
INTEROFFICE MEMORANDUM

TO: PATRICK DONOVAN

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR MAY 2023.

DATE: May 31, 2023

As of May 31, 2023, the Association has received \$1,731,600 or 95.5% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,524,000 or 91.4% of the total of \$1,667,325 billed.

Certificates of Deposit as of May 31, 2023:

MATURITY	RATE	VALUE	FUND
9/15/2023	3.40%	\$205,000	Reserve
3/28/2024	3.85%	\$300,000	Reserve
5/29/2024	5.20%	\$125,000	Operating
5/31/2024	5.25%	\$125,000	Operating
5/31/2024	5.30%	\$210,000	Trails Reserve
5/31/2024	5.25%	\$69,000	Operating

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 5/31/2023

Assets	Operating	Capital	Reserve	Settlement	Total
Current Assets					
10000 - Petty Cash	\$953.00				\$953.00
10500 - Cash-TBK Operating	\$629,322.24				\$629,322.24
11540 - CIT Bank Operating	\$42,577.24				\$42,577.24
11541 - CIT Bank Sweep - Operating	\$426,492.48				\$426,492.48
12100 - Edward Jones Operating	\$70,422.43				\$70,422.43
12110 - Edward Jones Emergency Fund	\$255,283.92				\$255,283.92
12200 - Edward Jones Capital Improvement		\$823,915.08			\$823,915.08
12300 - Edward Jones Settlement				\$74,925.28	\$74,925.28
13820 - Edward Jones Reserves			\$600,114.08		\$600,114.08
13841 - CIT Bank Reserves - CDARS			\$300,000.00		\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$239,650.37		\$239,650.37
14000 - Accounts Receivable	\$210,033.07				\$210,033.07
14900 - Allowance for Doubtful Accounts	(\$73,751.76)				(\$73,751.76)
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	\$0.05				\$0.05
16000 - Prepaid Expenses	\$18,125.23				\$18,125.23
Total Current Assets	\$1,582,145.33	\$823,915.08	\$1,139,764.45	\$74,925.28	\$3,620,750.14
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 5/31/2023

Liabilities / Equity	Operating	Capital	Reserve	Settlement	Total
Total Fixed Assets					\$4,100,762.65
Total Assets	\$5,682,907.98	\$823,915.08	\$1,139,764.45	\$74,925.28	\$7,721,512.79
Current Liabilities					
20000 - Accounts Payable	\$6,898.71				\$6,898.71
20100 - Accrued Expenses	\$46,748.46				\$46,748.46
22000 - Prepaid Assessments	\$13,665.44				\$13,665.44
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	\$195,220.63				\$195,220.63
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	\$1,060,720.53	\$286,884.00	\$225,388.33	\$528.59	\$1,573,521.45
Total Equity	\$5,487,687.35	\$823,915.08	\$1,139,764.45	\$74,925.28	\$7,526,292.16
Total Liabilities / Equity	\$5,682,907.98	\$823,915.08	\$1,139,764.45	\$74,925.28	\$7,721,512.79

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(300.00)	-	(300.00)	1,810,200.00	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	(600.00)	-	(600.00)	252,600.00	225,000.00	27,600.00	225,000.00
40100 - Funds Transfer-General Reserves	(66,000.00)	-	(66,000.00)	(366,000.00)	(366,000.00)	-	(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)	(313,740.00)	-	(313,740.00)
40300 - Assessments-Uncollectible	(1,114.08)	-	(1,114.08)	(2,740.54)	(35,000.00)	32,259.46	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	26,176.75	40,000.00	(13,823.25)	28,076.99	40,000.00	(11,923.01)	40,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	11,000.00
40700 - Delinquent Postage Fees	81.00	416.67	(335.67)	410.30	2,083.35	(1,673.05)	5,000.00
40800 - Delinquent Door Notice Fees	-	-	-	-	-	-	15,000.00
41000 - Lot Consolidation Fee	6,068.00	2,083.33	3,984.67	20,818.00	10,416.65	10,401.35	25,000.00
41010 - Other Income-Transfer Fees	6,080.00	7,083.33	(1,003.33)	22,720.00	35,416.65	(12,696.65)	85,000.00
41020 - Other Income-Misc	-	-	-	1,001.00	-	1,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	95.40	100.00	(4.60)	100.00
41900 - Interest - Operating	3,000.27	1,250.00	1,750.27	7,266.01	6,250.00	1,016.01	15,000.00
Total Admin Service Income	(340,348.06)	50,858.33	(391,206.39)	1,756,807.16	1,732,726.65	24,080.51	1,834,560.00
Community Standards Income							
42000 - Filing Fee	2,590.00	1,518.00	1,072.00	6,040.00	7,787.00	(1,747.00)	15,200.00
42010 - Review & Inspect Fee	11,220.00	9,490.00	1,730.00	49,680.00	48,669.00	1,011.00	95,900.00
42100 - DCS Fines	-	350.00	(350.00)	(.01)	1,792.00	(1,792.01)	3,500.00
42300 - Community Enhancement	-	500.00	(500.00)	-	1,737.00	(1,737.00)	3,500.00
Total Community Standards Income	13,810.00	11,858.00	1,952.00	55,719.99	59,985.00	(4,265.01)	118,100.00
Property & Environment Income							
44000 - Fishing Permits	23,475.00	13,000.00	10,475.00	47,170.05	65,000.00	(17,829.95)	156,000.00
44010 - Boat Permits	2,790.00	750.00	2,040.00	4,665.00	3,750.00	915.00	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	208.35	(208.35)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	166.65	(166.65)	400.00
44300 - Other-DPE (Seed/Fertilizer)	2,450.00	291.67	2,158.33	3,764.00	1,458.35	2,305.65	3,500.00
Total Property & Environment Income	28,715.00	14,116.67	14,598.33	55,599.05	70,583.35	(14,984.30)	169,400.00
Community Lifestyle Income							
46000 - Community Activities	-	100.00	(100.00)	635.00	900.00	(265.00)	4,000.00
46100 - Newsletter Advertising	500.00	2,000.00	(1,500.00)	500.00	2,000.00	(1,500.00)	8,000.00
46200 - Rent-Clubhouse	214.00	1,000.00	(786.00)	2,983.00	2,560.00	423.00	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 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	552.00	375.00	177.00	1,052.00	1,125.00	(73.00)	3,000.00
Total Community Lifestyle Income	1,266.00	3,475.00	(2,209.00)	5,170.00	6,585.00	(1,415.00)	24,150.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	24,870.63	28,000.00	(3,129.37)	126,944.83	135,000.00	(8,055.17)	269,694.00
48200 - Timeshare Owners-Amenities	-	-	-	105,987.00	52,993.00	52,994.00	211,974.00
48300 - Sponsored Events/Programs	(710.00)	2,000.00	(2,710.00)	6,608.00	7,350.00	(742.00)	15,254.00
48400 - Rental Income	222.00	300.00	(78.00)	1,214.51	1,450.00	(235.49)	4,000.00
48500 - Retail	181.01	150.00	31.01	1,110.36	900.00	210.36	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	4,167.00	-	4,167.00	5,886.00	-	5,886.00	-
Total Recreation Amenities Income	28,730.64	30,450.00	(1,719.36)	247,750.70	197,693.00	50,057.70	504,422.00
Total Operating Income	(267,826.42)	110,758.00	(378,584.42)	2,121,046.90	2,067,573.00	53,473.90	2,650,632.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	28,475.76	30,967.92	2,492.16	141,389.62	154,839.60	13,449.98	371,615.00
50010 - Payroll-Overtime-Admin	24.30	83.33	59.03	87.90	416.65	328.75	1,000.00
50020 - Payroll Taxes-Admin	2,440.95	2,500.00	59.05	12,952.28	12,500.00	(452.28)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	29,822.70	30,624.98	802.28	61,250.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	2,031.66	1,708.35	(323.31)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	246.90	250.00	3.10	600.00
50130 - SAR-SEP-Admin	1,504.23	1,416.67	(87.56)	7,409.70	7,083.35	(326.35)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	8,400.00	7,000.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	148.56	125.00	(23.56)	844.76	625.00	(219.76)	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	983.90	1,000.00	16.10	2,400.00
50190 - Payroll-Paychex	113.19	750.00	636.81	2,815.25	3,750.00	934.75	9,000.00
50195 - Misc (Admin Cafeteria Plan)	112.00	133.33	21.33	411.00	666.65	255.65	1,600.00
50200 - Office Supplies	366.47	583.33	216.86	2,465.59	2,916.65	451.06	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	14,524.12	11,458.35	(3,065.77)	27,500.00
50251 - Office Equip Repair/Tech Help	926.54	916.67	(9.87)	6,346.79	4,583.35	(1,763.44)	11,000.00
50260 - Equipment Leases	-	250.00	250.00	1,089.52	1,250.00	160.48	3,000.00
50300 - Postage	500.00	916.67	416.67	4,822.37	4,583.35	(239.02)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	208.35	208.35	500.00
50320 - Copies/Printing	-	83.33	83.33	-	416.65	416.65	1,000.00
50400 - Dues & Fees	-	145.83	145.83	284.00	729.15	445.15	1,750.00
50410 - Education-Seminars	675.00	708.33	33.33	3,980.01	3,541.65	(438.36)	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	114.60	79.60	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	83.35	83.35	200.00
50700 - Board Meetings/Discretionary	54.27	100.00	45.73	198.06	500.00	301.94	1,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50710 - Online Elections	-	1,333.33	1,333.33	-	6,666.65	6,666.65	16,000.00
50900 - Misc. & Contingency	146.17	83.33	(62.84)	679.27	416.65	(262.62)	1,000.00
50950 - Advertisement	-	83.33	83.33	269.55	416.65	147.10	1,000.00
51000 - Audit	12,500.00	2,166.67	(10,333.33)	12,500.00	10,833.35	(1,666.65)	26,000.00
51100 - Legal	-	4,166.67	4,166.67	42,244.99	20,833.35	(21,411.64)	50,000.00
51200 - Legal-Collections	156.00	2,083.33	1,927.33	21,621.78	10,416.65	(11,205.13)	25,000.00
51201 - Legal-Collections-billed	(4,458.42)	-	4,458.42	(19,946.97)	-	19,946.97	-
51500 - Property Taxes	-	208.33	208.33	66.32	1,041.65	975.33	2,500.00
51510 - Income Tax	-	-	-	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	416.65	416.65	1,000.00
52010 - Master Insurance	-	-	-	46,919.15	50,000.00	3,080.85	70,000.00
53000 - Bank Charges	80.00	41.67	(38.33)	85.00	208.35	123.35	500.00
53010 - Credit Card Charges	1,205.37	1,166.67	(38.70)	4,762.03	5,833.35	1,071.32	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	41.65	41.65	100.00
53030 - Delinquent Account Expenses	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
Total Admin Service Expense	54,158.61	62,240.84	8,082.23	350,342.25	370,208.33	19,866.08	820,790.00
Community Standards Expense							
60000 - Payroll-DCS	22,226.61	23,916.08	1,689.47	111,835.47	119,580.40	7,744.93	286,993.00
60010 - Payroll-Overtime-DCS	131.46	250.00	118.54	567.19	1,250.00	682.81	3,000.00
60020 - Payroll Taxes-DCS	1,914.98	1,916.67	1.69	10,214.12	9,583.35	(630.77)	23,000.00
60100 - Health Insurance-DCS	3,398.60	3,925.00	526.40	20,391.60	23,550.00	3,158.40	47,100.00
60110 - Dental Insurance-DCS	308.48	316.67	8.19	1,850.88	1,583.35	(267.53)	3,800.00
60120 - Vision Insurance-DCS	41.87	41.92	.05	209.35	209.60	.25	503.00
60130 - SAR-SEP-DCS	862.59	1,041.67	179.08	3,984.34	5,208.35	1,224.01	12,500.00
60140 - HRA-Health Reimbursement-DCS	800.00	1,000.00	200.00	4,800.00	5,000.00	200.00	12,000.00
60150 - Insurance-Workers Comp-DCS	405.10	333.33	(71.77)	2,309.21	1,666.65	(642.56)	4,000.00
60200 - Office/Field Supplies/Expenses	155.25	427.00	271.75	282.36	1,800.00	1,517.64	4,500.00
60230 - Uniforms	-	47.00	47.00	-	200.00	200.00	500.00
60310 - DCS Copier	800.39	516.67	(283.72)	2,666.75	2,583.35	(83.40)	6,200.00
60320 - Printing Decs & Maps	295.69	133.33	(162.36)	295.69	666.65	370.96	1,600.00
60410 - Professional Fees	-	47.00	47.00	-	200.00	200.00	500.00
60430 - Training	69.00	125.00	56.00	69.00	625.00	556.00	1,500.00
60500 - DCS Vehicle Gas	-	208.33	208.33	507.59	1,041.65	534.06	2,500.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	414.73	312.50	(102.23)	750.00
60540 - Vehicle Exp-Sport SL 29	24.64	62.50	37.86	386.41	312.50	(73.91)	750.00
60700 - ECC Expenses	-	94.00	94.00	-	400.00	400.00	1,000.00
60900 - Contingency	-	47.00	47.00	-	200.00	200.00	500.00
60910 - Capital Expenditures	-	188.00	188.00	-	800.00	800.00	2,000.00
60930 - Community Enhancement	926.25	2,916.67	1,990.42	8,187.63	14,583.35	6,395.72	35,000.00
Total Community Standards Expense	32,360.91	37,616.34	5,255.43	168,972.32	191,356.70	22,384.38	450,196.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Property & Environment Expense							
61000 - Payroll-DPE	27,740.47	28,937.92	1,197.45	131,594.38	144,689.60	13,095.22	347,255.00
61010 - Payroll-Overtime-DPE	375.70	416.67	40.97	2,172.98	2,083.35	(89.63)	5,000.00
61020 - Payroll Taxes-DPE	2,407.73	2,333.33	(74.40)	12,143.14	11,666.65	(476.49)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	25,489.50	26,250.00	760.50	52,500.00
61110 - Dental Insurance-DPE	368.17	375.00	6.83	2,209.02	1,875.00	(334.02)	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	282.31	272.90	(9.41)	655.00
61130 - SAR-SEP-DPE	794.62	833.33	38.71	4,085.75	4,166.65	80.90	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	5,800.00	5,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	736.08	500.00	(236.08)	4,176.94	2,500.00	(1,676.94)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	208.35	185.18	500.00
61210 - Tools, Supplies Expense	104.58	666.67	562.09	2,219.34	3,333.35	1,114.01	8,000.00
61220 - Janitorial Supplies	381.86	250.00	(131.86)	787.72	1,250.00	462.28	3,000.00
61230 - Uniforms	-	125.00	125.00	-	625.00	625.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	625.00	625.00	1,500.00
61350 - Enforcement/Signage	-	1,000.00	1,000.00	6,349.42	3,500.00	(2,849.42)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	100.00	50.00	(50.00)	100.00	100.00	-	300.00
61352 - Signage	-	500.00	500.00	-	750.00	750.00	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	370.00	625.00	255.00	1,500.00
61500 - Vehicle-Gas	-	1,118.75	1,118.75	3,567.91	5,593.75	2,025.84	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	65.26	416.65	351.39	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,654.51	1,250.00	(404.51)	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	-	625.00	625.00	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	338.05	625.00	286.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	674.30	625.00	(49.30)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	275.96	625.00	349.04	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	208.35	208.35	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	490.73	1,041.65	550.92	2,500.00
61600 - Facilities Maintenance	158.07	583.33	425.26	1,122.84	2,916.65	1,793.81	7,000.00
61601 - Equipment Maintenance	319.52	375.00	55.48	962.15	1,875.00	912.85	4,500.00
61602 - Trailer Maintenance	296.57	83.33	(213.24)	380.73	416.65	35.92	1,000.00
61603 - Boating Improvements	712.11	500.00	(212.11)	712.11	500.00	(212.11)	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	1,216.68	1,000.00	(216.68)	2,483.75	4,000.00	1,516.25	10,000.00
61605 - Fence Maint & Construction	257.10	208.33	(48.77)	257.10	1,041.65	784.55	2,500.00
61606 - Parks & Trails Expense	82.38	416.67	334.29	957.86	2,083.35	1,125.49	5,000.00
61610 - Consulting	-	500.00	500.00	-	1,000.00	1,000.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
61620 - Fire Mitigation	686.28	1,916.67	1,230.39	2,285.69	9,583.35	7,297.66	23,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61630 - Grass Seed/Fertilizer	-	500.00	500.00	4,032.75	1,500.00	(2,532.75)	3,500.00
61631 - Insect, Disease & Noxious Weeds	-	500.00	500.00	126.50	1,000.00	873.50	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	416.65	416.65	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	7,558.91	10,416.65	2,857.74	25,000.00
61640 - Porta Potties	651.00	583.33	(67.67)	3,635.60	2,916.65	(718.95)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	2,083.35	(2,916.65)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	416.65	25.11	1,000.00
61900 - Misc & Contingency	-	-	-	10.69	-	(10.69)	-
61910 - Common Area Improvements-Repairs-Equip	(184.85)	500.00	684.85	901.25	1,500.00	598.75	5,000.00
61960 - Stocking & Food Chain	14,825.00	8,666.67	(6,158.33)	44,475.00	43,333.35	(1,141.65)	104,000.00
Total Property & Environment Expense	57,331.90	63,119.57	5,787.67	280,164.86	308,572.85	28,407.99	736,135.00
Community Lifestyle Expense							
62250 - Website-Front Steps	160.78	341.67	180.89	1,510.98	1,708.35	197.37	4,100.00
62320 - Newsletter Prep/Printing/Postage	4,933.00	14,000.00	9,067.00	4,933.00	14,000.00	9,067.00	28,000.00
62800 - Community Activities & Events	(99.23)	250.00	349.23	1,291.14	3,000.00	1,708.86	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	208.35	208.35	500.00
62820 - Facilities-Clubhouse	176.29	208.33	32.04	494.07	1,041.65	547.58	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	625.00	625.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	208.35	208.35	500.00
62940 - Community Garden	499.12	375.00	(124.12)	1,297.06	1,125.00	(172.06)	3,000.00
Total Community Lifestyle Expense	5,669.96	15,383.34	9,713.38	9,526.25	21,916.70	12,390.45	60,100.00
Recreation Amenities Expense							
63000 - Payroll-DRA	24,892.60	23,988.42	(904.18)	123,543.76	119,942.10	(3,601.66)	287,861.00
63010 - Payroll-Overtime-DRA	7.90	83.33	75.43	126.37	416.65	290.28	1,000.00
63020 - Payroll Taxes-DRA	2,132.61	1,933.33	(199.28)	11,233.24	9,666.65	(1,566.59)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	15,293.70	15,750.00	456.30	31,500.00
63110 - Dental Insurance-DRA	214.48	216.67	2.19	1,286.88	1,083.35	(203.53)	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	178.80	187.50	8.70	450.00
63130 - SAR-SEP-DRA	202.65	391.67	189.02	1,083.35	1,958.35	875.00	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	3,600.00	3,000.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	235.26	166.67	(68.59)	1,341.09	833.35	(507.74)	2,000.00
63200 - Supplies-Building	703.11	279.00	(424.11)	3,012.19	4,743.00	1,730.81	8,500.00
63210 - Supplies-Programs	896.72	1,200.00	303.28	3,244.57	5,200.00	1,955.43	10,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,397.07	833.35	(563.72)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	400.00	400.00	1,000.00
63250 - EZ Facility Software	544.00	395.83	(148.17)	2,682.00	1,979.15	(702.85)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	208.35	208.35	500.00
63320 - Office Supplies/Printing	550.44	86.00	(464.44)	1,461.28	1,458.00	(3.28)	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63400 - Dues/Subscriptions	80.00	20.83	(59.17)	80.00	104.15	24.15	250.00
63410 - Seminars/Training	-	-	-	681.00	550.00	(131.00)	2,200.00
63600 - Maintenance Building	1,213.59	1,500.00	286.41	3,619.68	7,500.00	3,880.32	18,000.00
63601 - Maintenance-Grounds & Parking	136.86	300.00	163.14	210.72	1,100.00	889.28	3,000.00
63602 - Maintenance-Pool	(257.13)	1,250.00	1,507.13	8,443.06	6,250.00	(2,193.06)	15,000.00
63800 - Pagosa Springs Porpoises Swim	744.99	83.33	(661.66)	2,373.99	416.65	(1,957.34)	1,000.00
63810 - Swim Lesson Expense	860.00	-	(860.00)	860.00	-	(860.00)	-
63900 - Misc & Contingency	-	41.67	41.67	-	208.35	208.35	500.00
63910 - Non Capital Equipment Replacement	345.87	416.67	70.80	345.87	2,083.35	1,737.48	5,000.00
63920 - Merchandise	54.43	166.67	112.24	280.84	833.35	552.51	2,000.00
64010 - Utilities-Gas Rec	3,518.59	2,500.00	(1,018.59)	22,319.70	16,500.00	(5,819.70)	38,000.00
64020 - Utilities-Electric Rec	2,878.18	3,000.00	121.82	13,838.59	15,000.00	1,161.41	36,000.00
64030 - Utilities-Water Rec	586.47	625.00	38.53	2,458.68	3,125.00	666.32	7,500.00
64040 - Utilities-Waste Control Rec	116.44	108.33	(8.11)	885.62	541.65	(343.97)	1,300.00
64060 - Utilities-Alarm Rec	-	208.33	208.33	577.00	1,041.65	464.65	2,500.00
64070 - Utilities-TV-Telephone Rec	202.00	500.00	298.00	1,800.30	2,500.00	699.70	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	833.35	833.35	2,000.00
Total Recreation Amenities Expense	44,044.77	43,299.26	(745.51)	228,259.35	226,247.30	(2,012.05)	530,011.00
Utilities Expense							
70010 - Gas Admin	81.63	166.67	85.04	1,287.76	833.35	(454.41)	2,000.00
70020 - Electric Admin	336.63	333.33	(3.30)	1,577.58	1,666.65	89.07	4,000.00
70030 - Water Admin	65.25	341.67	276.42	467.10	1,708.35	1,241.25	4,100.00
70040 - Waste Control Admin	170.99	175.00	4.01	885.81	875.00	(10.81)	2,100.00
71010 - Gas Shop	33.34	183.33	149.99	1,520.09	916.65	(603.44)	2,200.00
71020 - Electric Shop	79.20	166.67	87.47	931.21	833.35	(97.86)	2,000.00
71030 - Water Shop	65.25	100.00	34.75	261.03	300.00	38.97	800.00
71040 - Waste Shop	136.37	141.67	5.30	794.38	708.35	(86.03)	1,700.00
72010 - Gas Clubhouse	175.39	333.33	157.94	2,854.24	1,666.65	(1,187.59)	4,000.00
72020 - Electric Clubhouse	137.12	166.67	29.55	596.09	833.35	237.26	2,000.00
72030 - Water Clubhouse	65.25	80.00	14.75	277.92	400.00	122.08	2,000.00
73000 - Cellular Phones	270.03	250.00	(20.03)	1,404.69	1,250.00	(154.69)	3,000.00
73010 - Telephone-All Depts Except Rec	361.41	541.67	180.26	1,806.57	2,708.35	901.78	6,500.00
74000 - Street Lights	129.94	133.33	3.39	604.74	666.65	61.91	1,600.00
74010 - Water Other Assoc Lots	80.40	33.33	(47.07)	160.80	166.65	5.85	400.00
74020 - Aerator	509.14	916.67	407.53	6,021.90	4,583.35	(1,438.55)	11,000.00
74030 - Internet	345.38	333.33	(12.05)	1,609.43	1,666.65	57.22	4,000.00
Total Utilities Expense	3,042.72	4,396.67	1,353.95	23,061.34	21,783.35	(1,277.99)	53,400.00
Total Operating Expense	196,608.87	226,056.02	29,447.15	1,060,326.37	1,140,085.23	79,758.86	2,650,632.00
Net Operating Income (Loss)	(464,435.29)	(115,298.02)	(349,137.27)	1,060,720.53	927,487.77	133,232.76	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	66,000.00	-	66,000.00	366,000.00	366,000.00	-	366,000.00
Total Reserve Income	66,000.00	-	66,000.00	366,000.00	366,000.00	-	366,000.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	54,000.00	(54,000.00)	-	54,000.00	(54,000.00)	54,000.00
81900 - Interest-Reserve	75.25	-	75.25	6,030.40	-	6,030.40	-
Total Trails Maintenance Income	75.25	54,000.00	(53,924.75)	6,030.40	54,000.00	(47,969.60)	54,000.00
Total Reserve Income	66,075.25	54,000.00	12,075.25	372,030.40	420,000.00	(47,969.60)	420,000.00
Reserve Expense							
84001 - Exercise Equipment	5,792.35	-	(5,792.35)	51,034.32	57,475.00	6,440.68	57,475.00
84013 - Renovate Locker Rooms - Rec Center	59,055.02	-	(59,055.02)	63,606.87	78,375.00	14,768.13	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	9,985.00	-	9,985.00	9,985.00	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)	43,472.00
84024 - Crawl Space Renovation	-	-	-	23,677.38	-	(23,677.38)	31,350.00
Total Reserve Expense	64,847.37	9,985.00	(54,862.37)	146,642.07	154,195.00	7,552.93	308,186.00
Total Reserve Expense	64,847.37	9,985.00	(54,862.37)	146,642.07	154,195.00	7,552.93	308,186.00
Net Reserve Income (Loss)	1,227.88	44,015.00	(42,787.12)	225,388.33	265,805.00	(40,416.67)	111,814.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	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	313,740.00	-	313,740.00	313,740.00	-	313,740.00
91900 - Interest-Capital Fund	-	-	-	2,666.40	-	2,666.40	-
Total Capital Improvement Income	313,740.00	313,740.00	-	316,406.40	313,740.00	2,666.40	313,740.00
Total Capital Income	313,740.00	313,740.00	-	316,406.40	313,740.00	2,666.40	313,740.00
Capital Expense							
Capital Improvement Expense							
95005 - Improve Lake Facilities	200.00	5,000.00	4,800.00	19,730.40	25,000.00	5,269.60	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	62,500.00	60,708.00	150,000.00
95010 - NVL Trail	-	20,000.00	20,000.00	-	100,000.00	100,000.00	240,000.00
Total Capital Improvement Expense	200.00	37,500.00	37,300.00	29,522.40	187,500.00	157,977.60	450,000.00
Total Capital Expense	200.00	37,500.00	37,300.00	29,522.40	187,500.00	157,977.60	450,000.00
Net Capital Income (Loss)	313,540.00	276,240.00	37,300.00	286,884.00	126,240.00	160,644.00	(136,260.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Settlement Income							
41910 - Interest - Settlement	-	-	-	528.59	-	528.59	-
Total Settlement Income	-	-	-	528.59	-	528.59	-
Total Settlement Income	-	-	-	528.59	-	528.59	-
Net Settlement Income (Loss)	-	-	-	528.59	-	528.59	-
Net Total	(149,667.41)	204,956.98	(354,624.39)	1,573,521.45	1,319,532.77	253,988.68	(24,446.00)