,955.14	3,000.00	-1,955.14	8,286.43	11,000.00	2,713.57	14,000.00
06440-700 ENFORCEMENT/SIGNAGE	1,203.78	1,000.00	-203.78	2,966.42	3,250.00	283.58	5,500.00
06450-700 CONSULTING	488.6	0	-488.6	1,048.60	6,000.00	4,951.40	6,000.00
06460-700 WATER QUALITY TESTING	0	250	250	760	1,000.00	240	1,500.00
06470-700 KIDS FISHING DERBY & EVENTS	153.5	0	-153.5	884.99	800	-84.99	800
06480-700 PARKS AND TRAILS EXP	279.28	0	-279.28	1,536.74	3,000.00	1,463.26	3,000.00
06490-700 PORTA POTTIES	475	320	-155	2,440.18	1,600.00	-840.18	3,200.00
06495-700 FIRE MITIGATION	4,800.00	2,500.00	-2,300.00	7,958.05	8,500.00	541.95	13,500.00
06496-700 MISC. & CONTINGENCY	543.14	540	-3.14	3,944.00	3,780.00	-164	6,500.00
06590-700 CAPITAL EXPENDITURE	83.02	0	-83.02	5,843.27	29,000.00	23,156.73	29,000.00
Total - Property & Envir. Mgm	39,413.57	54,384.00	14,970.43	251,228.91	331,948.00	80,719.09	495,218.00
Expenses - Recreational Amenities							
06900-900 PAYROLL	13,862.20	14,000.00	137.8	99,147.07	96,500.00	-2,647.07	166,500.00

06905-900 PAYROLL-OVERTIME	0	70	70	353.78	490	136.22	840
06906-900 PAYROLL TAXES	1,024.63	1,150.00	125.37	7,365.88	8,050.00	684.12	13,800.00
06908-900 HEALTH INSURANCE	2,998.90	2,490.00	-508.9	21,196.96	17,430.00	-3,766.96	29,880.00
06909-900 VISION INSURANCE	38.15	50	11.85	267.05	350	82.95	600
06910-900 DISABILITY	92.26	100	7.74	645.82	700	54.18	1,200.00
06911-900 DENTAL INSURANCE	196.23	228	31.77	1,373.61	1,596.00	222.39	2,736.00
06912-900 INSURANCE-WORKER'S COMP	204	165	-39	724	1,155.00	431	1,980.00
06913-900 SAR-SEP	642.52	650	7.48	4,135.01	4,550.00	414.99	7,750.00
06920-900 OFFICE SUPPLIES, PRINTING ETC	66.91	50	-16.91	175.81	350	174.19	1,000.00
06925-900 UNIFORMS	0	0	0	0	100	100	100
06930-900 JANITORIAL/HOUSEKEEPING	1,900.00	2,000.00	100	13,569.57	14,670.00	1,100.43	25,000.00
06940-900 TELEPHONE	234.44	104	-130.44	938.87	978	39.13	1,500.00
06950-900 UTILITIES-GAS	2,238.23	2,000.00	-238.23	26,331.27	45,000.00	18,668.73	68,400.00
06960-900 UTILITIES-WATER	536.2	440	-96.2	3,626.20	3,080.00	-546.2	5,280.00
06970-900 UTILITIES-ELECTRIC	2,030.03	2,250.00	219.97	13,941.55	15,750.00	1,808.45	27,000.00
06980-900 UTILITIES-WASTE CONTROL	54	51	-3	378	357	-21	612
06990-900 UTILITIES-TV	79.98	122	42.02	473.91	854	380.09	1,468.00
06995-900 UTILITIES-ALARM	60	25	-35	180	175	-5	305
07000-900 DUES/SUBSCRIPTIONS	0	0	0	92.06	100	7.94	100
07010-900 SEMINAR/TRIANGING/CE	0	0	0	530	500	-30	500
07020-900 BUSINESS MILEAGE EXP.	0	30	30	188.68	210	21.32	360
07030-900 MAINTENANCE BUILDING	151.16	750	598.84	5,048.75	5,250.00	201.25	9,000.00
07040-900 MAINTENANCE-POOL	202.9	916	713.1	9,138.53	6,412.00	-2,726.53	11,000.00
07050-900 MAINTENANCE-GROUNDS & PARKING	320.56	100	-220.56	591.36	350	-241.36	500
07060-900 SUPPLIES, BUILDING	145.79	270	124.21	1,167.33	1,890.00	722.67	3,250.00
07070-900 EQUIPMENT	0	0	0	739.24	1,000.00	260.76	1,500.00
07075-900 MERCHANDISE	38.63	60	21.37	918.26	2,100.00	1,181.74	3,000.00
07080-900 PROMOTIONAL EVENTS/ADVERTISING	0	30	30	0	160	160	200
07085-900 Misc. & Contingency	27.19	42	14.81	182.95	294	111.05	500
07090-900 CAPITAL EXPENDITURE	0	0	0	3,000.00	3,500.00	500	3,500.00
Total - Rec. Amenities	27,144.91	28,143.00	998.09	216,421.52	233,901.00	17,479.48	389,361.00

Expenses - Utilities

07300-500 CELLULAR PHONES	0	230	230	1,254.08	1,610.00	355.92	2,760.00
07320-500 GAS ADMIN.	31.48	50	18.52	1,322.09	2,000.00	677.91	3,396.00
07330-500 ELECTRIC ADMIN.	375.65	482	106.35	2,809.79	3,374.00	564.21	5,784.00
07340-500 WATER ADMIN.	128.8	110	-18.8	670.6	770	99.4	1,320.00
07350-500 WASTE CONTROL ADMIN.	85	95	10	595	665	70	1,140.00
07360-500 GAS SHOP	21.96	50	28.04	1,397.64	2,300.00	902.36	4,020.00
07370-500 ELECTRIC SHOP	74.73	186	111.27	943.71	1,302.00	358.29	2,232.00
07380-500 WATER SHOP	43.4	51	7.6	260.4	357	96.6	612
07390-500 WASTE SHOP	21	16	-5	129	112	-17	192
07400-500 STREET LIGHTS	31.64	108	76.36	735.8	756	20.2	1,296.00
07420-500 TELEPHONE-ALL DEPTS EXCEPT RE	677.45	634	-43.45	3,766.42	4,438.00	671.58	7,608.00
07440-500 GAS CLUBHOUSE	82.88	100	17.12	2,236.99	3,500.00	1,263.01	6,600.00
07450-500 ELECTRIC CLUBHOUSE	147.01	178	30.99	1,055.19	1,246.00	190.81	2,136.00
07460-500 WATER CLUBHOUSE	192.95	81	-111.95	546.35	567	20.65	972
07470-500 WATER OTHER ASSN. LOTS	0	18	18	112.1	126	13.9	216
07480-500 AERATOR	30.47	1,155.00	1,124.53	5,889.57	8,085.00	2,195.43	13,860.00
07490-500 INTERNET	49.99	60	10.01	299.9	420	120.1	720
Total - Utilities	1,994.41	3,604.00	1,609.59	24,024.63	31,628.00	7,603.37	54,864.00
Expenses - Taxes							
Expenses - Depreciation							
Total	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	125,959.56	163,877.00	37,917.44	956,883.46	1,104,559.00	147,675.54	1,817,415.00
NET OPERATING INCOME/(LOSS)	-88,131.62	-129,162.00	41,030.38	702,194.11	655,296.00	46,898.11	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	787.87	2,500.00	-1,712.13	7,104.00	17,500.00	-10,396.00	30,000.00
TOTAL RESERVE INCOME	787.87	2,500.00	-1,712.13	333,104.00	343,500.00	-10,396.00	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	0	0	0	-22,660.00	22,660.00	-22,660.00
09400-700 RESERVE EXPENSE-DPE	0	0	0	-8,887.72	-32,800.00	23,912.28	-32,800.00
09700-900 RESERVE EXPENSE-DRA	0	0	0	-4,199.91	-60,713.00	56,513.09	-60,713.00
09850-500 PARKS & TRAILS EXPENSE	-8,926.70	0	-8,926.70	-44,599.85	-150,000.00	105,400.15	-150,000.00
TOTAL RESERVE EXPENSES	8,926.70	0	-8,926.70	59,518.27	290,685.00	231,166.73	290,685.00
NET RESERVE INCOME/(LOSS)	-8,138.83	2,500.00	-10,638.83	273,585.73	52,815.00	220,770.73	65,315.00