

2024 Operating Budget						
GL Account	2023 Budget	2023 YTD Actual (Sept)	Projection 10-1 - 12- 31-23	Projected 2023	2024 Annual Draft	
Income (Count: 43)						
05 - Admin Service Income (Count: 19)						
40000 - Association Dues-Regular-325 x6,005	1,811,100.00	1,809,900.00	-	1,809,900.00		1,951,625.00
40010 - Association Dues-Timeshare-329 x 3	296,100.00	296,100.00	-	296,100.00		320,775.00
40020 - Association Dues-STR-400 x 2	225,000.00	264,650.00	-	264,650.00		260,000.00
40100 - Funds Transfer-General Reserves	(366,000.00)	(548,236.18)		(548,236.18)		(460,345.00)
40110 - Funds Transfer-Trails Maintenance Reserve	(54,000.00)	-	(54,000.00)	(54,000.00)		(56,400.00)
40200 - Funds Transfer-Capital Improvement	(313,740.00)	(313,740.00)	-	(313,740.00)		(313,740.00)
40300 - Assessments-Uncollectible	(35,000.00)	(7,579.32)	(10,000.00)	(17,579.32)		(35,000.00)
40400 - Carry Forward	75,000.00	-	-	-		125,000.00
40500 - Late Charges	40,000.00	30,183.83	100.00	30,283.83		35,000.00
40600 - Other Income-Lien Fees	11,000.00	5,700.00	-	5,700.00		7,000.00
40700 - Delinquent Postage Fees	5,000.00	2,548.12	150.00	2,698.12		2,500.00
40800 - Delinquent Door Notice Fees	15,000.00	2,539.70	-	2,539.70		3,500.00
41000 - Lot Consolidation Fee	25,000.00	44,818.00	6,000.00	50,818.00		30,000.00
41010 - Other Income-Transfer Fees	85,000.00	48,345.00	13,000.00	61,345.00		68,613.00
41020 - Other Income-Misc	-	218,872.75	-	218,872.75		-
41250 - Credit card expense payment	100.00	95.40	-	95.40		100.00
41900 - Interest - Operating	15,000.00	26,600.39	4,500.00	31,100.39		20,000.00
	\$ 1,834,560.00	\$ 1,880,797.69	\$ (40,250.00)	\$ 1,840,547.69	\$	1,958,628.00
06 - Community Standards Income (Count: 4)						
42000 - Filing Fee	15,200.00	11,860.00	1,800.00	13,660.00		13,500.00
42010 - Review & Inspect Fee	95,900.00	90,900.00	14,260.00	105,160.00		115,000.00
42100 - DCS Fines	3,500.00	1,699.99	1,000.00	2,699.99		3,500.00
42300 - Community Enhancement	3,500.00	4,301.25	1,000.00	5,301.25		4,000.00
	\$ 118,100.00	\$ 108,761.24	\$ 18,060.00	\$ 126,821.24	\$	136,000.00
07 - Property & Environment Income (Count: 5)						
44000 - Fishing Permits	156,000.00	147,416.24	16,000.00	163,416.24		170,000.00
44010 - Boat Permits	9,000.00	9,435.00	200.00	9,635.00		14,500.00
44100 - Weed Control	500.00	-	-	-		500.00
44200 - Property/Environment-Fines	400.00	75.00	100.00	175.00		400.00
44300 - Other-DPE (Seed/Fertilizer)	3,500.00	7,300.00	500.00	7,800.00		6,500.00
	\$ 169,400.00	\$ 164,226.24	\$ 16,800.00	\$ 181,026.24	\$	191,900.00
08 - Community Lifestyle Income (Count: 7)						
46000 - Community Activities	4,000.00	4,622.11	600.00	5,222.11		4,000.00
46100 - Newsletter Advertising	8,000.00	2,674.44	5,000.00	7,674.44		8,000.00
46200 - Rent-Clubhouse	7,500.00	6,136.00	800.00	6,936.00		9,000.00
46210 - Kitchen Rental	500.00	100.00	-	100.00		600.00
46220 - Accessory Rental-Tablecloths	250.00	-	-	-		250.00
46230 - Clubhouse Cleaning	900.00	600.00	-	600.00		900.00
46300 - Vista Garden Income	3,000.00	3,234.00	-	3,234.00		3,000.00
	\$ 24,150.00	\$ 17,366.55	\$ 6,400.00	\$ 23,766.55	\$	25,750.00
09 - Recreation Amenities Income (Count: 8)						
48000 - PLPOA Members-Amenities	269,694.00	245,462.17	38,000.00	283,462.17		352,841.00
48100 - Sponsored Guest-Amenities	-	5.00	-	5.00		-
48200 - Timeshare Owners-Amenities	211,974.00	158,980.50	52,993.50	211,974.00		60,942.00
48300 - Sponsored Events/Programs	15,254.00	12,259.00	4,000.00	16,259.00		20,500.00
48400 - Rental Income	4,000.00	2,138.51	1,200.00	3,338.51		4,000.00
48500 - Retail	3,500.00	1,631.60	700.00	2,331.60		2,500.00
Fund Transfers						120,345.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	5,981.00	-	5,981.00		4,750.00
48700 - Swim Lesson Revenue	-	-	-	-		6,000.00
	\$ 504,422.00	\$ 426,457.78	\$ 96,893.50	\$ 523,351.28	\$	571,878.00
	\$ 2,650,632.00	\$ 2,597,609.50	\$ 97,903.50	\$ 2,695,513.00	\$	2,884,156.00
Expense (Count: 168)						
10 - Admin Service Expense (Count: 38)						
50000 - Payroll-Admin	371,615.00	264,654.46	86,700.00	351,354.46		400,000.00
50010 - Payroll-Overtime-Admin	1,000.00	193.20	75.00	268.20		500.00
50020 - Payroll Taxes-Admin	30,000.00	23,090.05	7,100.00	30,190.05		32,000.00
50100 - Health Insurance-Admin	61,250.00	49,704.50	9,950.00	59,654.50		73,550.00
50110 - Dental Insurance-Admin	4,100.00	3,047.49	1,016.00	4,063.49		4,100.00
50120 - Vision Insurance-Admin	600.00	444.42	99.00	543.42		600.00
50130 - SAR-SEP-Admin	17,000.00	13,877.58	4,550.00	18,427.58		21,000.00
50140 - HRA-Health Reimbursement-Admin	16,800.00	14,000.00	2,800.00	16,800.00		16,800.00
50150 - Insurance-Workers Comp-Admin	1,500.00	1,290.44	-	1,290.44		2,000.00
50160 - Life Insurance-All	2,400.00	1,771.02	591.00	2,362.02		2,400.00
50190 - Payroll-Paychex	9,000.00	5,554.35	1,350.00	6,904.35		14,500.00
50195 - Misc (Admin Cafeteria Plan)	1,600.00	913.00	500.00	1,413.00		1,600.00
50200 - Office Supplies	7,000.00	3,741.03	1,500.00	5,241.03		6,500.00
50250 - Software Expense	27,500.00	23,456.12	6,700.00	30,156.12		28,500.00
50251 - Office Equip Repair/Tech Help	11,000.00	9,953.64	4,000.00	13,953.64		12,000.00
50260 - Equipment Leases	3,000.00	2,179.04	1,600.00	3,779.04		3,200.00
50300 - Postage	11,000.00	7,442.52	1,500.00	8,942.52		11,000.00
50310 - Admin Copier	500.00	-	450.00	450.00		500.00
50320 - Copies/Printing	1,000.00	-	400.00	400.00		500.00
50400 - Dues & Fees	1,750.00	474.00	300.00	774.00		1,500.00
50410 - Education-Seminars	8,500.00	5,820.65	3,500.00	9,320.65		8,500.00
50420 - Subscriptions	275.00	35.00	150.00	185.00		275.00
50500 - Gas/Mileage	200.00	48.15	-	48.15		200.00
50700 - Board Meetings/Discretionary	1,200.00	757.72	450.00	1,207.72		1,200.00
50710 - Online Elections	16,000.00	-	12,000.00	12,000.00		15,000.00
50900 - Misc. & Contingency	1,000.00	882.40	150.00	1,032.40		1,000.00
50950 - Advertisement	1,000.00	386.40	100.00	486.40		1,000.00
51000 - Audit	26,000.00	12,500.00	15,500.00	28,000.00		28,000.00
51100 - Legal	50,000.00	64,467.38	8,000.00	72,467.38		50,000.00
51200 - Legal-Collections	25,000.00	42,027.71	15,000.00	57,027.71		70,000.00
51201 - Legal-Collections-billed	-	(39,178.82)	(10,000.00)	(49,178.82)		(55,000.00)

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51500 - Property Taxes	2,500.00	66.32	500.00	566.32	1,000.00	
51510 - Income Tax	3,900.00	-	-	-	417.00	
52000 - Insurance Deductibles	1,000.00	-	-	-	1,000.00	
52010 - Master Insurance	70,000.00	76,843.83	(15,500.00)	61,343.83	68,000.00	
53000 - Bank Charges	500.00	45.00	50.00	95.00	500.00	
53010 - Credit Card Charges	14,000.00	10,662.84	3,500.00	14,162.84	14,000.00	
53020 - Returned Checks	100.00	-	-	-	100.00	
53030 - Delinquent Account Expenses	20,000.00	568.02	300.00	868.02	3,500.00	
	\$ 820,790.00	\$ 601,719.46	\$ 164,881.00	\$ 766,600.46	\$ 841,442.00	
11 - Community Standards Expense (Count: 23)						
60000 - Payroll-DCS	286,993.00	207,489.35	67,250.00	274,739.35	288,782.00	
60010 - Payroll-Overtime-DCS	3,000.00	1,144.40	650.00	1,794.40	2,000.00	
60020 - Payroll Taxes-DCS	23,000.00	18,130.14	5,500.00	23,630.14	24,000.00	
60100 - Health Insurance-DCS	47,100.00	38,659.07	9,200.00	47,859.07	62,850.00	
60110 - Dental Insurance-DCS	3,800.00	2,957.04	1,020.00	3,977.04	4,500.00	
60120 - Vision Insurance-DCS	503.00	414.47	100.00	514.47	650.00	
60130 - SAR-SEP-DCS	12,500.00	8,840.19	5,100.00	13,940.19	16,000.00	
60140 - HRA-Health Reimbursement-DCS	12,000.00	9,400.00	2,400.00	11,800.00	12,000.00	
60150 - Insurance-Workers Comp-DCS	4,000.00	3,524.51	-	3,524.51	4,500.00	
60200 - Office/Field Supplies/Expenses	4,500.00	543.67	6,500.00	7,043.67	4,500.00	
60230 - Uniforms	500.00	320.50	500.00	820.50	500.00	
60310 - DCS Copier	6,200.00	4,802.82	1,800.00	6,602.82	6,750.00	
60320 - Printing Decs & Maps	1,600.00	295.69	500.00	795.69	1,000.00	
60410 - Professional Fees	500.00	-	150.00	150.00	485.00	
60430 - Training	1,500.00	69.00	500.00	569.00	1,400.00	
60500 - DCS Vehicle Gas	2,500.00	1,390.68	1,000.00	2,390.68	2,700.00	
60530 - Vehicle Exp-Sport S 63	750.00	522.79	50.00	572.79	750.00	
60540 - Vehicle Exp-Sport SL 29	750.00	508.92	50.00	558.92	750.00	
60700 - ECC Expenses	1,000.00	-	1,000.00	1,000.00	900.00	
60900 - Contingency	500.00	-	-	-	500.00	
60910 - Capital Expenditures	2,000.00	-	1,000.00	1,000.00	1,500.00	
60930 - Community Enhancement	35,000.00	44,506.38	10,000.00	54,506.38	50,000.00	
60980 - Deputy Sheriff	-	-	-	-	-	
	\$ 450,196.00	\$ 343,519.62	\$ 114,270.00	\$ 457,789.62	\$ 487,017.00	
12 - Property & Environment Expense (Count: 46)						
61000 - Payroll-DPE	347,255.00	254,330.60	88,500.00	342,830.60	366,607.00	
61010 - Payroll-Overtime-DPE	5,000.00	3,014.39	900.00	3,914.39	5,000.00	
61020 - Payroll Taxes-DPE	28,000.00	22,311.79	7,300.00	29,611.79	30,100.00	
61100 - Health Insurance-DPE	52,500.00	42,482.50	8,500.00	50,982.50	69,140.00	
61110 - Dental Insurance-DPE	4,500.00	3,313.53	2,220.00	5,533.53	4,500.00	
61120 - Vision Insurance-DPE	655.00	500.63	110.00	610.63	655.00	
61130 - SAR-SEP-DPE	10,000.00	7,413.01	2,370.00	9,783.01	17,000.00	
61140 - HRA-Health Reimbursement-DPE	12,000.00	9,800.00	3,000.00	12,800.00	14,400.00	
61150 - Insurance-Workers Comp-DPE	6,000.00	6,385.18	-	6,385.18	7,500.00	
61200 - Office/Field Supplies	500.00	23.17	-	23.17	400.00	
61210 - Tools, Supplies Expense	8,000.00	4,548.79	4,000.00	8,548.79	8,600.00	
61220 - Janitorial Supplies	3,000.00	1,580.15	1,000.00	2,580.15	3,000.00	
61230 - Uniforms	1,500.00	246.62	1,100.00	1,346.62	1,500.00	
61240 - Admin Office Cleaning	1,500.00	627.02	-	627.02	1,500.00	
61350 - Enforcement/Signage	10,000.00	8,457.98	1,500.00	9,957.98	11,000.00	
61351 - Roadside Cleanup/Adopt a Street	300.00	100.00	-	100.00	100.00	
61352 - Signage	2,000.00	291.07	1,000.00	1,291.07	1,500.00	
61410 - Seminars/Training/CE	1,500.00	501.46	700.00	1,201.46	1,500.00	
61500 - Vehicle-Gas	13,425.00	6,842.49	4,000.00	10,842.49	14,096.00	
61510 - Dept Auto #1/2011 Toyota P/U	1,000.00	65.26	1,000.00	1,065.26	1,000.00	
61530 - Dept Auto #3/06 Ford	3,000.00	1,654.51	750.00	2,404.51	3,000.00	
61540 - Dept Auto #4/2013 Ford Truck	1,500.00	425.74	200.00	625.74	1,500.00	
61550 - Dept Auto #5/2018 Ford F-350	1,500.00	338.05	800.00	1,138.05	1,500.00	
61560 - Dept Auto #6/20 Chevy Silverado	1,500.00	1,238.67	1,600.00	2,838.67	1,500.00	
61570 - Dept Auto #7/2020 Chevy Colo P/U	1,500.00	345.46	175.00	520.46	1,500.00	
61580 - Kubota Tractor 2001	500.00	239.94	150.00	389.94	500.00	
61590 - Kubota Tractor 2014	2,500.00	1,824.96	400.00	2,224.96	2,500.00	
61592 - Kubota Tractor 2022	-	-	-	-	2,000.00	
61600 - Facilities Maintenance	7,000.00	2,604.41	2,500.00	5,104.41	7,500.00	
61601 - Equipment Maintenance	4,500.00	1,318.49	1,500.00	2,818.49	4,500.00	
61602 - Trailer Maintenance	1,000.00	1,810.55	750.00	2,560.55	1,000.00	
61603 - Boating Improvements	4,000.00	1,477.15	4,500.00	5,977.15	4,500.00	
61604 - Lakes Fisheries & Parks/Repair & Maint	10,000.00	3,192.55	4,000.00	7,192.55	9,000.00	
61605 - Fence Maint & Construction	2,500.00	909.80	500.00	1,409.80	2,500.00	
61606 - Parks & Trails Expense	5,000.00	4,161.99	1,500.00	5,661.99	5,500.00	
61610 - Consulting	2,000.00	-	-	-	2,000.00	
61611 - Engineering/Survey	2,500.00	-	2,500.00	2,500.00	2,500.00	
61620 - Fire Mitigation	23,000.00	7,428.05	12,000.00	19,428.05	23,000.00	
61630 - Grass Seed/Fertilizer	3,500.00	6,436.48	1,200.00	7,636.48	6,000.00	
61631 - Insect, Disease & Noxious Weeds	2,500.00	632.94	700.00	1,332.94	2,500.00	
61632 - Water Quality Testing	1,000.00	-	150.00	150.00	1,000.00	
61633 - Weeds & Algae Control	25,000.00	18,965.99	5,000.00	23,965.99	25,000.00	
61640 - Porta Potties	7,000.00	5,849.00	1,500.00	7,349.00	5,000.00	
61642 - PO Cluster Boxes	5,000.00	5,000.00	-	5,000.00	5,000.00	
61645 - Pumping Services	-	-	-	-	1,500.00	
61800 - Kids Fishing Derby & Events	1,000.00	391.54	-	391.54	1,000.00	
61900 - Misc & Contingency	-	53.86	-	53.86	100.00	
61910 - Common Area Improvements-Repairs-Equip	5,000.00	901.25	750.00	1,651.25	3,500.00	
61960 - Stocking & Food Chain	104,000.00	67,187.50	30,000.00	97,187.50	114,000.00	
	\$ 736,135.00	\$ 507,224.52	\$ 200,325.00	\$ 707,549.52	\$ 799,698.00	
13 - Community Lifestyle Expense (Count: 8)						
62250 - Website-Front Steps	4,100.00	3,201.59	1,800.00	5,001.59	4,000.00	

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62320 - Newsletter Prep/Printing/Postage	28,000.00	12,070.87	8,500.00	28,000.00	28,000.00	28,000.00
62800 - Community Activities & Events	20,000.00	10,493.50	11,000.00	21,493.50	21,493.50	21,000.00
62810 - Clubhouse Rental Expense	500.00	-	-	-	-	500.00
62820 - Facilities-Clubhouse	2,500.00	791.39	1,500.00	2,291.39	2,291.39	2,500.00
62830 - Clubhouse Cleaning Expense	1,500.00	300.00	600.00	900.00	900.00	1,500.00
62840 - Landscaping Clubhouse	500.00	-	500.00	500.00	500.00	500.00
62940 - Community Garden	3,000.00	1,549.18	500.00	2,049.18	2,049.18	5,000.00
	\$ 60,100.00	\$ 28,406.53	\$ 24,400.00	\$ 60,235.66	\$ 60,235.66	\$ 63,000.00
14 - Recreation Amenities Expense (Count: 33)						
63000 - Payroll-DRA	287,861.00	230,857.05	81,300.00	312,157.05	312,157.05	347,904.00
63010 - Payroll-Overtime-DRA	1,000.00	229.04	100.00	329.04	329.04	500.00
63020 - Payroll Taxes-DRA	23,200.00	20,070.65	6,700.00	26,770.65	26,770.65	27,500.00
63100 - Health Insurance-DRA	31,500.00	25,489.50	5,100.00	30,589.50	30,589.50	37,710.00
63110 - Dental Insurance-DRA	2,600.00	1,930.32	1,290.00	3,220.32	3,220.32	2,600.00
63120 - Vision Insurance-DRA	450.00	321.84	72.00	393.84	393.84	450.00
63130 - SAR-SEP-DRA	4,700.00	3,040.38	1,500.00	4,540.38	4,540.38	10,500.00
63140 - HRA-Health Reimbursement-DRA	7,200.00	6,000.00	1,200.00	7,200.00	7,200.00	7,200.00
63150 - Insurance-Workers Comp-DRA	2,000.00	2,046.87	-	2,046.87	2,046.87	2,500.00
63200 - Supplies-Building	8,500.00	6,028.24	1,100.00	7,128.24	7,128.24	10,000.00
63210 - Supplies-Programs	10,000.00	5,439.21	3,000.00	8,439.21	8,439.21	9,000.00
63220 - Janitorial/Housekeeping	2,000.00	1,521.63	500.00	2,021.63	2,021.63	2,000.00
63230 - Uniforms	1,000.00	-	500.00	500.00	500.00	1,000.00
63250 - EZ Facility Software	4,750.00	5,037.52	1,800.00	6,837.52	6,837.52	5,000.00
63251 - Tech Help	500.00	-	-	-	-	500.00
63320 - Office Supplies/Printing	2,500.00	2,300.84	500.00	2,800.84	2,800.84	3,200.00
63400 - Dues/Subscriptions	250.00	128.06	50.00	178.06	178.06	250.00
63410 - Seminars/Training	2,200.00	831.00	500.00	1,331.00	1,331.00	2,200.00
63600 - Maintenance-Building	18,000.00	9,109.58	10,900.00	20,009.58	20,009.58	20,000.00
63601 - Maintenance-Grounds & Parking	3,000.00	2,016.26	1,300.00	3,316.26	3,316.26	4,000.00
63602 - Maintenance-Pool	15,000.00	27,808.33	10,000.00	37,808.33	37,808.33	21,000.00
63800 - Pagosa Springs Porpoises Swim	1,000.00	4,327.96	-	4,327.96	4,327.96	4,500.00
63810 - Swim Lesson Expense	-	2,740.00	2,000.00	4,740.00	4,740.00	4,750.00
63900 - Misc & Contingency	500.00	184.00	-	184.00	184.00	500.00
63910 - Non Capital Equipment Replacement	5,000.00	548.03	3,750.00	4,298.03	4,298.03	5,000.00
63920 - Merchandise	2,000.00	336.70	500.00	836.70	836.70	2,000.00
64010 - Utilities-Gas Rec	38,000.00	31,442.83	19,000.00	50,442.83	50,442.83	43,800.00
64020 - Utilities-Electric Rec	36,000.00	28,336.27	9,000.00	37,336.27	37,336.27	42,035.00
64030 - Utilities-Water Rec	7,500.00	4,973.76	2,200.00	7,173.76	7,173.76	8,250.00
64040 - Utilities-Waste Control Rec	1,300.00	1,349.04	750.00	2,099.04	2,099.04	2,100.00
64060 - Utilities-Alarm Rec	2,500.00	577.00	500.00	1,077.00	1,077.00	2,000.00
64070 - Utilities-TV-Telephone Rec	6,000.00	2,794.51	1,700.00	4,494.51	4,494.51	3,500.00
64050 - Irrigation Water Rec	2,000.00	126.77	50.00	176.77	176.77	1,000.00
	\$ 530,011.00	\$ 427,943.19	\$ 166,862.00	\$ 594,805.19	\$ 594,805.19	\$ 634,449.00
15 - Utilities Expense (Count: 17)						
70010 - Gas Admin	2,000.00	1,376.33	900.00	2,276.33	2,276.33	2,500.00
70020 - Electric Admin	4,000.00	(782.68)	1,700.00	917.32	917.32	4,300.00
70030 - Water Admin	4,100.00	1,921.72	4,500.00	6,421.72	6,421.72	6,000.00
70040 - Waste Control Admin	2,100.00	1,566.34	200.00	1,766.34	1,766.34	2,200.00
71010 - Gas Shop	2,200.00	1,578.11	1,100.00	2,678.11	2,678.11	3,000.00
71020 - Electric Shop	2,000.00	1,125.44	450.00	1,575.44	1,575.44	2,200.00
71030 - Water Shop	800.00	522.03	250.00	772.03	772.03	1,050.00
71040 - Waste Shop	1,700.00	1,337.13	500.00	1,837.13	1,837.13	1,800.00
72010 - Gas Clubhouse	4,000.00	2,959.88	1,800.00	4,759.88	4,759.88	5,200.00
72020 - Electric Clubhouse	2,000.00	1,122.01	750.00	1,872.01	1,872.01	2,200.00
72030 - Water Clubhouse	2,000.00	2,307.87	500.00	2,807.87	2,807.87	2,700.00
73000 - Cellular Phones	3,000.00	2,370.55	500.00	2,870.55	2,870.55	3,500.00
73010 - Telephone-All Depts Except Rec	6,500.00	3,252.21	1,100.00	4,352.21	4,352.21	5,000.00
74000 - Street Lights	1,600.00	1,079.54	600.00	1,679.54	1,679.54	2,000.00
74010 - Water Other Assoc Lots	400.00	241.20	100.00	341.20	341.20	400.00
74020 - Aerator	11,000.00	6,241.90	1,750.00	7,991.90	7,991.90	10,000.00
74030 - Internet	4,000.00	2,991.31	1,000.00	3,991.31	3,991.31	4,500.00
	\$ 53,400.00	\$ 31,210.89	\$ 17,700.00	\$ 48,910.89	\$ 48,910.89	\$ 58,550.00
Total Expenses	\$ 2,650,632.00	\$ 1,940,024.21	\$ 688,438.00	\$ 2,635,891.34	\$ 2,635,891.34	\$ 2,884,156.00
Net Operating Income	\$ -	\$ 657,585.29	\$ (590,534.50)	\$ 59,621.66	\$ 59,621.66	\$ -