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**INTEROFFICE MEMORANDUM**

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**TO:** PLPOA BOARD TREASURER

**FROM:** KATIE BENOIT

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

**DATE:** November 30, 2023

As of November 30, 2023, the Association has received \$1,796,100 or 99.1% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,625,000 or 97.4% of the total of \$1,667,325 billed.

Certificates of Deposit as of November 30, 2023:

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
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
11/20/2024	5.35%	\$125,000	Capital
11/21/2024	5.30%	\$125,000	Capital

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 11/30/2023

<b>Assets</b>	<b>Operating</b>	<b>Capital</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Assets</b>				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$332,097.43			\$332,097.43
11540 - First Citizens Bank Operating	\$69,097.14			\$69,097.14
11541 - First Citizens Bank Sweep - Operating	\$120,448.15			\$120,448.15
12100 - Edward Jones Operating	\$71,146.05			\$71,146.05
12110 - Edward Jones Emergency Fund	\$256,459.46			\$256,459.46
12200 - Edward Jones Capital Improvement		\$650,111.13		\$650,111.13
13820 - Edward Jones Reserves			\$649,799.00	\$649,799.00
13841 - First Citizens Bank Reserves - CDARS			\$300,000.00	\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$234,641.47	\$234,641.47
14000 - Accounts Receivable	\$89,399.58			\$89,399.58
14900 - Allowance for Doubtful Accounts	(\$57,995.39)			(\$57,995.39)
15100 - Accts Rec.-Employee Dep Health	\$2,671.50			\$2,671.50
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	\$0.11			\$0.11
16000 - Prepaid Expenses	\$18,125.23			\$18,125.23
<b>Total Current Assets</b>	<b>\$902,416.81</b>	<b>\$650,111.13</b>	<b>\$1,184,440.47</b>	<b>\$2,736,968.41</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 11/30/2023

<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>\$5,003,179.46</b>	<b>\$650,111.13</b>	<b>\$1,184,440.47</b>		<b>\$6,837,731.06</b>
<b>Current Liabilities</b>					
20000 - Accounts Payable	\$393.74				\$393.74
20100 - Accrued Expenses	\$46,748.46				\$46,748.46
22000 - Prepaid Assessments	\$19,013.51				\$19,013.51
23000 - Contract Liability	\$128,578.00				\$128,578.00
25000 - Other Current Liabilities	\$37.95				\$37.95
27000 - Employee Dep Health Payable	(\$670.00)				(\$670.00)
<b>Total Current Liabilities</b>	<b>\$194,101.66</b>				<b>\$194,101.66</b>
<b>Equity</b>					
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)		\$2,117,581.96
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				(\$963.57)	(\$963.57)
36000 - Net Income	\$382,110.98	\$37,719.79	\$270,064.35	\$963.57	\$690,858.69
<b>Total Equity</b>	<b>\$4,809,077.80</b>	<b>\$650,111.13</b>	<b>\$1,184,440.47</b>	<b>-</b>	<b>\$6,643,629.40</b>
<b>Total Liabilities / Equity</b>	<b>\$5,003,179.46</b>	<b>\$650,111.13</b>	<b>\$1,184,440.47</b>	<b>-</b>	<b>\$6,837,731.06</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	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	-	-	-	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	1,200.00	-	1,200.00	268,250.00	225,000.00	43,250.00	225,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(548,236.18)	(366,000.00)	(182,236.18)	(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	(1,407.76)	-	(1,407.76)	(14,043.20)	(35,000.00)	20,956.80	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	953.89	-	953.89	31,589.49	40,000.00	(8,410.51)	40,000.00
40600 - Other Income-Lien Fees	300.00	-	300.00	6,000.00	11,000.00	(5,000.00)	11,000.00
40700 - Delinquent Postage Fees	110.46	416.67	(306.21)	2,846.24	4,583.37	(1,737.13)	5,000.00
40800 - Delinquent Door Notice Fees	-	-	-	2,579.70	15,000.00	(12,420.30)	15,000.00
41000 - Lot Consolidation Fee	-	2,083.33	(2,083.33)	52,318.00	22,916.63	29,401.37	25,000.00
41010 - Other Income-Transfer Fees	3,680.00	7,083.33	(3,403.33)	63,385.00	77,916.63	(14,531.63)	85,000.00
41020 - Other Income-Misc	-	-	-	218,872.75	-	218,872.75	-
41250 - Credit card expense payment	-	-	-	95.40	100.00	(4.60)	100.00
41900 - Interest - Operating	1,684.47	1,250.00	434.47	29,956.50	13,750.00	16,206.50	15,000.00
<b>Total Admin Service Income</b>	<b>6,521.06</b>	<b>10,833.33</b>	<b>(4,312.27)</b>	<b>1,905,873.70</b>	<b>1,823,726.63</b>	<b>82,147.07</b>	<b>1,834,560.00</b>
<b>Community Standards Income</b>							
42000 - Filing Fee	570.00	255.00	315.00	14,040.00	14,150.00	(110.00)	15,200.00
42010 - Review & Inspect Fee	11,700.00	1,596.00	10,104.00	109,420.00	89,335.00	20,085.00	95,900.00
42100 - DCS Fines	3,014.72	59.00	2,955.72	7,114.71	3,258.00	3,856.71	3,500.00
42300 - Community Enhancement	-	51.00	(51.00)	4,211.35	3,293.00	918.35	3,500.00
<b>Total Community Standards Income</b>	<b>15,284.72</b>	<b>1,961.00</b>	<b>13,323.72</b>	<b>134,786.06</b>	<b>110,036.00</b>	<b>24,750.06</b>	<b>118,100.00</b>
<b>Property &amp; Environment Income</b>							
44000 - Fishing Permits	3,014.19	13,000.00	(9,985.81)	155,070.43	143,000.00	12,070.43	156,000.00
44010 - Boat Permits	20.00	750.00	(730.00)	9,610.00	8,250.00	1,360.00	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	458.37	(458.37)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	75.00	366.63	(291.63)	400.00
44300 - Other-DPE (Seed/Fertilizer)	-	291.67	(291.67)	7,534.00	3,208.37	4,325.63	3,500.00
<b>Total Property &amp; Environment Income</b>	<b>3,034.19</b>	<b>14,116.67</b>	<b>(11,082.48)</b>	<b>172,289.43</b>	<b>155,283.37</b>	<b>17,006.06</b>	<b>169,400.00</b>
<b>Community Lifestyle Income</b>							
46000 - Community Activities	5,822.90	500.00	5,322.90	13,337.01	3,500.00	9,837.01	4,000.00
46100 - Newsletter Advertising	-	6,000.00	(6,000.00)	4,577.00	8,000.00	(3,423.00)	8,000.00
46200 - Rent-Clubhouse	240.00	280.00	(40.00)	6,941.00	7,220.00	(279.00)	7,500.00
46210 - Kitchen Rental	-	-	-	100.00	400.00	(300.00)	500.00
46220 - Accessory Rental-Tablecloths	-	-	-	-	200.00	(200.00)	250.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
46230 - Clubhouse Cleaning	-	-	-	600.00	600.00	-	900.00
46300 - Vista Garden Income	-	-	-	1,676.00	3,000.00	(1,324.00)	3,000.00
<b>Total Community Lifestyle Income</b>	<b>6,062.90</b>	<b>6,780.00</b>	<b>(717.10)</b>	<b>27,231.01</b>	<b>22,920.00</b>	<b>4,311.01</b>	<b>24,150.00</b>
<b>Recreation Amenities Income</b>							
48000 - PLPOA Members-Amenities	26,090.86	12,500.00	13,590.86	295,504.03	258,500.00	37,004.03	269,694.00
48100 - Sponsored Guest-Amenities	-	-	-	5.00	-	5.00	-
48200 - Timeshare Owners-Amenities	-	-	-	211,974.00	158,981.00	52,993.00	211,974.00
48300 - Sponsored Events/Programs	606.00	850.00	(244.00)	14,345.00	14,200.00	145.00	15,254.00
48400 - Rental Income	487.00	300.00	187.00	2,720.51	3,600.00	(879.49)	4,000.00
48500 - Retail	54.80	300.00	(245.20)	1,772.75	3,100.00	(1,327.25)	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	-	-	5,981.00	-	5,981.00	-
<b>Total Recreation Amenities Income</b>	<b>27,238.66</b>	<b>13,950.00</b>	<b>13,288.66</b>	<b>532,302.29</b>	<b>438,381.00</b>	<b>93,921.29</b>	<b>504,422.00</b>
<b>Total Operating Income</b>	<b>58,141.53</b>	<b>47,641.00</b>	<b>10,500.53</b>	<b>2,772,482.49</b>	<b>2,550,347.00</b>	<b>222,135.49</b>	<b>2,650,632.00</b>

## Operating Expense

### Admin Service Expense

50000 - Payroll-Admin	30,815.96	30,967.92	151.96	323,997.18	340,647.12	16,649.94	371,615.00
50010 - Payroll-Overtime-Admin	-	83.33	83.33	201.30	916.63	715.33	1,000.00
50020 - Payroll Taxes-Admin	2,494.50	2,500.00	5.50	27,898.57	27,500.00	(398.57)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	59,645.40	61,250.00	1,604.60	61,250.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	4,063.32	3,758.37	(304.95)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	543.18	550.00	6.82	600.00
50130 - SAR-SEP-Admin	1,612.23	1,416.67	(195.56)	16,994.04	15,583.37	(1,410.67)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	16,800.00	15,400.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	-	125.00	125.00	1,290.44	1,375.00	84.56	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	2,164.58	2,200.00	35.42	2,400.00
50190 - Payroll-Paychex	691.87	750.00	58.13	6,191.69	8,250.00	2,058.31	9,000.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	1,151.00	1,466.63	315.63	1,600.00
50200 - Office Supplies	529.00	583.33	54.33	4,554.18	6,416.63	1,862.45	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	27,922.12	25,208.37	(2,713.75)	27,500.00
50251 - Office Equip Repair/Tech Help	901.75	916.67	14.92	11,757.19	10,083.37	(1,673.82)	11,000.00
50260 - Equipment Leases	-	250.00	250.00	2,179.04	2,750.00	570.96	3,000.00
50300 - Postage	-	916.67	916.67	8,447.52	10,083.37	1,635.85	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	458.37	458.37	500.00
50320 - Copies/Printing	-	83.33	83.33	-	916.63	916.63	1,000.00
50400 - Dues & Fees	577.00	145.83	(431.17)	1,051.00	1,604.13	553.13	1,750.00
50410 - Education-Seminars	2,482.63	708.33	(1,774.30)	8,708.43	7,791.63	(916.80)	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	252.12	217.12	275.00
50500 - Gas/Mileage	-	16.67	16.67	48.15	183.37	135.22	200.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50700 - Board Meetings/Discretionary	46.40	100.00	53.60	840.01	1,100.00	259.99	1,200.00
50710 - Online Elections	-	1,333.33	1,333.33	11,420.09	14,666.63	3,246.54	16,000.00
50900 - Misc. & Contingency	32.86	83.33	50.47	1,039.96	916.63	(123.33)	1,000.00
50950 - Advertisement	-	83.33	83.33	416.35	916.63	500.28	1,000.00
51000 - Audit	15,000.00	2,166.67	(12,833.33)	27,500.00	23,833.37	(3,666.63)	26,000.00
51100 - Legal	299.00	4,166.67	3,867.67	81,772.58	45,833.37	(35,939.21)	50,000.00
51200 - Legal-Collections	-	2,083.33	2,083.33	50,422.67	22,916.63	(27,506.04)	25,000.00
51201 - Legal-Collections-billed	(1,351.04)	-	1,351.04	(43,124.57)	-	43,124.57	-
51500 - Property Taxes	-	208.33	208.33	66.32	2,291.63	2,225.31	2,500.00
51510 - Income Tax	-	-	-	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	916.63	916.63	1,000.00
52010 - Master Insurance	-	-	-	76,843.83	70,000.00	(6,843.83)	70,000.00
53000 - Bank Charges	(10.00)	41.67	51.67	35.00	458.37	423.37	500.00
53010 - Credit Card Charges	852.47	1,166.67	314.20	12,497.77	12,833.37	335.60	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	91.63	91.63	100.00
53030 - Delinquent Account Expenses	-	1,666.67	1,666.67	568.02	18,333.37	17,765.35	20,000.00
<b>Total Admin Service Expense</b>	<b>64,281.85</b>	<b>62,240.84</b>	<b>(2,041.01)</b>	<b>745,941.36</b>	<b>763,653.37</b>	<b>17,712.01</b>	<b>820,790.00</b>
<b>Community Standards Expense</b>							
60000 - Payroll-DCS	23,611.53	23,916.08	304.55	252,845.63	263,076.88	10,231.25	286,993.00
60010 - Payroll-Overtime-DCS	41.18	250.00	208.82	1,358.81	2,750.00	1,391.19	3,000.00
60020 - Payroll Taxes-DCS	1,914.65	1,916.67	2.02	21,822.17	21,083.37	(738.80)	23,000.00
60100 - Health Insurance-DCS	4,248.25	3,925.00	(323.25)	47,155.57	47,100.00	(55.57)	47,100.00
60110 - Dental Insurance-DCS	368.72	316.67	(52.05)	4,063.20	3,483.37	(579.83)	3,800.00
60120 - Vision Insurance-DCS	51.28	41.92	(9.36)	517.03	461.12	(55.91)	503.00
60130 - SAR-SEP-DCS	1,365.30	1,041.67	(323.63)	11,463.57	11,458.37	(5.20)	12,500.00
60140 - HRA-Health Reimbursement-DCS	1,000.00	1,000.00	-	11,400.00	11,000.00	(400.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	-	333.33	333.33	3,524.51	3,666.63	142.12	4,000.00
60200 - Office/Field Supplies/Expenses	139.19	298.00	158.81	1,222.74	4,054.00	2,831.26	4,500.00
60230 - Uniforms	-	33.00	33.00	320.50	450.00	129.50	500.00
60310 - DCS Copier	622.82	516.67	(106.15)	6,109.34	5,683.37	(425.97)	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	465.39	1,466.63	1,001.24	1,600.00
60410 - Professional Fees	-	33.00	33.00	-	450.00	450.00	500.00
60430 - Training	-	125.00	125.00	1,077.01	1,375.00	297.99	1,500.00
60500 - DCS Vehicle Gas	-	208.33	208.33	1,828.21	2,291.63	463.42	2,500.00
60530 - Vehicle Exp-Sport S 63	111.93	62.50	(49.43)	594.19	687.50	93.31	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	460.56	687.50	226.94	750.00
60700 - ECC Expenses	-	66.00	66.00	-	900.00	900.00	1,000.00
60900 - Contingency	-	33.00	33.00	-	450.00	450.00	500.00
60910 - Capital Expenditures	-	132.00	132.00	-	1,800.00	1,800.00	2,000.00
60930 - Community Enhancement	18,617.22	2,916.67	(15,700.55)	63,123.60	32,083.37	(31,040.23)	35,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Community Standards Expense</b>	<b>52,092.07</b>	<b>37,361.34</b>	<b>(14,730.73)</b>	<b>429,352.03</b>	<b>416,458.74</b>	<b>(12,893.29)</b>	<b>450,196.00</b>
<b>Property &amp; Environment Expense</b>							
61000 - Payroll-DPE	28,529.30	28,937.92	408.62	309,619.12	318,317.12	8,698.00	347,255.00
61010 - Payroll-Overtime-DPE	194.82	416.67	221.85	3,546.02	4,583.37	1,037.35	5,000.00
61020 - Payroll Taxes-DPE	2,325.17	2,333.33	8.16	26,834.32	25,666.63	(1,167.69)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	50,979.00	52,500.00	1,521.00	52,500.00
61110 - Dental Insurance-DPE	368.17	375.00	6.83	4,418.04	4,125.00	(293.04)	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	609.79	600.38	(9.41)	655.00
61130 - SAR-SEP-DPE	881.56	833.33	(48.23)	9,093.52	9,166.63	73.11	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	11,800.00	11,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	-	500.00	500.00	6,385.18	5,500.00	(885.18)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	458.37	435.20	500.00
61210 - Tools, Supplies Expense	406.73	666.67	259.94	5,190.19	7,333.37	2,143.18	8,000.00
61220 - Janitorial Supplies	554.09	250.00	(304.09)	2,034.06	2,750.00	715.94	3,000.00
61230 - Uniforms	-	125.00	125.00	851.84	1,375.00	523.16	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	627.02	1,375.00	747.98	1,500.00
61350 - Enforcement/Signage	-	1,000.00	1,000.00	8,738.31	9,500.00	761.69	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	-	-	100.00	300.00	200.00	300.00
61352 - Signage	-	-	-	291.07	2,000.00	1,708.93	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	785.73	1,375.00	589.27	1,500.00
61500 - Vehicle-Gas	-	1,118.75	1,118.75	8,351.33	12,306.25	3,954.92	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	65.26	916.63	851.37	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,654.51	2,750.00	1,095.49	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	1,378.80	1,375.00	(3.80)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	1,343.19	125.00	(1,218.19)	1,782.22	1,375.00	(407.22)	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	100.12	125.00	24.88	1,338.79	1,375.00	36.21	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	47.02	125.00	77.98	441.79	1,375.00	933.21	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	239.94	458.37	218.43	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,785.42	2,291.63	506.21	2,500.00
61600 - Facilities Maintenance	419.03	583.33	164.30	3,719.04	6,416.63	2,697.59	7,000.00
61601 - Equipment Maintenance	14.84	375.00	360.16	1,453.22	4,125.00	2,671.78	4,500.00
61602 - Trailer Maintenance	92.27	83.33	(8.94)	1,991.68	916.63	(1,075.05)	1,000.00
61603 - Boating Improvements	-	-	-	1,888.63	4,000.00	2,111.37	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	6,801.08	500.00	(6,301.08)	10,940.58	9,500.00	(1,440.58)	10,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	909.80	2,291.63	1,381.83	2,500.00
61606 - Parks & Trails Expense	170.61	416.67	246.06	4,590.41	4,583.37	(7.04)	5,000.00
61610 - Consulting	-	-	-	-	2,000.00	2,000.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
61620 - Fire Mitigation	189.75	1,916.67	1,726.92	8,084.73	21,083.37	12,998.64	23,000.00
61630 - Grass Seed/Fertilizer	-	-	-	6,436.48	3,500.00	(2,936.48)	3,500.00
61631 - Insect, Disease & Noxious Weeds	10.76	-	(10.76)	997.92	2,500.00	1,502.08	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	916.63	916.63	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	18,965.99	22,916.63	3,950.64	25,000.00
61640 - Porta Potties	130.20	583.33	453.13	7,020.80	6,416.63	(604.17)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	4,583.37	(416.63)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	916.63	525.09	1,000.00
61900 - Misc & Contingency	(40.89)	-	40.89	27.65	-	(27.65)	-
61910 - Common Area Improvements-Repairs-Equip	1,892.19	500.00	(1,392.19)	6,313.81	4,500.00	(1,813.81)	5,000.00
61960 - Stocking & Food Chain	-	8,666.67	8,666.67	96,837.50	95,333.37	(1,504.13)	104,000.00
<b>Total Property &amp; Environment Expense</b>	<b>49,732.84</b>	<b>60,069.57</b>	<b>10,336.73</b>	<b>634,534.22</b>	<b>680,940.27</b>	<b>46,406.05</b>	<b>736,135.00</b>
<b>Community Lifestyle Expense</b>							
62250 - Website-Front Steps	258.09	341.67	83.58	3,634.68	3,758.37	123.69	4,100.00
62320 - Newsletter Prep/Printing/Postage	-	4,000.00	4,000.00	12,070.87	18,000.00	5,929.13	28,000.00
62800 - Community Activities & Events	1,525.00	3,000.00	1,475.00	11,078.16	12,000.00	921.84	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	(325.00)	458.37	783.37	500.00
62820 - Facilities-Clubhouse	42.10	208.33	166.23	896.52	2,291.63	1,395.11	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	600.00	1,375.00	775.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	227.53	458.37	230.84	500.00
62940 - Community Garden	-	-	-	1,549.18	3,000.00	1,450.82	3,000.00
<b>Total Community Lifestyle Expense</b>	<b>1,825.19</b>	<b>7,758.34</b>	<b>5,933.15</b>	<b>29,731.94</b>	<b>41,341.74</b>	<b>11,609.80</b>	<b>60,100.00</b>
<b>Recreation Amenities Expense</b>							
63000 - Payroll-DRA	26,017.80	23,988.42	(2,029.38)	281,127.42	263,872.62	(17,254.80)	287,861.00
63010 - Payroll-Overtime-DRA	-	83.33	83.33	229.04	916.63	687.59	1,000.00
63020 - Payroll Taxes-DRA	2,106.10	1,933.33	(172.77)	24,143.49	21,266.63	(2,876.86)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	30,587.40	31,500.00	912.60	31,500.00
63110 - Dental Insurance-DRA	214.48	216.67	2.19	2,573.76	2,383.37	(190.39)	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	393.36	412.50	19.14	450.00
63130 - SAR-SEP-DRA	552.86	391.67	(161.19)	4,086.41	4,308.37	221.96	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	7,200.00	6,600.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	-	166.67	166.67	2,046.87	1,833.37	(213.50)	2,000.00
63200 - Supplies-Building	1,118.62	836.00	(282.62)	8,050.09	8,088.00	37.91	8,500.00
63210 - Supplies-Programs	56.41	275.00	218.59	5,788.18	9,725.00	3,936.82	10,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,521.63	1,833.37	311.74	2,000.00
63230 - Uniforms	-	200.00	200.00	-	1,000.00	1,000.00	1,000.00
63250 - EZ Facility Software	588.88	395.83	(193.05)	6,215.28	4,354.13	(1,861.15)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	458.37	458.37	500.00



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
63320 - Office Supplies/Printing	25.98	86.00	60.02	2,326.82	2,232.00	(94.82)	2,500.00
63400 - Dues/Subscriptions	16.02	20.83	4.81	144.08	229.13	85.05	250.00
63410 - Seminars/Training	374.56	550.00	175.44	1,205.56	2,200.00	994.44	2,200.00
63600 - Maintenance Building	603.75	1,500.00	896.25	10,318.01	16,500.00	6,181.99	18,000.00
63601 - Maintenance-Grounds & Parking	8.83	200.00	191.17	2,301.79	2,900.00	598.21	3,000.00
63602 - Maintenance-Pool	173.63	1,250.00	1,076.37	27,865.59	13,750.00	(14,115.59)	15,000.00
63800 - Pagosa Springs Porpoises Swim	-	83.33	83.33	4,327.96	916.63	(3,411.33)	1,000.00
63810 - Swim Lesson Expense	-	-	-	3,260.00	-	(3,260.00)	-
63900 - Misc & Contingency	-	41.67	41.67	184.00	458.37	274.37	500.00
63910 - Non Capital Equipment Replacement	474.00	416.67	(57.33)	3,019.72	4,583.37	1,563.65	5,000.00
63920 - Merchandise	613.49	166.67	(446.82)	950.19	1,833.37	883.18	2,000.00
64010 - Utilities-Gas Rec	2,537.57	4,500.00	1,962.43	37,233.73	33,500.00	(3,733.73)	38,000.00
64020 - Utilities-Electric Rec	2,957.88	3,000.00	42.12	34,798.76	33,000.00	(1,798.76)	36,000.00
64030 - Utilities-Water Rec	597.75	625.00	27.25	6,169.87	6,875.00	705.13	7,500.00
64040 - Utilities-Waste Control Rec	127.58	108.33	(19.25)	1,604.20	1,191.63	(412.57)	1,300.00
64050 - Irrigation Water Rec	1.96	-	(1.96)	147.11	-	(147.11)	-
64060 - Utilities-Alarm Rec	-	208.33	208.33	577.00	2,291.63	1,714.63	2,500.00
64070 - Utilities-TV-Telephone Rec	210.42	500.00	289.58	3,520.26	5,500.00	1,979.74	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
<b>Total Recreation Amenities Expense</b>	<b>42,563.28</b>	<b>45,381.26</b>	<b>2,817.98</b>	<b>513,917.58</b>	<b>488,346.86</b>	<b>(25,570.72)</b>	<b>530,011.00</b>
<b>Utilities Expense</b>							
70010 - Gas Admin	72.47	166.67	94.20	1,476.43	1,833.37	356.94	2,000.00
70020 - Electric Admin	-	333.33	333.33	(165.18)	3,666.63	3,831.81	4,000.00
70030 - Water Admin	121.67	341.67	220.00	2,543.00	3,758.37	1,215.37	4,100.00
70040 - Waste Control Admin	-	175.00	175.00	1,753.39	1,925.00	171.61	2,100.00
71010 - Gas Shop	35.50	183.33	147.83	1,641.24	2,016.63	375.39	2,200.00
71020 - Electric Shop	-	166.67	166.67	1,012.58	1,833.37	820.79	2,000.00
71030 - Water Shop	65.25	50.00	(15.25)	653.17	750.00	96.83	800.00
71040 - Waste Shop	-	141.67	141.67	1,486.34	1,558.37	72.03	1,700.00
72010 - Gas Clubhouse	115.06	333.33	218.27	3,118.24	3,666.63	548.39	4,000.00
72020 - Electric Clubhouse	-	166.67	166.67	1,426.59	1,833.37	406.78	2,000.00
72030 - Water Clubhouse	82.17	80.00	(2.17)	2,950.52	1,920.00	(1,030.52)	2,000.00
73000 - Cellular Phones	224.75	250.00	25.25	2,973.54	2,750.00	(223.54)	3,000.00
73010 - Telephone-All Depts Except Rec	461.91	541.67	79.76	4,075.53	5,958.37	1,882.84	6,500.00
74000 - Street Lights	-	133.33	133.33	1,254.44	1,466.63	212.19	1,600.00
74010 - Water Other Assoc Lots	80.40	33.33	(47.07)	321.60	366.63	45.03	400.00
74020 - Aerator	92.19	916.67	824.48	6,672.99	10,083.37	3,410.38	11,000.00
74030 - Internet	357.05	333.33	(23.72)	3,699.96	3,666.63	(33.33)	4,000.00
<b>Total Utilities Expense</b>	<b>1,708.42</b>	<b>4,346.67</b>	<b>2,638.25</b>	<b>36,894.38</b>	<b>49,053.37</b>	<b>12,158.99</b>	<b>53,400.00</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Operating Expense</b>	212,203.65	217,158.02	4,954.37	2,390,371.51	2,439,794.35	49,422.84	2,650,632.00
<b>Net Operating Income (Loss)</b>	(154,062.12)	(169,517.02)	15,454.90	382,110.98	110,552.65	271,558.33	-

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Income</b>							
80000 - Reserve-Restricted	-	-	-	548,236.18	366,000.00	182,236.18	366,000.00
80100 - Interest-Reserve	1,257.46	-	1,257.46	16,813.31	-	16,813.31	-
<b>Total Reserve Income</b>	<b>1,257.46</b>	<b>-</b>	<b>1,257.46</b>	<b>565,049.49</b>	<b>366,000.00</b>	<b>199,049.49</b>	<b>366,000.00</b>
<b>Trails Maintenance Income</b>							
81000 - Trails Maintenance Reserve	-	-	-	-	54,000.00	(54,000.00)	54,000.00
81100 - Interest-Trails Maint Reserves	255.98	-	255.98	4,920.39	-	4,920.39	-
<b>Total Trails Maintenance Income</b>	<b>255.98</b>	<b>-</b>	<b>255.98</b>	<b>4,920.39</b>	<b>54,000.00</b>	<b>(49,079.61)</b>	<b>54,000.00</b>
<b>Total Reserve Income</b>	<b>1,513.44</b>	<b>-</b>	<b>1,513.44</b>	<b>569,969.88</b>	<b>420,000.00</b>	<b>149,969.88</b>	<b>420,000.00</b>
<b>Reserve Expense</b>							
<b>Admin Service Expense</b>							
53000 - Bank Charges	-	-	-	20.00	-	(20.00)	-
<b>Total Admin Service Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20.00</b>	<b>-</b>	<b>(20.00)</b>	<b>-</b>
<b>Reserve Expense</b>							
84001 - Exercise Equipment	-	-	-	53,287.32	57,475.00	4,187.68	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	22,550.96	-	(22,550.96)	49,076.96	-	(49,076.96)	-
84019 - Greenbelt Fire Mitigation	-	-	-	30,880.00	73,150.00	42,270.00	73,150.00
84020 - Paint & siding - Clubhouse	-	-	-	10,289.69	9,985.00	(304.69)	9,985.00
84021 - Exterior - Shop	1,071.56	-	(1,071.56)	1,071.56	6,019.00	4,947.44	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	-	-	-	46,954.43	31,350.00	(15,604.43)	31,350.00
<b>Total Reserve Expense</b>	<b>23,622.52</b>	<b>-</b>	<b>(23,622.52)</b>	<b>299,885.53</b>	<b>308,186.00</b>	<b>8,300.47</b>	<b>308,186.00</b>
<b>Total Reserve Expense</b>	<b>23,622.52</b>	<b>-</b>	<b>(23,622.52)</b>	<b>299,905.53</b>	<b>308,186.00</b>	<b>8,280.47</b>	<b>308,186.00</b>
<b>Net Reserve Income (Loss)</b>	<b>(22,109.08)</b>	<b>-</b>	<b>(22,109.08)</b>	<b>270,064.35</b>	<b>111,814.00</b>	<b>158,250.35</b>	<b>111,814.00</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	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	467.03	-	467.03	10,452.69	-	10,452.69	-
<b>Total Capital Improvement Income</b>	<b>467.03</b>	<b>-</b>	<b>467.03</b>	<b>324,192.69</b>	<b>313,740.00</b>	<b>10,452.69</b>	<b>313,740.00</b>
<b>Total Capital Income</b>	<b>467.03</b>	<b>-</b>	<b>467.03</b>	<b>324,192.69</b>	<b>313,740.00</b>	<b>10,452.69</b>	<b>313,740.00</b>
<b>Capital Expense</b>							
<b>Capital Improvement Expense</b>							
95005 - Improve Lake Facilities	-	5,000.00	5,000.00	69,815.38	55,000.00	(14,815.38)	60,000.00
95007 - Mailbox Improvements	-	-	-	78,241.25	-	(78,241.25)	-
95008 - Parks & Trails Capital Expense	-	-	-	458.21	-	(458.21)	-
95009 - Parking Lot - Rec Center	-	12,500.00	12,500.00	2,122.00	137,500.00	135,378.00	150,000.00
95010 - NVL Trail	55,163.83	20,000.00	(35,163.83)	135,836.06	220,000.00	84,163.94	240,000.00
<b>Total Capital Improvement Expense</b>	<b>55,163.83</b>	<b>37,500.00</b>	<b>(17,663.83)</b>	<b>286,472.90</b>	<b>412,500.00</b>	<b>126,027.10</b>	<b>450,000.00</b>
<b>Total Capital Expense</b>	<b>55,163.83</b>	<b>37,500.00</b>	<b>(17,663.83)</b>	<b>286,472.90</b>	<b>412,500.00</b>	<b>126,027.10</b>	<b>450,000.00</b>
<b>Net Capital Income (Loss)</b>	<b>(54,696.80)</b>	<b>(37,500.00)</b>	<b>(17,196.80)</b>	<b>37,719.79</b>	<b>(98,760.00)</b>	<b>136,479.79</b>	<b>(136,260.00)</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Settlement Income</b>							
41910 - Interest - Settlement	-	-	-	963.57	-	963.57	-
<b>Total Settlement Income</b>	-	-	-	<b>963.57</b>	-	<b>963.57</b>	-
<b>Total Settlement Income</b>	-	-	-	<b>963.57</b>	-	<b>963.57</b>	-
<b>Net Settlement Income (Loss)</b>	-	-	-	<b>963.57</b>	-	<b>963.57</b>	-
<b>Net Total</b>	<b>(230,868.00)</b>	<b>(207,017.02)</b>	<b>(23,850.98)</b>	<b>690,858.69</b>	<b>123,606.65</b>	<b>567,252.04</b>	<b>(24,446.00)</b>