
INTEROFFICE MEMORANDUM

TO: PATRICK DONOVAN

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR APRIL 2023.

DATE: April 30, 2023

As of April 30, 2023, the Association has received \$1,466,700 or 80.9% of the total billed 2023 assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,377,000 or 82.6% of the total of \$1,667,325 billed.

Certificates of Deposit as of April 30, 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 4/30/2023

Assets	Operating	Capital	Reserve	Settlement	Total
Current Assets					
10000 - Petty Cash	\$953.00				\$953.00
10500 - Cash-TBK Operating	\$430,239.50				\$430,239.50
11540 - CIT Bank Operating	\$83,061.34				\$83,061.34
11541 - CIT Bank Sweep - Operating	\$1,006,450.54				\$1,006,450.54
12100 - Edward Jones Operating	\$70,405.18				\$70,405.18
12110 - Edward Jones Emergency Fund	\$253,804.86				\$253,804.86
12200 - Edward Jones Capital Improvement		\$354,777.08			\$354,777.08
12300 - Edward Jones Settlement				\$74,925.28	\$74,925.28
13820 - Edward Jones Reserves			\$600,543.66		\$600,543.66
13841 - CIT Bank Reserves - CDARS			\$300,000.00		\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$239,589.47		\$239,589.47
14000 - Accounts Receivable	\$481,541.89				\$481,541.89
14900 - Allowance for Doubtful Accounts	(\$79,700.67)				(\$79,700.67)
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	\$536.99				\$536.99
15500 - Interfund-Due To/Due From	(\$154,344.41)	\$155,598.00	(\$1,253.59)		-
16000 - Prepaid Expenses	\$18,125.23				\$18,125.23
Total Current Assets	\$2,113,760.88	\$510,375.08	\$1,138,879.54	\$74,925.28	\$3,837,940.78
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

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 4/30/2023

19900 - Accumulated Depreciation	(\$3,285,082.06)					(\$3,285,082.06)
Total Fixed Assets	\$4,100,762.65					\$4,100,762.65
Total Assets	\$6,214,523.53	\$510,375.08	\$1,138,879.54	\$74,925.28		\$7,938,703.43
Liabilities / Equity	Operating	Capital	Reserve	Settlement		Total
Current Liabilities						
20000 - Accounts Payable	\$25,301.60		\$64.10			\$25,365.70
20100 - Accrued Expenses	\$46,748.46					\$46,748.46
22000 - Prepaid Assessments	\$9,222.99					\$9,222.99
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	\$209,181.07		\$64.10			\$209,245.17
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	\$1,578,375.64	(\$26,656.00)	\$224,439.32	\$528.59		\$1,776,687.55
Total Equity	\$6,005,342.46	\$510,375.08	\$1,138,815.44	\$74,925.28		\$7,729,458.26
Total Liabilities / Equity	\$6,214,523.53	\$510,375.08	\$1,138,879.54	\$74,925.28		\$7,938,703.43

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(2,400.00)	-	(2,400.00)	1,810,500.00	1,811,100.00	(600.00)	1,811,100.00
40010 - Association Dues-Timeshare	-	-	-	296,100.00	296,100.00	-	296,100.00
40020 - Association Dues-STR	(1,800.00)	-	(1,800.00)	253,200.00	225,000.00	28,200.00	225,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(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)
40200 - Funds Transfer-Capital Improvement	-	-	-	-	(313,740.00)	313,740.00	(313,740.00)
40300 - Assessments-Uncollectible	(1,165.25)	-	(1,165.25)	(1,626.46)	(35,000.00)	33,373.54	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	631.89	-	631.89	1,900.24	-	1,900.24	40,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	11,000.00
40700 - Delinquent Postage Fees	121.50	416.67	(295.17)	329.30	1,666.68	(1,337.38)	5,000.00
40800 - Delinquent Door Notice Fees	-	-	-	-	-	-	15,000.00
41000 - Lot Consolidation Fee	-	2,083.33	(2,083.33)	14,750.00	8,333.32	6,416.68	25,000.00
41010 - Other Income-Transfer Fees	5,600.00	7,083.33	(1,483.33)	16,640.00	28,333.32	(11,693.32)	85,000.00
41020 - Other Income-Misc	-	-	-	1,001.00	-	1,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	95.40	75.00	20.40	100.00
41900 - Interest - Operating	375.05	1,250.00	(874.95)	4,265.74	5,000.00	(734.26)	15,000.00
Total Admin Service Income	1,363.19	10,858.33	(9,495.14)	2,097,155.22	1,681,868.32	415,286.90	1,834,560.00
Community Standards Income							
42000 - Filing Fee	1,860.00	2,596.00	(736.00)	3,450.00	6,269.00	(2,819.00)	15,200.00
42010 - Review & Inspect Fee	10,640.00	16,217.00	(5,577.00)	38,460.00	39,179.00	(719.00)	95,900.00
42100 - DCS Fines	-	596.00	(596.00)	(.01)	1,442.00	(1,442.01)	3,500.00
42300 - Community Enhancement	-	512.00	(512.00)	-	1,237.00	(1,237.00)	3,500.00
Total Community Standards Income	12,500.00	19,921.00	(7,421.00)	41,909.99	48,127.00	(6,217.01)	118,100.00
Property & Environment Income							
44000 - Fishing Permits	9,050.05	13,000.00	(3,949.95)	23,695.05	52,000.00	(28,304.95)	156,000.00
44010 - Boat Permits	1,240.00	750.00	490.00	1,875.00	3,000.00	(1,125.00)	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	166.68	(166.68)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	133.32	(133.32)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,314.00	291.67	1,022.33	1,314.00	1,166.68	147.32	3,500.00
Total Property & Environment Income	11,604.05	14,116.67	(2,512.62)	26,884.05	56,466.68	(29,582.63)	169,400.00
Community Lifestyle Income							
46000 - Community Activities	635.00	100.00	535.00	635.00	800.00	(165.00)	4,000.00
46100 - Newsletter Advertising	-	-	-	-	-	-	8,000.00
46200 - Rent-Clubhouse	812.00	800.00	12.00	2,769.00	1,560.00	1,209.00	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 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	50.00	375.00	(325.00)	500.00	750.00	(250.00)	3,000.00
Total Community Lifestyle Income	1,497.00	1,275.00	222.00	3,904.00	3,110.00	794.00	24,150.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	26,328.20	23,000.00	3,328.20	101,575.20	107,000.00	(5,424.80)	269,694.00
48200 - Timeshare Owners-Amenities	52,993.50	-	52,993.50	105,987.00	52,993.00	52,994.00	211,974.00
48300 - Sponsored Events/Programs	2,435.00	2,000.00	435.00	7,318.00	5,350.00	1,968.00	15,254.00
48400 - Rental Income	131.00	225.00	(94.00)	992.51	1,150.00	(157.49)	4,000.00
48500 - Retail	166.05	100.00	66.05	940.06	750.00	190.06	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	-	-	1,719.00	-	1,719.00	-
Total Recreation Amenities Income	82,053.75	25,325.00	56,728.75	218,531.77	167,243.00	51,288.77	504,422.00
Total Operating Income	109,017.99	71,496.00	37,521.99	2,388,385.03	1,956,815.00	431,570.03	2,650,632.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	28,577.76	30,967.92	2,390.16	112,913.86	123,871.68	10,957.82	371,615.00
50010 - Payroll-Overtime-Admin	8.10	83.33	75.23	63.60	333.32	269.72	1,000.00
50020 - Payroll Taxes-Admin	2,914.11	2,500.00	(414.11)	10,511.33	10,000.00	(511.33)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	24,852.25	25,520.81	668.56	61,250.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	1,693.05	1,366.68	(326.37)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	197.52	200.00	2.48	600.00
50130 - SAR-SEP-Admin	1,504.22	1,416.67	(87.55)	5,905.47	5,666.68	(238.79)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	7,000.00	5,600.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	148.56	125.00	(23.56)	696.20	500.00	(196.20)	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	787.12	800.00	12.88	2,400.00
50190 - Payroll-Paychex	455.19	750.00	294.81	2,702.06	3,000.00	297.94	9,000.00
50195 - Misc (Admin Cafeteria Plan)	112.00	133.33	21.33	299.00	533.32	234.32	1,600.00
50200 - Office Supplies	83.23	583.33	500.10	1,982.15	2,333.32	351.17	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	12,291.12	9,166.68	(3,124.44)	27,500.00
50251 - Office Equip Repair/Tech Help	1,116.95	916.67	(200.28)	5,420.25	3,666.68	(1,753.57)	11,000.00
50260 - Equipment Leases	-	250.00	250.00	1,089.52	1,000.00	(89.52)	3,000.00
50300 - Postage	500.00	916.67	416.67	4,322.37	3,666.68	(655.69)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	166.68	166.68	500.00
50320 - Copies/Printing	-	83.33	83.33	-	333.32	333.32	1,000.00
50400 - Dues & Fees	-	145.83	145.83	284.00	583.32	299.32	1,750.00
50410 - Education-Seminars	-	708.33	708.33	2,829.07	2,833.32	4.25	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	91.68	56.68	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	66.68	66.68	200.00
50700 - Board Meetings/Discretionary	61.00	100.00	39.00	143.79	400.00	256.21	1,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50710 - Online Elections	-	1,333.33	1,333.33	-	5,333.32	5,333.32	16,000.00
50900 - Misc. & Contingency	62.30	83.33	21.03	533.10	333.32	(199.78)	1,000.00
50950 - Advertisement	59.90	83.33	23.43	269.55	333.32	63.77	1,000.00
51000 - Audit	-	2,166.67	2,166.67	-	8,666.68	8,666.68	26,000.00
51100 - Legal	2,446.15	4,166.67	1,720.52	42,244.99	16,666.68	(25,578.31)	50,000.00
51200 - Legal-Collections	5,874.34	2,083.33	(3,791.01)	21,465.78	8,333.32	(13,132.46)	25,000.00
51201 - Legal-Collections-billed	(8,919.72)	-	8,919.72	(15,488.55)	-	15,488.55	-
51500 - Property Taxes	-	208.33	208.33	66.32	833.32	767.00	2,500.00
51510 - Income Tax	-	3,900.00	3,900.00	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	333.32	333.32	1,000.00
52010 - Master Insurance	-	-	-	46,919.15	50,000.00	3,080.85	70,000.00
53000 - Bank Charges	5.00	41.67	36.67	5.00	166.68	161.68	500.00
53010 - Credit Card Charges	939.99	1,166.67	226.68	3,556.66	4,666.68	1,110.02	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	33.32	33.32	100.00
53030 - Delinquent Account Expenses	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
Total Admin Service Expense	45,137.30	66,140.84	21,003.54	295,590.73	307,967.49	12,376.76	820,790.00
Community Standards Expense							
60000 - Payroll-DCS	21,576.26	23,916.08	2,339.82	89,608.86	95,664.32	6,055.46	286,993.00
60010 - Payroll-Overtime-DCS	111.41	250.00	138.59	435.73	1,000.00	564.27	3,000.00
60020 - Payroll Taxes-DCS	1,914.08	1,916.67	2.59	8,299.14	7,666.68	(632.46)	23,000.00
60100 - Health Insurance-DCS	3,398.60	3,925.00	526.40	16,993.00	19,625.00	2,632.00	47,100.00
60110 - Dental Insurance-DCS	308.48	316.67	8.19	1,542.40	1,266.68	(275.72)	3,800.00
60120 - Vision Insurance-DCS	41.87	41.92	.05	167.48	167.68	.20	503.00
60130 - SAR-SEP-DCS	764.58	1,041.67	277.09	3,121.75	4,166.68	1,044.93	12,500.00
60140 - HRA-Health Reimbursement-DCS	800.00	1,000.00	200.00	4,000.00	4,000.00	-	12,000.00
60150 - Insurance-Workers Comp-DCS	405.10	333.33	(71.77)	1,904.11	1,333.32	(570.79)	4,000.00
60200 - Office/Field Supplies/Expenses	-	356.00	356.00	127.11	1,373.00	1,245.89	4,500.00
60230 - Uniforms	-	40.00	40.00	-	153.00	153.00	500.00
60310 - DCS Copier	395.49	516.67	121.18	1,866.36	2,066.68	200.32	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	-	533.32	533.32	1,600.00
60410 - Professional Fees	-	40.00	40.00	-	153.00	153.00	500.00
60430 - Training	-	125.00	125.00	-	500.00	500.00	1,500.00
60500 - DCS Vehicle Gas	161.75	208.33	46.58	507.59	833.32	325.73	2,500.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	414.73	250.00	(164.73)	750.00
60540 - Vehicle Exp-Sport SL 29	14.00	62.50	48.50	361.77	250.00	(111.77)	750.00
60700 - ECC Expenses	-	80.00	80.00	-	306.00	306.00	1,000.00
60900 - Contingency	-	40.00	40.00	-	153.00	153.00	500.00
60910 - Capital Expenditures	-	160.00	160.00	-	612.00	612.00	2,000.00
60930 - Community Enhancement	-	2,916.67	2,916.67	-	11,666.68	11,666.68	35,000.00
Total Community Standards Expense	29,891.62	37,482.34	7,590.72	129,350.03	153,740.36	24,390.33	450,196.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Property & Environment Expense							
61000 - Payroll-DPE	25,873.19	28,937.92	3,064.73	103,853.91	115,751.68	11,897.77	347,255.00
61010 - Payroll-Overtime-DPE	368.93	416.67	47.74	1,797.28	1,666.68	(130.60)	5,000.00
61020 - Payroll Taxes-DPE	2,315.85	2,333.33	17.48	9,735.41	9,333.32	(402.09)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	21,241.25	21,875.00	633.75	52,500.00
61110 - Dental Insurance-DPE	368.17	375.00	6.83	1,840.85	1,500.00	(340.85)	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	227.73	218.32	(9.41)	655.00
61130 - SAR-SEP-DPE	813.00	833.33	20.33	3,291.13	3,333.32	42.19	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	4,800.00	4,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	736.08	500.00	(236.08)	3,440.86	2,000.00	(1,440.86)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	166.68	143.51	500.00
61210 - Tools, Supplies Expense	348.64	666.67	318.03	1,883.45	2,666.68	783.23	8,000.00
61220 - Janitorial Supplies	-	250.00	250.00	405.86	1,000.00	594.14	3,000.00
61230 - Uniforms	-	125.00	125.00	-	500.00	500.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	500.00	500.00	1,500.00
61350 - Enforcement/Signage	164.61	1,000.00	835.39	6,349.42	2,500.00	(3,849.42)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	50.00	50.00	-	50.00	50.00	300.00
61352 - Signage	-	250.00	250.00	-	250.00	250.00	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	500.00	500.00	1,500.00
61500 - Vehicle-Gas	511.56	1,118.75	607.19	3,567.91	4,475.00	907.09	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	65.26	83.33	18.07	65.26	333.32	268.06	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	282.19	1,000.00	717.81	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	-	500.00	500.00	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	265.17	125.00	(140.17)	338.05	500.00	161.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	674.30	500.00	(174.30)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	275.96	500.00	224.04	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	166.68	166.68	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	490.73	833.32	342.59	2,500.00
61600 - Facilities Maintenance	177.83	583.33	405.50	805.77	2,333.32	1,527.55	7,000.00
61601 - Equipment Maintenance	228.79	375.00	146.21	642.63	1,500.00	857.37	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	84.16	333.32	249.16	1,000.00
61603 - Boating Improvements	-	-	-	-	-	-	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	315.34	1,000.00	684.66	850.88	3,000.00	2,149.12	10,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	-	833.32	833.32	2,500.00
61606 - Parks & Trails Expense	298.30	416.67	118.37	875.48	1,666.68	791.20	5,000.00
61610 - Consulting	-	500.00	500.00	-	500.00	500.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	833.32	833.32	2,500.00
61620 - Fire Mitigation	-	1,916.67	1,916.67	1,386.56	7,666.68	6,280.12	23,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61630 - Grass Seed/Fertilizer	4,032.75	1,000.00	(3,032.75)	4,032.75	1,000.00	(3,032.75)	3,500.00
61631 - Insect, Disease & Noxious Weeds	-	500.00	500.00	126.50	500.00	373.50	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	333.32	333.32	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
61640 - Porta Potties	651.00	583.33	(67.67)	2,984.60	2,333.32	(651.28)	7,000.00
61642 - PO Cluster Boxes	5,000.00	416.67	(4,583.33)	5,000.00	1,666.68	(3,333.32)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	333.32	(58.22)	1,000.00
61900 - Misc & Contingency	10.69	-	(10.69)	10.69	-	(10.69)	-
61910 - Common Area Improvements-Repairs-Equip	184.85	500.00	315.15	184.85	1,000.00	815.15	5,000.00
61960 - Stocking & Food Chain	-	8,666.67	8,666.67	-	34,666.68	34,666.68	104,000.00
Total Property & Environment Expense	48,032.84	62,869.57	14,836.73	181,961.13	245,453.28	63,492.15	736,135.00
Community Lifestyle Expense							
62250 - Website-Front Steps	175.00	341.67	166.67	1,014.42	1,366.68	352.26	4,100.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	-	-	-	28,000.00
62800 - Community Activities & Events	-	250.00	250.00	365.76	2,750.00	2,384.24	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	166.68	166.68	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	317.78	833.32	515.54	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	500.00	500.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	166.68	166.68	500.00
62940 - Community Garden	167.99	375.00	207.01	618.22	750.00	131.78	3,000.00
Total Community Lifestyle Expense	342.99	1,383.34	1,040.35	2,316.18	6,533.36	4,217.18	60,100.00
Recreation Amenities Expense							
63000 - Payroll-DRA	24,297.62	23,988.42	(309.20)	98,651.16	95,953.68	(2,697.48)	287,861.00
63010 - Payroll-Overtime-DRA	-	83.33	83.33	118.47	333.32	214.85	1,000.00
63020 - Payroll Taxes-DRA	2,144.34	1,933.33	(211.01)	9,100.63	7,733.32	(1,367.31)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	12,744.75	13,125.00	380.25	31,500.00
63110 - Dental Insurance-DRA	214.48	216.67	2.19	1,072.40	866.68	(205.72)	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	143.04	150.00	6.96	450.00
63130 - SAR-SEP-DRA	202.49	391.67	189.18	880.70	1,566.68	685.98	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	3,000.00	2,400.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	235.26	166.67	(68.59)	1,105.83	666.68	(439.15)	2,000.00
63200 - Supplies-Building	629.42	1,116.00	486.58	2,309.08	4,464.00	2,154.92	8,500.00
63210 - Supplies-Programs	303.26	1,000.00	696.74	1,958.79	4,000.00	2,041.21	10,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,397.07	666.68	(730.39)	2,000.00
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	544.00	395.83	(148.17)	2,138.00	1,583.32	(554.68)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	166.68	166.68	500.00
63320 - Office Supplies/Printing	(82.86)	343.00	425.86	260.02	1,372.00	1,111.98	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63400 - Dues/Subscriptions	-	20.83	20.83	-	83.32	83.32	250.00
63410 - Seminars/Training	-	-	-	648.00	550.00	(98.00)	2,200.00
63600 - Maintenance Building	161.01	1,500.00	1,338.99	2,111.41	6,000.00	3,888.59	18,000.00
63601 - Maintenance-Grounds & Parking	-	200.00	200.00	68.34	800.00	731.66	3,000.00
63602 - Maintenance-Pool	4,152.94	1,250.00	(2,902.94)	7,168.55	5,000.00	(2,168.55)	15,000.00
63800 - Pagosa Springs Porpoises Swim	(590.00)	83.33	673.33	1,629.00	333.32	(1,295.68)	1,000.00
63900 - Misc & Contingency	-	41.67	41.67	-	166.68	166.68	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
63920 - Merchandise	7.91	166.67	158.76	226.41	666.68	440.27	2,000.00
64010 - Utilities-Gas Rec	1,510.62	2,500.00	989.38	18,801.11	14,000.00	(4,801.11)	38,000.00
64020 - Utilities-Electric Rec	2,799.50	3,000.00	200.50	10,960.41	12,000.00	1,039.59	36,000.00
64030 - Utilities-Water Rec	637.23	625.00	(12.23)	1,872.21	2,500.00	627.79	7,500.00
64040 - Utilities-Waste Control Rec	117.84	108.33	(9.51)	769.18	433.32	(335.86)	1,300.00
64060 - Utilities-Alarm Rec	-	208.33	208.33	400.00	833.32	433.32	2,500.00
64070 - Utilities-TV-Telephone Rec	202.00	500.00	298.00	1,401.13	2,000.00	598.87	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	666.68	666.68	2,000.00
Total Recreation Amenities Expense	40,671.77	43,893.26	3,221.49	180,935.69	182,948.04	2,012.35	530,011.00
Utilities Expense							
70010 - Gas Admin	198.09	166.67	(31.42)	1,206.13	666.68	(539.45)	2,000.00
70020 - Electric Admin	424.86	333.33	(91.53)	1,240.95	1,333.32	92.37	4,000.00
70030 - Water Admin	65.25	341.67	276.42	401.85	1,366.68	964.83	4,100.00
70040 - Waste Control Admin	173.04	175.00	1.96	714.82	700.00	(14.82)	2,100.00
71010 - Gas Shop	169.70	183.33	13.63	1,486.75	733.32	(753.43)	2,200.00
71020 - Electric Shop	151.52	166.67	15.15	852.01	666.68	(185.33)	2,000.00
71030 - Water Shop	68.28	50.00	(18.28)	195.78	200.00	4.22	800.00
71040 - Waste Shop	138.01	141.67	3.66	658.01	566.68	(91.33)	1,700.00
72010 - Gas Clubhouse	423.95	333.33	(90.62)	2,678.85	1,333.32	(1,345.53)	4,000.00
72020 - Electric Clubhouse	156.66	166.67	10.01	458.97	666.68	207.71	2,000.00
72030 - Water Clubhouse	65.25	80.00	14.75	212.67	320.00	107.33	2,000.00
73000 - Cellular Phones	107.04	250.00	142.96	971.67	1,000.00	28.33	3,000.00
73010 - Telephone-All Depts Except Rec	361.65	541.67	180.02	1,445.16	2,166.68	721.52	6,500.00
74000 - Street Lights	129.94	133.33	3.39	474.80	533.32	58.52	1,600.00
74010 - Water Other Assoc Lots	-	33.33	33.33	80.40	133.32	52.92	400.00
74020 - Aerator	1,314.73	916.67	(398.06)	5,512.76	3,666.68	(1,846.08)	11,000.00
74030 - Internet	309.70	333.33	23.63	1,264.05	1,333.32	69.27	4,000.00
Total Utilities Expense	4,257.67	4,346.67	89.00	19,855.63	17,386.68	(2,468.95)	53,400.00
Total Operating Expense	168,334.19	216,116.02	47,781.83	810,009.39	914,029.21	104,019.82	2,650,632.00
Net Operating Income (Loss)	(59,316.20)	(144,620.02)	85,303.82	1,578,375.64	1,042,785.79	535,589.85	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	366,000.00	(366,000.00)	300,000.00	366,000.00	(66,000.00)	366,000.00
Total Reserve Income	-	366,000.00	(366,000.00)	300,000.00	366,000.00	(66,000.00)	366,000.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	-	-	-	54,000.00
81900 - Interest-Reserve	1,245.93	-	1,245.93	5,955.15	-	5,955.15	-
Total Trails Maintenance Income	1,245.93	-	1,245.93	5,955.15	-	5,955.15	54,000.00
Total Reserve Income	1,245.93	366,000.00	(364,754.07)	305,955.15	366,000.00	(60,044.85)	420,000.00
Reserve Expense							
84001 - Exercise Equipment	6,757.01	-	(6,757.01)	45,241.97	57,475.00	12,233.03	57,475.00
84013 - Renovate Locker Rooms - Rec Center	64.10	78,375.00	78,310.90	4,272.98	78,375.00	74,102.02	78,375.00
84014 - Replace Air Unit - Rec Center	-	-	-	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	6,781.00	-	(6,781.00)	6,781.00	-	(6,781.00)	43,472.00
84024 - Crawl Space Renovation	23,677.38	-	(23,677.38)	23,677.38	-	(23,677.38)	31,350.00
Total Reserve Expense	37,279.49	78,375.00	41,095.51	81,515.83	144,210.00	62,694.17	308,186.00
Total Reserve Expense	37,279.49	78,375.00	41,095.51	81,515.83	144,210.00	62,694.17	308,186.00
Net Reserve Income (Loss)	(36,033.56)	287,625.00	(323,658.56)	224,439.32	221,790.00	2,649.32	111,814.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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	682.22	-	682.22	2,666.40	-	2,666.40	-
Total Capital Improvement Income	682.22	-	682.22	2,666.40	-	2,666.40	313,740.00
Total Capital Income	682.22	-	682.22	2,666.40	-	2,666.40	313,740.00
Capital Expense							
Capital Improvement Expense							
95005 - Improve Lake Facilities	-	5,000.00	5,000.00	19,530.40	20,000.00	469.60	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	50,000.00	48,208.00	150,000.00
95010 - NVL Trail	-	20,000.00	20,000.00	-	80,000.00	80,000.00	240,000.00
Total Capital Improvement Expense	-	37,500.00	37,500.00	29,322.40	150,000.00	120,677.60	450,000.00
Total Capital Expense	-	37,500.00	37,500.00	29,322.40	150,000.00	120,677.60	450,000.00
Net Capital Income (Loss)	682.22	(37,500.00)	38,182.22	(26,656.00)	(150,000.00)	123,344.00	(136,260.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Settlement Income							
41910 - Interest - Settlement	138.31	-	138.31	528.59	-	528.59	-
Total Settlement Income	138.31	-	138.31	528.59	-	528.59	-
Total Settlement Income	138.31	-	138.31	528.59	-	528.59	-
Net Settlement Income (Loss)	138.31	-	138.31	528.59	-	528.59	-
Net Total	(94,529.23)	105,504.98	(200,034.21)	1,776,687.55	1,114,575.79	662,111.76	(24,446.00)