
INTEROFFICE MEMORANDUM

TO: PATRICK DONOVAN

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR MARCH 2023.

DATE: March 31, 2023

As of March 31, 2023, the Association has received \$948,000 or 52.3% of the total billed 2023 assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$961,000 or 57.6% of the total of \$1,667,325 billed.

Certificates of Deposit as of March 31, 2023:

MATURITY	RATE	VALUE	FUND
5/22/2023	4.60%	\$125,000	Operating
5/30/2023	4.60%	\$125,000	Operating
5/30/2023	4.55%	\$210,000	Trails Reserve
5/30/2023	4.60%	\$69,000	Operating
9/15/2023	3.40%	\$205,000	Reserve
3/28/2024	3.85%	\$300,000	Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 3/31/2023

Assets	Operating	Capital	Reserve	Settlement	Total
Current Assets					
10000 - Petty Cash	\$953.00				\$953.00
10500 - Cash-TBK Operating	\$423,004.59				\$423,004.59
11540 - CIT Bank Operating	\$518,601.85				\$518,601.85
12100 - Edward Jones Operating	\$70,381.85				\$70,381.85
12110 - Edward Jones Emergency Fund	\$253,725.22				\$253,725.22
12200 - Edward Jones Capital Improvement		\$372,490.26			\$372,490.26
12300 - Edward Jones Settlement				\$74,786.97	\$74,786.97
13820 - Edward Jones Reserves			\$651,844.01		\$651,844.01
13841 - CIT Bank Reserves - CDARS			\$300,000.00		\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$239,465.41		\$239,465.41
14000 - Accounts Receivable	\$1,144,402.41				\$1,144,402.41
14900 - Allowance for Doubtful Accounts	(\$84,151.74)				(\$84,151.74)
15100 - Accts Rec.-Employee Dep Health	\$2,671.48				\$2,671.48
15200 - Accts Rec.-Prepaid Legal	\$15.95				\$15.95
15300 - Accts Rec.-Supplemental Health	\$0.03				\$0.03
15500 - Interfund-Due To/Due From	(\$155,598.00)	\$155,598.00			-
16000 - Prepaid Expenses	\$18,125.23				\$18,125.23
Total Current Assets	\$2,192,131.87	\$528,088.26	\$1,191,309.42	\$74,786.97	\$3,986,316.52
Fixed Assets					
18500 - Land: Admin-Shop-Rec Center	\$506,377.38				\$506,377.38
18510 - Building	\$3,973,557.99				\$3,973,557.99
18520 - Equipment	\$894,966.73				\$894,966.73
18530 - Lakes	\$425,755.37				\$425,755.37
18540 - Improvements	\$1,585,187.24				\$1,585,187.24
19900 - Accumulated Depreciation	(\$3,285,082.06)				(\$3,285,082.06)

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 3/31/2023

Liabilities / Equity	Operating	Capital	Reserve	Settlement	Total
Total Fixed Assets					\$4,100,762.65
Total Assets	\$6,292,894.52	\$528,088.26	\$1,191,309.42	\$74,786.97	\$8,087,079.17
Current Liabilities					
20000 - Accounts Payable	\$24,665.45		\$15,206.83		\$39,872.28
20100 - Accrued Expenses	\$46,748.46				\$46,748.46
22000 - Prepaid Assessments	\$7,535.16				\$7,535.16
23000 - Contract Liability	\$128,578.00				\$128,578.00
25000 - Other Current Liabilities	\$0.02				\$0.02
27000 - Employee Dep Health Payable	(\$670.00)				(\$670.00)
Total Current Liabilities	\$206,857.09		\$15,206.83		\$222,063.92
Equity					
30000 - Donated Capital	\$2,121,280.83				\$2,121,280.83
31000 - Funds Transfer	\$177,065.08	(\$19,883.40)	(\$157,181.68)		-
32000 - Retained Earnings-Operating	\$2,128,620.91	\$101,285.34	(\$112,324.29)	\$512.30	\$2,118,094.26
33000 - Retained Earnings-Reserves			\$1,183,882.09		\$1,183,882.09
34000 - Retained Earnings-Capital Improvement		\$455,629.14			\$455,629.14
35000 - Retained Earnings-Settlement				\$73,884.39	\$73,884.39
36000 - Net Income	\$1,659,070.61	(\$8,942.82)	\$261,726.47	\$390.28	\$1,912,244.54
Total Equity	\$6,086,037.43	\$528,088.26	\$1,176,102.59	\$74,786.97	\$7,865,015.25
Total Liabilities / Equity	\$6,292,894.52	\$528,088.26	\$1,191,309.42	\$74,786.97	\$8,087,079.17

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(1,475.00)	-	(1,475.00)	1,812,000.00	1,811,100.00	900.00	1,811,100.00
40010 - Association Dues-Timeshare	-	-	-	296,100.00	296,100.00	-	296,100.00
40020 - Association Dues-STR	3,300.00	-	3,300.00	255,000.00	225,000.00	30,000.00	225,000.00
40100 - Funds Transfer-General Reserves	(300,000.00)	(366,000.00)	66,000.00	(300,000.00)	(366,000.00)	66,000.00	(366,000.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(54,000.00)	54,000.00	-	(54,000.00)	54,000.00	(54,000.00)
40200 - Funds Transfer-Capital Improvement	-	(313,740.00)	313,740.00	-	(313,740.00)	313,740.00	(313,740.00)
40300 - Assessments-Uncollectible	(25.00)	-	(25.00)	(461.21)	(35,000.00)	34,538.79	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	602.29	-	602.29	1,268.35	-	1,268.35	40,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	11,000.00
40700 - Delinquent Postage Fees	97.20	416.67	(319.47)	207.80	1,250.01	(1,042.21)	5,000.00
40800 - Delinquent Door Notice Fees	-	-	-	-	-	-	15,000.00
41000 - Lot Consolidation Fee	7,375.00	2,083.33	5,291.67	14,750.00	6,249.99	8,500.01	25,000.00
41010 - Other Income-Transfer Fees	5,440.00	7,083.33	(1,643.33)	11,040.00	21,249.99	(10,209.99)	85,000.00
41020 - Other Income-Misc	1.00	-	1.00	1,001.00	-	1,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	95.40	50.00	45.40	100.00
41900 - Interest - Operating	10.09	1,250.00	(1,239.91)	3,890.69	3,750.00	140.69	15,000.00
Total Admin Service Income	(284,674.42)	(722,881.67)	438,207.25	2,094,892.03	1,671,009.99	423,882.04	1,834,560.00
Community Standards Income							
42000 - Filing Fee	1,030.00	2,189.00	(1,159.00)	1,650.00	3,673.00	(2,023.00)	15,200.00
42010 - Review & Inspect Fee	14,360.00	13,680.00	680.00	27,840.00	22,962.00	4,878.00	95,900.00
42100 - DCS Fines	-	504.00	(504.00)	(.01)	846.00	(846.01)	3,500.00
42300 - Community Enhancement	-	432.00	(432.00)	-	725.00	(725.00)	3,500.00
Total Community Standards Income	15,390.00	16,805.00	(1,415.00)	29,489.99	28,206.00	1,283.99	118,100.00
Property & Environment Income							
44000 - Fishing Permits	2,410.00	13,000.00	(10,590.00)	14,645.00	39,000.00	(24,355.00)	156,000.00
44010 - Boat Permits	310.00	750.00	(440.00)	635.00	2,250.00	(1,615.00)	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	125.01	(125.01)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	99.99	(99.99)	400.00
44300 - Other-DPE (Seed/Fertilizer)	-	291.67	(291.67)	-	875.01	(875.01)	3,500.00
Total Property & Environment Income	2,720.00	14,116.67	(11,396.67)	15,280.00	42,350.01	(27,070.01)	169,400.00
Community Lifestyle Income							
46000 - Community Activities	-	500.00	(500.00)	-	700.00	(700.00)	4,000.00
46100 - Newsletter Advertising	-	-	-	-	-	-	8,000.00
46200 - Rent-Clubhouse	645.00	280.00	365.00	1,957.00	760.00	1,197.00	7,500.00
46210 - Kitchen Rental	-	-	-	-	-	-	500.00
46220 - Accessory Rental-Tablecloths	-	-	-	-	-	-	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	225.00	375.00	(150.00)	450.00	375.00	75.00	3,000.00
Total Community Lifestyle Income	870.00	1,155.00	(285.00)	2,407.00	1,835.00	572.00	24,150.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	33,739.00	23,000.00	10,739.00	75,247.00	84,000.00	(8,753.00)	269,694.00
48200 - Timeshare Owners-Amenities	-	52,993.00	(52,993.00)	52,993.50	52,993.00	.50	211,974.00
48300 - Sponsored Events/Programs	1,970.00	2,000.00	(30.00)	4,883.00	3,350.00	1,533.00	15,254.00
48400 - Rental Income	410.50	350.00	60.50	861.51	925.00	(63.49)	4,000.00
48500 - Retail	278.14	150.00	128.14	791.02	650.00	141.02	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	-	-	1,719.00	-	1,719.00	-
Total Recreation Amenities Income	36,397.64	78,493.00	(42,095.36)	136,495.03	141,918.00	(5,422.97)	504,422.00
Total Operating Income	(229,296.78)	(612,312.00)	383,015.22	2,278,564.05	1,885,319.00	393,245.05	2,650,632.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	29,390.76	30,967.92	1,577.16	84,336.10	92,903.76	8,567.66	371,615.00
50010 - Payroll-Overtime-Admin	8.10	83.33	75.23	55.50	249.99	194.49	1,000.00
50020 - Payroll Taxes-Admin	2,665.73	2,500.00	(165.73)	7,597.22	7,500.00	(97.22)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	19,881.80	15,312.51	(4,569.29)	61,250.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	1,354.44	1,025.01	(329.43)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	148.14	150.00	1.86	600.00
50130 - SAR-SEP-Admin	1,504.24	1,416.67	(87.57)	4,401.25	4,250.01	(151.24)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	5,600.00	4,200.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	95.56	125.00	29.44	547.64	375.00	(172.64)	1,500.00
50160 - Life Insurance-All	116.28	200.00	83.72	590.34	600.00	9.66	2,400.00
50190 - Payroll-Paychex	458.39	750.00	291.61	2,246.87	2,250.00	3.13	9,000.00
50195 - Misc (Admin Cafeteria Plan)	-	133.33	133.33	187.00	399.99	212.99	1,600.00
50200 - Office Supplies	(265.00)	583.33	848.33	1,787.42	1,749.99	(37.43)	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	10,058.12	6,875.01	(3,183.11)	27,500.00
50251 - Office Equip Repair/Tech Help	1,101.20	916.67	(184.53)	4,303.30	2,750.01	(1,553.29)	11,000.00
50260 - Equipment Leases	544.76	250.00	(294.76)	1,089.52	750.00	(339.52)	3,000.00
50300 - Postage	280.96	916.67	635.71	3,673.78	2,750.01	(923.77)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	125.01	125.01	500.00
50320 - Copies/Printing	-	83.33	83.33	-	249.99	249.99	1,000.00
50400 - Dues & Fees	149.00	145.83	(3.17)	284.00	437.49	153.49	1,750.00
50410 - Education-Seminars	-	708.33	708.33	1,098.83	2,124.99	1,026.16	8,500.00
50420 - Subscriptions	35.00	22.92	(12.08)	35.00	68.76	33.76	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	50.01	50.01	200.00
50700 - Board Meetings/Discretionary	38.47	100.00	61.53	82.79	300.00	217.21	1,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50710 - Online Elections	-	1,333.33	1,333.33	-	3,999.99	3,999.99	16,000.00
50900 - Misc. & Contingency	17.64	83.33	65.69	254.67	249.99	(4.68)	1,000.00
50950 - Advertisement	149.75	83.33	(66.42)	209.65	249.99	40.34	1,000.00
51000 - Audit	-	2,166.67	2,166.67	-	6,500.01	6,500.01	26,000.00
51100 - Legal	7,512.27	4,166.67	(3,345.60)	39,798.84	12,500.01	(27,298.83)	50,000.00
51200 - Legal-Collections	8,939.96	2,083.33	(6,856.63)	15,591.44	6,249.99	(9,341.45)	25,000.00
51201 - Legal-Collections-billed	(2,440.45)	-	2,440.45	(6,568.83)	-	6,568.83	-
51500 - Property Taxes	-	208.33	208.33	66.32	624.99	558.67	2,500.00
51510 - Income Tax	-	-	-	-	-	-	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	249.99	249.99	1,000.00
52010 - Master Insurance	(80.33)	5,833.33	5,913.66	46,919.15	17,499.99	(29,419.16)	70,000.00
53000 - Bank Charges	10.00	41.67	31.67	-	125.01	125.01	500.00
53010 - Credit Card Charges	752.61	1,166.67	414.06	2,616.67	3,500.01	883.34	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	24.99	24.99	100.00
53030 - Delinquent Account Expenses	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
Total Admin Service Expense	59,976.34	68,074.17	8,097.83	248,246.97	204,222.51	(44,024.46)	820,790.00
Community Standards Expense							
60000 - Payroll-DCS	25,817.22	23,916.08	(1,901.14)	68,032.60	71,748.24	3,715.64	286,993.00
60010 - Payroll-Overtime-DCS	143.15	250.00	106.85	324.32	750.00	425.68	3,000.00
60020 - Payroll Taxes-DCS	2,353.32	1,916.67	(436.65)	6,385.06	5,750.01	(635.05)	23,000.00
60100 - Health Insurance-DCS	3,398.60	3,925.00	526.40	13,594.40	11,775.00	(1,819.40)	47,100.00
60110 - Dental Insurance-DCS	308.48	316.67	8.19	1,233.92	950.01	(283.91)	3,800.00
60120 - Vision Insurance-DCS	41.87	41.92	.05	125.61	125.76	.15	503.00
60130 - SAR-SEP-DCS	877.30	1,041.67	164.37	2,357.17	3,125.01	767.84	12,500.00
60140 - HRA-Health Reimbursement-DCS	800.00	1,000.00	200.00	3,200.00	3,000.00	(200.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	260.59	333.33	72.74	1,499.01	999.99	(499.02)	4,000.00
60200 - Office/Field Supplies/Expenses	-	391.00	391.00	127.11	1,017.00	889.89	4,500.00
60230 - Uniforms	-	43.00	43.00	-	113.00	113.00	500.00
60310 - DCS Copier	490.15	516.67	26.52	1,470.87	1,550.01	79.14	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	-	399.99	399.99	1,600.00
60410 - Professional Fees	-	43.00	43.00	-	113.00	113.00	500.00
60430 - Training	-	125.00	125.00	-	375.00	375.00	1,500.00
60500 - DCS Vehicle Gas	-	208.33	208.33	267.38	624.99	357.61	2,500.00
60530 - Vehicle Exp-Sport S 63	11.00	62.50	51.50	414.73	187.50	(227.23)	750.00
60540 - Vehicle Exp-Sport SL 29	13.00	62.50	49.50	347.77	187.50	(160.27)	750.00
60700 - ECC Expenses	-	86.00	86.00	-	226.00	226.00	1,000.00
60900 - Contingency	-	43.00	43.00	-	113.00	113.00	500.00
60910 - Capital Expenditures	-	172.00	172.00	-	452.00	452.00	2,000.00
60930 - Community Enhancement	-	2,916.67	2,916.67	-	8,750.01	8,750.01	35,000.00
Total Community Standards Expense	34,514.68	37,544.34	3,029.66	99,379.95	112,333.02	12,953.07	450,196.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Property & Environment Expense							
61000 - Payroll-DPE	29,719.78	28,937.92	(781.86)	77,980.72	86,813.76	8,833.04	347,255.00
61010 - Payroll-Overtime-DPE	420.49	416.67	(3.82)	1,428.35	1,250.01	(178.34)	5,000.00
61020 - Payroll Taxes-DPE	2,732.56	2,333.33	(399.23)	7,419.56	6,999.99	(419.57)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	16,993.00	13,125.00	(3,868.00)	52,500.00
61110 - Dental Insurance-DPE	368.17	375.00	6.83	1,472.68	1,125.00	(347.68)	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	173.15	163.74	(9.41)	655.00
61130 - SAR-SEP-DPE	884.82	833.33	(51.49)	2,478.13	2,499.99	21.86	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	3,800.00	3,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	473.51	500.00	26.49	2,704.78	1,500.00	(1,204.78)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	125.01	101.84	500.00
61210 - Tools, Supplies Expense	-	666.67	666.67	1,310.25	2,000.01	689.76	8,000.00
61220 - Janitorial Supplies	-	250.00	250.00	219.36	750.00	530.64	3,000.00
61230 - Uniforms	-	125.00	125.00	-	375.00	375.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	375.00	375.00	1,500.00
61350 - Enforcement/Signage	4,447.20	500.00	(3,947.20)	6,184.81	1,500.00	(4,684.81)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	-	-	-	-	-	300.00
61352 - Signage	-	-	-	-	-	-	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	375.00	375.00	1,500.00
61500 - Vehicle-Gas	-	1,118.75	1,118.75	2,292.20	3,356.25	1,064.05	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	-	249.99	249.99	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	150.41	750.00	599.59	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	-	375.00	375.00	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	72.88	375.00	302.12	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	381.21	125.00	(256.21)	674.30	375.00	(299.30)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	275.96	125.00	(150.96)	275.96	375.00	99.04	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	125.01	125.01	500.00
61590 - Kubota Tractor 2014	181.12	208.33	27.21	377.93	624.99	247.06	2,500.00
61600 - Facilities Maintenance	270.00	583.33	313.33	(44.12)	1,749.99	1,794.11	7,000.00
61601 - Equipment Maintenance	-	375.00	375.00	355.13	1,125.00	769.87	4,500.00
61602 - Trailer Maintenance	29.06	83.33	54.27	84.16	249.99	165.83	1,000.00
61603 - Boating Improvements	-	-	-	-	-	-	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	-	1,000.00	1,000.00	381.13	2,000.00	1,618.87	10,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	-	624.99	624.99	2,500.00
61606 - Parks & Trails Expense	170.61	416.67	246.06	511.83	1,250.01	738.18	5,000.00
61610 - Consulting	-	-	-	-	-	-	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	624.99	624.99	2,500.00
61620 - Fire Mitigation	-	1,916.67	1,916.67	1,386.56	5,750.01	4,363.45	23,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61630 - Grass Seed/Fertilizer	-	-	-	-	-	-	3,500.00
61631 - Insect, Disease & Noxious Weeds	-	-	-	-	-	-	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	249.99	249.99	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	-	6,249.99	6,249.99	25,000.00
61640 - Porta Potties	260.40	583.33	322.93	1,943.00	1,749.99	(193.01)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	249.99	(141.55)	1,000.00
61910 - Common Area Improvements-Repairs-Equip	-	500.00	500.00	-	500.00	500.00	5,000.00
61960 - Stocking & Food Chain	-	8,666.67	8,666.67	-	26,000.01	26,000.01	104,000.00
Total Property & Environment Expense	45,917.72	60,069.57	14,151.85	131,040.87	178,208.71	47,167.84	736,135.00
Community Lifestyle Expense							
62250 - Website-Front Steps	-	341.67	341.67	504.71	1,025.01	520.30	4,100.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	-	-	-	28,000.00
62800 - Community Activities & Events	-	2,000.00	2,000.00	-	2,500.00	2,500.00	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	125.01	125.01	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	194.05	624.99	430.94	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	375.00	375.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	125.01	125.01	500.00
62940 - Community Garden	17.67	375.00	357.33	17.67	375.00	357.33	3,000.00
Total Community Lifestyle Expense	17.67	3,133.34	3,115.67	716.43	5,150.02	4,433.59	60,100.00
Recreation Amenities Expense							
63000 - Payroll-DRA	28,600.28	23,988.42	(4,611.86)	74,353.54	71,965.26	(2,388.28)	287,861.00
63010 - Payroll-Overtime-DRA	39.49	83.33	43.84	118.47	249.99	131.52	1,000.00
63020 - Payroll Taxes-DRA	2,596.36	1,933.33	(663.03)	6,956.29	5,799.99	(1,156.30)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	10,195.80	7,875.00	(2,320.80)	31,500.00
63110 - Dental Insurance-DRA	214.48	216.67	2.19	857.92	650.01	(207.91)	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	107.28	112.50	5.22	450.00
63130 - SAR-SEP-DRA	271.52	391.67	120.15	678.21	1,175.01	496.80	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	2,400.00	1,800.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	151.34	166.67	15.33	870.57	500.01	(370.56)	2,000.00
63200 - Supplies-Building	769.67	1,116.00	346.33	1,512.81	3,348.00	1,835.19	8,500.00
63210 - Supplies-Programs	229.00	1,000.00	771.00	778.64	3,000.00	2,221.36	10,000.00
63220 - Janitorial/Housekeeping	303.91	166.67	(137.24)	1,368.22	500.01	(868.21)	2,000.00
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	544.00	395.83	(148.17)	1,594.00	1,187.49	(406.51)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	125.01	125.01	500.00
63320 - Office Supplies/Printing	-	343.00	343.00	175.97	1,029.00	853.03	2,500.00
63400 - Dues/Subscriptions	-	20.83	20.83	-	62.49	62.49	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63410 - Seminars/Training	-	-	-	648.00	550.00	(98.00)	2,200.00
63600 - Maintenance Building	-	1,500.00	1,500.00	1,303.33	4,500.00	3,196.67	18,000.00
63601 - Maintenance-Grounds & Parking	-	200.00	200.00	68.34	600.00	531.66	3,000.00
63602 - Maintenance-Pool	-	1,250.00	1,250.00	2,158.29	3,750.00	1,591.71	15,000.00
63800 - Pagosa Springs Porpoises Swim	-	83.33	83.33	2,219.00	249.99	(1,969.01)	1,000.00
63900 - Misc & Contingency	-	41.67	41.67	(7.13)	125.01	132.14	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
63920 - Merchandise	76.07	166.67	90.60	218.50	500.01	281.51	2,000.00
64010 - Utilities-Gas Rec	-	2,500.00	2,500.00	11,643.47	11,500.00	(143.47)	38,000.00
64020 - Utilities-Electric Rec	-	3,000.00	3,000.00	5,390.66	9,000.00	3,609.34	36,000.00
64030 - Utilities-Water Rec	-	625.00	625.00	1,234.98	1,875.00	640.02	7,500.00
64040 - Utilities-Waste Control Rec	223.67	108.33	(115.34)	651.34	324.99	(326.35)	1,300.00
64060 - Utilities-Alarm Rec	-	208.33	208.33	400.00	624.99	224.99	2,500.00
64070 - Utilities-TV-Telephone Rec	200.53	500.00	299.47	833.19	1,500.00	666.81	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	500.01	500.01	2,000.00
Total Recreation Amenities Expense	37,405.03	43,893.26	6,488.23	128,729.69	136,429.78	7,700.09	530,011.00
Utilities Expense							
70010 - Gas Admin	-	166.67	166.67	700.56	500.01	(200.55)	2,000.00
70020 - Electric Admin	-	333.33	333.33	441.65	999.99	558.34	4,000.00
70030 - Water Admin	271.35	341.67	70.32	336.60	1,025.01	688.41	4,100.00
70040 - Waste Control Admin	215.78	175.00	(40.78)	541.78	525.00	(16.78)	2,100.00
71010 - Gas Shop	-	183.33	183.33	928.61	549.99	(378.62)	2,200.00
71020 - Electric Shop	-	166.67	166.67	466.32	500.01	33.69	2,000.00
71030 - Water Shop	(3.00)	50.00	53.00	127.50	150.00	22.50	800.00
71040 - Waste Shop	130.00	141.67	11.67	520.00	425.01	(94.99)	1,700.00
72010 - Gas Clubhouse	-	333.33	333.33	1,544.07	999.99	(544.08)	4,000.00
72020 - Electric Clubhouse	-	166.67	166.67	161.93	500.01	338.08	2,000.00
72030 - Water Clubhouse	-	80.00	80.00	147.42	240.00	92.58	2,000.00
73000 - Cellular Phones	107.22	250.00	142.78	701.37	750.00	48.63	3,000.00
73010 - Telephone-All Depts Except Rec	-	541.67	541.67	721.86	1,625.01	903.15	6,500.00
74000 - Street Lights	-	133.33	133.33	214.92	399.99	185.07	1,600.00
74010 - Water Other Assoc Lots	-	33.33	33.33	80.40	99.99	19.59	400.00
74020 - Aerator	-	916.67	916.67	2,790.19	2,750.01	(40.18)	11,000.00
74030 - Internet	345.91	333.33	(12.58)	954.35	999.99	45.64	4,000.00
Total Utilities Expense	1,067.26	4,346.67	3,279.41	11,379.53	13,040.01	1,660.48	53,400.00
Total Operating Expense	178,898.70	217,061.35	38,162.65	619,493.44	649,384.05	29,890.61	2,650,632.00
Net Operating Income (Loss)	(408,195.48)	(829,373.35)	421,177.87	1,659,070.61	1,235,934.95	423,135.66	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	300,000.00	-	300,000.00	300,000.00	-	300,000.00	366,000.00
Total Reserve Income	300,000.00	-	300,000.00	300,000.00	-	300,000.00	366,000.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	-	-	-	54,000.00
81900 - Interest-Reserve	1,739.36	-	1,739.36	4,709.22	-	4,709.22	-
Total Trails Maintenance Income	1,739.36	-	1,739.36	4,709.22	-	4,709.22	54,000.00
Total Reserve Income	301,739.36	-	301,739.36	304,709.22	-	304,709.22	420,000.00
Reserve Expense							
84001 - Exercise Equipment	15,206.83	-	(15,206.83)	37,596.07	57,475.00	19,878.93	57,475.00
84013 - Renovate Locker Rooms - Rec Center	-	-	-	3,844.18	-	(3,844.18)	78,375.00
84014 - Replace Air Unit - Rec Center	1,542.50	-	(1,542.50)	1,542.50	-	(1,542.50)	-
84019 - Greenbelt Fire Mitigation	-	-	-	-	-	-	73,150.00
84020 - Paint & siding - Clubhouse	-	-	-	-	-	-	9,985.00
84021 - Exterior - Shop	-	-	-	-	-	-	6,019.00
84022 - Replace Plow	-	-	-	-	8,360.00	8,360.00	8,360.00
84023 - Replace Mailbox - Reserves	-	-	-	-	-	-	43,472.00
84024 - Crawl Space Renovation	-	-	-	-	-	-	31,350.00
Total Reserve Expense	16,749.33	-	(16,749.33)	42,982.75	65,835.00	22,852.25	308,186.00
Total Reserve Expense	16,749.33	-	(16,749.33)	42,982.75	65,835.00	22,852.25	308,186.00
Net Reserve Income (Loss)	284,990.03	-	284,990.03	261,726.47	(65,835.00)	327,561.47	111,814.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	-	-	-	-	-	313,740.00
91900 - Interest-Capital Fund	1,308.54	-	1,308.54	1,984.18	-	1,984.18	-
Total Capital Improvement Income	1,308.54	-	1,308.54	1,984.18	-	1,984.18	313,740.00
Total Capital Income	1,308.54	-	1,308.54	1,984.18	-	1,984.18	313,740.00
Capital Expense							
Capital Improvement Expense							
95005 - Improve Lake Facilities	112.00	5,000.00	4,888.00	1,135.00	15,000.00	13,865.00	60,000.00
95007 - Mailbox Improvements	-	-	-	8,000.00	-	(8,000.00)	-
95009 - Parking Lot - Rec Center	-	12,500.00	12,500.00	1,792.00	37,500.00	35,708.00	150,000.00
95010 - NVL Trail	-	20,000.00	20,000.00	-	60,000.00	60,000.00	240,000.00
Total Capital Improvement Expense	112.00	37,500.00	37,388.00	10,927.00	112,500.00	101,573.00	450,000.00
Total Capital Expense	112.00	37,500.00	37,388.00	10,927.00	112,500.00	101,573.00	450,000.00
Net Capital Income (Loss)	1,196.54	(37,500.00)	38,696.54	(8,942.82)	(112,500.00)	103,557.18	(136,260.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Settlement Income							
41910 - Interest - Settlement	262.07	-	262.07	390.28	-	390.28	-
Total Settlement Income	262.07	-	262.07	390.28	-	390.28	-
Total Settlement Income	262.07	-	262.07	390.28	-	390.28	-
Net Settlement Income (Loss)	262.07	-	262.07	390.28	-	390.28	-
Net Total	(121,746.84)	(866,873.35)	745,126.51	1,912,244.54	1,057,599.95	854,644.59	(24,446.00)