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**INTEROFFICE MEMORANDUM**

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**TO:** PATRICK DONOVAN

**FROM:** KATIE BENOIT

**SUBJECT:** ACCOUNTING NOTES FOR JUNE 2023.

**DATE:** June 30, 2023

As of June 30, 2023, the Association has received \$1,775,400 or 97.9% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,565,000 or 93.9% of the total of \$1,667,325 billed.

Certificates of Deposit as of June 30, 2023:

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
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 6/30/2023

<b>Assets</b>	<b>Operating</b>	<b>Capital</b>	<b>Reserve</b>	<b>Settlement</b>	<b>Total</b>
<b>Current Assets</b>					
10000 - Petty Cash	\$953.00				\$953.00
10500 - Cash-TBK Operating	\$577,073.88				\$577,073.88
11540 - CIT Bank Operating	\$54,659.03				\$54,659.03
11541 - CIT Bank Sweep - Operating	\$434,593.30				\$434,593.30
12100 - Edward Jones Operating	\$71,103.56				\$71,103.56
12110 - Edward Jones Emergency Fund	\$256,290.15				\$256,290.15
12200 - Edward Jones Capital Improvement		\$826,143.16			\$826,143.16
12300 - Edward Jones Settlement				\$75,207.26	\$75,207.26
13820 - Edward Jones Reserves			\$573,017.44		\$573,017.44
13841 - CIT Bank Reserves - CDARS			\$300,000.00		\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$241,898.17		\$241,898.17
14000 - Accounts Receivable	\$132,722.38				\$132,722.38
14900 - Allowance for Doubtful Accounts	(\$66,997.26)				(\$66,997.26)
15100 - Accts Rec.-Employee Dep Health	\$2,473.11				\$2,473.11
15200 - Accts Rec.-Prepaid Legal	\$15.95				\$15.95
15300 - Accts Rec.-Supplemental Health	\$0.06				\$0.06
16000 - Prepaid Expenses	\$18,125.23				\$18,125.23
<b>Total Current Assets</b>	<b>\$1,481,012.39</b>	<b>\$826,143.16</b>	<b>\$1,114,915.61</b>	<b>\$75,207.26</b>	<b>\$3,497,278.42</b>
<b>Fixed Assets</b>					
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 6/30/2023

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Capital</b>	<b>Reserve</b>	<b>Settlement</b>	<b>Total</b>
<b>Total Fixed Assets</b>					<b>\$4,100,762.65</b>
<b>Total Assets</b>	<b>\$5,581,775.04</b>	<b>\$826,143.16</b>	<b>\$1,114,915.61</b>	<b>\$75,207.26</b>	<b>\$7,598,041.07</b>
<b>Current Liabilities</b>					
20000 - Accounts Payable	\$2,015.20				\$2,015.20
20100 - Accrued Expenses	\$46,748.46				\$46,748.46
22000 - Prepaid Assessments	\$14,832.91				\$14,832.91
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)
<b>Total Current Liabilities</b>	<b>\$191,504.59</b>				<b>\$191,504.59</b>
<b>Equity</b>					
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	\$963,303.63	\$289,112.08	\$200,539.49	\$810.57	\$1,453,765.77
<b>Total Equity</b>	<b>\$5,390,270.45</b>	<b>\$826,143.16</b>	<b>\$1,114,915.61</b>	<b>\$75,207.26</b>	<b>\$7,406,536.48</b>
<b>Total Liabilities / Equity</b>	<b>\$5,581,775.04</b>	<b>\$826,143.16</b>	<b>\$1,114,915.61</b>	<b>\$75,207.26</b>	<b>\$7,598,041.07</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Admin Service Income</b>							
40000 - Association Dues-Regular	(300.00)	-	(300.00)	1,809,900.00	1,811,100.00	(1,200.00)	1,811,100.00
40010 - Association Dues-Timeshare	-	-	-	296,100.00	296,100.00	-	296,100.00
40020 - Association Dues-STR	5,700.00	-	5,700.00	258,300.00	225,000.00	33,300.00	225,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(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)
40300 - Assessments-Uncollectible	(3,554.75)	-	(3,554.75)	(6,295.29)	(35,000.00)	28,704.71	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	411.04	-	411.04	28,531.03	40,000.00	(11,468.97)	40,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	11,000.00
40700 - Delinquent Postage Fees	1,344.60	416.67	927.93	1,763.00	2,500.02	(737.02)	5,000.00
40800 - Delinquent Door Notice Fees	2,500.00	15,000.00	(12,500.00)	2,500.00	15,000.00	(12,500.00)	15,000.00
41000 - Lot Consolidation Fee	10,500.00	2,083.33	8,416.67	31,318.00	12,499.98	18,818.02	25,000.00
41010 - Other Income-Transfer Fees	4,825.00	7,083.33	(2,258.33)	27,545.00	42,499.98	(14,954.98)	85,000.00
41020 - Other Income-Misc	-	-	-	1,001.00	-	1,001.00	-
41250 - Credit card expense payment	-	-	-	95.40	100.00	(4.60)	100.00
41900 - Interest - Operating	3,794.05	1,250.00	2,544.05	11,060.06	7,500.00	3,560.06	15,000.00
<b>Total Admin Service Income</b>	<b>25,219.94</b>	<b>25,833.33</b>	<b>(613.39)</b>	<b>1,782,078.20</b>	<b>1,758,559.98</b>	<b>23,518.22</b>	<b>1,834,560.00</b>
<b>Community Standards Income</b>							
42000 - Filing Fee	1,970.00	1,043.00	927.00	8,010.00	8,830.00	(820.00)	15,200.00
42010 - Review & Inspect Fee	12,880.00	6,517.00	6,363.00	62,560.00	55,186.00	7,374.00	95,900.00
42100 - DCS Fines	-	240.00	(240.00)	(.01)	2,032.00	(2,032.01)	3,500.00
42300 - Community Enhancement	-	306.00	(306.00)	-	2,043.00	(2,043.00)	3,500.00
<b>Total Community Standards Income</b>	<b>14,850.00</b>	<b>8,106.00</b>	<b>6,744.00</b>	<b>70,569.99</b>	<b>68,091.00</b>	<b>2,478.99</b>	<b>118,100.00</b>
<b>Property &amp; Environment Income</b>							
44000 - Fishing Permits	27,485.00	13,000.00	14,485.00	74,655.05	78,000.00	(3,344.95)	156,000.00
44010 - Boat Permits	2,420.00	750.00	1,670.00	7,085.00	4,500.00	2,585.00	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	250.02	(250.02)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	199.98	(199.98)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,608.00	291.67	1,316.33	5,372.00	1,750.02	3,621.98	3,500.00
<b>Total Property &amp; Environment Income</b>	<b>31,513.00</b>	<b>14,116.67</b>	<b>17,396.33</b>	<b>87,112.05</b>	<b>84,700.02</b>	<b>2,412.03</b>	<b>169,400.00</b>
<b>Community Lifestyle Income</b>							
46000 - Community Activities	60.00	500.00	(440.00)	695.00	1,400.00	(705.00)	4,000.00
46100 - Newsletter Advertising	-	-	-	500.00	2,000.00	(1,500.00)	8,000.00
46200 - Rent-Clubhouse	679.00	1,000.00	(321.00)	3,662.00	3,560.00	102.00	7,500.00
46210 - Kitchen Rental	-	200.00	(200.00)	-	200.00	(200.00)	500.00
46220 - Accessory Rental-Tablecloths	-	100.00	(100.00)	-	100.00	(100.00)	250.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
46230 - Clubhouse Cleaning	-	300.00	(300.00)	-	300.00	(300.00)	900.00
46300 - Vista Garden Income	63.00	375.00	(312.00)	1,115.00	1,500.00	(385.00)	3,000.00
<b>Total Community Lifestyle Income</b>	<b>802.00</b>	<b>2,475.00</b>	<b>(1,673.00)</b>	<b>5,972.00</b>	<b>9,060.00</b>	<b>(3,088.00)</b>	<b>24,150.00</b>
<b>Recreation Amenities Income</b>							
48000 - PLPOA Members-Amenities	37,523.00	29,000.00	8,523.00	164,467.83	164,000.00	467.83	269,694.00
48100 - Sponsored Guest-Amenities	5.00	-	5.00	5.00	-	5.00	-
48200 - Timeshare Owners-Amenities	-	52,994.00	(52,994.00)	105,987.00	105,987.00	-	211,974.00
48300 - Sponsored Events/Programs	1,705.00	2,000.00	(295.00)	8,313.00	9,350.00	(1,037.00)	15,254.00
48400 - Rental Income	236.50	450.00	(213.50)	1,451.01	1,900.00	(448.99)	4,000.00
48500 - Retail	67.31	500.00	(432.69)	1,177.67	1,400.00	(222.33)	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	95.00	-	95.00	5,981.00	-	5,981.00	-
<b>Total Recreation Amenities Income</b>	<b>39,631.81</b>	<b>84,944.00</b>	<b>(45,312.19)</b>	<b>287,382.51</b>	<b>282,637.00</b>	<b>4,745.51</b>	<b>504,422.00</b>
<b>Total Operating Income</b>	<b>112,016.75</b>	<b>135,475.00</b>	<b>(23,458.25)</b>	<b>2,233,114.75</b>	<b>2,203,048.00</b>	<b>30,066.75</b>	<b>2,650,632.00</b>

## Operating Expense

### Admin Service Expense

50000 - Payroll-Admin	29,379.96	30,967.92	1,587.96	170,769.58	185,807.52	15,037.94	371,615.00
50010 - Payroll-Overtime-Admin	-	83.33	83.33	87.90	499.98	412.08	1,000.00
50020 - Payroll Taxes-Admin	2,478.40	2,500.00	21.60	15,430.68	15,000.00	(430.68)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	34,793.15	35,729.15	936.00	61,250.00
50110 - Dental Insurance-Admin	-	341.67	341.67	2,031.66	2,050.02	18.36	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	296.28	300.00	3.72	600.00
50130 - SAR-SEP-Admin	1,504.21	1,416.67	(87.54)	8,913.91	8,500.02	(413.89)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	9,800.00	8,400.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	148.56	125.00	(23.56)	993.32	750.00	(243.32)	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	1,180.68	1,200.00	19.32	2,400.00
50190 - Payroll-Paychex	851.79	750.00	(101.79)	3,667.04	4,500.00	832.96	9,000.00
50195 - Misc (Admin Cafeteria Plan)	112.00	133.33	21.33	523.00	799.98	276.98	1,600.00
50200 - Office Supplies	352.84	583.33	230.49	2,818.43	3,499.98	681.55	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	16,757.12	13,750.02	(3,007.10)	27,500.00
50251 - Office Equip Repair/Tech Help	901.64	916.67	15.03	7,248.43	5,500.02	(1,748.41)	11,000.00
50260 - Equipment Leases	-	250.00	250.00	1,089.52	1,500.00	410.48	3,000.00
50300 - Postage	1,559.99	916.67	(643.32)	6,442.52	5,500.02	(942.50)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	250.02	250.02	500.00
50320 - Copies/Printing	-	83.33	83.33	-	499.98	499.98	1,000.00
50400 - Dues & Fees	-	145.83	145.83	284.00	874.98	590.98	1,750.00
50410 - Education-Seminars	-	708.33	708.33	3,980.01	4,249.98	269.97	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	137.52	102.52	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	100.02	100.02	200.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50700 - Board Meetings/Discretionary	58.50	100.00	41.50	256.56	600.00	343.44	1,200.00
50710 - Online Elections	-	1,333.33	1,333.33	-	7,999.98	7,999.98	16,000.00
50900 - Misc. & Contingency	22.53	83.33	60.80	701.80	499.98	(201.82)	1,000.00
50950 - Advertisement	-	83.33	83.33	299.50	499.98	200.48	1,000.00
51000 - Audit	-	2,166.67	2,166.67	12,500.00	13,000.02	500.02	26,000.00
51100 - Legal	-	4,166.67	4,166.67	44,574.49	25,000.02	(19,574.47)	50,000.00
51200 - Legal-Collections	78.00	2,083.33	2,005.33	29,005.78	12,499.98	(16,505.80)	25,000.00
51201 - Legal-Collections-billed	(9,373.52)	-	9,373.52	(29,320.49)	-	29,320.49	-
51500 - Property Taxes	-	208.33	208.33	66.32	1,249.98	1,183.66	2,500.00
51510 - Income Tax	-	-	-	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	499.98	499.98	1,000.00
52010 - Master Insurance	-	-	-	46,919.15	50,000.00	3,080.85	70,000.00
53000 - Bank Charges	(10.00)	41.67	51.67	75.00	250.02	175.02	500.00
53010 - Credit Card Charges	1,458.97	1,166.67	(292.30)	6,221.00	7,000.02	779.02	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	49.98	49.98	100.00
53030 - Delinquent Account Expenses	400.00	1,666.67	1,266.67	400.00	10,000.02	9,600.02	20,000.00
<b>Total Admin Service Expense</b>	<b>38,773.48</b>	<b>62,240.84</b>	<b>23,467.36</b>	<b>398,841.34</b>	<b>432,449.17</b>	<b>33,607.83</b>	<b>820,790.00</b>
<b>Community Standards Expense</b>							
60000 - Payroll-DCS	25,743.11	23,916.08	(1,827.03)	137,578.58	143,496.48	5,917.90	286,993.00
60010 - Payroll-Overtime-DCS	96.96	250.00	153.04	664.15	1,500.00	835.85	3,000.00
60020 - Payroll Taxes-DCS	2,179.57	1,916.67	(262.90)	12,393.69	11,500.02	(893.67)	23,000.00
60100 - Health Insurance-DCS	3,398.60	3,925.00	526.40	23,790.20	27,475.00	3,684.80	47,100.00
60110 - Dental Insurance-DCS	-	316.67	316.67	1,850.88	1,900.02	49.14	3,800.00
60120 - Vision Insurance-DCS	51.28	41.92	(9.36)	260.63	251.52	(9.11)	503.00
60130 - SAR-SEP-DCS	1,138.56	1,041.67	(96.89)	5,122.90	6,250.02	1,127.12	12,500.00
60140 - HRA-Health Reimbursement-DCS	1,200.00	1,000.00	(200.00)	6,000.00	6,000.00	-	12,000.00
60150 - Insurance-Workers Comp-DCS	405.10	333.33	(71.77)	2,714.31	1,999.98	(714.33)	4,000.00
60200 - Office/Field Supplies/Expenses	-	427.00	427.00	282.36	2,227.00	1,944.64	4,500.00
60230 - Uniforms	-	47.00	47.00	-	247.00	247.00	500.00
60310 - DCS Copier	442.82	516.67	73.85	3,109.57	3,100.02	(9.55)	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	295.69	799.98	504.29	1,600.00
60410 - Professional Fees	-	47.00	47.00	-	247.00	247.00	500.00
60430 - Training	-	125.00	125.00	69.00	750.00	681.00	1,500.00
60500 - DCS Vehicle Gas	247.10	208.33	(38.77)	754.69	1,249.98	495.29	2,500.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	414.73	375.00	(39.73)	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	386.41	375.00	(11.41)	750.00
60700 - ECC Expenses	-	94.00	94.00	-	494.00	494.00	1,000.00
60900 - Contingency	-	47.00	47.00	-	247.00	247.00	500.00
60910 - Capital Expenditures	-	188.00	188.00	-	988.00	988.00	2,000.00
60930 - Community Enhancement	-	2,916.67	2,916.67	8,187.63	17,500.02	9,312.39	35,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Community Standards Expense</b>	<b>34,903.10</b>	<b>37,616.34</b>	<b>2,713.24</b>	<b>203,875.42</b>	<b>228,973.04</b>	<b>25,097.62</b>	<b>450,196.00</b>
<b>Property &amp; Environment Expense</b>							
61000 - Payroll-DPE	33,245.73	28,937.92	(4,307.81)	164,840.11	173,627.52	8,787.41	347,255.00
61010 - Payroll-Overtime-DPE	210.03	416.67	206.64	2,383.01	2,500.02	117.01	5,000.00
61020 - Payroll Taxes-DPE	2,821.92	2,333.33	(488.59)	14,965.06	13,999.98	(965.08)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	29,737.75	30,625.00	887.25	52,500.00
61110 - Dental Insurance-DPE	-	375.00	375.00	2,209.02	2,250.00	40.98	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	336.89	327.48	(9.41)	655.00
61130 - SAR-SEP-DPE	873.05	833.33	(39.72)	4,958.80	4,999.98	41.18	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	6,800.00	6,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	736.08	500.00	(236.08)	4,913.02	3,000.00	(1,913.02)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	250.02	226.85	500.00
61210 - Tools, Supplies Expense	676.57	666.67	(9.90)	2,895.91	4,000.02	1,104.11	8,000.00
61220 - Janitorial Supplies	-	250.00	250.00	787.72	1,500.00	712.28	3,000.00
61230 - Uniforms	-	125.00	125.00	-	750.00	750.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	750.00	750.00	1,500.00
61350 - Enforcement/Signage	163.75	1,000.00	836.25	6,513.17	4,500.00	(2,013.17)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	50.00	50.00	100.00	150.00	50.00	300.00
61352 - Signage	-	500.00	500.00	-	1,250.00	1,250.00	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	370.00	750.00	380.00	1,500.00
61500 - Vehicle-Gas	877.89	1,118.75	240.86	4,445.80	6,712.50	2,266.70	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	65.26	499.98	434.72	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,654.51	1,500.00	(154.51)	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	-	750.00	750.00	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	338.05	750.00	411.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	564.37	125.00	(439.37)	1,238.67	750.00	(488.67)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	275.96	750.00	474.04	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	250.02	250.02	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	490.73	1,249.98	759.25	2,500.00
61600 - Facilities Maintenance	690.18	583.33	(106.85)	1,813.02	3,499.98	1,686.96	7,000.00
61601 - Equipment Maintenance	13.55	375.00	361.45	975.70	2,250.00	1,274.30	4,500.00
61602 - Trailer Maintenance	452.02	83.33	(368.69)	832.75	499.98	(332.77)	1,000.00
61603 - Boating Improvements	(50.00)	1,000.00	1,050.00	662.11	1,500.00	837.89	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	108.29	1,000.00	891.71	2,592.04	5,000.00	2,407.96	10,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	257.10	1,249.98	992.88	2,500.00
61606 - Parks & Trails Expense	-	416.67	416.67	957.86	2,500.02	1,542.16	5,000.00
61610 - Consulting	-	250.00	250.00	-	1,250.00	1,250.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
61620 - Fire Mitigation	3,466.54	1,916.67	(1,549.87)	6,003.82	11,500.02	5,496.20	23,000.00
61630 - Grass Seed/Fertilizer	2,403.73	500.00	(1,903.73)	6,436.48	2,000.00	(4,436.48)	3,500.00
61631 - Insect, Disease & Noxious Weeds	-	500.00	500.00	126.50	1,500.00	1,373.50	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	499.98	499.98	1,000.00
61633 - Weeds & Algae Control	2,595.60	2,083.33	(512.27)	10,154.51	12,499.98	2,345.47	25,000.00
61640 - Porta Potties	260.40	583.33	322.93	3,896.00	3,499.98	(396.02)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	2,500.02	(2,499.98)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	499.98	108.44	1,000.00
61900 - Misc & Contingency	-	-	-	10.69	-	(10.69)	-
61910 - Common Area Improvements-Repairs-Equip	-	500.00	500.00	901.25	2,000.00	1,098.75	5,000.00
61960 - Stocking & Food Chain	22,712.50	8,666.67	(14,045.83)	67,187.50	52,000.02	(15,187.48)	104,000.00
<b>Total Property &amp; Environment Expense</b>	<b>78,125.03</b>	<b>63,369.57</b>	<b>(14,755.46)</b>	<b>358,541.48</b>	<b>371,942.42</b>	<b>13,400.94</b>	<b>736,135.00</b>
<b>Community Lifestyle Expense</b>							
62250 - Website-Front Steps	257.69	341.67	83.98	1,768.67	2,050.02	281.35	4,100.00
62320 - Newsletter Prep/Printing/Postage	7,137.87	-	(7,137.87)	12,070.87	14,000.00	1,929.13	28,000.00
62800 - Community Activities & Events	-	250.00	250.00	1,291.14	3,250.00	1,958.86	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	250.02	250.02	500.00
62820 - Facilities-Clubhouse	46.39	208.33	161.94	540.46	1,249.98	709.52	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	750.00	750.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	250.02	250.02	500.00
62940 - Community Garden	125.48	375.00	249.52	1,422.54	1,500.00	77.46	3,000.00
<b>Total Community Lifestyle Expense</b>	<b>7,567.43</b>	<b>1,383.34</b>	<b>(6,184.09)</b>	<b>17,093.68</b>	<b>23,300.04</b>	<b>6,206.36</b>	<b>60,100.00</b>
<b>Recreation Amenities Expense</b>							
63000 - Payroll-DRA	29,015.42	23,988.42	(5,027.00)	152,559.18	143,930.52	(8,628.66)	287,861.00
63010 - Payroll-Overtime-DRA	15.80	83.33	67.53	142.17	499.98	357.81	1,000.00
63020 - Payroll Taxes-DRA	2,448.74	1,933.33	(515.41)	13,681.98	11,599.98	(2,082.00)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	17,842.65	18,375.00	532.35	31,500.00
63110 - Dental Insurance-DRA	-	216.67	216.67	1,286.88	1,300.02	13.14	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	214.56	225.00	10.44	450.00
63130 - SAR-SEP-DRA	400.27	391.67	(8.60)	1,483.62	2,350.02	866.40	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	4,200.00	3,600.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	235.26	166.67	(68.59)	1,576.35	1,000.02	(576.33)	2,000.00
63200 - Supplies-Building	326.54	279.00	(47.54)	3,497.90	5,022.00	1,524.10	8,500.00
63210 - Supplies-Programs	319.79	1,650.00	1,330.21	3,564.36	6,850.00	3,285.64	10,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,397.07	1,000.02	(397.05)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	588.88	395.83	(193.05)	3,270.88	2,374.98	(895.90)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	250.02	250.02	500.00



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
63320 - Office Supplies/Printing	-	86.00	86.00	1,461.28	1,544.00	82.72	2,500.00
63400 - Dues/Subscriptions	-	20.83	20.83	80.00	124.98	44.98	250.00
63410 - Seminars/Training	-	550.00	550.00	681.00	1,100.00	419.00	2,200.00
63600 - Maintenance Building	144.72	1,500.00	1,355.28	3,764.40	9,000.00	5,235.60	18,000.00
63601 - Maintenance-Grounds & Parking	395.02	400.00	4.98	605.74	1,500.00	894.26	3,000.00
63602 - Maintenance-Pool	255.74	1,250.00	994.26	8,698.80	7,500.00	(1,198.80)	15,000.00
63800 - Pagosa Springs Porpoises Swim	634.00	83.33	(550.67)	3,007.99	499.98	(2,508.01)	1,000.00
63810 - Swim Lesson Expense	-	-	-	860.00	-	(860.00)	-
63900 - Misc & Contingency	-	41.67	41.67	-	250.02	250.02	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	345.87	2,500.02	2,154.15	5,000.00
63920 - Merchandise	-	166.67	166.67	280.84	1,000.02	719.18	2,000.00
64010 - Utilities-Gas Rec	-	2,500.00	2,500.00	22,319.70	19,000.00	(3,319.70)	38,000.00
64020 - Utilities-Electric Rec	3,341.78	3,000.00	(341.78)	17,180.37	18,000.00	819.63	36,000.00
64030 - Utilities-Water Rec	575.19	625.00	49.81	3,033.87	3,750.00	716.13	7,500.00
64040 - Utilities-Waste Control Rec	115.58	108.33	(7.25)	1,001.20	649.98	(351.22)	1,300.00
64060 - Utilities-Alarm Rec	-	208.33	208.33	577.00	1,249.98	672.98	2,500.00
64070 - Utilities-TV-Telephone Rec	202.00	500.00	298.00	2,002.30	3,000.00	997.70	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
<b>Total Recreation Amenities Expense</b>	<b>42,199.44</b>	<b>44,399.26</b>	<b>2,199.82</b>	<b>270,617.96</b>	<b>270,646.56</b>	<b>28.60</b>	<b>530,011.00</b>
<b>Utilities Expense</b>							
70010 - Gas Admin	-	166.67	166.67	1,287.76	1,000.02	(287.74)	2,000.00
70020 - Electric Admin	(3,415.41)	333.33	3,748.74	(1,837.83)	1,999.98	3,837.81	4,000.00
70030 - Water Admin	166.83	341.67	174.84	633.93	2,050.02	1,416.09	4,100.00
70040 - Waste Control Admin	-	175.00	175.00	885.81	1,050.00	164.19	2,100.00
71010 - Gas Shop	-	183.33	183.33	1,520.09	1,099.98	(420.11)	2,200.00
71020 - Electric Shop	-	166.67	166.67	931.21	1,000.02	68.81	2,000.00
71030 - Water Shop	65.25	100.00	34.75	326.28	400.00	73.72	800.00
71040 - Waste Shop	-	141.67	141.67	794.38	850.02	55.64	1,700.00
72010 - Gas Clubhouse	-	333.33	333.33	2,854.24	1,999.98	(854.26)	4,000.00
72020 - Electric Clubhouse	-	166.67	166.67	596.09	1,000.02	403.93	2,000.00
72030 - Water Clubhouse	93.45	300.00	206.55	371.37	700.00	328.63	2,000.00
73000 - Cellular Phones	162.99	250.00	87.01	1,567.68	1,500.00	(67.68)	3,000.00
73010 - Telephone-All Depts Except Rec	361.41	541.67	180.26	2,167.98	3,250.02	1,082.04	6,500.00
74000 - Street Lights	-	133.33	133.33	604.74	799.98	195.24	1,600.00
74010 - Water Other Assoc Lots	-	33.33	33.33	160.80	199.98	39.18	400.00
74020 - Aerator	-	916.67	916.67	6,021.90	5,500.02	(521.88)	11,000.00
74030 - Internet	345.38	333.33	(12.05)	1,954.81	1,999.98	45.17	4,000.00
<b>Total Utilities Expense</b>	<b>(2,220.10)</b>	<b>4,616.67</b>	<b>6,836.77</b>	<b>20,841.24</b>	<b>26,400.02</b>	<b>5,558.78</b>	<b>53,400.00</b>
<b>Total Operating Expense</b>	<b>199,348.38</b>	<b>213,626.02</b>	<b>14,277.64</b>	<b>1,269,811.12</b>	<b>1,353,711.25</b>	<b>83,900.13</b>	<b>2,650,632.00</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Operating Income (Loss)	(87,331.63)	(78,151.02)	(9,180.61)	963,303.63	849,336.75	113,966.88	-

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
80000 - Reserve-Restricted	-	-	-	366,000.00	366,000.00	-	366,000.00
<b>Total Reserve Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>366,000.00</b>	<b>366,000.00</b>	<b>-</b>	<b>366,000.00</b>
<b>Trails Maintenance Income</b>							
81000 - Trails Maintenance Reserve	-	-	-	-	54,000.00	(54,000.00)	54,000.00
81900 - Interest-Reserve	4,198.52	-	4,198.52	10,228.92	-	10,228.92	-
<b>Total Trails Maintenance Income</b>	<b>4,198.52</b>	<b>-</b>	<b>4,198.52</b>	<b>10,228.92</b>	<b>54,000.00</b>	<b>(43,771.08)</b>	<b>54,000.00</b>
<b>Total Reserve Income</b>	<b>4,198.52</b>	<b>-</b>	<b>4,198.52</b>	<b>376,228.92</b>	<b>420,000.00</b>	<b>(43,771.08)</b>	<b>420,000.00</b>
<b>Reserve Expense</b>							
<b>Admin Service Expense</b>							
53000 - Bank Charges	20.00	-	(20.00)	20.00	-	(20.00)	-
<b>Total Admin Service Expense</b>	<b>20.00</b>	<b>-</b>	<b>(20.00)</b>	<b>20.00</b>	<b>-</b>	<b>(20.00)</b>	<b>-</b>
<b>Reserve Expense</b>							
84001 - Exercise Equipment	-	-	-	51,034.32	57,475.00	6,440.68	57,475.00
84013 - Renovate Locker Rooms - Rec Center	710.86	-	(710.86)	64,317.73	78,375.00	14,057.27	78,375.00
84014 - Replace Air Unit - Rec Center	16,966.50	-	(16,966.50)	18,509.00	-	(18,509.00)	-
84019 - Greenbelt Fire Mitigation	-	73,150.00	73,150.00	-	73,150.00	73,150.00	73,150.00
84020 - Paint & siding - Clubhouse	-	-	-	-	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	11,350.00	-	(11,350.00)	18,131.00	-	(18,131.00)	43,472.00
84024 - Crawl Space Renovation	-	-	-	23,677.38	-	(23,677.38)	31,350.00
<b>Total Reserve Expense</b>	<b>29,027.36</b>	<b>73,150.00</b>	<b>44,122.64</b>	<b>175,669.43</b>	<b>227,345.00</b>	<b>51,675.57</b>	<b>308,186.00</b>
<b>Total Reserve Expense</b>	<b>29,047.36</b>	<b>73,150.00</b>	<b>44,102.64</b>	<b>175,689.43</b>	<b>227,345.00</b>	<b>51,655.57</b>	<b>308,186.00</b>
<b>Net Reserve Income (Loss)</b>	<b>(24,848.84)</b>	<b>(73,150.00)</b>	<b>48,301.16</b>	<b>200,539.49</b>	<b>192,655.00</b>	<b>7,884.49</b>	<b>111,814.00</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Capital Income</b>							
<b>Capital Improvement Income</b>							
90000 - Capital Improvement Income	-	-	-	313,740.00	313,740.00	-	313,740.00
91900 - Interest-Capital Fund	2,782.58	-	2,782.58	5,448.98	-	5,448.98	-
<b>Total Capital Improvement Income</b>	<b>2,782.58</b>	<b>-</b>	<b>2,782.58</b>	<b>319,188.98</b>	<b>313,740.00</b>	<b>5,448.98</b>	<b>313,740.00</b>
<b>Total Capital Income</b>	<b>2,782.58</b>	<b>-</b>	<b>2,782.58</b>	<b>319,188.98</b>	<b>313,740.00</b>	<b>5,448.98</b>	<b>313,740.00</b>
<b>Capital Expense</b>							
<b>Capital Improvement Expense</b>							
95005 - Improve Lake Facilities	554.50	5,000.00	4,445.50	20,284.90	30,000.00	9,715.10	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	75,000.00	73,208.00	150,000.00
95010 - NVL Trail	-	20,000.00	20,000.00	-	120,000.00	120,000.00	240,000.00
<b>Total Capital Improvement Expense</b>	<b>554.50</b>	<b>37,500.00</b>	<b>36,945.50</b>	<b>30,076.90</b>	<b>225,000.00</b>	<b>194,923.10</b>	<b>450,000.00</b>
<b>Total Capital Expense</b>	<b>554.50</b>	<b>37,500.00</b>	<b>36,945.50</b>	<b>30,076.90</b>	<b>225,000.00</b>	<b>194,923.10</b>	<b>450,000.00</b>
<b>Net Capital Income (Loss)</b>	<b>2,228.08</b>	<b>(37,500.00)</b>	<b>39,728.08</b>	<b>289,112.08</b>	<b>88,740.00</b>	<b>200,372.08</b>	<b>(136,260.00)</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Settlement Income</b>							
41910 - Interest - Settlement	281.98	-	281.98	810.57	-	810.57	-
<b>Total Settlement Income</b>	<b>281.98</b>	<b>-</b>	<b>281.98</b>	<b>810.57</b>	<b>-</b>	<b>810.57</b>	<b>-</b>
<b>Total Settlement Income</b>	<b>281.98</b>	<b>-</b>	<b>281.98</b>	<b>810.57</b>	<b>-</b>	<b>810.57</b>	<b>-</b>
<b>Net Settlement Income (Loss)</b>	<b>281.98</b>	<b>-</b>	<b>281.98</b>	<b>810.57</b>	<b>-</b>	<b>810.57</b>	<b>-</b>
<b>Net Total</b>	<b>(109,670.41)</b>	<b>(188,801.02)</b>	<b>79,130.61</b>	<b>1,453,765.77</b>	<b>1,130,731.75</b>	<b>323,034.02</b>	<b>(24,446.00)</b>

Funds as of 6/30/23

\*\*Each bank has a \$250,000 FDIC limit

EJ Operating		
Truist Bank	2,232.82	
Fifth Third Bank	1.15	
Truist Bank	68,869.59	
		71,103.56
EJ Emergency - Operating		
Bank Baroda	124,710.00	
Truist Bank	124,763.75	
Fifth Third Bank	6,811.76	
Stifel Bank and Trust	4.64	
		256,290.15
TBK Bank - Operating		
TBK Bank	250,000.00	
Pacific Western	97,646.08	
Raymond James	231,937.53	
		579,583.61
CIT bank - Operating		
CIT bank	88,443.28	
		88,443.28
CIT bank - ICS Operating		
Huntington National	186,160.96	
US Bank	248,432.34	
		434,593.30
EJ Capital Improvement		
Bmo Harris Bank	52,600.32	
Emigrant Bank	246,955.85	
Bokf National	43,041.31	
Cibc Bank	222,869.72	
State Street Bank	203,929.77	
Stifel Bank and Trust	57,300.69	
		826,697.66
EJ Reserves		
Fifth Third Bank	19,431.41	
Bokf National	172,322.95	
Bmo Harris Bank	194,355.53	
Santander Bank	204,120.55	
		590,230.44
EJ Trails Maint. Reserve		
Fifth Third Bank	32,204.77	
State Bk India	209,693.40	
		241,898.17
CIT bank - CDARS - Reserve		
Pinnacle Bank	64,500.00	
Western Alliance Bank	235,500.00	
		300,000.00
EJ Settlement		
Stifel Bank and Trust	61,993.24	
Fifth Third Bank	4,819.20	
Bokf National	8,394.82	
		75,207.26

**Summary of totals at each bank**

Bank Baroda	124,710.00
Bmo Harris Bank	246,955.85
Bokf National	223,759.08
Cibc Bank	222,869.72
CIT Bank	88,443.28
Emigrant Bank	246,955.85
Fifth Third Bank	63,268.29
Huntington National	186,160.96
Pacific Western	97,646.08
Pinnacle Bank	64,500.00
Raymond James	231,937.53
Santander Bank	204,120.55
State Bk India	209,693.40
State Street Bank	203,929.77
Stifel Bank and Trust	119,298.57
TBK Bank	250,000.00
Truist Bank	195,866.16
US Bank	248,432.34
Western Alliance Bank	235,500.00