



**Board of Directors Regular Meeting
September 14, 2023 6pm
Pagosa Lakes Administration Building
AGENDA**

- 1. 6:00 pm Call to Order**
- 2. Verification of Quorum by Board Secretary**
 - a. Approval of Agenda
- 3. Approval of the minutes**

August 10, 2023 Regular Meeting of the Board
- 4. Disclosures of Conflicts**
- 5. Grant Presentation Update by CDC Executive Director Emily Lashbrooke on Chris Mtn. II**
- 6. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 7. Staff Reports:**
 - a. General Manager's Report
 - b. Treasurers Report
 - c. Department of Property & Environment Report
 - d. Department of Recreation Amenities Report
 - e. Department of Community Standards Report
 - f. Lifestyle Report
- 8. There are 2 lot Consolidation up for review**
- 9. Committee Reports:**
 - a. ECC Liaison Report
- 10. Unfinished Business**
 - a. Purchase of RU Unit & Contract
 - b. Resolution 2023-05 – Lot Consolidations / Coupling
 - c. Park Meadows – Associate Membership
 - d. South Village Lake Lease Agreement
 - e. Approval of Update Capital Improvement Plan
- 11. New Business**
 - a. 1117 Cloud Cap – Lot line adjustment
 - b. Reserve Fund – New Study Scenario
 - i. Funding plan at \$10 thru 2033 - Common expenditures at \$10
 - ii. Funding plan at \$15 thru 2033 - Common expenditures at \$15
 - iii. 2023 Project Summary
 - c. Human-Bear Conflict Reduction Grant Award – Create Ad-Hoc Committee
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



Board of Directors Regular Meeting

August 10, 2023 6pm

Pagosa Lakes Administration Building

MINUTES

Board Attendees: Dan Mayer-President
Lars Schneider-Vice President
Monty Whitman-Secretary
Chris Tanner-Treasurer
Directors: Ericka Bailey, Patrick Moore
Via ZOOM – Wade Lundy-Director

Staff: Allen Roth-GM, Katie Benoit-CT
Larry Lynch DPE Mgr, Keith Cramer DCS Mgr
Ryan Graham-RA Mgr
Jen Pitcher- Lifestyles
Candace Selk Barnes-Recording Secretary

Owners/visitors: K&K Daniels, L Smith, L. Lee, M. Turney, M Ratliff, L. Moore, D&B Cuyler, M. Snyder, M Breggart, via ZOOM: W. Lundy and T Frank

- 1. Call to Order at 6:10 pm by President Mayer with reminder that audio and visual recording is prohibited.**
- 2. Verification of Quorum** by Board Secretary Whitman
 - a. Approval of Agenda – Motion to approve Agenda by Bailey, 2nd by Whitman. Unanimous.
- 3. Approval of the minutes.** Motion to approve July 13, 2023 Regular Meeting of the Board Minutes by Schneider, 2nd by Bailey. Unanimous.
- 4. Disclosures of Conflicts – NONE**
- 5. Owner/Member comments:** M. Ratliff requested clarification on Clubhouse use, Pitcher answered. L. Smith asked about Resolution 2020-09, Roth stated it was on the Agenda 9.b.
- 6. Staff Reports:**
 - a. General Manager’s Report. As submitted, with the following additions; 1. IRS notification on Covid relief funds of over \$127K. 2. Notified that a grant of over \$99K for bearproof trash containers is forthcoming. 3. Cell Tower permitting still in process. 4. Issues with the Rec Ctr pool pumps continue.
 - b. Treasurers Report presented by Tanner.
 - c. Department of Property & Environment Report as submitted by Lynch, with update on Highlands mitigation, vaulted toilets at Hatcher and Lake Pagosa. Three dam inspections coming up and water levels are holding steady.
 - d. Department of Recreation Amenities Report as submitted by Graham with a side note that the number of visitors increased by 2K each month this summer.
 - e. Department of Community Standards Report as submitted by Cramer.
 - f. Lifestyle Report by Pitcher with reminder of upcoming events: Lazer Show 8.11, Dance on 8.18 and end of summer bash Triathalon on 8.19.

Motion to accept Staff Reports as submitted by Schneider, 2nd Whitman. Unanimous.

7. There are 2 lot Consolidations up for review.

Motion to approve by Whitman, 2nd Moore. Unanimous. Note that currently coupled lots are exempt from the consolidation fee.

8. Committee Reports:

- a. ECC Liaison Report July 2023 Meeting Minutes presented by Liaison Bailey. Special note that 18 solar installations have been approved YTD whereas last year there were a total of 17, additionally more variance requests this year.
- b. Parks and Trails Committee by Lynch, new members are working on the capital trail improvement report.

Motion to accept both committee reports by Moore, 2nd by Bailey. Unanimous.

9. Unfinished Business

- a. Purchase of RU Unit & Contract Update by GM Roth since 2nd RFP request for HVAC/dehumidification went out. Reviewed 2nd proposal by Jita of \$694,839 vs original \$802K bid. Options discussed with request for additional details.
- b. Resolution 2020-09 Update by GM Roth

Board gave direction to Roth to update the resolution with changes.

(Board Director Lundy off line at 7:25pm)

- c. Retirement Funds Five options presented by Roth and Benoit.

Motion to move forward with Paychex/EJones otion by Whitman, 2nd Baily. Passed.

10. New Business

- a. Resolution 2023-04 - Confirming Depository Relationships

Motion to approve Resolution 2023-04 (replacing Resolution 2022-13) by Whitman., 2nd Tanner. Passed.

- b. Park Meadows – Associate Membership request presented by guests K&K Daniels. Gated small community of 21 lots (consisting of 19 homes with one empty lot) completely surrounded by PLPOA. Lengthy discussion followed with comments and questions from board and attendees. Roth reminded Board that it has the authority to designate individuals or entire subdivision for associate membership eligibility. Board asked Ken Daniels to check with Park Meadows owners to see if they were agreeable to paying for 19 lots at \$400 per lot.
- c. South Village Lake Lease Agreement update by Roth – has not received back from legal.
- d. Update Capital Improvement Plan – Board work session scheduled for Tuesday, August 15, 2023
- e. Reserve Fund Planning – discussion ensued.

11. **Correspondence** – no action required.

12. **Owner/Member comments:** T. Frank thanked Pitcher for the work on the new website that is very easy to navigate.

13. **Adjournment** – Motion to adjourn at 8:43 pm by Bailey, 2nd Whitman. Passed.

Respectfully submitted by:

Monty Whitman, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: CHRIS TANNER

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR AUGUST 2023.

DATE: August 31, 2023

As of August 31, 2023, the Association has received \$1,784,000 or 98.4% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,599,000 or 95.9% of the total of \$1,667,325 billed.

Certificates of Deposit as of August 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 8/31/2023

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$749,639.29			\$749,639.29
11540 - First Citizens Bank Operating	\$6,740.99			\$6,740.99
11541 - First Citizens Bank Sweep - Operating	\$327,852.48			\$327,852.48
12100 - Edward Jones Operating	\$71,107.82			\$71,107.82
12110 - Edward Jones Emergency Fund	\$256,311.91			\$256,311.91
12200 - Edward Jones Capital Improvement		\$763,906.88		\$763,906.88
13820 - Edward Jones Reserves			\$505,787.17	\$505,787.17
13841 - First Citizens Bank Reserves - CDARS			\$300,000.00	\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$234,445.01	\$234,445.01
14000 - Accounts Receivable	\$118,634.03			\$118,634.03
14900 - Allowance for Doubtful Accounts	(\$59,648.91)			(\$59,648.91)
15100 - Accts Rec.-Employee Dep Health	\$3,096.32			\$3,096.32
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	\$0.08			\$0.08
16000 - Prepaid Expenses	\$18,125.23			\$18,125.23
Total Current Assets	\$1,492,826.79	\$763,906.88	\$1,040,232.18	\$3,296,965.85
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 8/31/2023

Total Fixed Assets	\$4,100,762.65				\$4,100,762.65
Total Assets	\$5,593,589.44	\$763,906.88	\$1,040,232.18		\$7,397,728.50
Liabilities / Equity	Operating	Capital	Reserve	Settlement	Total
Current Liabilities					
20000 - Accounts Payable	\$1,998.20				\$1,998.20
20100 - Accrued Expenses	\$46,748.46				\$46,748.46
22000 - Prepaid Assessments	\$15,920.48				\$15,920.48
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	\$192,575.16				\$192,575.16
Equity					
30000 - Donated Capital	\$2,121,280.83				\$2,121,280.83
31000 - Funds Transfer	\$177,065.08	\$55,476.86	(\$157,181.68)	(\$75,360.26)	-
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	\$974,047.46	\$151,515.54	\$125,856.06	\$963.57	\$1,252,382.63
Total Equity	\$5,401,014.28	\$763,906.88	\$1,040,232.18	-	\$7,205,153.34
Total Liabilities / Equity	\$5,593,589.44	\$763,906.88	\$1,040,232.18	-	\$7,397,728.50

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(3,000.00)	-	(3,000.00)	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	950.00	-	950.00	263,450.00	225,000.00	38,450.00	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	(1,164.78)	-	(1,164.78)	(7,460.27)	(35,000.00)	27,539.73	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	497.32	-	497.32	29,610.97	40,000.00	(10,389.03)	40,000.00
40600 - Other Income-Lien Fees	(150.00)	-	(150.00)	5,700.00	11,000.00	(5,300.00)	11,000.00
40700 - Delinquent Postage Fees	256.33	416.67	(160.34)	2,206.92	3,333.36	(1,126.44)	5,000.00
40800 - Delinquent Door Notice Fees	20.00	-	20.00	2,539.70	15,000.00	(12,460.30)	15,000.00
41000 - Lot Consolidation Fee	9,000.00	2,083.33	6,916.67	44,818.00	16,666.64	28,151.36	25,000.00
41010 - Other Income-Transfer Fees	7,680.00	7,083.33	596.67	41,305.00	56,666.64	(15,361.64)	85,000.00
41020 - Other Income-Misc	217,871.75	-	217,871.75	218,872.75	-	218,872.75	-
41250 - Credit card expense payment	-	-	-	95.40	100.00	(4.60)	100.00
41900 - Interest - Operating	10,519.32	1,250.00	9,269.32	24,611.30	10,000.00	14,611.30	15,000.00
Total Admin Service Income	242,479.94	10,833.33	231,646.61	2,052,009.77	1,791,226.64	260,783.13	1,834,560.00
Community Standards Income							
42000 - Filing Fee	1,820.00	1,696.00	124.00	10,790.00	11,519.00	(729.00)	15,200.00
42010 - Review & Inspect Fee	13,800.00	10,602.00	3,198.00	85,160.00	72,591.00	12,569.00	95,900.00
42100 - DCS Fines	200.00	391.00	(191.00)	1,399.99	2,652.00	(1,252.01)	3,500.00
42300 - Community Enhancement	-	435.00	(435.00)	-	2,773.00	(2,773.00)	3,500.00
Total Community Standards Income	15,820.00	13,124.00	2,696.00	97,349.99	89,535.00	7,814.99	118,100.00
Property & Environment Income							
44000 - Fishing Permits	9,976.00	13,000.00	(3,024.00)	132,558.64	104,000.00	28,558.64	156,000.00
44010 - Boat Permits	510.00	750.00	(240.00)	9,220.00	6,000.00	3,220.00	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	333.36	(333.36)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	266.64	(266.64)	400.00
44300 - Other-DPE (Seed/Fertilizer)	684.00	291.67	392.33	6,726.00	2,333.36	4,392.64	3,500.00
Total Property & Environment Income	11,170.00	14,116.67	(2,946.67)	148,504.64	112,933.36	35,571.28	169,400.00
Community Lifestyle Income							
46000 - Community Activities	1,147.11	500.00	647.11	1,842.11	2,400.00	(557.89)	4,000.00
46100 - Newsletter Advertising	-	-	-	500.00	2,000.00	(1,500.00)	8,000.00
46200 - Rent-Clubhouse	540.00	1,000.00	(460.00)	5,761.00	5,560.00	201.00	7,500.00
46210 - Kitchen Rental	100.00	100.00	-	100.00	400.00	(300.00)	500.00
46220 - Accessory Rental-Tablecloths	-	50.00	(50.00)	-	200.00	(200.00)	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	300.00	-	300.00	300.00	600.00	(300.00)	900.00
46300 - Vista Garden Income	-	375.00	(375.00)	1,115.00	2,250.00	(1,135.00)	3,000.00
Total Community Lifestyle Income	2,087.11	2,025.00	62.11	9,618.11	13,410.00	(3,791.89)	24,150.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	26,834.00	23,000.00	3,834.00	219,840.85	210,000.00	9,840.85	269,694.00
48100 - Sponsored Guest-Amenities	-	-	-	5.00	-	5.00	-
48200 - Timeshare Owners-Amenities	-	-	-	158,980.50	105,987.00	52,993.50	211,974.00
48300 - Sponsored Events/Programs	1,620.00	800.00	820.00	11,144.00	11,650.00	(506.00)	15,254.00
48400 - Rental Income	258.00	450.00	(192.00)	2,108.51	2,800.00	(691.49)	4,000.00
48500 - Retail	112.13	500.00	(387.87)	1,466.21	2,400.00	(933.79)	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	-	-	5,981.00	-	5,981.00	-
Total Recreation Amenities Income	28,824.13	24,750.00	4,074.13	399,526.07	332,837.00	66,689.07	504,422.00
Total Operating Income	300,381.18	64,849.00	235,532.18	2,707,008.58	2,339,942.00	367,066.58	2,650,632.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	35,978.16	30,967.92	(5,010.24)	235,269.10	247,743.36	12,474.26	371,615.00
50010 - Payroll-Overtime-Admin	89.10	83.33	(5.77)	185.10	666.64	481.54	1,000.00
50020 - Payroll Taxes-Admin	2,936.62	2,500.00	(436.62)	20,700.85	20,000.00	(700.85)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	44,734.05	45,937.49	1,203.44	61,250.00
50110 - Dental Insurance-Admin	677.22	341.67	(335.55)	3,047.49	2,733.36	(314.13)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	395.04	400.00	4.96	600.00
50130 - SAR-SEP-Admin	1,955.23	1,416.67	(538.56)	12,373.36	11,333.36	(1,040.00)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	12,600.00	11,200.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	148.56	125.00	(23.56)	1,290.44	1,000.00	(290.44)	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	1,574.24	1,600.00	25.76	2,400.00
50190 - Payroll-Paychex	506.97	750.00	243.03	4,684.38	6,000.00	1,315.62	9,000.00
50195 - Misc (Admin Cafeteria Plan)	159.00	133.33	(25.67)	794.00	1,066.64	272.64	1,600.00
50200 - Office Supplies	280.98	583.33	302.35	3,515.03	4,666.64	1,151.61	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	21,223.12	18,333.36	(2,889.76)	27,500.00
50251 - Office Equip Repair/Tech Help	901.73	916.67	14.94	9,051.89	7,333.36	(1,718.53)	11,000.00
50260 - Equipment Leases	-	250.00	250.00	1,634.28	2,000.00	365.72	3,000.00
50300 - Postage	1,000.00	916.67	(83.33)	7,442.52	7,333.36	(109.16)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	333.36	333.36	500.00
50320 - Copies/Printing	-	83.33	83.33	-	666.64	666.64	1,000.00
50400 - Dues & Fees	160.00	145.83	(14.17)	474.00	1,166.64	692.64	1,750.00
50410 - Education-Seminars	969.99	708.33	(261.66)	5,820.65	5,666.64	(154.01)	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	183.36	148.36	275.00
50500 - Gas/Mileage	48.15	16.67	(31.48)	48.15	133.36	85.21	200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	458.67	100.00	(358.67)	757.72	800.00	42.28	1,200.00
50710 - Online Elections	-	1,333.33	1,333.33	-	10,666.64	10,666.64	16,000.00
50900 - Misc. & Contingency	45.98	83.33	37.35	847.41	666.64	(180.77)	1,000.00
50950 - Advertisement	-	83.33	83.33	386.40	666.64	280.24	1,000.00
51000 - Audit	-	2,166.67	2,166.67	12,500.00	17,333.36	4,833.36	26,000.00
51100 - Legal	8,981.60	4,166.67	(4,814.93)	58,774.78	33,333.36	(25,441.42)	50,000.00
51200 - Legal-Collections	3,519.66	2,083.33	(1,436.33)	36,291.44	16,666.64	(19,624.80)	25,000.00
51201 - Legal-Collections-billed	(3,421.08)	-	3,421.08	(35,284.01)	-	35,284.01	-
51500 - Property Taxes	-	208.33	208.33	66.32	1,666.64	1,600.32	2,500.00
51510 - Income Tax	-	-	-	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	666.64	666.64	1,000.00
52010 - Master Insurance	18,954.00	-	(18,954.00)	65,873.15	50,000.00	(15,873.15)	70,000.00
53000 - Bank Charges	(10.00)	41.67	51.67	45.00	333.36	288.36	500.00
53010 - Credit Card Charges	1,582.03	1,166.67	(415.36)	9,499.15	9,333.36	(165.79)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	66.64	66.64	100.00
53030 - Delinquent Account Expenses	-	1,666.67	1,666.67	468.02	13,333.36	12,865.34	20,000.00
Total Admin Service Expense	84,772.18	62,240.84	(22,531.34)	537,118.07	556,930.85	19,812.78	820,790.00
Community Standards Expense							
60000 - Payroll-DCS	23,501.69	23,916.08	414.39	182,249.44	191,328.64	9,079.20	286,993.00
60010 - Payroll-Overtime-DCS	369.13	250.00	(119.13)	1,061.60	2,000.00	938.40	3,000.00
60020 - Payroll Taxes-DCS	1,943.85	1,916.67	(27.18)	16,069.41	15,333.36	(736.05)	23,000.00
60100 - Health Insurance-DCS	4,673.07	3,925.00	(748.07)	34,410.82	35,325.00	914.18	47,100.00
60110 - Dental Insurance-DCS	737.44	316.67	(420.77)	2,957.04	2,533.36	(423.68)	3,800.00
60120 - Vision Insurance-DCS	51.28	41.92	(9.36)	363.19	335.36	(27.83)	503.00
60130 - SAR-SEP-DCS	1,331.50	1,041.67	(289.83)	7,427.69	8,333.36	905.67	12,500.00
60140 - HRA-Health Reimbursement-DCS	1,200.00	1,000.00	(200.00)	8,400.00	8,000.00	(400.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	405.10	333.33	(71.77)	3,524.51	2,666.64	(857.87)	4,000.00
60200 - Office/Field Supplies/Expenses	-	320.00	320.00	372.36	2,903.00	2,530.64	4,500.00
60230 - Uniforms	-	36.00	36.00	320.50	323.00	2.50	500.00
60310 - DCS Copier	442.82	516.67	73.85	4,360.00	4,133.36	(226.64)	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	295.69	1,066.64	770.95	1,600.00
60410 - Professional Fees	-	36.00	36.00	-	323.00	323.00	500.00
60430 - Training	-	125.00	125.00	69.00	1,000.00	931.00	1,500.00
60500 - DCS Vehicle Gas	148.78	208.33	59.55	1,107.60	1,666.64	559.04	2,500.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	427.73	500.00	72.27	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	435.69	500.00	64.31	750.00
60700 - ECC Expenses	-	72.00	72.00	-	646.00	646.00	1,000.00
60900 - Contingency	-	36.00	36.00	-	323.00	323.00	500.00
60910 - Capital Expenditures	-	144.00	144.00	-	1,292.00	1,292.00	2,000.00
60930 - Community Enhancement	-	2,916.67	2,916.67	41,866.38	23,333.36	(18,533.02)	35,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Community Standards Expense	34,804.66	37,410.34	2,605.68	305,718.65	303,865.72	(1,852.93)	450,196.00
Property & Environment Expense							
61000 - Payroll-DPE	28,410.68	28,937.92	527.24	222,583.89	231,503.36	8,919.47	347,255.00
61010 - Payroll-Overtime-DPE	301.32	416.67	115.35	2,814.07	3,333.36	519.29	5,000.00
61020 - Payroll Taxes-DPE	2,338.58	2,333.33	(5.25)	19,711.81	18,666.64	(1,045.17)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	38,234.25	39,375.00	1,140.75	52,500.00
61110 - Dental Insurance-DPE	736.34	375.00	(361.34)	3,313.53	3,000.00	(313.53)	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	446.05	436.64	(9.41)	655.00
61130 - SAR-SEP-DPE	787.76	833.33	45.57	6,534.07	6,666.64	132.57	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	8,800.00	8,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	736.08	500.00	(236.08)	6,385.18	4,000.00	(2,385.18)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	333.36	310.19	500.00
61210 - Tools, Supplies Expense	288.72	666.67	377.95	3,890.20	5,333.36	1,443.16	8,000.00
61220 - Janitorial Supplies	102.75	250.00	147.25	1,046.30	2,000.00	953.70	3,000.00
61230 - Uniforms	-	125.00	125.00	246.62	1,000.00	753.38	1,500.00
61240 - Admin Office Cleaning	627.02	125.00	(502.02)	627.02	1,000.00	372.98	1,500.00
61350 - Enforcement/Signage	366.02	1,000.00	633.98	8,457.98	6,500.00	(1,957.98)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	50.00	50.00	100.00	250.00	150.00	300.00
61352 - Signage	-	250.00	250.00	291.07	1,750.00	1,458.93	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	370.00	1,000.00	630.00	1,500.00
61500 - Vehicle-Gas	605.62	1,118.75	513.13	5,969.67	8,950.00	2,980.33	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	65.26	666.64	601.38	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,654.51	2,000.00	345.49	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	287.21	125.00	(162.21)	377.37	1,000.00	622.63	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	338.05	1,000.00	661.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	1,238.67	1,000.00	(238.67)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	315.55	1,000.00	684.45	1,500.00
61580 - Kubota Tractor 201	239.94	41.67	(198.27)	239.94	333.36	93.42	500.00
61590 - Kubota Tractor 2014	595.94	208.33	(387.61)	1,354.67	1,666.64	311.97	2,500.00
61600 - Facilities Maintenance	144.89	583.33	438.44	2,356.66	4,666.64	2,309.98	7,000.00
61601 - Equipment Maintenance	10.70	375.00	364.30	1,206.63	3,000.00	1,793.37	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	1,663.83	666.64	(997.19)	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	662.11	3,500.00	2,837.89	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	184.86	1,000.00	815.14	3,145.31	7,000.00	3,854.69	10,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	473.64	1,666.64	1,193.00	2,500.00
61606 - Parks & Trails Expense	2,395.61	416.67	(1,978.94)	3,728.62	3,333.36	(395.26)	5,000.00
61610 - Consulting	-	250.00	250.00	-	1,750.00	1,750.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61620 - Fire Mitigation	199.35	1,916.67	1,717.32	6,597.37	15,333.36	8,735.99	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	6,436.48	3,000.00	(3,436.48)	3,500.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	632.94	2,000.00	1,367.06	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	666.64	666.64	1,000.00
61633 - Weeds & Algae Control	2,148.32	2,083.33	(64.99)	15,680.02	16,666.64	986.62	25,000.00
61640 - Porta Potties	651.00	583.33	(67.67)	5,198.00	4,666.64	(531.36)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	3,333.36	(1,666.64)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	666.64	275.10	1,000.00
61900 - Misc & Contingency	-	-	-	27.65	-	(27.65)	-
61910 - Common Area Improvements-Repairs-Equip	-	500.00	500.00	901.25	3,000.00	2,098.75	5,000.00
61960 - Stocking & Food Chain	-	8,666.67	8,666.67	67,187.50	69,333.36	2,145.86	104,000.00
Total Property & Environment Expense	47,461.54	62,869.57	15,408.03	456,718.45	497,681.56	40,963.11	736,135.00
Community Lifestyle Expense							
62250 - Website-Front Steps	605.18	341.67	(263.51)	2,787.72	2,733.36	(54.36)	4,100.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	12,070.87	14,000.00	1,929.13	28,000.00
62800 - Community Activities & Events	5,280.56	250.00	(5,030.56)	7,393.72	8,500.00	1,106.28	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	333.36	333.36	500.00
62820 - Facilities-Clubhouse	196.56	208.33	11.77	787.99	1,666.64	878.65	2,500.00
62830 - Clubhouse Cleaning Expense	300.00	125.00	(175.00)	300.00	1,000.00	700.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	333.36	333.36	500.00
62940 - Community Garden	-	375.00	375.00	1,549.18	2,250.00	700.82	3,000.00
Total Community Lifestyle Expense	6,382.30	1,383.34	(4,998.96)	24,889.48	30,816.72	5,927.24	60,100.00
Recreation Amenities Expense							
63000 - Payroll-DRA	25,149.21	23,988.42	(1,160.79)	202,800.05	191,907.36	(10,892.69)	287,861.00
63010 - Payroll-Overtime-DRA	23.69	83.33	59.64	229.04	666.64	437.60	1,000.00
63020 - Payroll Taxes-DRA	2,050.17	1,933.33	(116.84)	17,787.58	15,466.64	(2,320.94)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	22,940.55	23,625.00	684.45	31,500.00
63110 - Dental Insurance-DRA	428.96	216.67	(212.29)	1,930.32	1,733.36	(196.96)	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	286.08	300.00	13.92	450.00
63130 - SAR-SEP-DRA	492.38	391.67	(100.71)	2,490.66	3,133.36	642.70	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	5,400.00	4,800.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	235.26	166.67	(68.59)	2,046.87	1,333.36	(713.51)	2,000.00
63200 - Supplies-Building	794.54	279.00	(515.54)	5,437.72	5,580.00	142.28	8,500.00
63210 - Supplies-Programs	83.60	550.00	466.40	5,027.63	8,900.00	3,872.37	10,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,397.07	1,333.36	(63.71)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	588.88	395.83	(193.05)	4,448.64	3,166.64	(1,282.00)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	333.36	333.36	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63320 - Office Supplies/Printing	25.98	172.00	146.02	2,248.88	1,888.00	(360.88)	2,500.00
63400 - Dues/Subscriptions	16.02	20.83	4.81	96.02	166.64	70.62	250.00
63410 - Seminars/Training	150.00	-	(150.00)	831.00	1,100.00	269.00	2,200.00
63600 - Maintenance Building	1,221.13	1,500.00	278.87	7,936.18	12,000.00	4,063.82	18,000.00
63601 - Maintenance-Grounds & Parking	133.04	400.00	266.96	2,003.58	2,300.00	296.42	3,000.00
63602 - Maintenance-Pool	3,158.93	1,250.00	(1,908.93)	26,563.47	10,000.00	(16,563.47)	15,000.00
63800 - Pagosa Springs Porpoises Swim	1,078.42	83.33	(995.09)	4,327.96	666.64	(3,661.32)	1,000.00
63810 - Swim Lesson Expense	920.00	-	(920.00)	2,740.00	-	(2,740.00)	-
63900 - Misc & Contingency	-	41.67	41.67	-	333.36	333.36	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	345.87	3,333.36	2,987.49	5,000.00
63920 - Merchandise	19.06	166.67	147.61	330.68	1,333.36	1,002.68	2,000.00
64010 - Utilities-Gas Rec	2,526.62	2,500.00	(26.62)	28,496.73	24,000.00	(4,496.73)	38,000.00
64020 - Utilities-Electric Rec	3,765.10	3,000.00	(765.10)	24,462.65	24,000.00	(462.65)	36,000.00
64030 - Utilities-Water Rec	671.07	625.00	(46.07)	4,342.17	5,000.00	657.83	7,500.00
64040 - Utilities-Waste Control Rec	115.12	108.33	(6.79)	1,231.44	866.64	(364.80)	1,300.00
64050 - Irrigation Water Rec	-	-	-	44.98	-	(44.98)	-
64060 - Utilities-Alarm Rec	-	208.33	208.33	577.00	1,666.64	1,089.64	2,500.00
64070 - Utilities-TV-Telephone Rec	387.97	500.00	112.03	2,592.39	4,000.00	1,407.61	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
Total Recreation Amenities Expense	47,219.86	42,835.26	(4,384.60)	381,393.21	357,067.08	(24,326.13)	530,011.00
Utilities Expense							
70010 - Gas Admin	27.72	166.67	138.95	1,348.70	1,333.36	(15.34)	2,000.00
70020 - Electric Admin	344.19	333.33	(10.86)	(1,205.37)	2,666.64	3,872.01	4,000.00
70030 - Water Admin	503.80	341.67	(162.13)	1,304.56	2,733.36	1,428.80	4,100.00
70040 - Waste Control Admin	-	175.00	175.00	1,224.59	1,400.00	175.41	2,100.00
71010 - Gas Shop	-	183.33	183.33	1,550.48	1,466.64	(83.84)	2,200.00
71020 - Electric Shop	84.73	166.67	81.94	1,076.51	1,333.36	256.85	2,000.00
71030 - Water Shop	65.25	100.00	34.75	456.78	600.00	143.22	800.00
71040 - Waste Shop	-	141.67	141.67	1,064.57	1,133.36	68.79	1,700.00
72010 - Gas Clubhouse	40.09	333.33	293.24	2,927.55	2,666.64	(260.91)	4,000.00
72020 - Electric Clubhouse	187.72	166.67	(21.05)	916.97	1,333.36	416.39	2,000.00
72030 - Water Clubhouse	716.35	300.00	(416.35)	1,605.69	1,300.00	(305.69)	2,000.00
73000 - Cellular Phones	160.57	250.00	89.43	2,102.92	2,000.00	(102.92)	3,000.00
73010 - Telephone-All Depts Except Rec	361.41	541.67	180.26	2,890.80	4,333.36	1,442.56	6,500.00
74000 - Street Lights	129.94	133.33	3.39	949.60	1,066.64	117.04	1,600.00
74010 - Water Other Assoc Lots	80.40	33.33	(47.07)	241.20	266.64	25.44	400.00
74020 - Aerator	-	916.67	916.67	6,021.90	7,333.36	1,311.46	11,000.00
74030 - Internet	345.50	333.33	(12.17)	2,645.81	2,666.64	20.83	4,000.00
Total Utilities Expense	3,047.67	4,616.67	1,569.00	27,123.26	35,633.36	8,510.10	53,400.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Operating Expense	223,688.21	211,356.02	(12,332.19)	1,732,961.12	1,781,995.29	49,034.17	2,650,632.00
Net Operating Income (Loss)	76,692.97	(146,507.02)	223,199.99	974,047.46	557,946.71	416,100.75	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
80000 - Reserve-Restricted	-	-	-	366,000.00	366,000.00	-	366,000.00
80100 - Interest-Reserve	(3,795.46)	-	(3,795.46)	6,890.17	-	6,890.17	-
Total Reserve Income	(3,795.46)	-	(3,795.46)	372,890.17	366,000.00	6,890.17	366,000.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	-	54,000.00	(54,000.00)	54,000.00
81100 - Interest-Trails Maint Reserves	4,723.93	-	4,723.93	4,723.93	-	4,723.93	-
Total Trails Maintenance Income	4,723.93	-	4,723.93	4,723.93	54,000.00	(49,276.07)	54,000.00
Total Reserve Income	928.47	-	928.47	377,614.10	420,000.00	(42,385.90)	420,000.00
Reserve Expense							
Admin Service Expense							
53000 - Bank Charges	-	-	-	20.00	-	(20.00)	-
Total Admin Service Expense	-	-	-	20.00	-	(20.00)	-
Reserve Expense							
84001 - Exercise Equipment	1,172.53	-	(1,172.53)	52,206.85	57,475.00	5,268.15	57,475.00
84013 - Renovate Locker Rooms - Rec Center	-	-	-	64,317.73	78,375.00	14,057.27	78,375.00
84014 - Replace Air Unit - Rec Center	630.00	-	(630.00)	20,781.50	-	(20,781.50)	-
84019 - Greenbelt Fire Mitigation	13,180.00	-	(13,180.00)	13,180.00	73,150.00	59,970.00	73,150.00
84020 - Paint & siding - Clubhouse	10,289.69	-	(10,289.69)	10,289.69	9,985.00	(304.69)	9,985.00
84021 - Exterior - Shop	-	6,019.00	6,019.00	-	6,019.00	6,019.00	6,019.00
84022 - Replace Plow	-	-	-	-	8,360.00	8,360.00	8,360.00
84023 - Replace Mailbox - Reserves	-	-	-	44,007.84	43,472.00	(535.84)	43,472.00
84024 - Crawl Space Renovation	-	31,350.00	31,350.00	46,954.43	31,350.00	(15,604.43)	31,350.00
Total Reserve Expense	25,272.22	37,369.00	12,096.78	251,738.04	308,186.00	56,447.96	308,186.00
Total Reserve Expense	25,272.22	37,369.00	12,096.78	251,758.04	308,186.00	56,427.96	308,186.00
Net Reserve Income (Loss)	(24,343.75)	(37,369.00)	13,025.25	125,856.06	111,814.00	14,042.06	111,814.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	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
91900 - Interest-Capital Fund	1,454.44	-	1,454.44	7,005.31	-	7,005.31	-
Total Capital Improvement Income	1,454.44	-	1,454.44	320,745.31	313,740.00	7,005.31	313,740.00
Total Capital Income	1,454.44	-	1,454.44	320,745.31	313,740.00	7,005.31	313,740.00
Capital Expense							
Capital Improvement Expense							
95005 - Improve Lake Facilities	48,095.03	5,000.00	(43,095.03)	68,776.86	40,000.00	(28,776.86)	60,000.00
95007 - Mailbox Improvements	1,925.51	-	(1,925.51)	76,685.51	-	(76,685.51)	-
95009 - Parking Lot - Rec Center	330.00	12,500.00	12,170.00	2,122.00	100,000.00	97,878.00	150,000.00
95010 - NVL Trail	21,645.40	20,000.00	(1,645.40)	21,645.40	160,000.00	138,354.60	240,000.00
Total Capital Improvement Expense	71,995.94	37,500.00	(34,495.94)	169,229.77	300,000.00	130,770.23	450,000.00
Total Capital Expense	71,995.94	37,500.00	(34,495.94)	169,229.77	300,000.00	130,770.23	450,000.00
Net Capital Income (Loss)	(70,541.50)	(37,500.00)	(33,041.50)	151,515.54	13,740.00	137,775.54	(136,260.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Settlement Income							
41910 - Interest - Settlement	143.74	-	143.74	963.57	-	963.57	-
Total Settlement Income	143.74	-	143.74	963.57	-	963.57	-
Total Settlement Income	143.74	-	143.74	963.57	-	963.57	-
Net Settlement Income (Loss)	143.74	-	143.74	963.57	-	963.57	-
Net Total	(18,048.54)	(221,376.02)	203,327.48	1,252,382.63	683,500.71	568,881.92	(24,446.00)

Funds as of 8/31/23

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

EJ Operating		
Truist Bank	71,107.82	
		71,107.82
EJ Emergency - Operating		
Bank Baroda	124,718.75	
Truist Bank	6,829.41	
Fifth Third Bank	124,763.75	
		256,311.91
TBK Bank - Operating		
TBK Bank	250,000.00	
Pacific Western	248,831.63	
Raymond James	249,142.19	
Tompkins Community	8,654.31	
		756,628.13
First Citizens bank - Operating		
First Citizens	18,466.28	
		18,466.28
First Citizens bank - ICS Operating		
Huntington National	79,407.55	
US Bank	248,444.93	
		327,852.48
EJ Capital Improvement		
Bmo Harris Bank	57,410.19	
State Street Bank	19,714.01	
Bokf National	246,494.21	
Fifth Third Bank	240,862.84	
Stifel Bank and Trust	201,601.62	
		766,082.87
EJ Reserves		
Fifth Third Bank	5,637.16	
Stifel Bank and Trust	20,940.81	
Emigrant Bank	80,828.79	
State Street Bank	18,322.36	
Bmo Harris Bank	189,089.81	
Bokf National	5.79	
Santander Bank	204,772.45	
		519,597.17
EJ Trails Maint. Reserve		
Truist Bank	24,766.31	
State Bk India	209,678.70	
		234,445.01
First Citizens bank - CDARS - Reserve		
Pinnacle Bank	64,500.00	
Western Alliance Bank	235,500.00	
		300,000.00

Summary of totals at each bank

Bank Baroda	124,718.75
Bmo Harris Bank	246,500.00
Bokf National	246,500.00
Emigrant Bank	80,828.79
Fifth Third Bank	371,263.75
First Citizens	18,466.28
Huntington National	79,407.55
Pacific Western	248,831.63
Pinnacle Bank	64,500.00
Raymond James	249,142.19
Santander Bank	204,772.45
State Bk India	209,678.70
State Street Bank	38,036.37
Stifel Bank and Trust	222,542.43
TBK Bank	250,000.00
Tompkins Community	8,654.31
Truist Bank	102,703.54
US Bank	248,444.93
Western Alliance Bank	235,500.00

DEPARTMENT OF PROPERTY AND ENVIRONMENT
SEPTEMBER 2023 BOARD REPORT

By Larry D. Lynch

1. **Lakes and Fisheries** – The lakes are finally beginning to cool down to some degree here in the late summer, water temps are generally around 67 degrees in early September, a significant decrease from the mid-70's we were seeing a few weeks ago. We are still dealing with some minor late blue-green algae issues in the lakes and have been regularly treating as needed with copper based algaecides in a conservative mode. Hatcher lake levels have come down substantially in the past few weeks, currently down about 4 to 5 feet making access a little more difficult. Planning on some fall fish stocking in a few weeks if temperatures come down, stocking around 5000 pounds of 12-16 inch rainbows in early October. The state dam safety engineer will be here this month to inspect 3 dams, Hatcher, Pagosa and Village dams.
2. **DPE Projects** – The DPE crew has been busy the past several weeks working on a number of projects including installing a new concrete pad and mailboxes at the new Highlands mailbox location near Hatcher Circle; continued brush chipping operations at the maintenance facility where activity has been heavy the past few weeks; work on the Vista Lake community garden and trail around the lake; trail mowing operations on large parts of the paved trail system in the core area and Vista; and grounds and landscaping work on facilities and parks. This month we will be tackling a couple of large Ponderosa Pine hazard removals in the greenbelts and dealing with a large dead pine near Highland Park that we may prune into a nice looking wildlife tree; staining the Lake Forest gazebo; commission the new vaulted toilets; continuing with late season noxious weed control in select areas; additional mailbox locations work; continued chipping; garden projects.
3. **Vaulted Restrooms** – The vaulted restroom buildings at Hatcher Lake (Piedra boat ramp) and Lake Pagosa (near dam) were installed in late August. The DPE crew did all of the site prep earlier in the month including excavating a 15 foot by 6 foot by 4 foot deep hole for each vault and compacted base work. The vaults, weighing about 17,000 pounds each were lifted into place by a crane from the transport trucks and then the buildings, 26,000 pounds each were set in place. We will be backfilling the first week of September and waiting final inspections from San Juan Basin Health and the county, after inspections we will plan to commission the restrooms with the appropriate septic fluid and open them up. The unit at Lake Pagosa is going to take quite a bit of additional work to get grade and parking up to speed.
4. **Greenbelt Thinning Projects** – The Contractor, Mike Kukuk, is nearly complete with the original Tract F, Martinez Mt greenbelt project as of September 7th, after having

completed the Highland Estates greenbelt tracts in early August. Work in Tract F is in 3 identified zones within the 40 acre tract where heavy thinning is being implemented. Allen and I identified and flagged a fourth area to add to this project closer to the homes on Woodland Dr and Mike was able to get us a quote on that additional work. The additional work was also approved by Wildfire Adapted Partnership and ok'd for grant funding cost assistance. The new project area includes a small ravine and heavily wooded area directly adjacent to the homes on the north and west sides of Woodland Dr. This particular tract is only about 1.5 acres but is in steeper terrain and access is going to be a little more difficult and challenging.

5. **Rec Center HVAC** – We do have a second General contractor that is planning to submit a proposal to the board this month for consideration, Timberline Framers of Pagosa Springs, Darren Richey. Darren has done some large projects for the Association in the past including re-constructing the Administration building after the fire in 2014; constructing the mezzanine level workout addition at the Recreation Center and constructing the commercial kitchen addition in the Clubhouse. TFI also has extensive commercial experience in Pagosa and Durango area.
 - a. Clarifications on JITTA Proposals for HVAC – JITTA contracting services did send us some clarification on a few questions the board had last month on the proposal including some more detail on the electrical bid and the plumbing estimates. The plumbing price includes extensive plumbing to the dehumidification (air/dry cooler) side of the AHU; and gas line plumbing/piping connections.
 - b. Electric includes items 6-10 listed below in a separate electrical bid.
6. Mobilization, administrative, & coordination
7. Installation of new 200A Feed Breaker in existing gear lineup.
8. Install new 200 a PVC underground feeder from SES to new Dehumidifier DHU-1. (Trenching and Backfill by Others)
9. Install Single Point Connection to DHU-1 main integral disconnect.
10. Install 30a 208v circuit to ADC-1 single point connection integral disconnect. Assuming required feed breaker is existing and available to use for this unit.
 - a. HVAC Cost Savings – We understand that that the high cost of this system is a concern, but wanted to also point out some advantages to the new proposed system in cost savings. Tony Haschke, the Mechanical engineer with SGM estimates that the new Seresco system will save approximately 50-60% in annual heating saving cost in the pool room due to the glycol loop heating efficiencies in the new unit, additionally if we chose to install the optional pool heater we could save an additional approximately \$4200 per year heating the pool. The pool

heater is an additional \$10K. The annual natural gas heating at the Rec Center is over \$50K annually, a heating savings in the pool room and pool heater could result in a \$10k to \$12K annual savings, and over 20 years could amount to over \$240K.

DRAFT



**Pagosa Lakes Property Owners Association
Regular Board of Directors Meeting
Recreation Center Report**

Attendance report for August	2023
Timeshare Sign Ins	2,253
Member Sign Ins	6,277
Total User Attendance	8,530
Programs and Activities Attendance	
All programs in Aerobics Room	203
Water Aerobics	216
Racquetball	94
Basketball	49
Lap Lane	1,179

Manager's Summary:

- I have recently met with the rec committee. We discussed the new multi-purpose field and all we all agree that it should be a turf field. Especially after this summer with the small amount of rain we received. We had also discussed starting the after-school program. I'm trying to see if it's possible to rent a room or some space from the church next door.
- I have done a breakdown on each type of membership we offer. I have found that the monthly, yearly and couples yearly are the most popular amongst are various passes. Also, I have found the individual and couples 6-month pass are the least desirable. I'm looking to replace the 6 months pass with a 3-month pass. This would be more beneficial to the second home owners.
- I'm working with Allen on a membership increase.
- This year the Rec Center hosted the triathlon. Jen did a great job planning it all out. We had a great turnout for the race and concert. It was well received.

Maintenance/Supervision:

- Lawn maintenance is slowly coming to an end. Especially with no rain.
- Chris repaired and patched a hole in the rec center floor. Some dropped a kettle bell and it went through.
- The pool has cleared up but we are still running into small issues. However, it has been running okay.
- Continued preventative maintenance on all weight and cardio equipment is ongoing.
- The crawl space project has finished up. We have a new vapor barrier and plastic that was added in.

Programs:

- The fall session of swim lessons is almost maxed out. Due to the demand, we added another beginner course.
- Starting in September we will be starting swim team again. Just two days out of the week.
- I will be starting a new program called, Swim Team Prep. This program is for kids who can swim but need some help with strokes and learning how to read workouts.
- The high school swim team will start practicing in late September.
- We are starting to get ready for winter programming. We are looking to add a beginner x country skiing course. We will use our loop in the back of the building.
- I have reached out to a few martial arts instructors to see if they would want to use the aerobics room for any classes.

August 2023, Department of Community Standards Report

By Keith Cramer

- There are 41 open violations, as of September 6th.
- We have opened 28 & closed 23 violations this past month. Compliance has been achieved.
- There are 328 current open project permits as of September 6th.
- There were 20 Short Term Rental applications submitted since August 3rd.
 - 0 new owners of existing Short Term Rental properties.
 - 14 annual renewals of existing registered STR properties.
 - 6 new registrations of STR properties not previously registered.

Current active violations August 3 - September 6

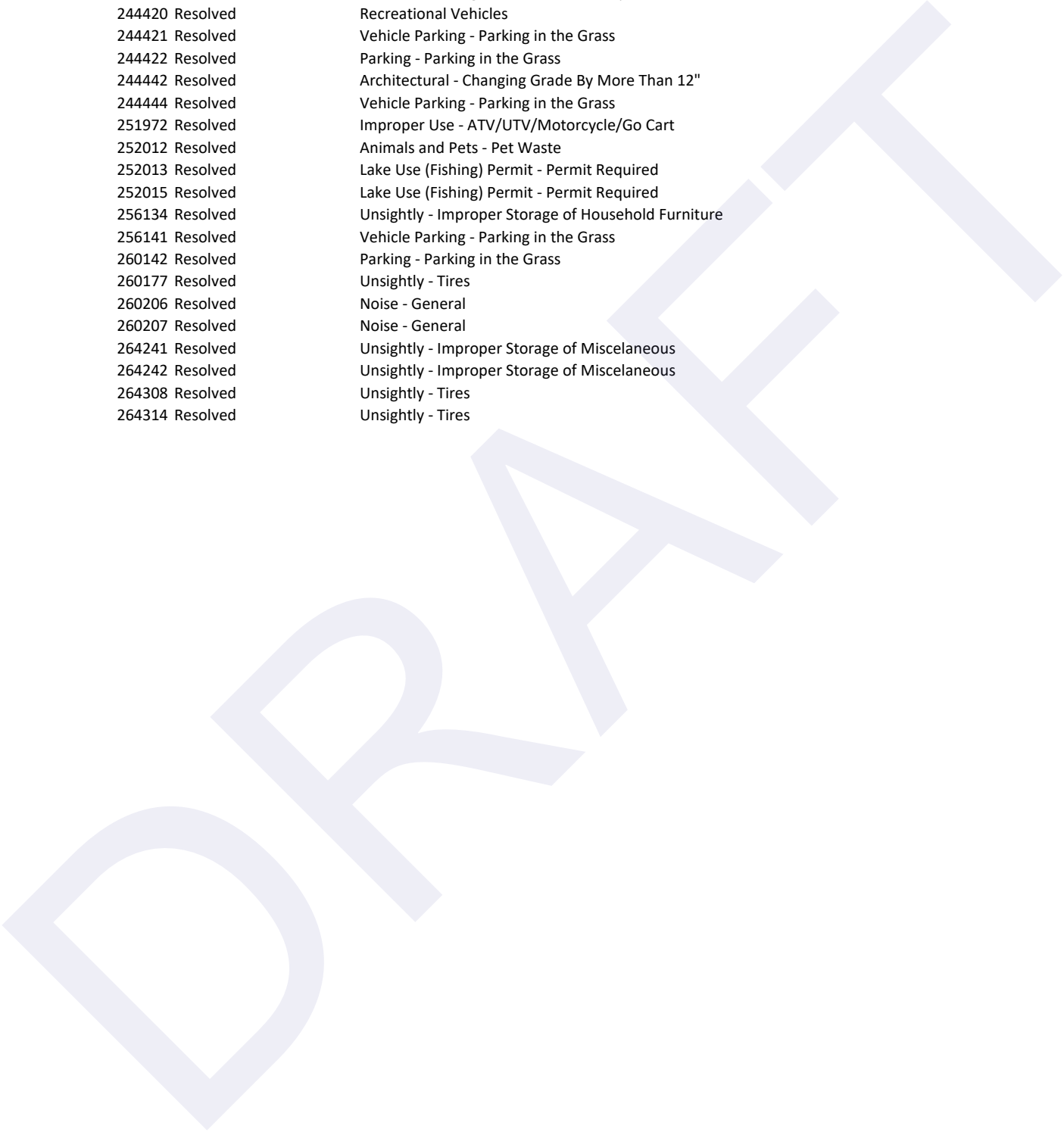
XN	Step	Due Date	Details	Property Address
236262	Courtesy Notice	9/9/2023	Rubbish and Debris - Branches/Tree Limbs	
240361	Notice of Violation	9/8/2023	Rubbish and Debris - Construction Material	
244403	Courtesy Notice	9/1/2023	Unightly - General	
244407	Notice of Violation	9/7/2023	Maintenance - Oversized Dumpster	
244409	Notice of Violation	9/21/2023	Parking - Parking in the Grass	
236232	Notice of Violation	9/9/2023	Landscaping - General Yard Maintenance	
185220	Refer to Legal	9/8/2023	Vacation Rentals - Failure to Register	
185148	Refer to Legal	9/8/2023	Unightly - Improper Storage of Household Furniture	
247958	Notice of Violation	9/13/2023	Vehicle Parking - Inoperable Vehicle	
176326	Second Notice of Violation	9/13/2023	Parking - Parking in the Grass	
247963	Notice of Violation	9/13/2023	Building / Construction - Deviating From Plans	
185147	Refer to Legal	9/8/2023	Unightly - Tires - F 9. Property Maintenance	
256139	Notice of Violation	9/20/2023	Building / Construction - Project Permit Process Violation	
185153	Second Notice of Violation	9/21/2023	Unightly - Improper Storage of Appliances	
244428	Fine Consideration	9/14/2023	Hazardous Activities - Burning	
260150	Notice of Violation	9/21/2023	Vehicle Parking - Inoperable Vehicle	
260164	Notice of Violation	9/21/2023	Building / Construction - Project Permit Process Violation	
260191	Courtesy Notice	9/8/2023	Unightly - Tires - F 9. Property Maintenance	
260196	Notice of Violation	9/23/2023	Unightly - Improper Storage of Appliances	
260197	Notice of Violation	9/23/2023	Parking - Inoperable Vehicle	
260198	Notice of Violation	9/23/2023	Maintenance - Structural	
260199	Notice of Violation	9/23/2023	Unightly - Improper Storage of Household Furniture	
260200	Notice of Violation	9/23/2023	Parking - Parking in the Grass	
260201	Notice of Violation	9/23/2023	Unightly - Tires	
260202	Notice of Violation	9/23/2023	Hazardous Activities - Trespass	
256140	Notice of Violation	9/20/2023	Building / Construction	
264293	Notice of Violation	9/28/2023	Boating - Boat Launch & Storage	
185152	Second Notice of Violation	9/28/2023	Signs - Advertising	
264299	Courtesy Notice	9/8/2023	Vehicle Parking - Parking in the Grass	
240308	Courtesy Notice	9/15/2023	Landscaping - General Yard Maintenance	
198716	Second Notice of Violation	10/1/2023	Parking - Parking in the Grass	
260181	Notice of Violation	10/1/2023	Building / Construction - Project Permit Process Violation	
240367	Notice of Violation	9/1/2023	Building / Construction - Project Permit Process Violation	
228016	Courtesy Notice	9/8/2023	Rubbish and Debris - Branches/Tree Limbs	
268334	Notice of Violation for Vac	10/2/2023	Vacation Rentals - Parking	
268376	Notice of Violation	10/6/2023	Vehicle Parking - Commercial Vehicle	
268377	Notice of Violation	10/6/2023	Vehicle Parking - Commercial Vehicle	
268378	Notice of Violation	10/6/2023	Unightly - Constructions Materials Improperly Stored	
268379	Notice of Violation	10/6/2023	Unightly - Overall Apperance	
268380	Notice of Violation	10/6/2023	Hazardous Activities - Obnoxious Offensive or Illegal Activity	
260143	Courtesy Notice	9/19/2023	Maintenance - Structural	

Violations Opened August 3 - September 6

XN	Step	Details	Created Date	Property Address
244403	Courtesy Notice	Unsightly - General - F 9. Property M	8/8/2023	
244407	Notice of Violation	Maintenance - Oversized Dumpster	8/8/2023	
244409	Notice of Violation	Parking - Parking in the Grass - E 4. F	8/8/2023	
244428	Fine Consideration	Hazardous Activities - Burning - You	8/9/2023	
247958	Notice of Violation	Vehicle Parking - Inoperable Vehicle	8/14/2023	
247963	Notice of Violation	Building / Construction - Deviating F	8/14/2023	
256139	Notice of Violation	Building / Construction - Project Per	8/21/2023	
256140	Notice of Violation	Building / Construction - Project Per	8/21/2023	
260143	Courtesy Notice	Maintenance - Structural - F 9. Prop	8/22/2023	
260150	Notice of Violation	Vehicle Parking - Inoperable Vehicle	8/22/2023	
260164	Notice of Violation	Building / Construction - Project Per	8/22/2023	
260181	Notice of Violation	Building / Construction - Project Per	8/24/2023	
260191	Courtesy Notice	Unsightly - Tires - F 9. Property Mair	8/24/2023	
260196	Notice of Violation	Unsightly - Improper Storage of App	8/24/2023	
260197	Notice of Violation	Parking - Inoperable Vehicle - F 5. Ju	8/24/2023	
260198	Notice of Violation	Maintenance - Structural - F 9. Prop	8/24/2023	
260199	Notice of Violation	Unsightly - Improper Storage of Hou	8/24/2023	
260200	Notice of Violation	Parking - Parking in the Grass - E 4. F	8/24/2023	
260201	Notice of Violation	Unsightly - Tires - F 9. Property Mair	8/24/2023	
260202	Notice of Violation	Hazardous Activities - Trespass - F10	8/24/2023	
264293	Notice of Violation	Boating - Boat Launch & Storage - TI	8/29/2023	
264299	Courtesy Notice	Vehicle Parking - Parking in the Gras	8/29/2023	
268334	Notice of Violation for Vac:	Vacation Rentals - Parking - F23. Abt	9/1/2023	
268376	Notice of Violation	Vehicle Parking - Commercial Vehicl	9/5/2023	
268377	Notice of Violation	Vehicle Parking - Commercial Vehicl	9/5/2023	
268378	Notice of Violation	Unsightly - Constructions Materials	9/5/2023	
268379	Notice of Violation	Unsightly - Overall Apperance - Rolli	9/5/2023	
268380	Notice of Violation	Hazardous Activities - Obnoxious Of	9/5/2023	

Violations Closed August 3 - September 6

XN	Step	Details	Property Address
244406	Resolved	Rubbish and Debris - General	
244408	Resolved	Unightly - Improper Storage of Appliances	
244413	Resolved	Building / Construction - Project Permit Process Violation	
244419	Resolved	Lake Use (Fishing) Permit - Permit Required	
244420	Resolved	Recreational Vehicles	
244421	Resolved	Vehicle Parking - Parking in the Grass	
244422	Resolved	Parking - Parking in the Grass	
244442	Resolved	Architectural - Changing Grade By More Than 12"	
244444	Resolved	Vehicle Parking - Parking in the Grass	
251972	Resolved	Improper Use - ATV/UTV/Motorcycle/Go Cart	
252012	Resolved	Animals and Pets - Pet Waste	
252013	Resolved	Lake Use (Fishing) Permit - Permit Required	
252015	Resolved	Lake Use (Fishing) Permit - Permit Required	
256134	Resolved	Unightly - Improper Storage of Household Furniture	
256141	Resolved	Vehicle Parking - Parking in the Grass	
260142	Resolved	Parking - Parking in the Grass	
260177	Resolved	Unightly - Tires	
260206	Resolved	Noise - General	
260207	Resolved	Noise - General	
264241	Resolved	Unightly - Improper Storage of Miscellaneous	
264242	Resolved	Unightly - Improper Storage of Miscellaneous	
264308	Resolved	Unightly - Tires	
264314	Resolved	Unightly - Tires	



**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
Sept 14, 2023
Jenifer Pitcher**

Lifestyle:

- **UPCOMING LIFESTYLE OFFERINGS, EVENTS & HAPPENINGS**
 - 9/16 Patsy Cline Tribute
 - 9/18 Owner Reception
 - 9/20 Fall Flea Market
 - 11/4 Art and craft holiday fair
 - 11/18 PLPOA Thanksgiving
 - 12/1-12/13 Clubhouse closed for Santa Event

PLPOA Vista Conference Room, PLPOA Outdoors Availability Sep 2023 (Mountain Time - Denver)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
3	4	5	6	7	8	9
	9:30am - Live Dancing 10am - Morning Hourcade 1pm - Canada - North 1pm - Garden Group 5:30pm - Exercises	9:30am - Tai Chi with 10am - Clubhouse Flowers 12pm - Tuesday Bridge 1:30pm - ZUMBA 4pm - Reading Place	9am - Advanced Line 1pm - Canada - North 1pm - Garden Group	9:30am - ECC Meeting 9:30am - Tai Chi Club 10am - Clubhouse Flowers 11am - Thursday Eve 12pm - Monday/Thursday 5:30pm - ZUMBA	Rubenok Society 11am - Outdoor Yoga w/ 12pm - Friday Bridge	Wedding of Cecelia
10	11	12	13	14	15	16
10:30pm - Spiritual	9:30am - Live Dancing 10am - Morning Hourcade 1pm - Canada - North 1pm - Garden Group 5:30pm - Exercises	9:30am - Tai Chi with 10am - Clubhouse Flowers 12pm - Tuesday Bridge 1:30pm - ZUMBA	9am - Advanced Line 1pm - Canada - North 1pm - Garden Group 5:30pm - ZUMBA	9:30am - Tai Chi Club 10am - Clubhouse Flowers 12pm - Monday/Thursday 5:30pm - Board Meeting 8pm - MONTHLY BOARD	11am - Outdoor Yoga w/ 12pm - Bridge 12pm - Friday Bridge	Patsy Cline
17	18	19	20	21	22	23
10pm - Spiritual	9:30am - Live Dancing 10am - Morning Hourcade 1pm - Canada - North 1pm - Garden Group 5:30pm - Exercises 5:30pm - Rose Owners	9:30am - Tai Chi with 10am - Clubhouse Flowers 12pm - Tuesday Bridge 1:30pm - ZUMBA	9am - Advanced Line 1pm - Canada - North 1pm - Garden Group	9:30am - ECC Meeting 9:30am - Tai Chi Club 10am - Clubhouse Flowers 11am - Live Group w/ 12pm - Monday/Thursday 5:30pm - ZUMBA 8:30pm - Board	10am - Book Club 11am - Outdoor Yoga w/ 12pm - Bridge 12pm - Friday Bridge 12pm - Reading Place	9am - 8:11AM West Wind 11am - GREY WOODS
24	25	26	27	28	29	30
9:30am - Live Dancing 10am - Morning Hourcade 1pm - Canada - North 1pm - Garden Group 5:30pm - Exercises	9:30am - Tai Chi with 10am - Clubhouse Flowers 12pm - Tuesday Bridge 1:30pm - ZUMBA	9am - Advanced Line 1pm - Canada - North 1pm - Garden Group	9:30am - Tai Chi Club 10am - Clubhouse Flowers 12pm - Monday/Thursday 5:30pm - ZUMBA	Reserved for Fall Market 11am - Outdoor Yoga w/ 12pm - Friday Bridge	Fall Flea Market	



Archuleta County
 Development Services / Planning Departments
 1122 Hwy 84 / P. O. Box 1507
 Pagosa Springs, Colorado 81147
 970-264-1390

LOT CONSOLIDATION

Date August 30, 2023

RECEIVED
 SEP 05 2023
 BY: J 20

268394 Lot 164 887 Buttress Ave
 no violations + nothing owed

268393 Lot 165 949 Buttress Ave
 no violations + nothing owed

Dear Utility Company/HOA/POA:

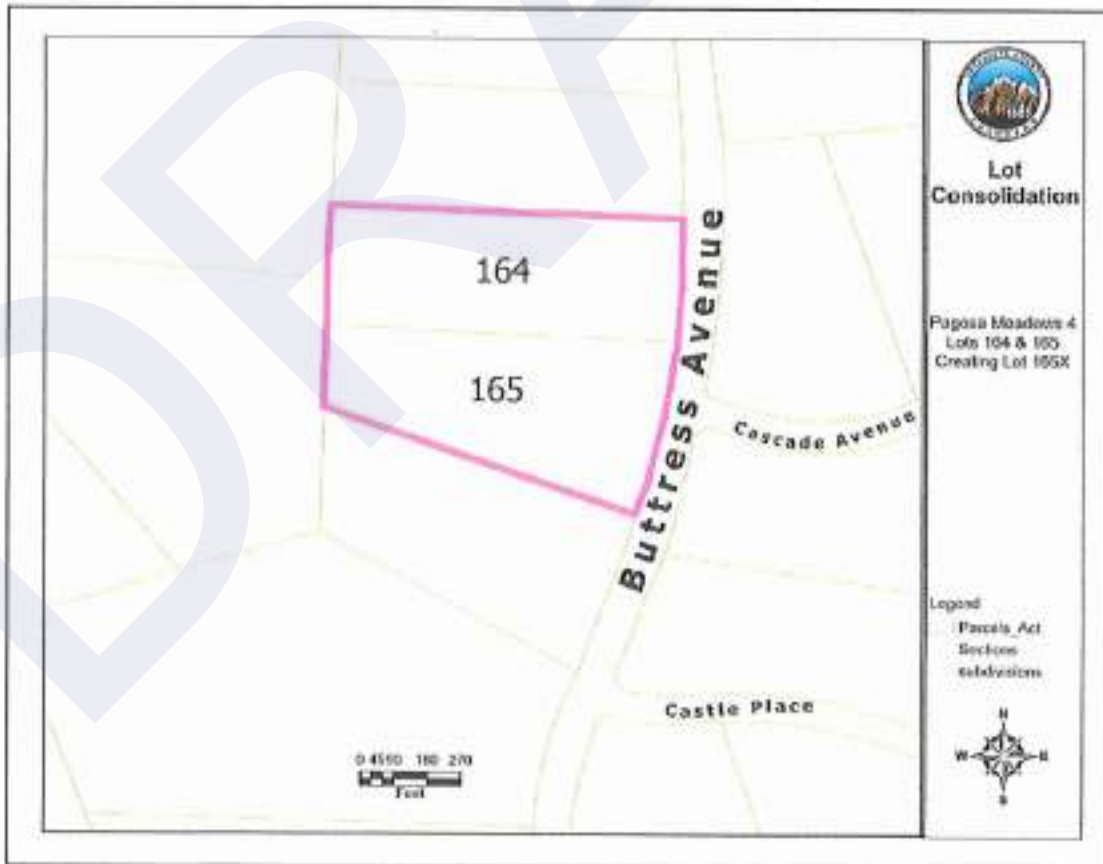
The owner of Lots 164, and 165, PAGOSA MEADOWS 4 is proposing by resolution to consolidate Two (2) lots to become lot 165X, 949 Buttress Avenue. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to SEPT 30, 2023.

(A minimum of 30 days from the date of mailing)

Sincerely,

Betty Church
 Betty Church

[Signature]
 NEWELL WRIGHT





Archuleta County
 Development Services / Planning Departments
 1122 Hwy 84 / P. O. Box 1507
 Pagosa Springs, Colorado 81147
 970-264-1390

LOT CONSOLIDATION

Date 8/30/23



BY: S 20
 Completed
 Lot 395 41 Lynx 268347
 Lot 396 No FCC

Dear Utility Company/HOA/POA:

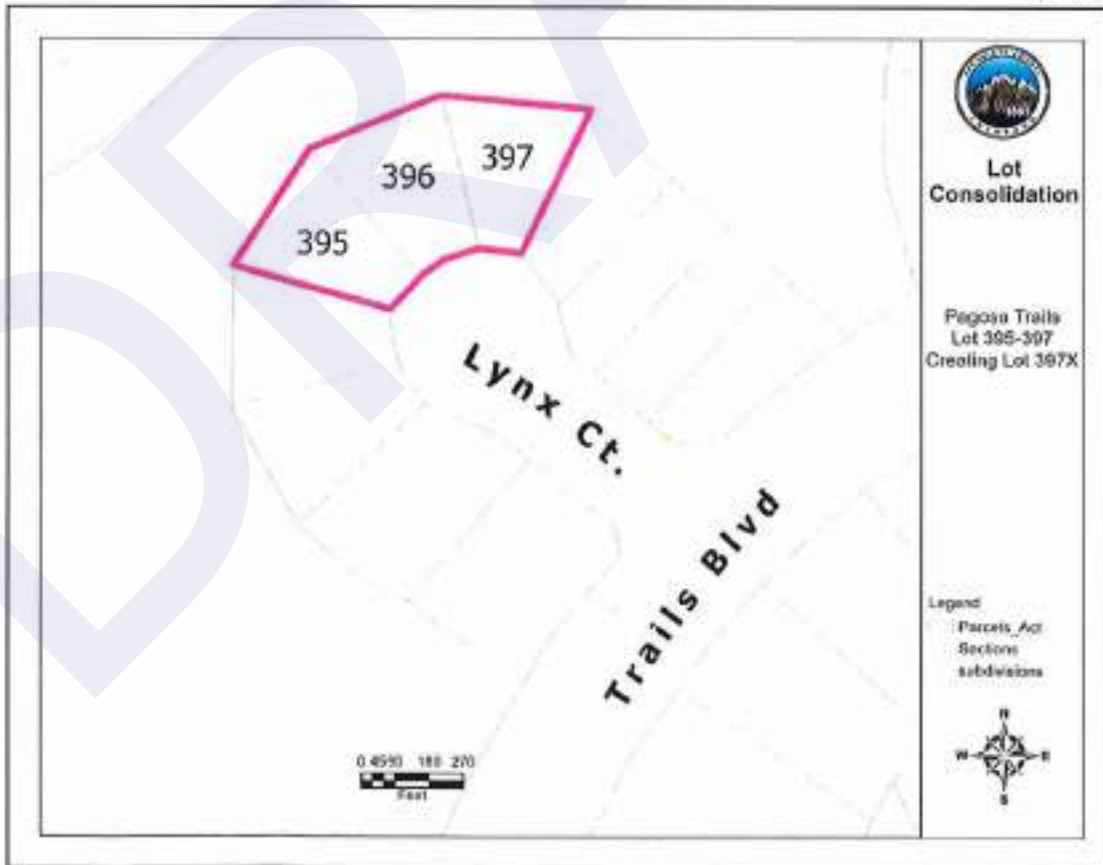
The owner of Lots 395, 396, and 397, PAGOSA TRAILS is proposing by resolution to consolidate Three (3) lots to become lot 397x, 37 Lynx Ct. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to Sept. 29, 2023, 2023.

(A minimum of 30 days from the date of mailing)

Lot 397 268346
 37 Lynx
 1 Fee
 No violations + nothing
 owed on the lots
 involved.
 9/1/23
 S 20

Sincerely,

Minna Carey



ECC Liaison Report -August 2023

(Numbers in the top section represent reviewed Applications and Requests)

DESCRIPTIONS	Month of August	YTD	Totals
		2023	2022
Construction of new Single Family Residential and Modular Home	4	37	69
Mobile /Manufactured New or used placement	0	0	5
Major Projects (200 sq ft or larger)	11	39	53
Minor Projects (199 sq ft or smaller)	14	129	226
Fences	5	46	94
Owner initiated Variance Request	3	9	8
Solar	0	18	17
Boat Dock Permit / liscense	0	0	7
Sign/ Banner permanent and temporary	1	2	2
Seasonal and Temporary structures	1	6	27
Written Request: Tree Removal/Fire Mitigation)	19	63	126
Written Request:Extensions/Revisions	18	189	255
Written Request: Miscellaneous	8	50	92
Construction of new Commercial Structure	0	1	2
Construction of Multi-family structures (per Building):Duplex	0	1	0
Construction of Multi-family structures(per Building) :3-5 units	0	0	0
Construction of Multi-family structures(per Building):6+	0	0	0
TOTAL APPLICATIONS	87	600	981
Approval Details			
TOTAL APPROVED APPLICATIONS	84	593	955
Approved Single Family residences	4	36	68
Approved Manufactured homes	0	0	5
Approved Multi-Family Count (all types)	0	1	0
Approved Commercial	0	1	1
Approved Variance	2	6	3
As Form Inspection Additions			
As Form inspection for new residence	2	25	46
As Form inspection for Mobile/ Manufactured	0	0	2
Addition of concrete inspection for Major	3	14	5
Addition of concrete inspection for Minor	0	1	1

ECC Liaison Report -August 2023

Previous Totals (Old catagories)	2021	2020	2019
Single Family Residence	87	59	82
Manufactured Homes	4	5	4
Multi-Family Residence	0	2	1
Major Projects (over \$12,500)	59	31	40
Minor Projects (under \$12,500)	312	409	441
Commercial Buildings	3	1	X
Roofs	X	X	X
Fences	31	X	X
Docks	4	7	2
Signs	3	0	6
Variance	16	9	16
Seasonal / Temporary	9	X	X
(WR) Written Requests, Misc.	107	153	73
(WR) Tree Removal/Fire Mitigation)	126	109	78
(WR) Extensions/Revisions	136	188	126
Solar	13	1	7
TOTAL APPLICATIONS	857	960	869
TOTAL APPROVED APPLICATIONS	846	959	833
Approved Single Family residences	87	59	79
Approved Manufactured homes	2	4	4
Approved Multi-Family Count	2	2	3
Approved Commercial	3	1	X
Approved Variance (as of 12/2021)	0	X	X

aug		YTD	YTD
3	17	PREV	New
4		33	37
		0	0
3	8	28	39
4	10	115	129
4	1	41	46
2	1	6	9
		18	18
		0	0
1		1	2
1		5	6
8	11	44	63
9	9	171	189
3	5	42	50
		1	1
		1	1
		0	0
		0	0
41	46	513	600
40	44	509	593
4		32	36
		0	0
		1	1
		1	1
1	1	4	6
2		23	25
		0	0
	3	11	14
		1	1

Prelim	3	0
Needs Survy	13	0

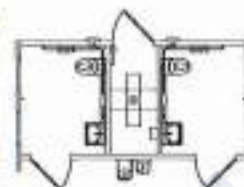
PLAN PROPOSED UPDATE - ADMIN 8/31/23

Capital Improvement Plan

PROJECT	Capital Fund	2023	2024	2025	2026	2027	2028	NOTES
Vista Greenbelt Trail to Gas Line	Parks & Trails			20,000				
North Lake Trail-N. Pagosa -Holiday	Parks & Trails	238,355						
N. Pagosa Trail Connection to 160	Parks & Trails				50,000			
Extend Trail -Lake Forest-Aspenglow	Parks & Trails					430,000		
Extend Trail - Park Ave. -Holiday	Parks & Trails						350,000	
Rec Center Parking Additional Lot	Recreation	20,000	128,208					
Rec Center Multi-Purpose Field	Recreation			425,000				
Rec Center Restrooms	Recreation			115,000				
Hatcher Lake Restroom Building	General	19,318						Remaining from prior year moved to 2023 by Board request
Lake Pagosa Restroom Building	General	11,905						
Mailbox Improvement - Vista	General		219,000					
Concrete Lake Hatcher Boat Ramp	General			25,000				
Village Lake Boat Ramp Improve	General				50,000			
TOTALS (with inflation factor applied)		302,609	379,160	667,582	119,252	535,858	455,791	\$2,460,252.29
MOVEMENT FUND BALANCE AS OF 8/31/2023								
TOTAL FUNDS -includes NVL settlement fund	\$763,907							
Annual Transfer		-	313,740	313,740	313,740	313,740	313,740	
TOTAL - BALANCE,TRANSFERS & FUNDING								
	\$763,907	\$461,298	\$395,878	\$42,036	\$361,524	\$139,406	(\$2,645)	
ACTION NOTES								
25,000 from Emergency fund to capital fund				125,000				
TOTAL WITH ACTION NOTES		\$461,298	\$395,878	\$167,036	\$361,524	\$139,406	(\$2,645)	
INFLATION FACTOR	4.50%							

CORTEZ — 10' 3" X 17'

Cortez with chase has two single user fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded, and set up at site.



CXT
800.696.5766
cxtinc.com

*Base Price \$ 73,020.00

Optional Sections	
Restroom* \$73,020 Qty: = \$0.00	Shower* \$88,310 Qty: = \$0.00
Family Assist Shower/Restroom Combo* \$85,200 Qty: = \$0.00	Storage \$87,600 Qty: = \$0.00
Concession* \$84,660 Qty: = \$0.00	
Total for Optional Sections \$ 0.00	

Added Cost Options		Price per unit	Click to select	
Final Connection to Utilities (per section)		\$ 5,000.00	<input type="checkbox"/>	0.00
Optional Wall Texture (per section)- choose one <input type="radio"/> Split Face Block (\$5,500) <input type="radio"/> Stone (\$7,000) Reset Wall Texture				0.00
Optional Roof Texture (per section) <input type="checkbox"/> Ribbed Metal		\$ 5,500.00		0.00
Insulation and Heaters (per section)		\$ 19,500.00	<input type="checkbox"/>	0.00
Stainless Steel Water Closet (each)	Qty:	\$ 1,750.00	<input type="checkbox"/>	0.00
Stainless Steel Lavatory (each)	Qty:	\$ 1,500.00	<input type="checkbox"/>	0.00
Electric Hand Dryer (each)	Qty:	\$ 700.00	<input type="checkbox"/>	0.00
Electronic Flush Valve (each)	Qty:	\$ 1,500.00	<input type="checkbox"/>	0.00
Electronic Lavatory Faucet (each)	Qty:	\$ 1,500.00	<input type="checkbox"/>	0.00
Paper Towel Dispenser (each)	Qty:	\$ 350.00	<input type="checkbox"/>	0.00
Toilet Seat Cover Dispenser (each)	Qty:	\$ 350.00	<input type="checkbox"/>	0.00
Sanitary Napkin Disposal Receptacle (each)	Qty:	\$ 100.00	<input type="checkbox"/>	0.00
Baby Changing Table (each)	Qty:	\$ 750.00	<input type="checkbox"/>	0.00
Skylight in Restroom (each)	Qty:	\$ 1,800.00	<input type="checkbox"/>	0.00
Marine Grade Skylight in Restroom (each)	Qty:	\$ 2,450.00	<input type="checkbox"/>	0.00
Marine Package (excluding fiberglass doors and frames) (per section)		\$ 2,350.00	<input type="checkbox"/>	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty:	\$ 5,600.00	<input type="checkbox"/>	0.00
2K Anti-Graffiti Coating (per section)		\$ 4,000.00	<input type="checkbox"/>	0.00
Optional Door Closure (each)	Qty:	\$ 700.00	<input type="checkbox"/>	0.00
Fiberglass Entry and Chase Doors and Frames (each)		\$ 3,300.00	<input type="checkbox"/>	0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)		\$ 1,350.00	<input type="checkbox"/>	0.00
Exterior Frostproof Hose Bib with Box (each)		\$ 1,200.00	<input type="checkbox"/>	0.00
Total for Added Cost Options:				\$ 0.00
Custom Options: Installation Surcharge (7,250)				\$ 7,250.00
Engineering and State Fees:				\$ 4,000.00
Estimated One-Way Transportation Costs to Site (quote):				\$ 11,650.00
Estimated Tax:				\$
Total Cost per Unit Placed at Job Site:				\$ 95,920.00

Estimated monthly payment on 5 year lease \$1,927.99

Disclaimer: Please call to confirm selected sections are compatible.

This price quote is good for 60 days from date below, and is accurate and complete.

Robert C. Veals, Jr.

Digitally signed by Robert C. Veals, Jr.
Date: 2023.08.18 05:41:54 -07'00'

CXT Sales Representative

Date

I accept this quote. Please process this order.

Company Name

Company Representative

Date

OPTIONS

Exterior Color(s) (For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)

<input type="checkbox"/> Amber Rose	<input type="checkbox"/> Berry Mauve	<input type="checkbox"/> Buckskin	<input type="checkbox"/> Cappuccino Cream
<input type="checkbox"/> Charcoal Grey	<input type="checkbox"/> Coca Milk	<input type="checkbox"/> Evergreen	<input type="checkbox"/> Georgia Brick
<input type="checkbox"/> Golden Beige	<input type="checkbox"/> Granite Rock	<input type="checkbox"/> Hunter Green	<input type="checkbox"/> Java Brown
<input type="checkbox"/> W Liberty Tan	<input type="checkbox"/> Malibu Taupe	<input type="checkbox"/> Marha Caramel	<input type="checkbox"/> Natural Honey
<input type="checkbox"/> Nuss Brown	<input type="checkbox"/> Oatmeal Buff	<input type="checkbox"/> Pueblo Gold	<input type="checkbox"/> Raven Black
<input type="checkbox"/> Rich Earth	<input type="checkbox"/> Rosewood	<input type="checkbox"/> R Sage Green	<input type="checkbox"/> Salsa Red
<input type="checkbox"/> Sand Beige	<input type="checkbox"/> Sun Bronze	<input type="checkbox"/> Twisted Almond	<input type="checkbox"/> Western Wheat

Special roof color # _____ Special wall color # _____

Special trim color # _____

Stone Color (Mark option with an X.) *If option is not available, verify stone option is selected on previous page.

<input type="checkbox"/> Basalt*	<input type="checkbox"/> Mountain Blend*	<input type="checkbox"/> Natural Grey*	<input type="checkbox"/> Romana*
----------------------------------	--	--	----------------------------------

Roof Texture *If option is not available, verify roof texture option is selected on previous page.

Ribbed Metal*

Wall Texture(s) (For single texture mark an X. For top and bottom textures use T = Top and B = Bottom.)

*If option is not available, verify wall texture option is selected on previous page.

<input type="checkbox"/> Split Face Block*	<input type="checkbox"/> Horizontal Lap*	<input type="checkbox"/> Board & Batt*	<input type="checkbox"/> Stucco**
<input type="checkbox"/> Brick**	<input type="checkbox"/> Distressed Wood**		

Stone Wall Texture (bottom texture only) *If option is not available, verify stone option is selected on previous page.

<input type="checkbox"/> Napo Valley**	<input type="checkbox"/> River Rock**	<input type="checkbox"/> Flagstone**	<input type="checkbox"/> Stacked Rock**
--	---------------------------------------	--------------------------------------	---

**textures not included in CXT's quote are additional cost.

Door Opener

Non-locking ADA Handle

Privacy ADA Lock

Pull Handle/ Push Plate

Deadbolt

Accessible Signage

Men

Women

Unisex

Toilet Paper Holder

2-Roll Stainless Steel

3-Roll Stainless Steel

NOTES: Barriercast Walls, Cedar Shake Roof

CXTINC.COM
800.695.5766

CXT*



FLUSH RESTROOMS

SIMPLE TO INSTALL

CXT® buildings require minimal site preparation and can typically be in use on the day of installation.

READY TO USE

Our buildings are prefabricated and delivered complete and ready to use, including plumbing and electrical where applicable.

EASY TO MAINTAIN

Our interiors are designed to resist abusive wear and can be cleaned quickly with warm soapy water and a brush.



SINGLE USER



CORTEZ



DENALI



OZARK II

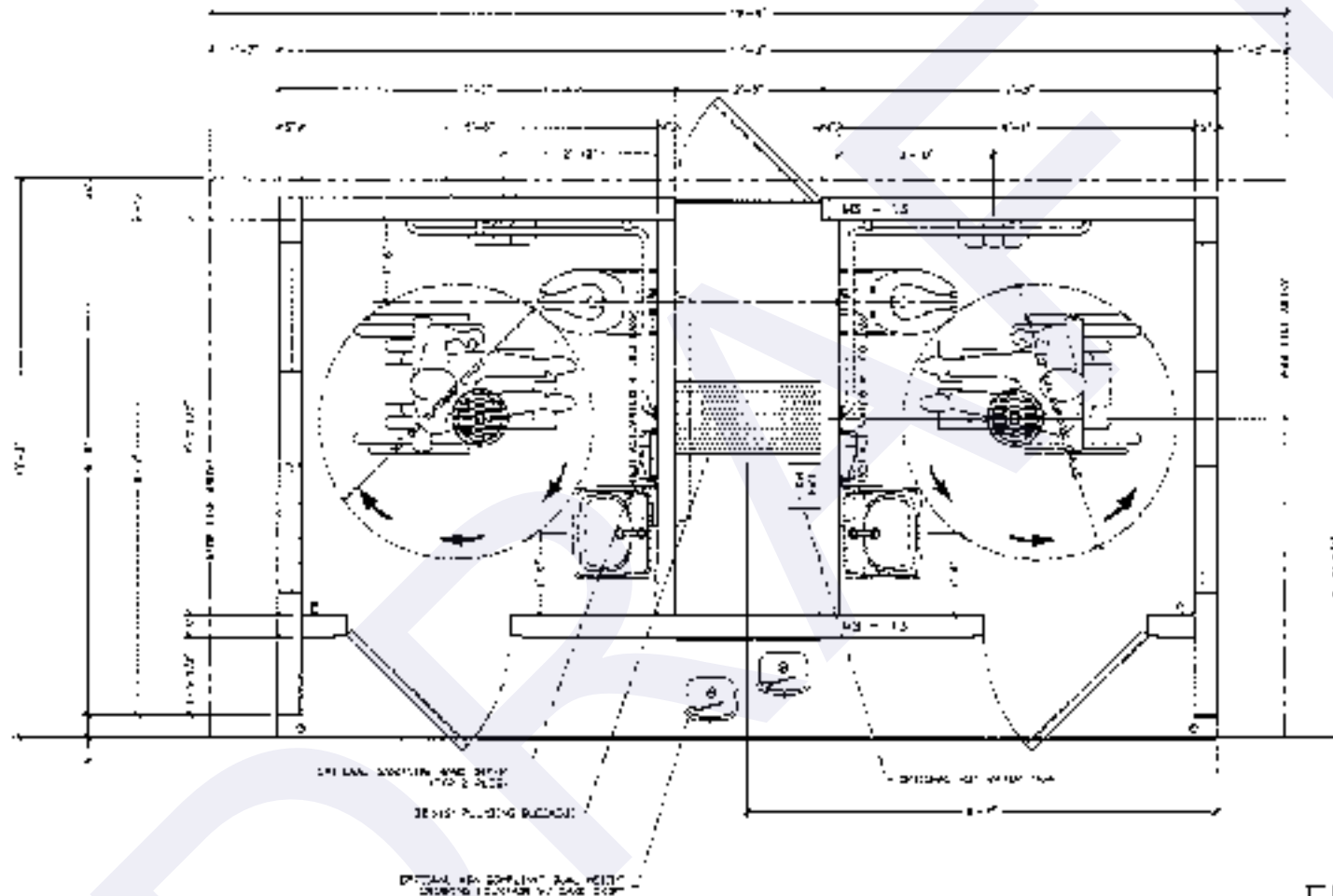


OZARK I

Floor plans for reference only.



Engineered to withstand snow, wind, flood, and zone-4 seismic loads.




OPTIONAL SHOWER PAN AND SHOWER
TUB & PLUMB

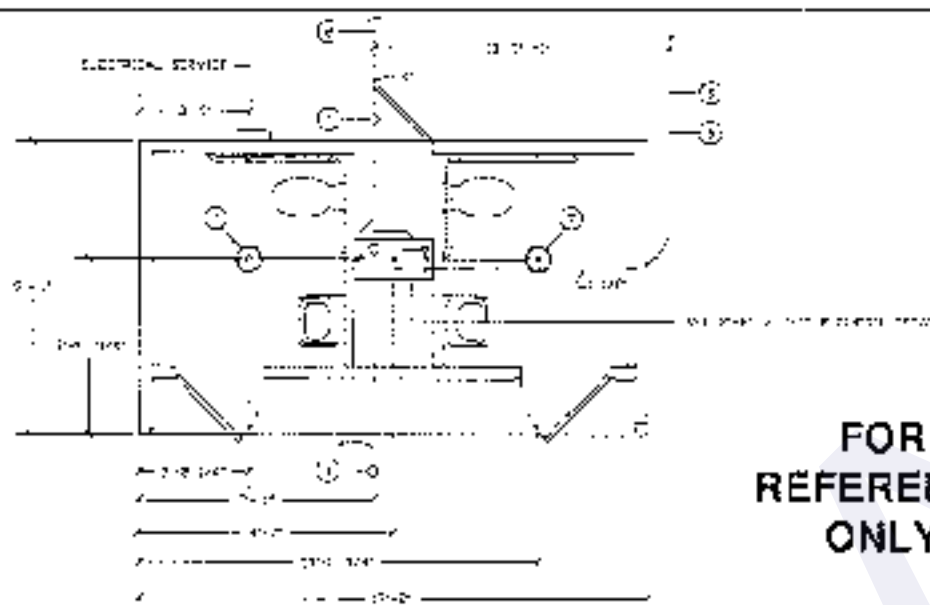
TOILET PULLING BUCKETS

OPTIONAL SHOWER PAN AND SHOWER
TUB & PLUMB

FOR
REFERENCE
ONLY

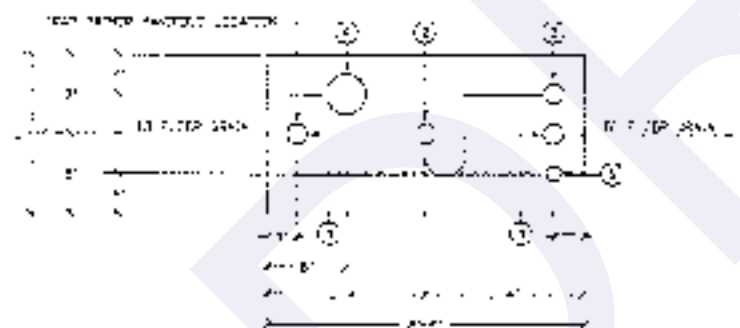

CXT
 Precast Products
 4000 S. Highway 101, Suite 100
 San Antonio, TX 78249
 (214) 343-1111
 www.cxt.com

REVISIONS
 NO. DESCRIPTION
 1.0000 10000 PLAN
 214-24



FLOOR DRAIN BLOCKOUTS & BELOW FLOOR PIPING

SEE FLOOR PLAN FOR THE LOCATION OF THIS DETAIL



2' x 3' x 1' 4" BLOCKOUT DETAIL

BELOW FLOOR PIPING - KEY NOTES

1. ALL CLEAN OUT TO GRADE.
2. ALL FLOOR DRAIN LINES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE INSTALLED BY THE LOCAL JURISDICTION FOR THE AREA SUBJECT TO BLOCKOUTS.
3. 2" VENT PIPES EXTENDED UP ABOVE FINISHED FLOOR LEVEL PROVIDE 18" PLUG ABOVE FLOOR BLOCKOUTS.
4. 2" WASTE PIPES EXTENDED UP ABOVE FINISHED FLOOR LEVEL PROVIDE 18" PLUG ABOVE FLOOR BLOCKOUTS.
5. 1 1/2" VENT & WASTE PIPES ENTERING WALLS SHALL BE EXTENDED UP ABOVE FINISHED FLOOR LEVEL PROVIDE CAP AT END OF VENT & WASTE BLOCKOUTS.
6. ALL BLOCKOUTS SHALL REQUIREMENTS OF PARTIAL ADJACENT WALLS AND PARTIAL.
7. ALL FLOOR DRAIN FIELD SHALL BE TYPED PRIOR SYSTEM IF REQUIRED BY AUTHORITY HAVING JURISDICTION FOR THE BLOCKOUTS.
8. 2" DIA. BLOCKOUTS PROVIDE TYPED TAPP.

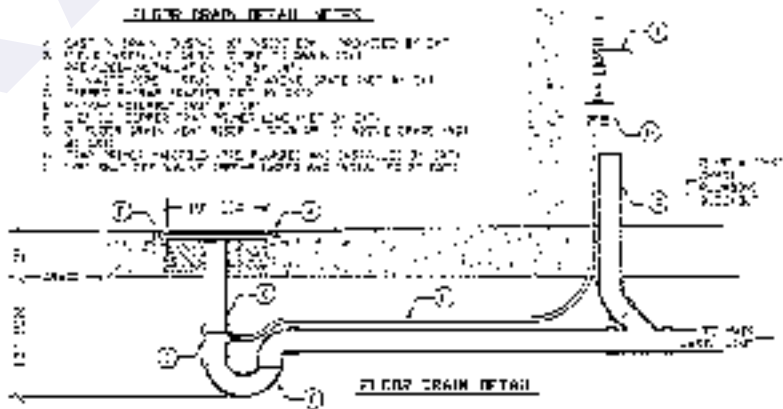
FOR REFERENCE ONLY

PIPING LEGEND

BELOW FLOOR VENT PIPING	BELOW FLOOR WASTE PIPING	UPPER PART OF ANNEALED 1/2" DIA. B-WALLS
SC-40 ABS	SC-40 ABS	
TRAP ONLY	TRAP ONLY	

FLOOR DRAIN DETAIL NOTES

1. CAST IN PLACE CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE INSTALLED BY THE LOCAL JURISDICTION FOR THE AREA SUBJECT TO BLOCKOUTS.
2. ALL FLOOR DRAIN LINES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE INSTALLED BY THE LOCAL JURISDICTION FOR THE AREA SUBJECT TO BLOCKOUTS.
3. ALL FLOOR DRAIN LINES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE INSTALLED BY THE LOCAL JURISDICTION FOR THE AREA SUBJECT TO BLOCKOUTS.
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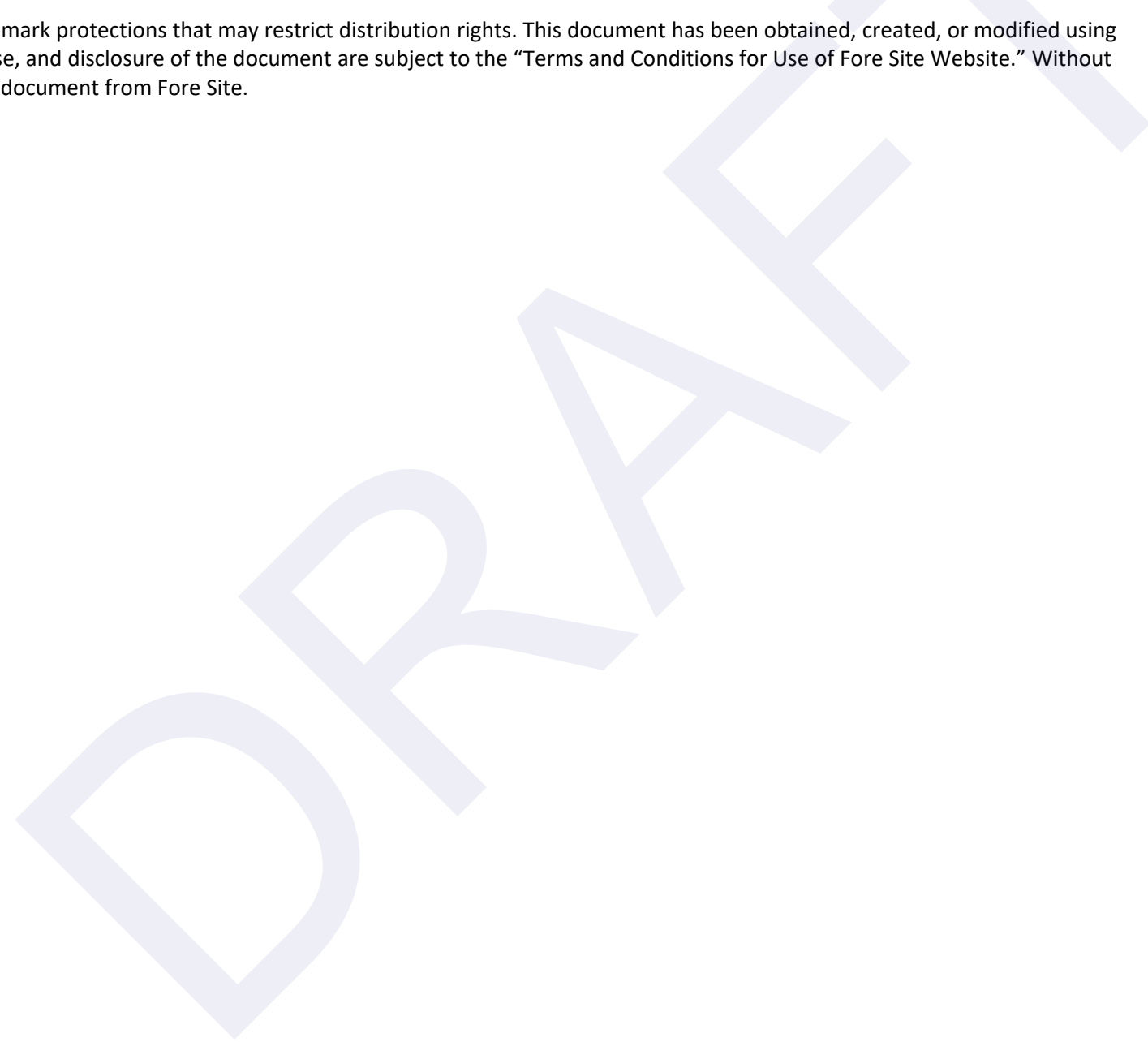
FLOOR DRAIN DETAIL

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 1/2" DIA. B-WALLS
 3033 S. 13th Street, Suite 100
 Phoenix, AZ 85034
 Phone: (602) 998-1111
 Fax: (602) 998-1112
 Website: www.cxt.com

Reserve final B - \$10 thru 2033 - FUNDING PLAN

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Starting Reserves	\$ 646,801	\$ 685,485	\$ 959,977	\$ 567,284	\$ 337,872	\$ 574,672	\$ 856,977	\$ 936,375	\$ 1,172,866	\$ 1,337,870	\$ 1,702,393	\$ 1,736,871
Reserve Contributions	\$ 255,833	\$ 366,000	\$ 382,500	\$ 399,700	\$ 417,700	\$ 436,500	\$ 456,100	\$ 425,000	\$ 444,100	\$ 464,100	\$ 485,000	\$ 506,800
Additional Reserve Contributions	\$ 0	\$ 41,521	\$ 77,870	\$ 77,870	\$ 77,870	\$ 77,870	\$ 77,870	\$ 77,870	\$ 77,870	\$ 77,870	\$ 77,870	\$ 77,870
Additional Reserve Contributions 2	\$ 0	\$ 131,220	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Estimated Interest Earnings	\$ 6,353	\$ 9,407	\$ 8,737	\$ 4,697	\$ 4,647	\$ 8,010	\$ 9,547	\$ 10,797	\$ 13,728	\$ 17,348	\$ 19,597	\$ 19,014
Anticipated Expenditures	\$ 223,502	\$ 273,657	\$ 861,799	\$ 711,679	\$ 263,417	\$ 240,075	\$ 464,119	\$ 277,177	\$ 370,694	\$ 194,796	\$ 547,989	\$ 712,815
Year-End Reserves	\$ 685,485	\$ 959,977	\$ 567,284	\$ 337,872	\$ 574,672	\$ 856,977	\$ 936,375	\$ 1,172,866	\$ 1,337,870	\$ 1,702,393	\$ 1,736,871	\$ 1,627,740

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Reserve Final B - \$10 Thru 2033 -Common Expenditures

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<u>Exterior Building Elements</u>												
Administration Building												
Decks, Composite	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Doors, Entrances	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Roof, Metal, Standing Seam	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Composite and Stucco, Paint Finishes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,754
Walls, Siding, Composite, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Corrugated Metal, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Windows	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Clubhouse Building												
Doors, Front Entrances	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Doors, Rear Entrances	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,977	\$ 0
Roof, Metal, Standing Seam	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Corrugated Metal, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Stucco, Paint Finishes and Repairs	\$ 0	\$ 9,985	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,838	\$ 0
Windows	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance Shop												
Roof, Metal, Corrugated, 2018 Addition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Roof, Metal, Corrugated, Replaced in 2002	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 93,178	\$ 0
Walls, Siding, Plywood, Stain Finishes	\$ 0	\$ 6,019	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,348
Walls, Siding, Plywood, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 30,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Windows and Doors	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,812	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Recreation Center												
Deck, Composite, Total Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 29,765	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Roof, Metal, Standing Seam	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 486,856
Walls, Siding, Corrugated Metal, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Wood, Stain Finishes (2022 is Budget)	\$ 15,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 31,254	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Wood, Replacement, Original Const	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<u>Interior Building Elements</u>												
Administration Building												
Conference System	\$ 0	\$ 0	\$ 0	\$ 11,412	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Carpet	\$ 0	\$ 0	\$ 10,000	\$ 0	\$ 20,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Ceramic Tile	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Kitchen, Renovations	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Light Fixtures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Phone System	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Reception Desk	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Rest Rooms, Renovation	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Servers, Upgrades	\$ 0	\$ 0	\$ 4,368	\$ 0	\$ 0	\$ 0	\$ 5,209	\$ 0	\$ 0	\$ 0	\$ 6,212	\$ 0

Maintenance Equipment

ATV, Polaris Ranger	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Boat, 2010 (Incl. Motor)	\$ 0	\$ 0	\$ 0	\$ 27,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Flail Mower, 2014 Ferri	\$ 0	\$ 0	\$ 0	\$ 7,900	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Lawn Mower, 2018 Hustler Fastrak SD Mower	\$ 0	\$ 0	\$ 0	\$ 13,580	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plow, 2018 Hiniker	\$ 0	\$ 8,360	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plow, 2020 Hiniker	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,424	\$ 0
Snow Blower	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,165	\$ 0	\$ 0	\$ 0	\$ 0
Sprayer System	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,136	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Tractor, 2002 Kubota LB400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Tractor, 2014 Kubota LS740	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Tractor Snow Blower, 2014 Kubota	\$ 0	\$ 0	\$ 0	\$ 20,735	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Trailer, 2015 Enclosed Heibco	\$ 0	\$ 0	\$ 0	\$ 7,235	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Trailer, 12' Dump	\$ 0	\$ 0	\$ 9,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Trailer, 2015 18' Flat	\$ 0	\$ 0	\$ 7,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle, 2020 Chevy Colorado	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 51,248	\$ 0
Vehicle, 2020 Chevy Silverado	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 55,907	\$ 0
Vehicle, 2013 Ford F150	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 68,261	\$ 0	\$ 0	\$ 0
Vehicle, 2006 Ford F350	\$ 0	\$ 0	\$ 0	\$ 65,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle, 2021 Nissan Rogues	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle, 2011 Toyota Tacoma	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 51,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Wood Chipper, 2012 Rayco, Replacement	\$ 0	\$ 0	\$ 0	\$ 340,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Other												
2022 Reserve Expenditures	\$ 197,502	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Total Expenses	\$ 223,502	\$ 273,657	\$ 861,799	\$ 711,679	\$ 263,417	\$ 240,075	\$ 464,119	\$ 277,177	\$ 370,694	\$ 194,796	\$ 547,989	\$ 712,815
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Reserve Final B-\$15 - tru 2033 - Funding Plan

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Starting Reserves	\$ 646,801	\$ 685,485	\$ 959,977	\$ 606,219	\$ 329,956	\$ 691,477	\$1,012,717	\$ 1,033,154	\$ 1,304,175	\$ 1,610,415	\$ 2,013,873	\$ 2,087,286
Reserve Contributions	\$ 255,833	\$ 366,000	\$ 382,500	\$ 399,700	\$ 417,700	\$ 436,500	\$ 456,100	\$ 425,000	\$ 444,100	\$ 464,100	\$ 485,000	\$ 506,800
Additional Reserve Contributio	\$ 0	\$ 41,521	\$ 116,805	\$ 116,805	\$ 116,805	\$ 116,805	\$ 116,805	\$ 116,805	\$ 116,805	\$ 116,805	\$ 116,805	\$ 116,805
Additional Reserve Contributio	\$ 0	\$ 131,220	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Estimated Interest Earnings	\$ 6,353	\$ 9,407	\$ 8,737	\$ 4,697	\$ 4,647	\$ 8,010	\$ 9,547	\$ 10,797	\$ 13,728	\$ 17,348	\$ 19,597	\$ 19,014
Anticipated Expenditures	\$ 223,502	\$ 273,657	\$ 861,799	\$ 797,465	\$ 177,631	\$ 240,075	\$ 562,015	\$ 281,582	\$ 268,393	\$ 194,796	\$ 547,989	\$ 712,815
Year-End Reserves	\$ 685,485	\$ 959,977	\$ 606,219	\$ 329,956	\$ 691,477	\$1,012,717	\$ 1,033,154	\$ 1,304,175	\$ 1,610,415	\$ 2,013,873	\$ 2,087,286	\$ 2,017,090

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DRAFT

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<u>Exterior Building Elements</u>												
Administration Building												
Decks, Composite	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Doors, Entrances	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Roof, Metal, Standing Seam	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Composite and Stucco, Paint Finishes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,754
Walls, Siding, Composite, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Corrugated Metal, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Windows	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Clubhouse Building												
Doors, Front Entrances	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Doors, Rear Entrances	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,977	\$ 0
Roof, Metal, Standing Seam	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Corrugated Metal, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Stucco, Paint Finishes and Repairs	\$ 0	\$ 9,985	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,838	\$ 0
Windows	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance Shop												
Roof, Metal, Corrugated, 2018 Addition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Roof, Metal, Corrugated, Replaced in 2002	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 93,178	\$ 0
Walls, Siding, Plywood, Stain Finishes	\$ 0	\$ 6,019	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,348
Walls, Siding, Plywood, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 30,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Windows and Doors	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,812	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Recreation Center												
Deck, Composite, Total Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 29,765	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Roof, Metal, Standing Seam	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 486,856
Walls, Siding, Corrugated Metal, Replacement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Wood, Stain Finishes (2022 is Budgeted and Partial)	\$ 15,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 31,254	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Walls, Siding, Wood, Replacement, Original Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<u>Interior Building Elements</u>												
Administration Building												
Conference System	\$ 0	\$ 0	\$ 0	\$ 11,412	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Carpet	\$ 0	\$ 0	\$ 10,000	\$ 0	\$ 20,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Ceramic Tile	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Kitchen, Renovations	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Light Fixtures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Phone System	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Reception Desk	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Rest Rooms, Renovation	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Servers, Upgrades	\$ 0	\$ 0	\$ 4,368	\$ 0	\$ 0	\$ 0	\$ 5,209	\$ 0	\$ 0	\$ 0	\$ 6,212	\$ 0

Clubhouse Building												
Banquet Room, Light Fixtures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Banquet Room, Paint Finishes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,533	\$ 0	\$ 0	\$ 0
Banquet Room, Partition Walls	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Ceramic Tile	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Wood Laminate	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Furnishings, Phased (Incl. Stereo System)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Kitchen, Renovations	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Rest Rooms, Partitions and Fixtures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Recreation Center												
Audio and Video Equipment, Phased	\$ 0	\$ 0	\$ 4,368	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,443	\$ 0	\$ 0	\$ 0	\$ 0
Ceilings, Acoustical Tiles and Grid	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Crawl Space, Renovation	\$ 0	\$ 31,350	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Exercise Equipment, Cardiovascular, Phased	\$ 0	\$ 41,800	\$ 0	\$ 45,647	\$ 0	\$ 49,847	\$ 0	\$ 54,434	\$ 0	\$ 59,444	\$ 0	\$ 64,914
Exercise Equipment, Strength Training, Phased	\$ 0	\$ 15,675	\$ 0	\$ 17,117	\$ 0	\$ 18,693	\$ 0	\$ 20,413	\$ 0	\$ 22,291	\$ 0	\$ 24,343
Floor Coverings, Carpet	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Rubber Mat, Lower Level	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 24,548	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Rubber Mat, Mezzanine Level	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Vinyl Plank	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Floor Coverings, Wood, Refinishing	\$ 0	\$ 0	\$ 0	\$ 17,688	\$ 0	\$ 0	\$ 20,185	\$ 0	\$ 0	\$ 23,034	\$ 0	\$ 0
Life Safety System (Control Panel and Emergency Devices)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Lobby, Cabinents and Countertops	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Pool Room, Concrete Deck, Inspections and Partial Replacements	\$ 0	\$ 0	\$ 0	\$ 9,274	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Pool Room, Light Fixtures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Pool Room, Mechanical Equipment, Boiler, Pool (600 MBH)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,221	\$ 0	\$ 0	\$ 0
Pool Room, Mechanical Equipment, Boiler, Spa (250 MBH)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,318	\$ 0	\$ 0
Pool Room, Mechanical Equipment, Pumps, Filters and Salt Generators, Phased	\$ 0	\$ 0	\$ 0	\$ 0	\$ 25,042	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,612	\$ 0
Pool Room, Pool and Spa, Plaster Finishes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 130,580	\$ 0
Rest Rooms and Locker Rooms, Family Room, Renovation	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Rest Rooms and Locker Rooms, Mens and Womans, Lockers	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Rest Rooms and Locker Rooms, Mens and Womans, Tile Wall and Epoxy Floor F	\$ 0	\$ 64,317	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Rest Rooms and Locker Rooms, Mens and Womans, Fixtures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Building Services Elements												
Administration Building												
Air Handling and Condensing Unit, Split Systems, 2012	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 21,332	\$ 0	\$ 0	\$ 0
Air Handling and Condensing Unit, Split Systems, 2019	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Clubhouse Building												
Air Handling Units, Furnaces	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance Shop												
Air Handling Units, Furnaces, Phased	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,485	\$ 0	\$ 0	\$ 0

Maintenance Equipment

ATV, Polaris Ranger	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Boat, 2010 (Incl. Motor)	\$ 0	\$ 0	\$ 0	\$ 27,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Flail Mower, 2014 Ferri	\$ 0	\$ 0	\$ 0	\$ 7,900	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Lawn Mower, 2018 Hustler Fastrak SD Mower	\$ 0	\$ 0	\$ 0	\$ 13,580	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plow, 2018 Hiniker	\$ 0	\$ 8,360	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plow, 2020 Hiniker	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,424	\$ 0
Snow Blower	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,165	\$ 0	\$ 0	\$ 0	\$ 0
Sprayer System	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,136	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Tractor, 2002 Kubota LB400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Tractor, 2014 Kubota LS740	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Tractor Snow Blower, 2014 Kubota	\$ 0	\$ 0	\$ 0	\$ 20,735	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Trailer, 2015 Enclosed Heibco	\$ 0	\$ 0	\$ 0	\$ 7,235	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Trailer, 12' Dump	\$ 0	\$ 0	\$ 9,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Trailer, 2015 18' Flat	\$ 0	\$ 0	\$ 7,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle, 2020 Chevy Colorado	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 51,248	\$ 0
Vehicle, 2020 Chevy Silverado	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 55,907	\$ 0
Vehicle, 2013 Ford F150	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 68,261	\$ 0	\$ 0	\$ 0
Vehicle, 2006 Ford F350	\$ 0	\$ 0	\$ 0	\$ 65,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle, 2021 Nissan Rogues	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle, 2011 Toyota Tacoma	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 51,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Wood Chipper, 2012 Rayco, Replacement	\$ 0	\$ 0	\$ 0	\$ 340,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Other

2022 Reserve Expenditures	\$ 197,502	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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Total Expenses	\$ 223,502	\$ 273,657	\$ 861,799	\$ 797,465	\$ 177,631	\$ 240,075	\$ 562,015	\$ 281,582	\$ 268,393	\$ 194,796	\$ 547,989	\$ 712,815
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RESERVE & CAPITAL PROJECTS SUMMARY

PROJECT	DESIGN & SPECS	RFP	PERMITS	BID DEADLINE	CONTRACTOR	PROJECT DEADLINE	BID AWARD	BUDGET	STATUS
Paint Stucco siding-Clubhouse	Complete	Complete	N/A		S & G Custom Painting	9/29/2023	\$9,500	\$9,985 Reserves	Project Complete Final Cost - \$10,289
Renovate Rec locker rooms	Completed	Complete	N/A	2022	Village Interiors / Solid Concrete Surface	4/10 - 4/14/ 2023	\$79,467	\$78,375 Reserves	Project Completed Final Cost - \$64,317
Rec- crawl space renovation	Completed	Complete	N/A	4/3/2023	Exclusive Remodeling & Home Repair	8/1/2023	\$47,354	\$31,350 Reserves	Project Completed Final Cost \$46,954
Stain exterior Maintenance	N/A		N/A		PLPOA Staff			\$6,019 Reserves	
Hatcher Lake Restroom	Completed	Complete	Yes	N/A	PLPOA Staff	6/30/2023	\$38,000 building only	\$60,000 Capital	Building installed- working on back fill /walkway/parking
Pagosa Lake Restroom	Completed	Complete	Yes	N/A	PLPOA Staff	10/27/2023	\$44,000 building only	\$60,000 Capital	Building installed - working on back fill / walkway / parking
Mailbox Site Upgrades	Completed	Complete	N/A		PAP / PLPOA Staff	11/1/2023		\$43,472 Reserves	2023 Upgrades Completed Final Cost \$44,007
Greenbelt Fire Mitigation	Complete	Complete	N/A		Kukok Tree Service	11/1/2023	\$16,150	\$73,150 Reserves	40% grant reimbursement from WAP Project almost complete
North Lake Trail	Complete	Complete	Yes	6/16/2023	Hutch & Sons	11/1/2023	\$179,395	\$240,000 Capital	In-progress
Rec Center Parking lot	Davis Engineering developing them							\$150,000 Capital	Davis Eng. Design this fall Project delayed until 2024
Rec Center ERV-HVAC Replacement	Complete	Complete		8/9/2023				Not Budgeted Reserves	Waiting on second bid proposal