



**Board of Directors Regular Meeting  
April 11, 2024 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**

**March 14, 2024 Regular Meeting of the Board**
- 4. Disclosures of Conflicts**
- 5. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 6. 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
- 7. There are 3 lot Consolidation up for review**
- 8. Committee Reports:**
  - a. ECC Liaison Report March 2024 Meeting Minutes
  - b. Garden Committee
- 9. Unfinished Business**
  - a. 2023 Audit Presentation
  - b. Memorandum of Understanding – Youth Athletic Field & Youth Sports & Activities Standing Committee
  - c. Lake Shoreline Policy
  - d. PLPOA Properties obtained through Delinquency
- 10. New Business**
  - a. Pine Needle Pick-up Service Contract
  - b. Trail Re-paving Contract
  - c. Trail & Parking Lot Seal Coating Contract
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting  
March 14, 2024 6pm  
Pagosa Lakes Administration Building  
MINUTES**

Board Attendees: Lars Schneider- VP  
Ericka Bailey-Treasurer  
Directors: Sasha King & Pat Moore  
Dan Mayer- President via ZOOM  
*By Proxy- Monty Whitman-Secretary &  
Wade Lundy-Director*

Staff: Allen Roth-GM, Larry Lynch-DPE  
Ryan Graham-RA  
Jen Pitcher-Lifestyles  
Recording Secretary – Candace Selk Barnes

Owners/Visitors present: None. Via Zoom: T. Frank

**1. Call to Order @ 6 pm by Schneider**

- a. **Verification of Quorum** by Treasurer Bailey
- b. **Approval of Agenda** - Motion to approve Agenda by Bailey, 2<sup>nd</sup> Moore. Passed

**2. Approval of the minutes** – Motion to approve the Minutes of the February 8, 2024 Regular Meeting of the Board by Bailey, 2<sup>nd</sup> Moore. Unanimous with proxies.

**3. Disclosures of Conflicts NONE**

**4. Owner/Member comments NONE**

**5. Staff Reports:**

- a. General Manager’s Report – as submitted by GM Roth. He added: good job by TFI contractor on dehumidifier project at Rec Ctr, about 100K BELOW budget and should be ready to fire up next week. Pine needle pickup might not be available/offered – At Your Disposal and Elite were purchased/merged by outside company, which has declined to submit RFP. Several ideas/options are being explored for this popular amenity. The 98 residential units at the Pagosa Apartments (converted from commercial to residential) will be assessed for annual dues with owners/renters eligible for all amenities. Roth attended the grant proposal for CDC which was awarded \$1.9M towards roads and electric in Trails and CMII for building 10 affordable homes; in addition Habitat building 3, private contractor building 2 for a total of 15 new homes in those subdivisions. Bear proof trash containers arrived, next subcommittee meeting Tuesday, March 19 @ 5pm. DCS Mgr Cramers’ recent “How to” permit process class for Owners was well attended and will be offered again.
- b. Treasurers Report by Bailey – as submitted. Recap of Finance Committee meeting and recommendation. Motion to reinvest \$150K of maturing CD and place \$150K in Reserves by Bailey, 2<sup>nd</sup> Moore. Passed.
- c. Department of Property & Environment Report- as submitted by Lynch. First stocking of fish (trout, bass and crappie) expected in early April. Brush collection/mulch site a muddy mess – opening date to be determined, most likely mid-April.
- d. Department of Recreation Amenities Report- as submitted by Graham
- e. Department of Community Standards Report-as submitted by Cramer
- f. Lifestyle Report as submitted by Picher- Annual Owner Easter Breakfast & Egg Hunt next Saturday, March 23.

Motion to accept Staff Reports as submitted by Bailey, 2<sup>nd</sup> Moore. Passed.

**6. There are 2 lot Consolidations up for review. County has already approved this is a formality.** Motion to approve both consolidations by Bailey, 2<sup>nd</sup> Moore. Passed.

**7. Committee Reports:**

- a. ECC Liaison Report February 2024 Meeting Minutes by Bailey, Slow start this year, but ramping up quickly.

Motion to accept ECC Report & Minutes by Mayer, 2<sup>nd</sup> King. Unanimous with proxies.

**8. Unfinished Business**

- a. Memorandum of Understanding – Youth Athletic Field & Youth Sports Organizations Meeting Update by GM Roth; MOU still under review by Archuleta County attorney. Youth Organization meeting well attended by Parks & Rec, coaches, and club representatives voicing tremendous support and enthusiasm. 100% backing for artificial turf and key players to support grant application. Roth suggested creation of a new standing Organized Sports committee initially as Advisory and morphing as developments occur. Discussion followed. Board directed Roth to create a charter for same. Roth also presented to that group, the idea of constructing a steel frame on concrete gymnasium, behind the Rec Ctr. They loved the idea and fully support, saying they could tie up the gym schedule. Roth noted to the Board that a gym should increase Rec Ctr memberships. Mayer suggested getting preliminary cost estimate in time for review of the Capital Plan, perhaps in May.

- b. Liability Insurance RFP update by Roth: The RFP was sent to 6 companies. 5 declined to bid. The current provider, American Family, bid a premium increase of 27%. Nationwide HOA’s are being turned down as insurance companies decline to offer policies or average premium increases at minimum of 30%.

Motion to approve American Family RFP by Moore, 2<sup>nd</sup> King. Unanimous with proxies.

**9. New Business**

- a. Sale & Purchase of ATV

Motion to approve sale of too big for our needs Ranger ATV and to purchase of new smaller ATV by Schneider, 2<sup>nd</sup> King. Unanimous with proxies.

- b. Purchase of Two Trailers (previously scheduled and approved Fall 2023)

Motion by Schneider to approve purchase of 2 (two) trailers and attempt to sell old ones 2<sup>nd</sup> Moore. Unanimous with proxies.

- c. PLPOA Properties obtained through Delinquency. GM Roth presented spread sheet on seven (7) lots with reminder these lots had no interest/offers at Sheriffs sale. Discussion followed.

Motion to offer 25 Paisley for sale with suggestion to contact adjoining neighbors by Schneider, 2<sup>nd</sup> King. Passed.

Motion to sell 74 Gala and make an offer to adjoining lot neighbor for purchase by Schneider, 2<sup>nd</sup> by King. Passed. King to follow up.

Motion to sell 31 Arroyo by Schneider, 2<sup>nd</sup> King. Passed

Motion to sell 37 Arroyo by Schneider, 2<sup>nd</sup> King. Passed

Motion to sell 54 Landau by Schneider, 2<sup>nd</sup> King. Passed

Motion to NOT pay back taxes thus returning 1419 Hills Cir to Archuleta County by Schneider, 2<sup>nd</sup> King. Passed.

Motion to NOT pay back taxes thus returning 1288 Cloud Cap to Archuleta County by Mayer, 2<sup>nd</sup> Moore. Passed.

- d. Lake Shoreline Policy Presented with discussion led by by DPE Mgr Lynch and Roth. Due to continued erosion along lakefront properties a policy will be developed with owner education at the forefront regarding restoration and stabilization of same. Lake shore owners workshops and a lake shore demonstration site to be developed.

Board directed Lynch to move forward in creation of a Lakes Shoreline Policy for board review in April or May.

**10. Correspondence** – Board directed Roth to respond to owner.

11. **Owner/Member comments:** None

12. **Adjournment** – Motion to adjourn at 7:37 pm by Bailey, 2<sup>nd</sup> Moore. Passed.

Respectfully submitted by \_\_\_\_\_

Ericka Bailey, Treasurer

\_\_\_\_\_

Candace Selk Barnes, Recording Secretary

DRAFT

---

---

**INTEROFFICE MEMORANDUM**

---

---

**TO:** ERICKA BAILEY

**FROM:** KATIE BENOIT

**SUBJECT:** ACCOUNTING NOTES FOR MARCH 2024.

**DATE:** March 31, 2024

As of March 31, 2024, the Association has received \$945,425 or 48.5% of the total billed 2024 regular assessments of \$1,949,675. For the same period in 2023, the collections were approximately \$948,000 or 52.3% of the total of \$1,812,900 billed.

Certificates of Deposit as of March 31, 2024:

| <b>MATURITY</b> | <b>RATE</b> | <b>VALUE</b> | <b>FUND</b>    |
|-----------------|-------------|--------------|----------------|
| 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        |
| 3/27/2025       | 4.75%       | \$150,000    | Reserve        |

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 3/31/2024

| <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                       | \$276,738.99          |                     |                     | \$276,738.99          |
| 11540 - First Citizens Bank Operating            | \$83,357.66           |                     |                     | \$83,357.66           |
| 11541 - First Citizens Bank Sweep - Operating    | \$900,804.73          |                     |                     | \$900,804.73          |
| 12100 - Edward Jones Operating                   | \$71,232.55           |                     |                     | \$71,232.55           |
| 12110 - Edward Jones Emergency Fund              | \$256,784.56          |                     |                     | \$256,784.56          |
| 12200 - Edward Jones Capital Improvement         |                       | \$505,973.08        |                     | \$505,973.08          |
| 13820 - Edward Jones Reserves                    |                       |                     | \$376,752.36        | \$376,752.36          |
| 13841 - First Citizens Bank Reserves - CDARS     |                       |                     | \$150,000.00        | \$150,000.00          |
| 13850 - Edward Jones Trails Maintenance Reserves |                       |                     | \$289,062.86        | \$289,062.86          |
| 14000 - Accounts Receivable                      | \$1,186,013.72        |                     |                     | \$1,186,013.72        |
| 14100 - Accounts Receivable - Other              | \$92,645.11           |                     |                     | \$92,645.11           |
| 14900 - Allowance for Doubtful Accounts          | (\$17,580.21)         |                     |                     | (\$17,580.21)         |
| 15100 - Accts Rec.-Employee Dep Health           | \$1,282.82            |                     |                     | \$1,282.82            |
| 15200 - Accts Rec.-Prepaid Legal                 | \$15.95               |                     |                     | \$15.95               |
| 15300 - Accts Rec.-Supplemental Health           | (\$292.83)            |                     |                     | (\$292.83)            |
| 16000 - Prepaid Expenses                         | \$52,932.16           |                     |                     | \$52,932.16           |
| <b>Total Current Assets</b>                      | <b>\$2,904,886.81</b> | <b>\$505,973.08</b> | <b>\$815,815.22</b> | <b>\$4,226,675.11</b> |
| <b>Fixed Assets</b>                              |                       |                     |                     |                       |
| 18500 - Land: Admin-Shop-Rec Center              | \$506,377.38          |                     |                     | \$506,377.38          |
| 18510 - Building                                 | \$4,043,372.99        |                     |                     | \$4,043,372.99        |
| 18520 - Equipment                                | \$911,161.73          |                     |                     | \$911,161.73          |
| 18530 - Lakes                                    | \$425,755.37          |                     |                     | \$425,755.37          |
| 18540 - Improvements                             | \$1,585,187.24        |                     |                     | \$1,585,187.24        |
| 19900 - Accumulated Depreciation                 | (\$3,465,893.06)      |                     |                     | (\$3,465,893.06)      |

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 3/31/2024

| <b>Liabilities / Equity</b>                       | <b>Operating</b>      | <b>Capital</b>      | <b>Reserve</b>      | <b>Total</b>          |
|---|-----------------------|---------------------|---------------------|-----------------------|
| <b>Total Fixed Assets</b>                         | <b>\$4,005,961.65</b> |                     |                     | <b>\$4,005,961.65</b> |
| <b>Total Assets</b>                               | <b>\$6,910,848.46</b> | <b>\$505,973.08</b> | <b>\$815,815.22</b> | <b>\$8,232,636.76</b> |
| <b>Current Liabilities</b>                        |                       |                     |                     |                       |
| 20000 - Accounts Payable                          | \$2,537.02            |                     | \$23,850.90         | \$26,387.92           |
| 20100 - Accrued Expenses                          | \$60,251.06           |                     |                     | \$60,251.06           |
| 22000 - Prepaid Assessments                       | \$8,732.82            |                     |                     | \$8,732.82            |
| 23000 - Contract Liability                        | \$136,691.00          |                     |                     | \$136,691.00          |
| 25000 - Other Current Liabilities                 | (\$158.79)            |                     |                     | (\$158.79)            |
| 27000 - Employee Dep Health Payable               | (\$682.00)            |                     |                     | (\$682.00)            |
| <b>Total Current Liabilities</b>                  | <b>\$207,371.11</b>   |                     | <b>\$23,850.90</b>  | <b>\$231,222.01</b>   |
| <b>Equity</b>                                     |                       |                     |                     |                       |
| 30000 - Investment in property and equipment, net | \$4,005,961.65        |                     |                     | \$4,005,961.65        |
| 32000 - Retained Earnings-Operating               | \$483,124.31          |                     |                     | \$483,124.31          |
| 33000 - Retained Earnings-Reserves                |                       |                     | \$1,165,080.66      | \$1,165,080.66        |
| 34000 - Retained Earnings-Capital Improvement     |                       | \$535,477.63        |                     | \$535,477.63          |
| 36000 - Net Income                                | \$2,214,391.39        | (\$29,504.55)       | (\$373,116.34)      | \$1,811,770.50        |
| <b>Total Equity</b>                               | <b>\$6,703,477.35</b> | <b>\$505,973.08</b> | <b>\$791,964.32</b> | <b>\$8,001,414.75</b> |
| <b>Total Liabilities / Equity</b>                 | <b>\$6,910,848.46</b> | <b>\$505,973.08</b> | <b>\$815,815.22</b> | <b>\$8,232,636.76</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|   | 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                  | 650.00           | -                   | 650.00            | 1,949,675.00        | 1,951,625.00        | (1,950.00)         | 1,951,625.00        |
| 40010 - Association Dues-Timeshare                | -                | -                   | -                 | 320,775.00          | 320,775.00          | -                  | 320,775.00          |
| 40020 - Association Dues-STR                      | (650.00)         | -                   | (650.00)          | 274,975.00          | 260,000.00          | 14,975.00          | 260,000.00          |
| 40100 - Funds Transfer-General Reserves           | (8,500.00)       | (460,345.00)        | 451,845.00        | (8,500.00)          | (460,345.00)        | 451,845.00         | (460,345.00)        |
| 40110 - Funds Transfer-Trails Maintenance Reserve | -                | (56,400.00)         | 56,400.00         | -                   | (56,400.00)         | 56,400.00          | (56,400.00)         |
| 40200 - Funds Transfer-Capital Improvement        | -                | (313,740.00)        | 313,740.00        | -                   | (313,740.00)        | 313,740.00         | (313,740.00)        |
| 40300 - Assessments-Uncollectible                 | (82.16)          | -                   | (82.16)           | (2,956.86)          | (35,000.00)         | 32,043.14          | (35,000.00)         |
| 40400 - Carry Forward                             | -                | -                   | -                 | -                   | 125,000.00          | (125,000.00)       | 125,000.00          |
| 40500 - Late Charges                              | 219.02           | -                   | 219.02            | 869.25              | -                   | 869.25             | 35,000.00           |
| 40600 - Other Income-Lien Fees                    | -                | -                   | -                 | -                   | -                   | -                  | 7,000.00            |
| 40700 - Delinquent Postage Fees                   | 26.07            | 208.33              | (182.26)          | 232.39              | 624.99              | (392.60)           | 2,500.00            |
| 40800 - Delinquent Door Notice Fees               | -                | 291.67              | (291.67)          | -                   | 875.01              | (875.01)           | 3,500.00            |
| 41000 - Lot Consolidation Fee                     | -                | 2,500.00            | (2,500.00)        | 9,500.00            | 7,500.00            | 2,000.00           | 30,000.00           |
| 41010 - Other Income-Transfer Fees                | 5,580.00         | 5,717.75            | (137.75)          | 15,020.00           | 17,153.25           | (2,133.25)         | 68,613.00           |
| 41020 - Other Income-Misc                         | -                | -                   | -                 | 3,331.00            | -                   | 3,331.00           | -                   |
| 41250 - Credit card expense payment               | -                | 25.00               | (25.00)           | -                   | 50.00               | (50.00)            | 100.00              |
| 41500 - Gain/Loss on Asset                        | 8,500.00         | -                   | 8,500.00          | 8,500.00            | -                   | 8,500.00           | -                   |
| 41900 - Interest - Operating                      | 1,648.43         | 1,666.67            | (18.24)           | 3,897.39            | 5,000.01            | (1,102.62)         | 20,000.00           |
| <b>Total Admin Service Income</b>                 | <b>7,391.36</b>  | <b>(820,075.58)</b> | <b>827,466.94</b> | <b>2,575,318.17</b> | <b>1,823,118.26</b> | <b>752,199.91</b>  | <b>1,958,628.00</b> |
| <b>Community Standards Income</b>                 |                  |                     |                   |                     |                     |                    |                     |
| 42000 - Filing Fee                                | 1,050.00         | 1,944.00            | (894.00)          | 2,830.00            | 3,264.00            | (434.00)           | 13,500.00           |
| 42010 - Review & Inspect Fee                      | 14,260.00        | 16,560.00           | (2,300.00)        | 29,770.00           | 27,795.00           | 1,975.00           | 115,000.00          |
| 42020 - Permit Transfer Fee                       | -                | -                   | -                 | 500.00              | -                   | 500.00             | -                   |
| 42100 - DCS Fines                                 | -                | 504.00              | (504.00)          | 1,099.28            | 845.00              | 254.28             | 3,500.00            |
| 42300 - Community Enhancement                     | -                | 576.00              | (576.00)          | -                   | 966.00              | (966.00)           | 4,000.00            |
| <b>Total Community Standards Income</b>           | <b>15,310.00</b> | <b>19,584.00</b>    | <b>(4,274.00)</b> | <b>34,199.28</b>    | <b>32,870.00</b>    | <b>1,329.28</b>    | <b>136,000.00</b>   |
| <b>Property &amp; Environment Income</b>          |                  |                     |                   |                     |                     |                    |                     |
| 44000 - Fishing Permits                           | 7,835.00         | 14,166.67           | (6,331.67)        | 19,225.00           | 42,500.01           | (23,275.01)        | 170,000.00          |
| 44010 - Boat Permits                              | 1,330.00         | 1,208.33            | 121.67            | 2,130.00            | 3,624.99            | (1,494.99)         | 14,500.00           |
| 44100 - Weed Control                              | -                | 41.67               | (41.67)           | -                   | 125.01              | (125.01)           | 500.00              |
| 44200 - Property/Environment-Fines                | -                | 33.33               | (33.33)           | -                   | 99.99               | (99.99)            | 400.00              |
| 44300 - Other-DPE (Seed/Fertilizer)               | 336.00           | 541.67              | (205.67)          | 336.00              | 1,625.01            | (1,289.01)         | 6,500.00            |
| <b>Total Property &amp; Environment Income</b>    | <b>9,501.00</b>  | <b>15,991.67</b>    | <b>(6,490.67)</b> | <b>21,691.00</b>    | <b>47,975.01</b>    | <b>(26,284.01)</b> | <b>191,900.00</b>   |
| <b>Community Lifestyle Income</b>                 |                  |                     |                   |                     |                     |                    |                     |
| 46000 - Community Activities                      | -                | 500.00              | (500.00)          | -                   | 700.00              | (700.00)           | 4,000.00            |
| 46100 - Newsletter Advertising                    | -                | -                   | -                 | 1,440.00            | -                   | 1,440.00           | 8,000.00            |
| 46200 - Rent-Clubhouse                            | 200.00           | 336.00              | (136.00)          | 1,045.00            | 912.00              | 133.00             | 9,000.00            |



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|   | Current Period   |                     |                    | Year To Date        |                     |                    | Annual Budget       |
|---|------------------|---------------------|--------------------|---------------------|---------------------|--------------------|---------------------|
|   | Actual           | Budget              | Variance           | Actual              | Budget              | Variance           |                     |
| <b>Operating Income</b>                       |                  |                     |                    |                     |                     |                    |                     |
| 46210 - Kitchen Rental                        | -                | -                   | -                  | -                   | -                   | -                  | 600.00              |
| 46220 - Accessory Rental-Tablecloths          | -                | -                   | -                  | -                   | -                   | -                  | 250.00              |
| 46230 - Clubhouse Cleaning                    | -                | -                   | -                  | -                   | -                   | -                  | 900.00              |
| 46300 - Vista Garden Income                   | -                | 375.00              | (375.00)           | -                   | 375.00              | (375.00)           | 3,000.00            |
| <b>Total Community Lifestyle Income</b>       | <b>200.00</b>    | <b>1,211.00</b>     | <b>(1,011.00)</b>  | <b>2,485.00</b>     | <b>1,987.00</b>     | <b>498.00</b>      | <b>25,750.00</b>    |
| <b>Recreation Amenities Income</b>            |                  |                     |                    |                     |                     |                    |                     |
| 48000 - PLPOA Members-Amenities               | 26,698.52        | 30,091.00           | (3,392.48)         | 96,119.83           | 109,897.00          | (13,777.17)        | 352,841.00          |
| 48200 - Timeshare Owners-Amenities            | -                | -                   | -                  | 60,942.50           | 60,942.00           | .50                | 60,942.00           |
| 48300 - Sponsored Events/Programs             | 1,965.00         | 2,688.00            | (723.00)           | 5,635.00            | 4,502.00            | 1,133.00           | 20,500.00           |
| 48400 - Rental Income                         | 340.00           | 350.00              | (10.00)            | 1,547.50            | 925.00              | 622.50             | 4,000.00            |
| 48500 - Retail                                | 69.03            | 107.00              | (37.97)            | 248.81              | 464.00              | (215.19)           | 2,500.00            |
| 48600 - Pagosa Springs Porpoises Swim Revenue | -                | 395.83              | (395.83)           | -                   | 1,187.49            | (1,187.49)         | 4,750.00            |
| 48700 - Swim Lesson Revenue                   | 1,000.00         | 500.00              | 500.00             | 1,960.00            | 1,500.00            | 460.00             | 6,000.00            |
| 49999 - Fund Transfers - Rec                  | -                | 10,028.75           | (10,028.75)        | -                   | 30,086.25           | (30,086.25)        | 120,345.00          |
| <b>Total Recreation Amenities Income</b>      | <b>30,072.55</b> | <b>44,160.58</b>    | <b>(14,088.03)</b> | <b>166,453.64</b>   | <b>209,503.74</b>   | <b>(43,050.10)</b> | <b>571,878.00</b>   |
| <b>Total Operating Income</b>                 | <b>62,474.91</b> | <b>(739,128.33)</b> | <b>801,603.24</b>  | <b>2,800,147.09</b> | <b>2,115,454.01</b> | <b>684,693.08</b>  | <b>2,884,156.00</b> |
| <b>Operating Expense</b>                      |                  |                     |                    |                     |                     |                    |                     |
| <b>Admin Service Expense</b>                  |                  |                     |                    |                     |                     |                    |                     |
| 50000 - Payroll-Admin                         | 29,710.60        | 33,333.33           | 3,622.73           | 89,810.60           | 99,999.99           | 10,189.39          | 400,000.00          |
| 50010 - Payroll-Overtime-Admin                | 25.27            | 41.67               | 16.40              | 75.80               | 125.01              | 49.21              | 500.00              |
| 50020 - Payroll Taxes-Admin                   | 2,684.26         | 2,666.67            | (17.59)            | 8,398.52            | 8,000.01            | (398.51)           | 32,000.00           |
| 50100 - Health Insurance-Admin                | 4,657.30         | 6,129.17            | 1,471.87           | 9,314.60            | 12,258.34           | 2,943.74           | 73,550.00           |
| 50110 - Dental Insurance-Admin                | 677.22           | 341.67              | (335.55)           | 1,354.44            | 1,025.01            | (329.43)           | 4,100.00            |
| 50120 - Vision Insurance-Admin                | 49.38            | 50.00               | .62                | 197.52              | 150.00              | (47.52)            | 600.00              |
| 50130 - Retirement-Admin                      | 1,784.15         | 1,750.00            | (34.15)            | 5,393.19            | 5,250.00            | (143.19)           | 21,000.00           |
| 50140 - HRA-Health Reimbursement-Admin        | 1,400.00         | 1,400.00            | -                  | 5,600.00            | 5,600.00            | -                  | 16,800.00           |
| 50150 - Insurance-Workers Comp-Admin          | 140.74           | 166.67              | 25.93              | 63.52               | 500.01              | 436.49             | 2,000.00            |
| 50160 - Life Insurance-All                    | 196.78           | 200.00              | 3.22               | 787.12              | 600.00              | (187.12)           | 2,400.00            |
| 50190 - Payroll-Paychex                       | 756.77           | 1,208.33            | 451.56             | 3,090.61            | 3,624.99            | 534.38             | 14,500.00           |
| 50195 - Misc (Admin Cafeteria Plan)           | 42.00            | 133.33              | 91.33              | 298.00              | 399.99              | 101.99             | 1,600.00            |
| 50200 - Office Supplies                       | 243.41           | 541.67              | 298.26             | 1,400.84            | 1,625.01            | 224.17             | 6,500.00            |
| 50250 - Software Expense                      | 1,990.00         | 2,375.00            | 385.00             | 5,970.00            | 7,125.00            | 1,155.00           | 28,500.00           |
| 50251 - Office Equip Repair/Tech Help         | 1,229.93         | 1,000.00            | (229.93)           | 3,042.90            | 3,000.00            | (42.90)            | 12,000.00           |
| 50260 - Equipment Leases                      | 544.76           | 266.67              | (278.09)           | 1,089.52            | 800.01              | (289.51)           | 3,200.00            |
| 50300 - Postage                               | 186.25           | 916.67              | 730.42             | 5,186.25            | 2,750.01            | (2,436.24)         | 11,000.00           |
| 50310 - Admin Copier                          | -                | 41.67               | 41.67              | -                   | 125.01              | 125.01             | 500.00              |
| 50320 - Copies/Printing                       | -                | 41.67               | 41.67              | -                   | 125.01              | 125.01             | 500.00              |
| 50400 - Dues & Fees                           | 290.00           | 125.00              | (165.00)           | 290.00              | 375.00              | 85.00              | 1,500.00            |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|  | Current Period    |                  |                    | Year To Date      |                   |                    | Annual Budget     |
|--|-------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
|  | Actual            | Budget           | Variance           | Actual            | Budget            | Variance           |                   |
| <b>Operating Expense</b>               |                   |                  |                    |                   |                   |                    |                   |
| 50410 - Education-Seminars             | 476.77            | 708.33           | 231.56             | 476.77            | 2,124.99          | 1,648.22           | 8,500.00          |
| 50420 - Subscriptions                  | 148.59            | 22.92            | (125.67)           | 183.59            | 68.76             | (114.83)           | 275.00            |
| 50500 - Gas/Mileage                    | -                 | 16.67            | 16.67              | -                 | 50.01             | 50.01              | 200.00            |
| 50700 - Board Meetings/Discretionary   | 71.74             | 100.00           | 28.26              | 84.25             | 300.00            | 215.75             | 1,200.00          |
| 50710 - Online Elections               | -                 | 1,250.00         | 1,250.00           | -                 | 3,750.00          | 3,750.00           | 15,000.00         |
| 50900 - Misc. & Contingency            | 322.38            | 83.33            | (239.05)           | 411.32            | 249.99            | (161.33)           | 1,000.00          |
| 50950 - Advertisement                  | -                 | 83.33            | 83.33              | 29.95             | 249.99            | 220.04             | 1,000.00          |
| 51000 - Audit                          | -                 | 2,333.33         | 2,333.33           | -                 | 6,999.99          | 6,999.99           | 28,000.00         |
| 51100 - Legal                          | 2,540.50          | 4,166.67         | 1,626.17           | 6,321.67          | 12,500.01         | 6,178.34           | 50,000.00         |
| 51200 - Legal-Collections              | 1,377.00          | 5,833.33         | 4,456.33           | 1,991.35          | 17,499.99         | 15,508.64          | 70,000.00         |
| 51201 - Legal-Collections-billed       | (204.00)          | (4,583.33)       | (4,379.33)         | (2,735.73)        | (13,749.99)       | (11,014.26)        | (55,000.00)       |
| 51500 - Property Taxes                 | 1,102.92          | 83.33            | (1,019.59)         | 1,102.92          | 249.99            | (852.93)           | 1,000.00          |
| 51510 - Income Tax                     | -                 | 34.75            | 34.75              | -                 | 104.25            | 104.25             | 417.00            |
| 52000 - Insurance Deductibles          | -                 | 83.33            | 83.33              | -                 | 249.99            | 249.99             | 1,000.00          |
| 52010 - Master Insurance               | 47,688.89         | -                | (47,688.89)        | 47,688.89         | -                 | (47,688.89)        | 68,000.00         |
| 53000 - Bank Charges                   | 35.00             | 41.67            | 6.67               | (60.00)           | 125.01            | 185.01             | 500.00            |
| 53010 - Credit Card Charges            | 2,001.89          | 1,166.67         | (835.22)           | 3,293.34          | 3,500.01          | 206.67             | 14,000.00         |
| 53020 - Returned Checks                | -                 | 8.33             | 8.33               | -                 | 24.99             | 24.99              | 100.00            |
| 53030 - Delinquent Account Expenses    | -                 | 291.67           | 291.67             | -                 | 875.01            | 875.01             | 3,500.00          |
| <b>Total Admin Service Expense</b>     | <b>102,170.50</b> | <b>64,453.52</b> | <b>(37,716.98)</b> | <b>200,151.75</b> | <b>188,631.39</b> | <b>(11,520.36)</b> | <b>841,442.00</b> |
| <b>Community Standards Expense</b>     |                   |                  |                    |                   |                   |                    |                   |
| 60000 - Payroll-DCS                    | 21,016.03         | 24,065.17        | 3,049.14           | 66,927.64         | 72,195.51         | 5,267.87           | 288,782.00        |
| 60010 - Payroll-Overtime-DCS           | 259.89            | 166.67           | (93.22)            | 259.89            | 500.01            | 240.12             | 2,000.00          |
| 60020 - Payroll Taxes-DCS              | 1,920.59          | 2,000.00         | 79.41              | 6,283.13          | 6,000.00          | (283.13)           | 24,000.00         |
| 60100 - Health Insurance-DCS           | 4,991.64          | 5,237.50         | 245.86             | 9,983.28          | 10,475.00         | 491.72             | 62,850.00         |
| 60110 - Dental Insurance-DCS           | 737.44            | 375.00           | (362.44)           | 1,474.88          | 1,125.00          | (349.88)           | 4,500.00          |
| 60120 - Vision Insurance-DCS           | 51.28             | 54.17            | 2.89               | 205.12            | 162.51            | (42.61)            | 650.00            |
| 60130 - Retirement-DCS                 | 1,246.79          | 1,333.33         | 86.54              | 3,919.64          | 3,999.99          | 80.35              | 16,000.00         |
| 60140 - HRA-Health Reimbursement-DCS   | 1,000.00          | 1,000.00         | -                  | 4,000.00          | 4,000.00          | -                  | 12,000.00         |
| 60150 - Insurance-Workers Comp-DCS     | 368.60            | 375.00           | 6.40               | 158.22            | 1,125.00          | 966.78             | 4,500.00          |
| 60200 - Office/Field Supplies/Expenses | -                 | 391.00           | 391.00             | 239.88            | 1,017.00          | 777.12             | 4,500.00          |
| 60230 - Uniforms                       | -                 | 43.00            | 43.00              | -                 | 113.00            | 113.00             | 500.00            |
| 60310 - DCS Copier                     | 466.33            | 562.50           | 96.17              | 932.66            | 1,687.50          | 754.84             | 6,750.00          |
| 60320 - Printing Decs & Maps           | -                 | 83.33            | 83.33              | -                 | 249.99            | 249.99             | 1,000.00          |
| 60410 - Professional Fees              | -                 | 40.42            | 40.42              | -                 | 121.26            | 121.26             | 485.00            |
| 60430 - Training                       | -                 | 116.67           | 116.67             | 244.00            | 350.01            | 106.01             | 1,400.00          |
| 60500 - DCS Vehicle Gas                | 136.39            | 225.00           | 88.61              | 178.91            | 675.00            | 496.09             | 2,700.00          |
| 60530 - Vehicle Exp-Sport S 63         | -                 | 62.50            | 62.50              | 267.47            | 187.50            | (79.97)            | 750.00            |
| 60540 - Vehicle Exp-Sport SL 29        | -                 | 62.50            | 62.50              | 317.00            | 187.50            | (129.50)           | 750.00            |
| 60700 - ECC Expenses                   | 35.81             | 75.00            | 39.19              | 60.43             | 225.00            | 164.57             | 900.00            |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|  | Current Period   |                  |                 | Year To Date     |                   |                 | Annual Budget     |
|--|------------------|------------------|-----------------|------------------|-------------------|-----------------|-------------------|
|  | Actual           | Budget           | Variance        | Actual           | Budget            | Variance        |                   |
| <b>Operating Expense</b>                       |                  |                  |                 |                  |                   |                 |                   |
| 60900 - Contingency                            | -                | 43.00            | 43.00           | -                | 113.00            | 113.00          | 500.00            |
| 60910 - Capital Expenditures                   | -                | 125.00           | 125.00          | -                | 375.00            | 375.00          | 1,500.00          |
| 60930 - Community Enhancement                  | -                | -                | -               | -                | -                 | -               | 50,000.00         |
| <b>Total Community Standards Expense</b>       | <b>32,230.79</b> | <b>36,436.76</b> | <b>4,205.97</b> | <b>95,452.15</b> | <b>104,884.78</b> | <b>9,432.63</b> | <b>487,017.00</b> |
| <b>Property &amp; Environment Expense</b>      |                  |                  |                 |                  |                   |                 |                   |
| 61000 - Payroll-DPE                            | 25,512.46        | 30,550.58        | 5,038.12        | 81,900.00        | 91,651.74         | 9,751.74        | 366,607.00        |
| 61010 - Payroll-Overtime-DPE                   | 181.98           | 416.67           | 234.69          | 483.95           | 1,250.01          | 766.06          | 5,000.00          |
| 61020 - Payroll Taxes-DPE                      | 2,319.46         | 2,508.33         | 188.87          | 7,706.01         | 7,524.99          | (181.02)        | 30,100.00         |
| 61100 - Health Insurance-DPE                   | 4,470.53         | 5,761.67         | 1,291.14        | 8,941.06         | 11,523.34         | 2,582.28        | 69,140.00         |
| 61110 - Dental Insurance-DPE                   | 736.34           | 375.00           | (361.34)        | 1,472.68         | 1,125.00          | (347.68)        | 4,500.00          |
| 61120 - Vision Insurance-DPE                   | 54.58            | 54.58            | -               | 218.32           | 163.74            | (54.58)         | 655.00            |
| 61130 - Retirement-DPE                         | 1,535.06         | 1,416.67         | (118.39)        | 4,919.28         | 4,250.01          | (669.27)        | 17,000.00         |
| 61140 - HRA-Health Reimbursement-DPE           | 1,000.00         | 1,200.00         | 200.00          | 4,000.00         | 4,800.00          | 800.00          | 14,400.00         |
| 61150 - Insurance-Workers Comp-DPE             | 795.90           | 625.00           | (170.90)        | 340.52           | 1,875.00          | 1,534.48        | 7,500.00          |
| 61200 - Office/Field Supplies                  | -                | 33.33            | 33.33           | -                | 99.99             | 99.99           | 400.00            |
| 61210 - Tools, Supplies Expense                | 486.28           | 716.67           | 230.39          | 1,156.28         | 2,150.01          | 993.73          | 8,600.00          |
| 61220 - Janitorial Supplies                    | -                | 250.00           | 250.00          | 565.34           | 750.00            | 184.66          | 3,000.00          |
| 61230 - Uniforms                               | -                | 125.00           | 125.00          | -                | 375.00            | 375.00          | 1,500.00          |
| 61240 - Admin Office Cleaning                  | -                | 125.00           | 125.00          | -                | 375.00            | 375.00          | 1,500.00          |
| 61350 - Enforcement/Signage                    | -                | 916.67           | 916.67          | 4,474.73         | 2,750.01          | (1,724.72)      | 11,000.00         |
| 61351 - Roadside Cleanup/Adopt a Street        | -                | 8.33             | 8.33            | -                | 24.99             | 24.99           | 100.00            |
| 61352 - Signage                                | -                | 125.00           | 125.00          | -                | 375.00            | 375.00          | 1,500.00          |
| 61410 - Seminars/Training/CE                   | -                | 125.00           | 125.00          | -                | 375.00            | 375.00          | 1,500.00          |
| 61500 - Vehicle-Gas                            | 716.98           | 1,174.67         | 457.69          | 1,671.60         | 3,524.01          | 1,852.41        | 14,096.00         |
| 61510 - Dept Auto #1/2011 Toyota P/U           | -                | 83.33            | 83.33           | 815.34           | 249.99            | (565.35)        | 1,000.00          |
| 61530 - Dept Auto #3/06 Ford                   | -                | 250.00           | 250.00          | 504.92           | 750.00            | 245.08          | 3,000.00          |
| 61540 - Dept Auto #4/2013 Ford Truck           | 158.01           | 125.00           | (33.01)         | 158.01           | 375.00            | 216.99          | 1,500.00          |
| 61550 - Dept Auto #5/2018 Ford F-350           | -                | 125.00           | 125.00          | -                | 375.00            | 375.00          | 1,500.00          |
| 61560 - Dept Auto #6/20 Chevy Silverado        | 279.21           | 125.00           | (154.21)        | 279.21           | 375.00            | 95.79           | 1,500.00          |
| 61570 - Dept Auto #7/2020 Chevy Colo P/U       | 194.21           | 125.00           | (69.21)         | 194.21           | 375.00            | 180.79          | 1,500.00          |
| 61580 - Kubota Tractor 201                     | -                | 41.67            | 41.67           | -                | 125.01            | 125.01          | 500.00            |
| 61590 - Kubota Tractor 2014                    | 192.33           | 208.33           | 16.00           | 617.02           | 624.99            | 7.97            | 2,500.00          |
| 61592 - Kubota Tractor 2022                    | -                | 166.67           | 166.67          | -                | 500.01            | 500.01          | 2,000.00          |
| 61600 - Facilities Maintenance                 | 733.35           | 625.00           | (108.35)        | 1,573.80         | 1,875.00          | 301.20          | 7,500.00          |
| 61601 - Equipment Maintenance                  | -                | 375.00           | 375.00          | 499.06           | 1,125.00          | 625.94          | 4,500.00          |
| 61602 - Trailer Maintenance                    | 40.27            | 83.33            | 43.06           | 40.27            | 249.99            | 209.72          | 1,000.00          |
| 61603 - Boating Improvements                   | -                | 375.00           | 375.00          | -                | 1,125.00          | 1,125.00        | 4,500.00          |
| 61604 - Lakes Fisheries & Parks/Repair & Maint | 580.52           | 750.00           | 169.48          | 1,111.04         | 2,250.00          | 1,138.96        | 9,000.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|   | Current Period   |                  |                  | Year To Date      |                   |                   | Annual Budget     |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
|   | Actual           | Budget           | Variance         | Actual            | Budget            | Variance          |                   |
| <b>Operating Expense</b>                        |                  |                  |                  |                   |                   |                   |                   |
| 61605 - Fence Maint & Construction              | -                | 208.33           | 208.33           | -                 | 624.99            | 624.99            | 2,500.00          |
| 61606 - Parks & Trails Expense                  | 191.07           | 458.33           | 267.26           | 532.29            | 1,374.99          | 842.70            | 5,500.00          |
| 61610 - Consulting                              | -                | -                | -                | -                 | -                 | -                 | 2,000.00          |
| 61611 - Engineering/Survey                      | -                | 208.33           | 208.33           | 1,534.00          | 624.99            | (909.01)          | 2,500.00          |
| 61620 - Fire Mitigation                         | 1,357.24         | 1,916.67         | 559.43           | 1,611.96          | 5,750.01          | 4,138.05          | 23,000.00         |
| 61630 - Grass Seed/Fertilizer                   | -                | 500.00           | 500.00           | -                 | 1,500.00          | 1,500.00          | 6,000.00          |
| 61631 - Insect, Disease & Noxious Weeds         | 103.78           | -                | (103.78)         | 143.78            | -                 | (143.78)          | 2,500.00          |
| 61632 - Water Quality Testing                   | -                | 83.33            | 83.33            | -                 | 249.99            | 249.99            | 1,000.00          |
| 61633 - Weeds & Algae Control                   | -                | 2,083.33         | 2,083.33         | -                 | 6,249.99          | 6,249.99          | 25,000.00         |
| 61640 - Porta Potties                           | 260.40           | 416.67           | 156.27           | 781.20            | 1,250.01          | 468.81            | 5,000.00          |
| 61642 - PO Cluster Boxes                        | -                | 416.67           | 416.67           | 5,000.00          | 1,250.01          | (3,749.99)        | 5,000.00          |
| 61645 - Pumping Services                        | -                | 125.00           | 125.00           | -                 | 375.00            | 375.00            | 1,500.00          |
| 61800 - Kids Fishing Derby & Events             | -                | 83.33            | 83.33            | 227.75            | 249.99            | 22.24             | 1,000.00          |
| 61900 - Misc & Contingency                      | -                | 8.33             | 8.33             | -                 | 24.99             | 24.99             | 100.00            |
| 61910 - Common Area Improvements-Repairs-Equip  | 101.08           | 291.67           | 190.59           | 101.08            | 875.01            | 773.93            | 3,500.00          |
| 61960 - Stocking & Food Chain                   | -                | 9,500.00         | 9,500.00         | -                 | 28,500.00         | 28,500.00         | 114,000.00        |
| <b>Total Property &amp; Environment Expense</b> | <b>42,001.04</b> | <b>66,266.49</b> | <b>24,265.45</b> | <b>133,574.71</b> | <b>194,237.80</b> | <b>60,663.09</b>  | <b>799,698.00</b> |
| <b>Community Lifestyle Expense</b>              |                  |                  |                  |                   |                   |                   |                   |
| 62250 - Website-Front Steps                     | 273.34           | 333.33           | 59.99            | 721.93            | 999.99            | 278.06            | 4,000.00          |
| 62320 - Newsletter Prep/Printing/Postage        | -                | -                | -                | 8,528.87          | -                 | (8,528.87)        | 28,000.00         |
| 62800 - Community Activities & Events           | 1,012.55         | 1,750.00         | 737.45           | 1,012.55          | 5,250.00          | 4,237.45          | 21,000.00         |
| 62810 - Clubhouse Rental Expense                | -                | 41.67            | 41.67            | -                 | 125.01            | 125.01            | 500.00            |
| 62820 - Facilities-Clubhouse                    | -                | 208.33           | 208.33           | -                 | 624.99            | 624.99            | 2,500.00          |
| 62830 - Clubhouse Cleaning Expense              | -                | 125.00           | 125.00           | -                 | 375.00            | 375.00            | 1,500.00          |
| 62840 - Landscaping Clubhouse                   | -                | 41.67            | 41.67            | -                 | 125.01            | 125.01            | 500.00            |
| 62940 - Community Garden                        | 26.10            | 416.67           | 390.57           | 26.10             | 1,250.01          | 1,223.91          | 5,000.00          |
| <b>Total Community Lifestyle Expense</b>        | <b>1,311.99</b>  | <b>2,916.67</b>  | <b>1,604.68</b>  | <b>10,289.45</b>  | <b>8,750.01</b>   | <b>(1,539.44)</b> | <b>63,000.00</b>  |
| <b>Recreation Amenities Expense</b>             |                  |                  |                  |                   |                   |                   |                   |
| 63000 - Payroll-DRA                             | 25,992.54        | 28,992.00        | 2,999.46         | 81,089.75         | 86,976.00         | 5,886.25          | 347,904.00        |
| 63010 - Payroll-Overtime-DRA                    | 57.49            | 41.67            | (15.82)          | 57.49             | 125.01            | 67.52             | 500.00            |
| 63020 - Payroll Taxes-DRA                       | 2,351.50         | 2,291.67         | (59.83)          | 7,584.77          | 6,875.01          | (709.76)          | 27,500.00         |
| 63100 - Health Insurance-DRA                    | 2,462.61         | 3,142.50         | 679.89           | 4,925.22          | 6,285.00          | 1,359.78          | 37,710.00         |
| 63110 - Dental Insurance-DRA                    | 428.96           | 216.67           | (212.29)         | 857.92            | 650.01            | (207.91)          | 2,600.00          |
| 63120 - Vision Insurance-DRA                    | 35.76            | 37.50            | 1.74             | 143.04            | 112.50            | (30.54)           | 450.00            |
| 63130 - Retirement-DRA                          | 832.91           | 875.00           | 42.09            | 2,904.88          | 2,625.00          | (279.88)          | 10,500.00         |
| 63140 - HRA-Health Reimbursement-DRA            | 600.00           | 600.00           | -                | 2,400.00          | 2,400.00          | -                 | 7,200.00          |
| 63150 - Insurance-Workers Comp-DRA              | 240.76           | 208.33           | (32.43)          | 102.74            | 624.99            | 522.25            | 2,500.00          |
| 63200 - Supplies-Building                       | 472.92           | 833.33           | 360.41           | 1,954.25          | 2,499.99          | 545.74            | 10,000.00         |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|   | Current Period   |                  |                 | Year To Date      |                   |                  | Annual Budget     |
|---|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
|   | Actual           | Budget           | Variance        | Actual            | Budget            | Variance         |                   |
| <b>Operating Expense</b>                  |                  |                  |                 |                   |                   |                  |                   |
| 63210 - Supplies-Programs                 | 479.75           | 750.00           | 270.25          | 779.74            | 2,250.00          | 1,470.26         | 9,000.00          |
| 63220 - Janitorial/Housekeeping           | -                | 166.67           | 166.67          | 41.37             | 500.01            | 458.64           | 2,000.00          |
| 63230 - Uniforms                          | -                | -                | -               | -                 | 200.00            | 200.00           | 1,000.00          |
| 63250 - EZ Facility Software              | 569.00           | 416.67           | (152.33)        | 1,707.00          | 1,250.01          | (456.99)         | 5,000.00          |
| 63251 - Tech Help                         | -                | 41.67            | 41.67           | -                 | 125.01            | 125.01           | 500.00            |
| 63320 - Office Supplies/Printing          | 36.61            | 266.67           | 230.06          | 191.13            | 800.01            | 608.88           | 3,200.00          |
| 63400 - Dues/Subscriptions                | 47.15            | 20.83            | (26.32)         | 47.15             | 62.49             | 15.34            | 250.00            |
| 63410 - Seminars/Training                 | -                | -                | -               | -                 | 550.00            | 550.00           | 2,200.00          |
| 63500 - Business Mileage                  | -                | -                | -               | 69.92             | -                 | (69.92)          | -                 |
| 63600 - Maintenance Building              | 1,217.87         | 1,666.67         | 448.80          | 2,874.01          | 5,000.01          | 2,126.00         | 20,000.00         |
| 63601 - Maintenance-Grounds & Parking     | 243.55           | 333.33           | 89.78           | 306.08            | 999.99            | 693.91           | 4,000.00          |
| 63602 - Maintenance-Pool                  | 6,191.86         | 1,750.00         | (4,441.86)      | 6,596.64          | 5,250.00          | (1,346.64)       | 21,000.00         |
| 63800 - Pagosa Springs Porpoises Swim     | 40.00            | 375.00           | 335.00          | 90.00             | 1,125.00          | 1,035.00         | 4,500.00          |
| 63810 - Swim Lesson Expense               | -                | 395.83           | 395.83          | -                 | 1,187.49          | 1,187.49         | 4,750.00          |
| 63900 - Misc & Contingency                | -                | 41.67            | 41.67           | -                 | 125.01            | 125.01           | 500.00            |
| 63910 - Non Capital Equipment Replacement | -                | 416.67           | 416.67          | 3,304.92          | 1,250.01          | (2,054.91)       | 5,000.00          |
| 63920 - Merchandise                       | 27.01            | 166.67           | 139.66          | 37.39             | 500.01            | 462.62           | 2,000.00          |
| 64010 - Utilities-Gas Rec                 | 3,391.08         | 3,650.00         | 258.92          | 7,497.62          | 10,950.00         | 3,452.38         | 43,800.00         |
| 64020 - Utilities-Electric Rec            | 2,836.44         | 3,502.92         | 666.48          | 5,551.10          | 10,508.76         | 4,957.66         | 42,035.00         |
| 64030 - Utilities-Water Rec               | 609.03           | 687.50           | 78.47           | 1,212.42          | 2,062.50          | 850.08           | 8,250.00          |
| 64040 - Utilities-Waste Control Rec       | -                | 175.00           | 175.00          | 248.06            | 525.00            | 276.94           | 2,100.00          |
| 64050 - Irrigation Water Rec              | -                | 83.33            | 83.33           | -                 | 249.99            | 249.99           | 1,000.00          |
| 64060 - Utilities-Alarm Rec               | -                | 166.67           | 166.67          | 450.00            | 500.01            | 50.01            | 2,000.00          |
| 64070 - Utilities-TV-Telephone Rec        | 120.36           | 291.67           | 171.31          | 552.24            | 875.01            | 322.77           | 3,500.00          |
| <b>Total Recreation Amenities Expense</b> | <b>49,285.16</b> | <b>52,604.11</b> | <b>3,318.95</b> | <b>133,576.85</b> | <b>156,019.83</b> | <b>22,442.98</b> | <b>634,449.00</b> |
| <b>Utilities Expense</b>                  |                  |                  |                 |                   |                   |                  |                   |
| 70010 - Gas Admin                         | 229.60           | 208.33           | (21.27)         | 529.76            | 624.99            | 95.23            | 2,500.00          |
| 70020 - Electric Admin                    | -                | 358.33           | 358.33          | 770.12            | 1,074.99          | 304.87           | 4,300.00          |
| 70030 - Water Admin                       | 50.10            | 500.00           | 449.90          | 130.50            | 1,500.00          | 1,369.50         | 6,000.00          |
| 70040 - Waste Control Admin               | -                | 183.33           | 183.33          | 363.68            | 549.99            | 186.31           | 2,200.00          |
| 71010 - Gas Shop                          | 306.28           | 250.00           | (56.28)         | 698.39            | 750.00            | 51.61            | 3,000.00          |
| 71020 - Electric Shop                     | -                | 183.33           | 183.33          | 368.65            | 549.99            | 181.34           | 2,200.00          |
| 71030 - Water Shop                        | 65.25            | 87.50            | 22.25           | 130.50            | 262.50            | 132.00           | 1,050.00          |
| 71040 - Waste Shop                        | -                | 150.00           | 150.00          | 297.43            | 450.00            | 152.57           | 1,800.00          |
| 72010 - Gas Clubhouse                     | 506.41           | 433.33           | (73.08)         | 1,147.75          | 1,299.99          | 152.24           | 5,200.00          |
| 72020 - Electric Clubhouse                | -                | 183.33           | 183.33          | 333.15            | 549.99            | 216.84           | 2,200.00          |
| 72030 - Water Clubhouse                   | 65.25            | 225.00           | 159.75          | 130.50            | 675.00            | 544.50           | 2,700.00          |
| 73000 - Cellular Phones                   | 185.19           | 291.67           | 106.48          | 592.06            | 875.01            | 282.95           | 3,500.00          |
| 73010 - Telephone-All Depts Except Rec    | 360.37           | 416.67           | 56.30           | 720.74            | 1,250.01          | 529.27           | 5,000.00          |
| 74000 - Street Lights                     | -                | 166.67           | 166.67          | 181.90            | 500.01            | 318.11           | 2,000.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|                                    | Current Period      |                     |                   | Year To Date        |                     |                   | Annual Budget       |
|------------------------------------|---------------------|---------------------|-------------------|---------------------|---------------------|-------------------|---------------------|
|                                    | Actual              | Budget              | Variance          | Actual              | Budget              | Variance          |                     |
| <b>Operating Expense</b>           |                     |                     |                   |                     |                     |                   |                     |
| 74010 - Water Other Assoc Lots     | 3,851.51            | 33.33               | (3,818.18)        | 3,851.51            | 99.99               | (3,751.52)        | 400.00              |
| 74020 - Aerator                    | 176.35              | 833.33              | 656.98            | 1,415.75            | 2,499.99            | 1,084.24          | 10,000.00           |
| 74030 - Internet                   | 296.86              | 375.00              | 78.14             | 1,048.40            | 1,125.00            | 76.60             | 4,500.00            |
| <b>Total Utilities Expense</b>     | <b>6,093.17</b>     | <b>4,879.15</b>     | <b>(1,214.02)</b> | <b>12,710.79</b>    | <b>14,637.45</b>    | <b>1,926.66</b>   | <b>58,550.00</b>    |
| <b>Total Operating Expense</b>     | <b>233,092.65</b>   | <b>227,556.70</b>   | <b>(5,535.95)</b> | <b>585,755.70</b>   | <b>667,161.26</b>   | <b>81,405.56</b>  | <b>2,884,156.00</b> |
| <b>Net Operating Income (Loss)</b> | <b>(170,617.74)</b> | <b>(966,685.03)</b> | <b>796,067.29</b> | <b>2,214,391.39</b> | <b>1,448,292.75</b> | <b>766,098.64</b> | <b>-</b>            |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|   | Current Period     |                   |                    | Year To Date        |                 |                     | Annual Budget       |
|---|--------------------|-------------------|--------------------|---------------------|-----------------|---------------------|---------------------|
|   | Actual             | Budget            | Variance           | Actual              | Budget          | Variance            |                     |
| <b>Reserve Income</b>                             |                    |                   |                    |                     |                 |                     |                     |
| 80000 - Reserve-Restricted                        | 8,500.00           | -                 | 8,500.00           | 8,500.00            | -               | 8,500.00            | 499,305.00          |
| 80100 - Interest-Reserve                          | 12,402.73          | 1,916.67          | 10,486.06          | 13,513.01           | 5,750.01        | 7,763.00            | 23,000.00           |
| <b>Total Reserve Income</b>                       | <b>20,902.73</b>   | <b>1,916.67</b>   | <b>18,986.06</b>   | <b>22,013.01</b>    | <b>5,750.01</b> | <b>16,263.00</b>    | <b>522,305.00</b>   |
| <b>Trails Maintenance Income</b>                  |                    |                   |                    |                     |                 |                     |                     |
| 81000 - Trails Maintenance Reserve                | -                  | -                 | -                  | -                   | -               | -                   | 56,400.00           |
| 81100 - Interest-Trails Maint Reserves            | 63.56              | 1,000.00          | (936.44)           | 27.34               | 3,000.00        | (2,972.66)          | 12,000.00           |
| <b>Total Trails Maintenance Income</b>            | <b>63.56</b>       | <b>1,000.00</b>   | <b>(936.44)</b>    | <b>27.34</b>        | <b>3,000.00</b> | <b>(2,972.66)</b>   | <b>68,400.00</b>    |
| <b>Total Reserve Income</b>                       | <b>20,966.29</b>   | <b>2,916.67</b>   | <b>18,049.62</b>   | <b>22,040.35</b>    | <b>8,750.01</b> | <b>13,290.34</b>    | <b>590,705.00</b>   |
| <b>Reserve Expense</b>                            |                    |                   |                    |                     |                 |                     |                     |
| 84003 - Replace ATV                               | 9,218.80           | -                 | (9,218.80)         | 9,218.80            | -               | (9,218.80)          | -                   |
| 84014 - Replace Air Unit - Rec Center             | 71,844.71          | -                 | (71,844.71)        | 364,678.66          | -               | (364,678.66)        | 700,000.00          |
| 84019 - Greenbelt Fire Mitigation                 | -                  | -                 | -                  | -                   | -               | -                   | 45,000.00           |
| 84023 - Replace Mailbox - Reserves                | -                  | -                 | -                  | -                   | -               | -                   | 45,428.00           |
| 84025 - Server, Upgrades                          | 2,137.27           | 4,368.00          | 2,230.73           | 2,137.27            | 4,368.00        | 2,230.73            | 4,368.00            |
| 84026 - Floor Coverings Carpet                    | -                  | -                 | -                  | -                   | -               | -                   | 10,000.00           |
| 84027 - Audio / Video Equipment                   | -                  | -                 | -                  | -                   | -               | -                   | 4,368.00            |
| 84028 - Asphalt-crack-fill,patch, seal coat-Admin | -                  | -                 | -                  | -                   | -               | -                   | 10,261.00           |
| 84029 - Asphalt-crack-fill,patch,seal coat - Rec  | -                  | -                 | -                  | -                   | -               | -                   | 10,374.00           |
| 84030 - Concrete sidewalks-partial                | -                  | -                 | -                  | -                   | -               | -                   | 15,000.00           |
| 84031 - Replace 12' Dump Trailer                  | 10,349.86          | -                 | (10,349.86)        | 10,349.86           | -               | (10,349.86)         | 9,500.00            |
| 84032 - Replace 18' Flat Trailer                  | 7,100.10           | -                 | (7,100.10)         | 7,100.10            | -               | (7,100.10)          | 7,500.00            |
| <b>Total Reserve Expense</b>                      | <b>100,650.74</b>  | <b>4,368.00</b>   | <b>(96,282.74)</b> | <b>393,484.69</b>   | <b>4,368.00</b> | <b>(389,116.69)</b> | <b>861,799.00</b>   |
| <b>Trails Maintenance Expense</b>                 |                    |                   |                    |                     |                 |                     |                     |
| 89001 - Seal Coat Vista Blvd                      | -                  | -                 | -                  | -                   | -               | -                   | 15,063.00           |
| 89002 - Seal Coat-N. Pagosa-2017 Addition         | -                  | -                 | -                  | -                   | -               | -                   | 11,352.00           |
| 89004 - Repave Park Avenue                        | -                  | -                 | -                  | -                   | -               | -                   | 72,161.00           |
| 89005 - Repave N. Pagosa Blvd.                    | -                  | -                 | -                  | 1,672.00            | -               | (1,672.00)          | 109,770.00          |
| <b>Total Trails Maintenance Expense</b>           | <b>-</b>           | <b>-</b>          | <b>-</b>           | <b>1,672.00</b>     | <b>-</b>        | <b>(1,672.00)</b>   | <b>208,346.00</b>   |
| <b>Total Reserve Expense</b>                      | <b>100,650.74</b>  | <b>4,368.00</b>   | <b>(96,282.74)</b> | <b>395,156.69</b>   | <b>4,368.00</b> | <b>(390,788.69)</b> | <b>1,070,145.00</b> |
| <b>Net Reserve Income (Loss)</b>                  | <b>(79,684.45)</b> | <b>(1,451.33)</b> | <b>(78,233.12)</b> | <b>(373,116.34)</b> | <b>4,382.01</b> | <b>(377,498.35)</b> | <b>(479,440.00)</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

|  | 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          |
| 91900 - Interest-Capital Fund            | (25.36)             | 1,666.67            | (1,692.03)        | 654.80              | 5,000.01            | (4,345.21)         | 20,000.00           |
| <b>Total Capital Improvement Income</b>  | <b>(25.36)</b>      | <b>1,666.67</b>     | <b>(1,692.03)</b> | <b>654.80</b>       | <b>5,000.01</b>     | <b>(4,345.21)</b>  | <b>333,740.00</b>   |
| <b>Total Capital Income</b>              | <b>(25.36)</b>      | <b>1,666.67</b>     | <b>(1,692.03)</b> | <b>654.80</b>       | <b>5,000.01</b>     | <b>(4,345.21)</b>  | <b>333,740.00</b>   |
| <b>Capital Expense</b>                   |                     |                     |                   |                     |                     |                    |                     |
| <b>Capital Improvement Expense</b>       |                     |                     |                   |                     |                     |                    |                     |
| 95009 - Parking Lot - Rec Center         | 3,575.00            | -                   | (3,575.00)        | 7,676.00            | -                   | (7,676.00)         | 128,208.00          |
| 95011 - Vista Mailbox Development        | 80.00               | -                   | (80.00)           | 22,483.35           | -                   | (22,483.35)        | 219,000.00          |
| <b>Total Capital Improvement Expense</b> | <b>3,655.00</b>     | <b>-</b>            | <b>(3,655.00)</b> | <b>30,159.35</b>    | <b>-</b>            | <b>(30,159.35)</b> | <b>347,208.00</b>   |
| <b>Total Capital Expense</b>             | <b>3,655.00</b>     | <b>-</b>            | <b>(3,655.00)</b> | <b>30,159.35</b>    | <b>-</b>            | <b>(30,159.35)</b> | <b>347,208.00</b>   |
| <b>Net Capital Income (Loss)</b>         | <b>(3,680.36)</b>   | <b>1,666.67</b>     | <b>(5,347.03)</b> | <b>(29,504.55)</b>  | <b>5,000.01</b>     | <b>(34,504.56)</b> | <b>(13,468.00)</b>  |
| <b>Net Total</b>                         | <b>(253,982.55)</b> | <b>(966,469.69)</b> | <b>712,487.14</b> | <b>1,811,770.50</b> | <b>1,457,674.77</b> | <b>354,095.73</b>  | <b>(492,908.00)</b> |



# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 12/31/2023

| <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                       | \$232,379.76        |                     |                       | \$232,379.76          |
| 11540 - First Citizens Bank Operating            | \$49,249.15         |                     |                       | \$49,249.15           |
| 11541 - First Citizens Bank Sweep - Operating    | \$120,847.40        |                     |                       | \$120,847.40          |
| 12100 - Edward Jones Operating                   | \$71,255.94         |                     |                       | \$71,255.94           |
| 12110 - Edward Jones Emergency Fund              | \$256,852.80        |                     |                       | \$256,852.80          |
| 12200 - Edward Jones Capital Improvement         |                     | \$538,502.63        |                       | \$538,502.63          |
| 13820 - Edward Jones Reserves                    |                     |                     | \$582,735.42          | \$582,735.42          |
| 13841 - First Citizens Bank Reserves - CDARS     |                     |                     | \$300,000.00          | \$300,000.00          |
| 13850 - Edward Jones Trails Maintenance Reserves |                     |                     | \$235,035.52          | \$235,035.52          |
| 14000 - Accounts Receivable                      | \$71,591.96         |                     |                       | \$71,591.96           |
| 14900 - Allowance for Doubtful Accounts          | (\$40,774.35)       |                     |                       | (\$40,774.35)         |
| 15100 - Accts Rec.-Employee Dep Health           | \$1,724.12          |                     |                       | \$1,724.12            |
| 15200 - Accts Rec.-Prepaid Legal                 | \$15.95             |                     |                       | \$15.95               |
| 15300 - Accts Rec.-Supplemental Health           | \$0.12              |                     |                       | \$0.12                |
| 15500 - Interfund-Due To/Due From                | (\$54,000.00)       |                     | \$54,000.00           | -                     |
| 16000 - Prepaid Expenses                         | \$52,932.16         |                     |                       | \$52,932.16           |
| <b>Total Current Assets</b>                      | <b>\$763,026.61</b> | <b>\$538,502.63</b> | <b>\$1,171,770.94</b> | <b>\$2,473,300.18</b> |
| <b>Fixed Assets</b>                              |                     |                     |                       |                       |
| 18500 - Land: Admin-Shop-Rec Center              | \$506,377.38        |                     |                       | \$506,377.38          |
| 18510 - Building                                 | \$4,043,372.99      |                     |                       | \$4,043,372.99        |
| 18520 - Equipment                                | \$911,161.73        |                     |                       | \$911,161.73          |
| 18530 - Lakes                                    | \$425,755.37        |                     |                       | \$425,755.37          |
| 18540 - Improvements                             | \$1,585,187.24      |                     |                       | \$1,585,187.24        |
| 19900 - Accumulated Depreciation                 | (\$3,465,893.06)    |                     |                       | (\$3,465,893.06)      |

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 12/31/2023

| <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>\$4,005,961.65</b> |
| <b>Total Assets</b>                               | <b>\$4,768,988.26</b> | <b>\$538,502.63</b> | <b>\$1,171,770.94</b> |                   | <b>\$6,479,261.83</b> |
| <b>Current Liabilities</b>                        |                       |                     |                       |                   |                       |
| 20000 - Accounts Payable                          | \$60,115.27           | \$3,025.00          | \$6,690.28            |                   | \$69,830.55           |
| 20100 - Accrued Expenses                          | \$60,251.06           |                     |                       |                   | \$60,251.06           |
| 22000 - Prepaid Assessments                       | \$23,003.76           |                     |                       |                   | \$23,003.76           |
| 23000 - Contract Liability                        | \$136,691.00          |                     |                       |                   | \$136,691.00          |
| 25000 - Other Current Liabilities                 | (\$158.79)            |                     |                       |                   | (\$158.79)            |
| <b>Total Current Liabilities</b>                  | <b>\$279,902.30</b>   | <b>\$3,025.00</b>   | <b>\$6,690.28</b>     |                   | <b>\$289,617.58</b>   |
| <b>Equity</b>                                     |                       |                     |                       |                   |                       |
| 30000 - Investment in property and equipment, net | \$4,005,961.65        |                     |                       |                   | \$4,005,961.65        |
| 32000 - Retained Earnings-Operating               | \$514,255.17          |                     |                       |                   | \$514,255.17          |
| 33000 - Retained Earnings-Reserves                |                       |                     | \$890,941.12          |                   | \$890,941.12          |
| 34000 - Retained Earnings-Capital Improvement     |                       | \$542,576.34        |                       |                   | \$542,576.34          |
| 35000 - Retained Earnings-Settlement              |                       |                     |                       | (\$963.57)        | (\$963.57)            |
| 36000 - Net Income                                | (\$31,130.86)         | (\$7,098.71)        | \$274,139.54          | \$963.57          | \$236,873.54          |
| <b>Total Equity</b>                               | <b>\$4,489,085.96</b> | <b>\$535,477.63</b> | <b>\$1,165,080.66</b> | <b>-</b>          | <b>\$6,189,644.25</b> |
| <b>Total Liabilities / Equity</b>                 | <b>\$4,768,988.26</b> | <b>\$538,502.63</b> | <b>\$1,171,770.94</b> | <b>-</b>          | <b>\$6,479,261.83</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|   | 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                      | (600.00)           | -                | (600.00)           | 267,650.00          | 225,000.00          | 42,650.00        | 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)         | (54,000.00)         | -                | (54,000.00)         |
| 40200 - Funds Transfer-Capital Improvement        | -                  | -                | -                  | (313,740.00)        | (313,740.00)        | -                | (313,740.00)        |
| 40300 - Assessments-Uncollectible                 | 11,557.76          | -                | 11,557.76          | (2,485.44)          | (35,000.00)         | 32,514.56        | (35,000.00)         |
| 40400 - Carry Forward                             | -                  | -                | -                  | -                   | 75,000.00           | (75,000.00)      | 75,000.00           |
| 40500 - Late Charges                              | 232.15             | -                | 232.15             | 31,821.64           | 40,000.00           | (8,178.36)       | 40,000.00           |
| 40600 - Other Income-Lien Fees                    | -                  | -                | -                  | 6,000.00            | 11,000.00           | (5,000.00)       | 11,000.00           |
| 40700 - Delinquent Postage Fees                   | 93.83              | 416.63           | (322.80)           | 2,940.07            | 5,000.00            | (2,059.93)       | 5,000.00            |
| 40800 - Delinquent Door Notice Fees               | -                  | -                | -                  | 2,579.70            | 15,000.00           | (12,420.30)      | 15,000.00           |
| 41000 - Lot Consolidation Fee                     | 1,500.00           | 2,083.37         | (583.37)           | 53,818.00           | 25,000.00           | 28,818.00        | 25,000.00           |
| 41010 - Other Income-Transfer Fees                | 2,560.00           | 7,083.37         | (4,523.37)         | 65,945.00           | 85,000.00           | (19,055.00)      | 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                      | 1,473.97           | 1,250.00         | 223.97             | 31,432.79           | 15,000.00           | 16,432.79        | 15,000.00           |
| <b>Total Admin Service Income</b>                 | <b>(37,182.29)</b> | <b>10,833.37</b> | <b>(48,015.66)</b> | <b>1,868,693.73</b> | <b>1,834,560.00</b> | <b>34,133.73</b> | <b>1,834,560.00</b> |
| <b>Community Standards Income</b>                 |                    |                  |                    |                     |                     |                  |                     |
| 42000 - Filing Fee                                | 180.00             | 1,050.00         | (870.00)           | 14,220.00           | 15,200.00           | (980.00)         | 15,200.00           |
| 42010 - Review & Inspect Fee                      | 5,130.00           | 6,565.00         | (1,435.00)         | 114,550.00          | 95,900.00           | 18,650.00        | 95,900.00           |
| 42100 - DCS Fines                                 | 400.00             | 242.00           | 158.00             | 7,514.71            | 3,500.00            | 4,014.71         | 3,500.00            |
| 42300 - Community Enhancement                     | 694.25             | 207.00           | 487.25             | 4,905.60            | 3,500.00            | 1,405.60         | 3,500.00            |
| <b>Total Community Standards Income</b>           | <b>6,404.25</b>    | <b>8,064.00</b>  | <b>(1,659.75)</b>  | <b>141,190.31</b>   | <b>118,100.00</b>   | <b>23,090.31</b> | <b>118,100.00</b>   |
| <b>Property &amp; Environment Income</b>          |                    |                  |                    |                     |                     |                  |                     |
| 44000 - Fishing Permits                           | 2,247.05           | 13,000.00        | (10,752.95)        | 157,317.48          | 156,000.00          | 1,317.48         | 156,000.00          |
| 44010 - Boat Permits                              | 20.00              | 750.00           | (730.00)           | 9,630.00            | 9,000.00            | 630.00           | 9,000.00            |
| 44100 - Weed Control                              | -                  | 41.63            | (41.63)            | -                   | 500.00              | (500.00)         | 500.00              |
| 44200 - Property/Environment-Fines                | 4.00               | 33.37            | (29.37)            | 79.00               | 400.00              | (321.00)         | 400.00              |
| 44300 - Other-DPE (Seed/Fertilizer)               | 18.00              | 291.63           | (273.63)           | 7,552.00            | 3,500.00            | 4,052.00         | 3,500.00            |
| <b>Total Property &amp; Environment Income</b>    | <b>2,289.05</b>    | <b>14,116.63</b> | <b>(11,827.58)</b> | <b>174,578.48</b>   | <b>169,400.00</b>   | <b>5,178.48</b>  | <b>169,400.00</b>   |
| <b>Community Lifestyle Income</b>                 |                    |                  |                    |                     |                     |                  |                     |
| 46000 - Community Activities                      | 206.64             | 500.00           | (293.36)           | 13,543.65           | 4,000.00            | 9,543.65         | 4,000.00            |
| 46100 - Newsletter Advertising                    | 2,538.78           | -                | 2,538.78           | 7,115.78            | 8,000.00            | (884.22)         | 8,000.00            |
| 46200 - Rent-Clubhouse                            | 618.00             | 280.00           | 338.00             | 7,559.00            | 7,500.00            | 59.00            | 7,500.00            |
| 46210 - Kitchen Rental                            | -                  | 100.00           | (100.00)           | 100.00              | 500.00              | (400.00)         | 500.00              |
| 46220 - Accessory Rental-Tablecloths              | -                  | 50.00            | (50.00)            | -                   | 250.00              | (250.00)         | 250.00              |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|   | Current Period   |                   |                    | Year To Date        |                     |                   | Annual Budget       |
|---|------------------|-------------------|--------------------|---------------------|---------------------|-------------------|---------------------|
|   | Actual           | Budget            | Variance           | Actual              | Budget              | Variance          |                     |
| <b>Operating Income</b>                       |                  |                   |                    |                     |                     |                   |                     |
| 46230 - Clubhouse Cleaning                    | -                | 300.00            | (300.00)           | 600.00              | 900.00              | (300.00)          | 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>3,363.42</b>  | <b>1,230.00</b>   | <b>2,133.42</b>    | <b>30,594.43</b>    | <b>24,150.00</b>    | <b>6,444.43</b>   | <b>24,150.00</b>    |
| <b>Recreation Amenities Income</b>            |                  |                   |                    |                     |                     |                   |                     |
| 48000 - PLPOA Members-Amenities               | 25,257.10        | 11,194.00         | 14,063.10          | 320,761.13          | 269,694.00          | 51,067.13         | 269,694.00          |
| 48100 - Sponsored Guest-Amenities             | -                | -                 | -                  | 5.00                | -                   | 5.00              | -                   |
| 48200 - Timeshare Owners-Amenities            | -                | 52,993.00         | (52,993.00)        | 211,974.00          | 211,974.00          | -                 | 211,974.00          |
| 48300 - Sponsored Events/Programs             | 1,045.00         | 1,054.00          | (9.00)             | 15,390.00           | 15,254.00           | 136.00            | 15,254.00           |
| 48400 - Rental Income                         | 328.00           | 400.00            | (72.00)            | 3,048.51            | 4,000.00            | (951.49)          | 4,000.00            |
| 48500 - Retail                                | 148.68           | 400.00            | (251.32)           | 1,916.27            | 3,500.00            | (1,583.73)        | 3,500.00            |
| 48600 - Pagosa Springs Porpoises Swim Revenue | -                | -                 | -                  | 5,981.00            | -                   | 5,981.00          | -                   |
| <b>Total Recreation Amenities Income</b>      | <b>26,778.78</b> | <b>66,041.00</b>  | <b>(39,262.22)</b> | <b>559,075.91</b>   | <b>504,422.00</b>   | <b>54,653.91</b>  | <b>504,422.00</b>   |
| <b>Total Operating Income</b>                 | <b>1,653.21</b>  | <b>100,285.00</b> | <b>(98,631.79)</b> | <b>2,774,132.86</b> | <b>2,650,632.00</b> | <b>123,500.86</b> | <b>2,650,632.00</b> |

## Operating Expense

### Admin Service Expense

|  |           |           |            |            |            |            |            |
|--|-----------|-----------|------------|------------|------------|------------|------------|
| 50000 - Payroll-Admin                  | 32,329.43 | 30,967.88 | (1,361.55) | 356,326.61 | 371,615.00 | 15,288.39  | 371,615.00 |
| 50010 - Payroll-Overtime-Admin         | 24.30     | 83.37     | 59.07      | 225.60     | 1,000.00   | 774.40     | 1,000.00   |
| 50020 - Payroll Taxes-Admin            | 2,424.96  | 2,500.00  | 75.04      | 30,323.53  | 30,000.00  | (323.53)   | 30,000.00  |
| 50100 - Health Insurance-Admin         | -         | -         | -          | 59,645.40  | 61,250.00  | 1,604.60   | 61,250.00  |
| 50110 - Dental Insurance-Admin         | -         | 341.63    | 341.63     | 4,063.32   | 4,100.00   | 36.68      | 4,100.00   |
| 50120 - Vision Insurance-Admin         | -         | 50.00     | 50.00      | 543.18     | 600.00     | 56.82      | 600.00     |
| 50130 - Retirement-Admin               | 1,504.25  | 1,416.63  | (87.62)    | 18,498.29  | 17,000.00  | (1,498.29) | 17,000.00  |
| 50140 - HRA-Health Reimbursement-Admin | -         | 1,400.00  | 1,400.00   | 16,800.00  | 16,800.00  | -          | 16,800.00  |
| 50150 - Insurance-Workers Comp-Admin   | -         | 125.00    | 125.00     | 1,290.44   | 1,500.00   | 209.56     | 1,500.00   |
| 50160 - Life Insurance-All             | -         | 200.00    | 200.00     | 2,164.58   | 2,400.00   | 235.42     | 2,400.00   |
| 50190 - Payroll-Paychex                | 133.77    | 750.00    | 616.23     | 6,325.46   | 9,000.00   | 2,674.54   | 9,000.00   |
| 50195 - Misc (Admin Cafeteria Plan)    | 316.79    | 133.37    | (183.42)   | 1,467.79   | 1,600.00   | 132.21     | 1,600.00   |
| 50200 - Office Supplies                | 2,497.39  | 583.37    | (1,914.02) | 7,051.57   | 7,000.00   | (51.57)    | 7,000.00   |
| 50250 - Software Expense               | 2,407.00  | 2,291.63  | (115.37)   | 30,329.12  | 27,500.00  | (2,829.12) | 27,500.00  |
| 50251 - Office Equip Repair/Tech Help  | 901.65    | 916.63    | 14.98      | 12,658.84  | 11,000.00  | (1,658.84) | 11,000.00  |
| 50260 - Equipment Leases               | -         | 250.00    | 250.00     | 2,179.04   | 3,000.00   | 820.96     | 3,000.00   |
| 50300 - Postage                        | 552.11    | 916.63    | 364.52     | 8,999.63   | 11,000.00  | 2,000.37   | 11,000.00  |
| 50310 - Admin Copier                   | -         | 41.63     | 41.63      | -          | 500.00     | 500.00     | 500.00     |
| 50320 - Copies/Printing                | -         | 83.37     | 83.37      | -          | 1,000.00   | 1,000.00   | 1,000.00   |
| 50400 - Dues & Fees                    | -         | 145.87    | 145.87     | 1,051.00   | 1,750.00   | 699.00     | 1,750.00   |
| 50410 - Education-Seminars             | 297.00    | 708.37    | 411.37     | 9,005.43   | 8,500.00   | (505.43)   | 8,500.00   |
| 50420 - Subscriptions                  | 140.00    | 22.88     | (117.12)   | 175.00     | 275.00     | 100.00     | 275.00     |
| 50500 - Gas/Mileage                    | -         | 16.63     | 16.63      | 48.15      | 200.00     | 151.85     | 200.00     |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|  | Current Period    |                  |                     | Year To Date      |                   |                     | Annual Budget     |
|--|-------------------|------------------|---------------------|-------------------|-------------------|---------------------|-------------------|
|  | Actual            | Budget           | Variance            | Actual            | Budget            | Variance            |                   |
| <b>Operating Expense</b>               |                   |                  |                     |                   |                   |                     |                   |
| 50700 - Board Meetings/Discretionary   | 55.45             | 100.00           | 44.55               | 895.46            | 1,200.00          | 304.54              | 1,200.00          |
| 50710 - Online Elections               | -                 | 1,333.37         | 1,333.37            | 11,420.09         | 16,000.00         | 4,579.91            | 16,000.00         |
| 50900 - Misc. & Contingency            | 98.46             | 83.37            | (15.09)             | 1,138.42          | 1,000.00          | (138.42)            | 1,000.00          |
| 50950 - Advertisement                  | 89.85             | 83.37            | (6.48)              | 596.05            | 1,000.00          | 403.95              | 1,000.00          |
| 51000 - Audit                          | -                 | 2,166.63         | 2,166.63            | 27,500.00         | 26,000.00         | (1,500.00)          | 26,000.00         |
| 51100 - Legal                          | 3,234.42          | 4,166.63         | 932.21              | 96,238.88         | 50,000.00         | (46,238.88)         | 50,000.00         |
| 51200 - Legal-Collections              | 1,257.98          | 2,083.37         | 825.39              | 52,115.65         | 25,000.00         | (27,115.65)         | 25,000.00         |
| 51201 - Legal-Collections-billed       | 711.80            | -                | (711.80)            | (42,412.77)       | -                 | 42,412.77           | -                 |
| 51500 - Property Taxes                 | -                 | 208.37           | 208.37              | 66.32             | 2,500.00          | 2,433.68            | 2,500.00          |
| 51510 - Income Tax                     | -                 | -                | -                   | -                 | 3,900.00          | 3,900.00            | 3,900.00          |
| 52000 - Insurance Deductibles          | -                 | 83.37            | 83.37               | -                 | 1,000.00          | 1,000.00            | 1,000.00          |
| 52010 - Master Insurance               | (15,536.37)       | -                | 15,536.37           | 61,307.46         | 70,000.00         | 8,692.54            | 70,000.00         |
| 53000 - Bank Charges                   | -                 | 41.63            | 41.63               | 35.00             | 500.00            | 465.00              | 500.00            |
| 53010 - Credit Card Charges            | 1,769.08          | 1,166.63         | (602.45)            | 14,404.07         | 14,000.00         | (404.07)            | 14,000.00         |
| 53020 - Returned Checks                | -                 | 8.37             | 8.37                | -                 | 100.00            | 100.00              | 100.00            |
| 53030 - Delinquent Account Expenses    | -                 | 1,666.63         | 1,666.63            | 568.02            | 20,000.00         | 19,431.98           | 20,000.00         |
| 58000 - Depreciation Expense           | 188,051.00        | -                | (188,051.00)        | 188,051.00        | -                 | (188,051.00)        | -                 |
| <b>Total Admin Service Expense</b>     | <b>223,260.32</b> | <b>57,136.63</b> | <b>(166,123.69)</b> | <b>981,095.63</b> | <b>820,790.00</b> | <b>(160,305.63)</b> | <b>820,790.00</b> |
| <b>Community Standards Expense</b>     |                   |                  |                     |                   |                   |                     |                   |
| 60000 - Payroll-DCS                    | 25,412.69         | 23,916.12        | (1,496.57)          | 278,258.32        | 286,993.00        | 8,734.68            | 286,993.00        |
| 60010 - Payroll-Overtime-DCS           | 74.81             | 250.00           | 175.19              | 1,433.62          | 3,000.00          | 1,566.38            | 3,000.00          |
| 60020 - Payroll Taxes-DCS              | 2,119.36          | 1,916.63         | (202.73)            | 23,941.53         | 23,000.00         | (941.53)            | 23,000.00         |
| 60100 - Health Insurance-DCS           | -                 | -                | -                   | 47,155.57         | 47,100.00         | (55.57)             | 47,100.00         |
| 60110 - Dental Insurance-DCS           | -                 | 316.63           | 316.63              | 4,063.20          | 3,800.00          | (263.20)            | 3,800.00          |
| 60120 - Vision Insurance-DCS           | -                 | 41.88            | 41.88               | 517.03            | 503.00            | (14.03)             | 503.00            |
| 60130 - Retirement-DCS                 | 1,417.88          | 1,041.63         | (376.25)            | 12,881.45         | 12,500.00         | (381.45)            | 12,500.00         |
| 60140 - HRA-Health Reimbursement-DCS   | -                 | 1,000.00         | 1,000.00            | 11,400.00         | 12,000.00         | 600.00              | 12,000.00         |
| 60150 - Insurance-Workers Comp-DCS     | -                 | 333.37           | 333.37              | 3,524.51          | 4,000.00          | 475.49              | 4,000.00          |
| 60200 - Office/Field Supplies/Expenses | 1,144.54          | 446.00           | (698.54)            | 2,367.28          | 4,500.00          | 2,132.72            | 4,500.00          |
| 60230 - Uniforms                       | 104.12            | 50.00            | (54.12)             | 424.62            | 500.00            | 75.38               | 500.00            |
| 60310 - DCS Copier                     | 924.65            | 516.63           | (408.02)            | 7,033.99          | 6,200.00          | (833.99)            | 6,200.00          |
| 60320 - Printing Decs & Maps           | -                 | 133.37           | 133.37              | 465.39            | 1,600.00          | 1,134.61            | 1,600.00          |
| 60410 - Professional Fees              | 149.00            | 50.00            | (99.00)             | 149.00            | 500.00            | 351.00              | 500.00            |
| 60430 - Training                       | 518.00            | 125.00           | (393.00)            | 1,595.01          | 1,500.00          | (95.01)             | 1,500.00          |
| 60500 - DCS Vehicle Gas                | 139.13            | 208.37           | 69.24               | 2,075.98          | 2,500.00          | 424.02              | 2,500.00          |
| 60530 - Vehicle Exp-Sport S 63         | 734.99            | 62.50            | (672.49)            | 1,329.18          | 750.00            | (579.18)            | 750.00            |
| 60540 - Vehicle Exp-Sport SL 29        | 84.79             | 62.50            | (22.29)             | 545.35            | 750.00            | 204.65              | 750.00            |
| 60700 - ECC Expenses                   | 1,432.47          | 100.00           | (1,332.47)          | 1,432.47          | 1,000.00          | (432.47)            | 1,000.00          |
| 60900 - Contingency                    | -                 | 50.00            | 50.00               | -                 | 500.00            | 500.00              | 500.00            |
| 60910 - Capital Expenditures           | -                 | 200.00           | 200.00              | -                 | 2,000.00          | 2,000.00            | 2,000.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|  | Current Period   |                  |                 | Year To Date      |                   |                    | Annual Budget     |
|--|------------------|------------------|-----------------|-------------------|-------------------|--------------------|-------------------|
|  | Actual           | Budget           | Variance        | Actual            | Budget            | Variance           |                   |
| <b>Operating Expense</b>                       |                  |                  |                 |                   |                   |                    |                   |
| 60930 - Community Enhancement                  | -                | 2,916.63         | 2,916.63        | 63,123.60         | 35,000.00         | (28,123.60)        | 35,000.00         |
| <b>Total Community Standards Expense</b>       | <b>34,256.43</b> | <b>33,737.26</b> | <b>(519.17)</b> | <b>463,717.10</b> | <b>450,196.00</b> | <b>(13,521.10)</b> | <b>450,196.00</b> |
| <b>Property &amp; Environment Expense</b>      |                  |                  |                 |                   |                   |                    |                   |
| 61000 - Payroll-DPE                            | 36,198.20        | 28,937.88        | (7,260.32)      | 345,817.32        | 347,255.00        | 1,437.68           | 347,255.00        |
| 61010 - Payroll-Overtime-DPE                   | 31.70            | 416.63           | 384.93          | 3,577.72          | 5,000.00          | 1,422.28           | 5,000.00          |
| 61020 - Payroll Taxes-DPE                      | 2,733.80         | 2,333.37         | (400.43)        | 29,568.12         | 28,000.00         | (1,568.12)         | 28,000.00         |
| 61100 - Health Insurance-DPE                   | -                | -                | -               | 50,979.00         | 52,500.00         | 1,521.00           | 52,500.00         |
| 61110 - Dental Insurance-DPE                   | -                | 375.00           | 375.00          | 4,418.04          | 4,500.00          | 81.96              | 4,500.00          |
| 61120 - Vision Insurance-DPE                   | -                | 54.62            | 54.62           | 609.79            | 655.00            | 45.21              | 655.00            |
| 61130 - Retirement-DPE                         | 870.85           | 833.37           | (37.48)         | 9,964.37          | 10,000.00         | 35.63              | 10,000.00         |
| 61140 - HRA-Health Reimbursement-DPE           | -                | 1,000.00         | 1,000.00        | 11,800.00         | 12,000.00         | 200.00             | 12,000.00         |
| 61150 - Insurance-Workers Comp-DPE             | -                | 500.00           | 500.00          | 6,385.18          | 6,000.00          | (385.18)           | 6,000.00          |
| 61200 - Office/Field Supplies                  | 21.29            | 41.63            | 20.34           | 44.46             | 500.00            | 455.54             | 500.00            |
| 61210 - Tools, Supplies Expense                | 968.37           | 666.63           | (301.74)        | 6,414.03          | 8,000.00          | 1,585.97           | 8,000.00          |
| 61220 - Janitorial Supplies                    | 171.77           | 250.00           | 78.23           | 2,205.83          | 3,000.00          | 794.17             | 3,000.00          |
| 61230 - Uniforms                               | -                | 125.00           | 125.00          | 851.84            | 1,500.00          | 648.16             | 1,500.00          |
| 61240 - Admin Office Cleaning                  | -                | 125.00           | 125.00          | 627.02            | 1,500.00          | 872.98             | 1,500.00          |
| 61350 - Enforcement/Signage                    | 1,258.63         | 500.00           | (758.63)        | 9,996.94          | 10,000.00         | 3.06               | 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                   | 448.64           | 125.00           | (323.64)        | 1,234.37          | 1,500.00          | 265.63             | 1,500.00          |
| 61500 - Vehicle-Gas                            | 675.82           | 1,118.75         | 442.93          | 9,675.00          | 13,425.00         | 3,750.00           | 13,425.00         |
| 61510 - Dept Auto #1/2011 Toyota P/U           | -                | 83.37            | 83.37           | 65.26             | 1,000.00          | 934.74             | 1,000.00          |
| 61530 - Dept Auto #3/06 Ford                   | -                | 250.00           | 250.00          | 1,654.51          | 3,000.00          | 1,345.49           | 3,000.00          |
| 61540 - Dept Auto #4/2013 Ford Truck           | 1,204.93         | 125.00           | (1,079.93)      | 2,583.73          | 1,500.00          | (1,083.73)         | 1,500.00          |
| 61550 - Dept Auto #5/2018 Ford F-350           | -                | 125.00           | 125.00          | 1,782.22          | 1,500.00          | (282.22)           | 1,500.00          |
| 61560 - Dept Auto #6/20 Chevy Silverado        | 265.60           | 125.00           | (140.60)        | 1,604.39          | 1,500.00          | (104.39)           | 1,500.00          |
| 61570 - Dept Auto #7/2020 Chevy Colo P/U       | -                | 125.00           | 125.00          | 441.79            | 1,500.00          | 1,058.21           | 1,500.00          |
| 61580 - Kubota Tractor 201                     | -                | 41.63            | 41.63           | 239.94            | 500.00            | 260.06             | 500.00            |
| 61590 - Kubota Tractor 2014                    | 34.48            | 208.37           | 173.89          | 1,819.90          | 2,500.00          | 680.10             | 2,500.00          |
| 61600 - Facilities Maintenance                 | 1,094.44         | 583.37           | (511.07)        | 4,713.48          | 7,000.00          | 2,286.52           | 7,000.00          |
| 61601 - Equipment Maintenance                  | -                | 375.00           | 375.00          | 1,453.22          | 4,500.00          | 3,046.78           | 4,500.00          |
| 61602 - Trailer Maintenance                    | 10.59            | 83.37            | 72.78           | 2,002.27          | 1,000.00          | (1,002.27)         | 1,000.00          |
| 61603 - Boating Improvements                   | -                | -                | -               | 1,888.63          | 4,000.00          | 2,111.37           | 4,000.00          |
| 61604 - Lakes Fisheries & Parks/Repair & Maint | 884.18           | 500.00           | (384.18)        | 11,824.76         | 10,000.00         | (1,824.76)         | 10,000.00         |
| 61605 - Fence Maint & Construction             | -                | 208.37           | 208.37          | 909.80            | 2,500.00          | 1,590.20           | 2,500.00          |
| 61606 - Parks & Trails Expense                 | 443.27           | 416.63           | (26.64)         | 5,182.10          | 5,000.00          | (182.10)           | 5,000.00          |
| 61610 - Consulting                             | -                | -                | -               | -                 | 2,000.00          | 2,000.00           | 2,000.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|   | Current Period   |                  |                    | Year To Date      |                   |                   | Annual Budget     |
|---|------------------|------------------|--------------------|-------------------|-------------------|-------------------|-------------------|
|   | Actual           | Budget           | Variance           | Actual            | Budget            | Variance          |                   |
| <b>Operating Expense</b>                        |                  |                  |                    |                   |                   |                   |                   |
| 61611 - Engineering/Survey                      | 804.00           | 208.37           | (595.63)           | 804.00            | 2,500.00          | 1,696.00          | 2,500.00          |
| 61620 - Fire Mitigation                         | 1,614.96         | 1,916.63         | 301.67             | 9,699.69          | 23,000.00         | 13,300.31         | 23,000.00         |
| 61630 - Grass Seed/Fertilizer                   | -                | -                | -                  | 6,436.48          | 3,500.00          | (2,936.48)        | 3,500.00          |
| 61631 - Insect, Disease & Noxious Weeds         | (106.10)         | -                | 106.10             | 891.82            | 2,500.00          | 1,608.18          | 2,500.00          |
| 61632 - Water Quality Testing                   | -                | 83.37            | 83.37              | -                 | 1,000.00          | 1,000.00          | 1,000.00          |
| 61633 - Weeds & Algae Control                   | -                | 2,083.37         | 2,083.37           | 18,965.99         | 25,000.00         | 6,034.01          | 25,000.00         |
| 61640 - Porta Potties                           | 130.20           | 583.37           | 453.17             | 7,281.20          | 7,000.00          | (281.20)          | 7,000.00          |
| 61642 - PO Cluster Boxes                        | -                | 416.63           | 416.63             | 5,000.00          | 5,000.00          | -                 | 5,000.00          |
| 61800 - Kids Fishing Derby & Events             | -                | 83.37            | 83.37              | 391.54            | 1,000.00          | 608.46            | 1,000.00          |
| 61900 - Misc & Contingency                      | -                | -                | -                  | 27.65             | -                 | (27.65)           | -                 |
| 61910 - Common Area Improvements-Repairs-Equip  | -                | 500.00           | 500.00             | 6,313.81          | 5,000.00          | (1,313.81)        | 5,000.00          |
| 61960 - Stocking & Food Chain                   | -                | 8,666.63         | 8,666.63           | 96,837.50         | 104,000.00        | 7,162.50          | 104,000.00        |
| <b>Total Property &amp; Environment Expense</b> | <b>49,759.62</b> | <b>55,194.73</b> | <b>5,435.11</b>    | <b>685,375.78</b> | <b>736,135.00</b> | <b>50,759.22</b>  | <b>736,135.00</b> |
| <b>Community Lifestyle Expense</b>              |                  |                  |                    |                   |                   |                   |                   |
| 62250 - Website-Front Steps                     | 361.18           | 341.63           | (19.55)            | 3,995.86          | 4,100.00          | 104.14            | 4,100.00          |
| 62320 - Newsletter Prep/Printing/Postage        | 3,347.00         | 10,000.00        | 6,653.00           | 15,417.87         | 28,000.00         | 12,582.13         | 28,000.00         |
| 62800 - Community Activities & Events           | 26,721.64        | 8,000.00         | (18,721.64)        | 37,799.80         | 20,000.00         | (17,799.80)       | 20,000.00         |
| 62810 - Clubhouse Rental Expense                | -                | 41.63            | 41.63              | (325.00)          | 500.00            | 825.00            | 500.00            |
| 62820 - Facilities-Clubhouse                    | 1,400.91         | 208.37           | (1,192.54)         | 2,297.43          | 2,500.00          | 202.57            | 2,500.00          |
| 62830 - Clubhouse Cleaning Expense              | -                | 125.00           | 125.00             | 600.00            | 1,500.00          | 900.00            | 1,500.00          |
| 62840 - Landscaping Clubhouse                   | -                | 41.63            | 41.63              | 227.53            | 500.00            | 272.47            | 500.00            |
| 62940 - Community Garden                        | -                | -                | -                  | 1,549.18          | 3,000.00          | 1,450.82          | 3,000.00          |
| <b>Total Community Lifestyle Expense</b>        | <b>31,830.73</b> | <b>18,758.26</b> | <b>(13,072.47)</b> | <b>61,562.67</b>  | <b>60,100.00</b>  | <b>(1,462.67)</b> | <b>60,100.00</b>  |
| <b>Recreation Amenities Expense</b>             |                  |                  |                    |                   |                   |                   |                   |
| 63000 - Payroll-DRA                             | 33,687.37        | 23,988.38        | (9,698.99)         | 314,814.79        | 287,861.00        | (26,953.79)       | 287,861.00        |
| 63010 - Payroll-Overtime-DRA                    | -                | 83.37            | 83.37              | 229.04            | 1,000.00          | 770.96            | 1,000.00          |
| 63020 - Payroll Taxes-DRA                       | 2,537.40         | 1,933.37         | (604.03)           | 26,680.89         | 23,200.00         | (3,480.89)        | 23,200.00         |
| 63100 - Health Insurance-DRA                    | -                | -                | -                  | 30,587.40         | 31,500.00         | 912.60            | 31,500.00         |
| 63110 - Dental Insurance-DRA                    | -                | 216.63           | 216.63             | 2,573.76          | 2,600.00          | 26.24             | 2,600.00          |
| 63120 - Vision Insurance-DRA                    | -                | 37.50            | 37.50              | 393.36            | 450.00            | 56.64             | 450.00            |
| 63130 - Retirement-DRA                          | 558.25           | 391.63           | (166.62)           | 4,644.66          | 4,700.00          | 55.34             | 4,700.00          |
| 63140 - HRA-Health Reimbursement-DRA            | -                | 600.00           | 600.00             | 7,200.00          | 7,200.00          | -                 | 7,200.00          |
| 63150 - Insurance-Workers Comp-DRA              | -                | 166.63           | 166.63             | 2,046.87          | 2,000.00          | (46.87)           | 2,000.00          |
| 63200 - Supplies-Building                       | 119.32           | 412.00           | 292.68             | 8,169.41          | 8,500.00          | 330.59            | 8,500.00          |
| 63210 - Supplies-Programs                       | 274.72           | 275.00           | .28                | 6,062.90          | 10,000.00         | 3,937.10          | 10,000.00         |
| 63220 - Janitorial/Housekeeping                 | 175.28           | 166.63           | (8.65)             | 1,696.91          | 2,000.00          | 303.09            | 2,000.00          |
| 63230 - Uniforms                                | 106.14           | -                | (106.14)           | 106.14            | 1,000.00          | 893.86            | 1,000.00          |
| 63250 - EZ Facility Software                    | 588.88           | 395.87           | (193.01)           | 6,804.16          | 4,750.00          | (2,054.16)        | 4,750.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|   | Current Period   |                  |                    | Year To Date      |                   |                    | Annual Budget     |
|---|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
|   | Actual           | Budget           | Variance           | Actual            | Budget            | Variance           |                   |
| <b>Operating Expense</b>                  |                  |                  |                    |                   |                   |                    |                   |
| 63251 - Tech Help                         | -                | 41.63            | 41.63              | -                 | 500.00            | 500.00             | 500.00            |
| 63320 - Office Supplies/Printing          | 1,117.03         | 268.00           | (849.03)           | 3,443.85          | 2,500.00          | (943.85)           | 2,500.00          |
| 63400 - Dues/Subscriptions                | 32.04            | 20.87            | (11.17)            | 176.12            | 250.00            | 73.88              | 250.00            |
| 63410 - Seminars/Training                 | 105.00           | -                | (105.00)           | 1,310.56          | 2,200.00          | 889.44             | 2,200.00          |
| 63600 - Maintenance Building              | 759.02           | 1,500.00         | 740.98             | 11,077.03         | 18,000.00         | 6,922.97           | 18,000.00         |
| 63601 - Maintenance-Grounds & Parking     | 101.76           | 100.00           | (1.76)             | 2,403.55          | 3,000.00          | 596.45             | 3,000.00          |
| 63602 - Maintenance-Pool                  | 636.68           | 1,250.00         | 613.32             | 28,502.27         | 15,000.00         | (13,502.27)        | 15,000.00         |
| 63800 - Pagosa Springs Porpoises Swim     | 84.76            | 83.37            | (1.39)             | 4,412.72          | 1,000.00          | (3,412.72)         | 1,000.00          |
| 63810 - Swim Lesson Expense               | -                | -                | -                  | 3,260.00          | -                 | (3,260.00)         | -                 |
| 63900 - Misc & Contingency                | -                | 41.63            | 41.63              | 184.00            | 500.00            | 316.00             | 500.00            |
| 63910 - Non Capital Equipment Replacement | -                | 416.63           | 416.63             | 3,019.72          | 5,000.00          | 1,980.28           | 5,000.00          |
| 63920 - Merchandise                       | 3.63             | 166.63           | 163.00             | 953.82            | 2,000.00          | 1,046.18           | 2,000.00          |
| 64010 - Utilities-Gas Rec                 | 3,489.41         | 4,500.00         | 1,010.59           | 43,990.59         | 38,000.00         | (5,990.59)         | 38,000.00         |
| 64020 - Utilities-Electric Rec            | 5,650.18         | 3,000.00         | (2,650.18)         | 40,448.94         | 36,000.00         | (4,448.94)         | 36,000.00         |
| 64030 - Utilities-Water Rec               | 1,251.90         | 625.00           | (626.90)           | 7,421.77          | 7,500.00          | 78.23              | 7,500.00          |
| 64040 - Utilities-Waste Control Rec       | -                | 108.37           | 108.37             | 1,604.20          | 1,300.00          | (304.20)           | 1,300.00          |
| 64050 - Irrigation Water Rec              | -                | -                | -                  | 147.11            | -                 | (147.11)           | -                 |
| 64060 - Utilities-Alarm Rec               | 185.85           | 208.37           | 22.52              | 762.85            | 2,500.00          | 1,737.15           | 2,500.00          |
| 64070 - Utilities-TV-Telephone Rec        | 210.42           | 500.00           | 289.58             | 3,730.68          | 6,000.00          | 2,269.32           | 6,000.00          |
| 75050 - Irrigation Water                  | -                | 166.63           | 166.63             | -                 | 2,000.00          | 2,000.00           | 2,000.00          |
| <b>Total Recreation Amenities Expense</b> | <b>51,675.04</b> | <b>41,664.14</b> | <b>(10,010.90)</b> | <b>568,860.07</b> | <b>530,011.00</b> | <b>(38,849.07)</b> | <b>530,011.00</b> |
| <b>Utilities Expense</b>                  |                  |                  |                    |                   |                   |                    |                   |
| 70010 - Gas Admin                         | 242.88           | 166.63           | (76.25)            | 1,904.36          | 2,000.00          | 95.64              | 2,000.00          |
| 70020 - Electric Admin                    | 355.37           | 333.37           | (22.00)            | 490.52            | 4,000.00          | 3,509.48           | 4,000.00          |
| 70030 - Water Admin                       | 130.50           | 341.63           | 211.13             | 2,673.50          | 4,100.00          | 1,426.50           | 4,100.00          |
| 70040 - Waste Control Admin               | -                | 175.00           | 175.00             | 1,940.44          | 2,100.00          | 159.56             | 2,100.00          |
| 71010 - Gas Shop                          | 307.12           | 183.37           | (123.75)           | 2,114.15          | 2,200.00          | 85.85              | 2,200.00          |
| 71020 - Electric Shop                     | 100.34           | 166.63           | 66.29              | 1,187.04          | 2,000.00          | 812.96             | 2,000.00          |
| 71030 - Water Shop                        | 130.50           | 50.00            | (80.50)            | 783.67            | 800.00            | 16.33              | 800.00            |
| 71040 - Waste Shop                        | -                | 141.63           | 141.63             | 1,635.55          | 1,700.00          | 64.45              | 1,700.00          |
| 72010 - Gas Clubhouse                     | 526.61           | 333.37           | (193.24)           | 4,035.49          | 4,000.00          | (35.49)            | 4,000.00          |
| 72020 - Electric Clubhouse                | 170.57           | 166.63           | (3.94)             | 1,736.93          | 2,000.00          | 263.07             | 2,000.00          |
| 72030 - Water Clubhouse                   | 130.50           | 80.00            | (50.50)            | 3,081.02          | 2,000.00          | (1,081.02)         | 2,000.00          |
| 73000 - Cellular Phones                   | 477.83           | 250.00           | (227.83)           | 3,558.73          | 3,000.00          | (558.73)           | 3,000.00          |
| 73010 - Telephone-All Depts Except Rec    | 722.82           | 541.63           | (181.19)           | 4,798.35          | 6,500.00          | 1,701.65           | 6,500.00          |
| 74000 - Street Lights                     | 218.32           | 133.37           | (84.95)            | 1,602.70          | 1,600.00          | (2.70)             | 1,600.00          |
| 74010 - Water Other Assoc Lots            | -                | 33.37            | 33.37              | 321.60            | 400.00            | 78.40              | 400.00            |
| 74020 - Aerator                           | 1,959.71         | 916.63           | (1,043.08)         | 8,724.77          | 11,000.00         | 2,275.23           | 11,000.00         |
| 74030 - Internet                          | 363.69           | 333.37           | (30.32)            | 4,063.65          | 4,000.00          | (63.65)            | 4,000.00          |
| <b>Total Utilities Expense</b>            | <b>5,836.76</b>  | <b>4,346.63</b>  | <b>(1,490.13)</b>  | <b>44,652.47</b>  | <b>53,400.00</b>  | <b>8,747.53</b>    | <b>53,400.00</b>  |



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|                                    | Current Period |              |              | Year To Date |              |              | Annual Budget |
|------------------------------------|----------------|--------------|--------------|--------------|--------------|--------------|---------------|
|                                    | Actual         | Budget       | Variance     | Actual       | Budget       | Variance     |               |
| <b>Operating Expense</b>           |                |              |              |              |              |              |               |
| <b>Total Operating Expense</b>     | 396,618.90     | 210,837.65   | (185,781.25) | 2,805,263.72 | 2,650,632.00 | (154,631.72) | 2,650,632.00  |
| <b>Net Operating Income (Loss)</b> | (394,965.69)   | (110,552.65) | (284,413.04) | (31,130.86)  | -            | (31,130.86)  | -             |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|  | 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                   | 2,400.48         | -        | 2,400.48           | 19,213.79         | -                 | 19,213.79          | -                 |
| <b>Total Reserve Income</b>                | <b>2,400.48</b>  | <b>-</b> | <b>2,400.48</b>    | <b>567,449.97</b> | <b>366,000.00</b> | <b>201,449.97</b>  | <b>366,000.00</b> |
| <b>Trails Maintenance Income</b>           |                  |          |                    |                   |                   |                    |                   |
| 81000 - Trails Maintenance Reserve         | 54,000.00        | -        | 54,000.00          | 54,000.00         | 54,000.00         | -                  | 54,000.00         |
| 81100 - Interest-Trails Maint Reserves     | 394.05           | -        | 394.05             | 5,314.44          | -                 | 5,314.44           | -                 |
| <b>Total Trails Maintenance Income</b>     | <b>54,394.05</b> | <b>-</b> | <b>54,394.05</b>   | <b>59,314.44</b>  | <b>54,000.00</b>  | <b>5,314.44</b>    | <b>54,000.00</b>  |
| <b>Total Reserve Income</b>                | <b>56,794.53</b> | <b>-</b> | <b>56,794.53</b>   | <b>626,764.41</b> | <b>420,000.00</b> | <b>206,764.41</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                 | (19,533.94)      | -        | 19,533.94          | 33,753.38         | 57,475.00         | 23,721.62          | 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      | 84,605.28        | -        | (84,605.28)        | 133,682.24        | -                 | (133,682.24)       | -                 |
| 84019 - Greenbelt Fire Mitigation          | (12,352.00)      | -        | 12,352.00          | 18,528.00         | 73,150.00         | 54,622.00          | 73,150.00         |
| 84020 - Paint & siding - Clubhouse         | -                | -        | -                  | 10,289.69         | 9,985.00          | (304.69)           | 9,985.00          |
| 84021 - Exterior - Shop                    | -                | -        | -                  | 1,071.56          | 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>52,719.34</b> | <b>-</b> | <b>(52,719.34)</b> | <b>352,604.87</b> | <b>308,186.00</b> | <b>(44,418.87)</b> | <b>308,186.00</b> |
| <b>Total Reserve Expense</b>               | <b>52,719.34</b> | <b>-</b> | <b>(52,719.34)</b> | <b>352,624.87</b> | <b>308,186.00</b> | <b>(44,438.87)</b> | <b>308,186.00</b> |
| <b>Net Reserve Income (Loss)</b>           | <b>4,075.19</b>  | <b>-</b> | <b>4,075.19</b>    | <b>274,139.54</b> | <b>111,814.00</b> | <b>162,325.54</b>  | <b>111,814.00</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|  | Current Period     |                    |                    | Year To Date      |                     |                   | Annual Budget       |
|--|--------------------|--------------------|--------------------|-------------------|---------------------|-------------------|---------------------|
|  | Actual             | Budget             | Variance           | Actual            | Budget              | Variance          |                     |
| <b>Capital Income</b>                    |                    |                    |                    |                   |                     |                   |                     |
| <b>Capital Improvement Income</b>        |                    |                    |                    |                   |                     |                   |                     |
| 90000 - Capital Improvement Income       | -                  | -                  | -                  | 313,740.00        | 313,740.00          | -                 | 313,740.00          |
| 91900 - Interest-Capital Fund            | 2,981.51           | -                  | 2,981.51           | 13,434.20         | -                   | 13,434.20         | -                   |
| <b>Total Capital Improvement Income</b>  | <b>2,981.51</b>    | <b>-</b>           | <b>2,981.51</b>    | <b>327,174.20</b> | <b>313,740.00</b>   | <b>13,434.20</b>  | <b>313,740.00</b>   |
| <b>Total Capital Income</b>              | <b>2,981.51</b>    | <b>-</b>           | <b>2,981.51</b>    | <b>327,174.20</b> | <b>313,740.00</b>   | <b>13,434.20</b>  | <b>313,740.00</b>   |
| <b>Capital Expense</b>                   |                    |                    |                    |                   |                     |                   |                     |
| <b>Capital Improvement Expense</b>       |                    |                    |                    |                   |                     |                   |                     |
| 95005 - Improve Lake Facilities          | (69,815.00)        | 5,000.00           | 74,815.00          | .38               | 60,000.00           | 59,999.62         | 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         | 605.00             | 12,500.00          | 11,895.00          | 2,837.00          | 150,000.00          | 147,163.00        | 150,000.00          |
| 95010 - NVL Trail                        | 116,900.01         | 20,000.00          | (96,900.01)        | 252,736.07        | 240,000.00          | (12,736.07)       | 240,000.00          |
| <b>Total Capital Improvement Expense</b> | <b>47,690.01</b>   | <b>37,500.00</b>   | <b>(10,190.01)</b> | <b>334,272.91</b> | <b>450,000.00</b>   | <b>115,727.09</b> | <b>450,000.00</b>   |
| <b>Total Capital Expense</b>             | <b>47,690.01</b>   | <b>37,500.00</b>   | <b>(10,190.01)</b> | <b>334,272.91</b> | <b>450,000.00</b>   | <b>115,727.09</b> | <b>450,000.00</b>   |
| <b>Net Capital Income (Loss)</b>         | <b>(44,708.50)</b> | <b>(37,500.00)</b> | <b>(7,208.50)</b>  | <b>(7,098.71)</b> | <b>(136,260.00)</b> | <b>129,161.29</b> | <b>(136,260.00)</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

|                                     | 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>(435,599.00)</b> | <b>(148,052.65)</b> | <b>(287,546.35)</b> | <b>236,873.54</b> | <b>(24,446.00)</b> | <b>261,319.54</b> | <b>(24,446.00)</b> |

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 1/31/2024

| <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                       | \$550,822.64          |                     |                       | \$550,822.64          |
| 11540 - First Citizens Bank Operating            | \$37,148.95           |                     |                       | \$37,148.95           |
| 11541 - First Citizens Bank Sweep - Operating    | \$120,893.59          |                     |                       | \$120,893.59          |
| 12100 - Edward Jones Operating                   | \$71,258.83           |                     |                       | \$71,258.83           |
| 12110 - Edward Jones Emergency Fund              | \$256,869.47          |                     |                       | \$256,869.47          |
| 12200 - Edward Jones Capital Improvement         |                       | \$513,430.78        |                       | \$513,430.78          |
| 13820 - Edward Jones Reserves                    |                       |                     | \$576,776.37          | \$576,776.37          |
| 13841 - First Citizens Bank Reserves - CDARS     |                       |                     | \$300,000.00          | \$300,000.00          |
| 13850 - Edward Jones Trails Maintenance Reserves |                       |                     | \$235,039.16          | \$235,039.16          |
| 14000 - Accounts Receivable                      | \$2,198,517.30        |                     |                       | \$2,198,517.30        |
| 14900 - Allowance for Doubtful Accounts          | (\$22,573.57)         |                     |                       | (\$22,573.57)         |
| 15100 - Accts Rec.-Employee Dep Health           | \$1,282.82            |                     |                       | \$1,282.82            |
| 15200 - Accts Rec.-Prepaid Legal                 | \$15.95               |                     |                       | \$15.95               |
| 15300 - Accts Rec.-Supplemental Health           | \$537.08              |                     |                       | \$537.08              |
| 15500 - Interfund-Due To/Due From                | (\$54,000.00)         |                     | \$54,000.00           | -                     |
| 16000 - Prepaid Expenses                         | \$52,932.16           |                     |                       | \$52,932.16           |
| <b>Total Current Assets</b>                      | <b>\$3,214,656.82</b> | <b>\$513,430.78</b> | <b>\$1,165,815.53</b> | <b>\$4,893,903.13</b> |
| <b>Fixed Assets</b>                              |                       |                     |                       |                       |
| 18500 - Land: Admin-Shop-Rec Center              | \$506,377.38          |                     |                       | \$506,377.38          |
| 18510 - Building                                 | \$4,043,372.99        |                     |                       | \$4,043,372.99        |
| 18520 - Equipment                                | \$911,161.73          |                     |                       | \$911,161.73          |
| 18530 - Lakes                                    | \$425,755.37          |                     |                       | \$425,755.37          |
| 18540 - Improvements                             | \$1,585,187.24        |                     |                       | \$1,585,187.24        |
| 19900 - Accumulated Depreciation                 | (\$3,465,893.06)      |                     |                       | (\$3,465,893.06)      |

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 1/31/2024

| <b>Liabilities / Equity</b>                       | <b>Operating</b>      | <b>Capital</b>      | <b>Reserve</b>        | <b>Total</b>          |
|---|-----------------------|---------------------|-----------------------|-----------------------|
| <b>Total Fixed Assets</b>                         |                       |                     |                       | <b>\$4,005,961.65</b> |
| <b>Total Assets</b>                               | <b>\$7,220,618.47</b> | <b>\$513,430.78</b> | <b>\$1,165,815.53</b> | <b>\$8,899,864.78</b> |
| <b>Current Liabilities</b>                        |                       |                     |                       |                       |
| 20000 - Accounts Payable                          | \$14,151.66           | \$4,101.00          | \$285,202.22          | \$303,454.88          |
| 20100 - Accrued Expenses                          | \$60,251.06           |                     |                       | \$60,251.06           |
| 22000 - Prepaid Assessments                       | \$4,426.19            |                     |                       | \$4,426.19            |
| 23000 - Contract Liability                        | \$136,691.00          |                     |                       | \$136,691.00          |
| 25000 - Other Current Liabilities                 | (\$158.79)            |                     |                       | (\$158.79)            |
| 27000 - Employee Dep Health Payable               | (\$682.00)            |                     |                       | (\$682.00)            |
| <b>Total Current Liabilities</b>                  | <b>\$214,679.12</b>   | <b>\$4,101.00</b>   | <b>\$285,202.22</b>   | <b>\$503,982.34</b>   |
| <b>Equity</b>                                     |                       |                     |                       |                       |
| 30000 - Investment in property and equipment, net | \$4,005,961.65        |                     |                       | \$4,005,961.65        |
| 32000 - Retained Earnings-Operating               | \$483,124.31          |                     |                       | \$483,124.31          |
| 33000 - Retained Earnings-Reserves                |                       |                     | \$1,165,080.66        | \$1,165,080.66        |
| 34000 - Retained Earnings-Capital Improvement     |                       | \$535,477.63        |                       | \$535,477.63          |
| 36000 - Net Income                                | \$2,517,548.52        | (\$26,147.85)       | (\$285,162.48)        | \$2,206,238.19        |
| <b>Total Equity</b>                               | <b>\$7,006,634.48</b> | <b>\$509,329.78</b> | <b>\$879,918.18</b>   | <b>\$8,395,882.44</b> |
| <b>Total Liabilities / Equity</b>                 | <b>\$7,221,313.60</b> | <b>\$513,430.78</b> | <b>\$1,165,120.40</b> | <b>\$8,899,864.78</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | 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                  | 1,949,350.00        | 1,951,625.00        | (2,275.00)         | 1,949,350.00        | 1,951,625.00        | (2,275.00)         | 1,951,625.00        |
| 40010 - Association Dues-Timeshare                | 320,775.00          | 320,775.00          | -                  | 320,775.00          | 320,775.00          | -                  | 320,775.00          |
| 40020 - Association Dues-STR                      | 279,500.00          | 260,000.00          | 19,500.00          | 279,500.00          | 260,000.00          | 19,500.00          | 260,000.00          |
| 40100 - Funds Transfer-General Reserves           | -                   | -                   | -                  | -                   | -                   | -                  | (460,345.00)        |
| 40110 - Funds Transfer-Trails Maintenance Reserve | -                   | -                   | -                  | -                   | -                   | -                  | (56,400.00)         |
| 40200 - Funds Transfer-Capital Improvement        | -                   | -                   | -                  | -                   | -                   | -                  | (313,740.00)        |
| 40300 - Assessments-Uncollectible                 | (2,497.64)          | (35,000.00)         | 32,502.36          | (2,497.64)          | (35,000.00)         | 32,502.36          | (35,000.00)         |
| 40400 - Carry Forward                             | -                   | 125,000.00          | (125,000.00)       | -                   | 125,000.00          | (125,000.00)       | 125,000.00          |
| 40500 - Late Charges                              | 274.17              | -                   | 274.17             | 274.17              | -                   | 274.17             | 35,000.00           |
| 40600 - Other Income-Lien Fees                    | -                   | -                   | -                  | -                   | -                   | -                  | 7,000.00            |
| 40700 - Delinquent Postage Fees                   | 136.80              | 208.33              | (71.53)            | 136.80              | 208.33              | (71.53)            | 2,500.00            |
| 40800 - Delinquent Door Notice Fees               | -                   | 291.67              | (291.67)           | -                   | 291.67              | (291.67)           | 3,500.00            |
| 41000 - Lot Consolidation Fee                     | 7,875.00            | 2,500.00            | 5,375.00           | 7,875.00            | 2,500.00            | 5,375.00           | 30,000.00           |
| 41010 - Other Income-Transfer Fees                | 5,000.00            | 5,717.75            | (717.75)           | 5,000.00            | 5,717.75            | (717.75)           | 68,613.00           |
| 41020 - Other Income-Misc                         | 2,000.00            | -                   | 2,000.00           | 2,000.00            | -                   | 2,000.00           | -                   |
| 41250 - Credit card expense payment               | -                   | -                   | -                  | -                   | -                   | -                  | 100.00              |
| 41900 - Interest - Operating                      | 853.98              | 1,666.67            | (812.69)           | 853.98              | 1,666.67            | (812.69)           | 20,000.00           |
| <b>Total Admin Service Income</b>                 | <b>2,563,267.31</b> | <b>2,632,784.42</b> | <b>(69,517.11)</b> | <b>2,563,267.31</b> | <b>2,632,784.42</b> | <b>(69,517.11)</b> | <b>1,958,628.00</b> |
| <b>Community Standards Income</b>                 |                     |                     |                    |                     |                     |                    |                     |
| 42000 - Filing Fee                                | 120.00              | 440.00              | (320.00)           | 120.00              | 440.00              | (320.00)           | 13,500.00           |
| 42010 - Review & Inspect Fee                      | 4,170.00            | 3,737.00            | 433.00             | 4,170.00            | 3,737.00            | 433.00             | 115,000.00          |
| 42100 - DCS Fines                                 | 599.28              | 113.00              | 486.28             | 599.28              | 113.00              | 486.28             | 3,500.00            |
| 42300 - Community Enhancement                     | -                   | 130.00              | (130.00)           | -                   | 130.00              | (130.00)           | 4,000.00            |
| <b>Total Community Standards Income</b>           | <b>4,889.28</b>     | <b>4,420.00</b>     | <b>469.28</b>      | <b>4,889.28</b>     | <b>4,420.00</b>     | <b>469.28</b>      | <b>136,000.00</b>   |
| <b>Property &amp; Environment Income</b>          |                     |                     |                    |                     |                     |                    |                     |
| 44000 - Fishing Permits                           | 8,770.00            | 14,166.67           | (5,396.67)         | 8,770.00            | 14,166.67           | (5,396.67)         | 170,000.00          |
| 44010 - Boat Permits                              | 600.00              | 1,208.33            | (608.33)           | 600.00              | 1,208.33            | (608.33)           | 14,500.00           |
| 44100 - Weed Control                              | -                   | 41.67               | (41.67)            | -                   | 41.67               | (41.67)            | 500.00              |
| 44200 - Property/Environment-Fines                | -                   | 33.33               | (33.33)            | -                   | 33.33               | (33.33)            | 400.00              |
| 44300 - Other-DPE (Seed/Fertilizer)               | -                   | 541.67              | (541.67)           | -                   | 541.67              | (541.67)           | 6,500.00            |
| <b>Total Property &amp; Environment Income</b>    | <b>9,370.00</b>     | <b>15,991.67</b>    | <b>(6,621.67)</b>  | <b>9,370.00</b>     | <b>15,991.67</b>    | <b>(6,621.67)</b>  | <b>191,900.00</b>   |
| <b>Community Lifestyle Income</b>                 |                     |                     |                    |                     |                     |                    |                     |
| 46000 - Community Activities                      | -                   | 100.00              | (100.00)           | -                   | 100.00              | (100.00)           | 4,000.00            |
| 46100 - Newsletter Advertising                    | 1,440.00            | -                   | 1,440.00           | 1,440.00            | -                   | 1,440.00           | 8,000.00            |
| 46200 - Rent-Clubhouse                            | 845.00              | 240.00              | 605.00             | 845.00              | 240.00              | 605.00             | 9,000.00            |
| 46210 - Kitchen Rental                            | -                   | -                   | -                  | -                   | -                   | -                  | 600.00              |
| 46220 - Accessory Rental-Tablecloths              | -                   | -                   | -                  | -                   | -                   | -                  | 250.00              |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period  |               |                 | Year To Date    |               |                 | Annual Budget    |
|---|-----------------|---------------|-----------------|-----------------|---------------|-----------------|------------------|
|   | Actual          | Budget        | Variance        | Actual          | Budget        | Variance        |                  |
| 46230 - Clubhouse Cleaning              | -               | -             | -               | -               | -             | -               | 900.00           |
| 46300 - Vista Garden Income             | -               | -             | -               | -               | -             | -               | 3,000.00         |
| <b>Total Community Lifestyle Income</b> | <b>2,285.00</b> | <b>340.00</b> | <b>1,945.00</b> | <b>2,285.00</b> | <b>340.00</b> | <b>1,945.00</b> | <b>25,750.00</b> |

### Operating Income

#### Recreation Amenities Income

|   |                     |                     |                    |                     |                     |                    |                     |
|---|---------------------|---------------------|--------------------|---------------------|---------------------|--------------------|---------------------|
| 48000 - PLPOA Members-Amenities               | 38,569.31           | 43,174.00           | (4,604.69)         | 38,569.31           | 43,174.00           | (4,604.69)         | 352,841.00          |
| 48200 - Timeshare Owners-Amenities            | 60,942.50           | 60,942.00           | .50                | 60,942.50           | 60,942.00           | .50                | 60,942.00           |
| 48300 - Sponsored Events/Programs             | 1,660.00            | 806.00              | 854.00             | 1,660.00            | 806.00              | 854.00             | 20,500.00           |
| 48400 - Rental Income                         | 685.50              | 350.00              | 335.50             | 685.50              | 350.00              | 335.50             | 4,000.00            |
| 48500 - Retail                                | 118.06              | 214.00              | (95.94)            | 118.06              | 214.00              | (95.94)            | 2,500.00            |
| 48600 - Pagosa Springs Porpoises Swim Revenue | -                   | 395.83              | (395.83)           | -                   | 395.83              | (395.83)           | 4,750.00            |
| 48700 - Swim Lesson Revenue                   | -                   | 500.00              | (500.00)           | -                   | 500.00              | (500.00)           | 6,000.00            |
| 49999 - Fund Transfers - Rec                  | -                   | 10,028.75           | (10,028.75)        | -                   | 10,028.75           | (10,028.75)        | 120,345.00          |
| <b>Total Recreation Amenities Income</b>      | <b>101,975.37</b>   | <b>116,410.58</b>   | <b>(14,435.21)</b> | <b>101,975.37</b>   | <b>116,410.58</b>   | <b>(14,435.21)</b> | <b>571,878.00</b>   |
| <b>Total Operating Income</b>                 | <b>2,681,786.96</b> | <b>2,769,946.67</b> | <b>(88,159.71)</b> | <b>2,681,786.96</b> | <b>2,769,946.67</b> | <b>(88,159.71)</b> | <b>2,884,156.00</b> |

### Operating Expense

#### Admin Service Expense

|  |           |           |            |           |           |            |            |
|--|-----------|-----------|------------|-----------|-----------|------------|------------|
| 50000 - Payroll-Admin                  | 29,429.25 | 33,333.33 | 3,904.08   | 29,429.25 | 33,333.33 | 3,904.08   | 400,000.00 |
| 50010 - Payroll-Overtime-Admin         | -         | 41.67     | 41.67      | -         | 41.67     | 41.67      | 500.00     |
| 50020 - Payroll Taxes-Admin            | 2,834.25  | 2,666.67  | (167.58)   | 2,834.25  | 2,666.67  | (167.58)   | 32,000.00  |
| 50100 - Health Insurance-Admin         | -         | 6,129.17  | 6,129.17   | -         | 6,129.17  | 6,129.17   | 73,550.00  |
| 50110 - Dental Insurance-Admin         | 677.22    | 341.67    | (335.55)   | 677.22    | 341.67    | (335.55)   | 4,100.00   |
| 50120 - Vision Insurance-Admin         | 98.76     | 50.00     | (48.76)    | 98.76     | 50.00     | (48.76)    | 600.00     |
| 50130 - Retirement-Admin               | 1,765.76  | 1,750.00  | (15.76)    | 1,765.76  | 1,750.00  | (15.76)    | 21,000.00  |
| 50140 - HRA-Health Reimbursement-Admin | 2,800.00  | 1,400.00  | (1,400.00) | 2,800.00  | 1,400.00  | (1,400.00) | 16,800.00  |
| 50150 - Insurance-Workers Comp-Admin   | (77.22)   | 166.67    | 243.89     | (77.22)   | 166.67    | 243.89     | 2,000.00   |
| 50160 - Life Insurance-All             | 393.56    | 200.00    | (193.56)   | 393.56    | 200.00    | (193.56)   | 2,400.00   |
| 50190 - Payroll-Paychex                | 1,580.47  | 1,208.33  | (372.14)   | 1,580.47  | 1,208.33  | (372.14)   | 14,500.00  |
| 50195 - Misc (Admin Cafeteria Plan)    | -         | 133.33    | 133.33     | -         | 133.33    | 133.33     | 1,600.00   |
| 50200 - Office Supplies                | 766.43    | 541.67    | (224.76)   | 766.43    | 541.67    | (224.76)   | 6,500.00   |
| 50250 - Software Expense               | 1,990.00  | 2,375.00  | 385.00     | 1,990.00  | 2,375.00  | 385.00     | 28,500.00  |
| 50251 - Office Equip Repair/Tech Help  | 905.99    | 1,000.00  | 94.01      | 905.99    | 1,000.00  | 94.01      | 12,000.00  |
| 50260 - Equipment Leases               | 544.76    | 266.67    | (278.09)   | 544.76    | 266.67    | (278.09)   | 3,200.00   |
| 50300 - Postage                        | 4,000.00  | 916.67    | (3,083.33) | 4,000.00  | 916.67    | (3,083.33) | 11,000.00  |
| 50310 - Admin Copier                   | -         | 41.67     | 41.67      | -         | 41.67     | 41.67      | 500.00     |
| 50320 - Copies/Printing                | -         | 41.67     | 41.67      | -         | 41.67     | 41.67      | 500.00     |
| 50400 - Dues & Fees                    | -         | 125.00    | 125.00     | -         | 125.00    | 125.00     | 1,500.00   |
| 50410 - Education-Seminars             | -         | 708.33    | 708.33     | -         | 708.33    | 708.33     | 8,500.00   |
| 50420 - Subscriptions                  | -         | 22.92     | 22.92      | -         | 22.92     | 22.92      | 275.00     |



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|  | Current Period   |                  |                  | Year To Date     |                  |                  | Annual Budget     |
|--|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
|  | Actual           | Budget           | Variance         | Actual           | Budget           | Variance         |                   |
| <b>Operating Expense</b>               |                  |                  |                  |                  |                  |                  |                   |
| 50500 - Gas/Mileage                    | -                | 16.67            | 16.67            | -                | 16.67            | 16.67            | 200.00            |
| 50700 - Board Meetings/Discretionary   | -                | 100.00           | 100.00           | -                | 100.00           | 100.00           | 1,200.00          |
| 50710 - Online Elections               | -                | 1,250.00         | 1,250.00         | -                | 1,250.00         | 1,250.00         | 15,000.00         |
| 50900 - Misc. & Contingency            | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 50950 - Advertisement                  | 29.95            | 83.33            | 53.38            | 29.95            | 83.33            | 53.38            | 1,000.00          |
| 51000 - Audit                          | -                | 2,333.33         | 2,333.33         | -                | 2,333.33         | 2,333.33         | 28,000.00         |
| 51100 - Legal                          | 3,781.17         | 4,166.67         | 385.50           | 3,781.17         | 4,166.67         | 385.50           | 50,000.00         |
| 51200 - Legal-Collections              | 614.35           | 5,833.33         | 5,218.98         | 614.35           | 5,833.33         | 5,218.98         | 70,000.00         |
| 51201 - Legal-Collections-billed       | (2,351.73)       | (4,583.33)       | (2,231.60)       | (2,351.73)       | (4,583.33)       | (2,231.60)       | (55,000.00)       |
| 51500 - Property Taxes                 | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 51510 - Income Tax                     | -                | 34.75            | 34.75            | -                | 34.75            | 34.75            | 417.00            |
| 52000 - Insurance Deductibles          | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 52010 - Master Insurance               | -                | -                | -                | -                | -                | -                | 68,000.00         |
| 53000 - Bank Charges                   | 10.00            | 41.67            | 31.67            | 10.00            | 41.67            | 31.67            | 500.00            |
| 53010 - Credit Card Charges            | 112.52           | 1,166.67         | 1,054.15         | 112.52           | 1,166.67         | 1,054.15         | 14,000.00         |
| 53020 - Returned Checks                | -                | 8.33             | 8.33             | -                | 8.33             | 8.33             | 100.00            |
| 53030 - Delinquent Account Expenses    | -                | 291.67           | 291.67           | -                | 291.67           | 291.67           | 3,500.00          |
| <b>Total Admin Service Expense</b>     | <b>49,905.49</b> | <b>64,453.52</b> | <b>14,548.03</b> | <b>49,905.49</b> | <b>64,453.52</b> | <b>14,548.03</b> | <b>841,442.00</b> |
| <b>Community Standards Expense</b>     |                  |                  |                  |                  |                  |                  |                   |
| 60000 - Payroll-DCS                    | 20,865.36        | 24,065.17        | 3,199.81         | 20,865.36        | 24,065.17        | 3,199.81         | 288,782.00        |
| 60010 - Payroll-Overtime-DCS           | -                | 166.67           | 166.67           | -                | 166.67           | 166.67           | 2,000.00          |
| 60020 - Payroll Taxes-DCS              | 2,009.47         | 2,000.00         | (9.47)           | 2,009.47         | 2,000.00         | (9.47)           | 24,000.00         |
| 60100 - Health Insurance-DCS           | -                | 5,237.50         | 5,237.50         | -                | 5,237.50         | 5,237.50         | 62,850.00         |
| 60110 - Dental Insurance-DCS           | 737.44           | 375.00           | (362.44)         | 737.44           | 375.00           | (362.44)         | 4,500.00          |
| 60120 - Vision Insurance-DCS           | 102.56           | 54.17            | (48.39)          | 102.56           | 54.17            | (48.39)          | 650.00            |
| 60130 - Retirement-DCS                 | 1,213.21         | 1,333.33         | 120.12           | 1,213.21         | 1,333.33         | 120.12           | 16,000.00         |
| 60140 - HRA-Health Reimbursement-DCS   | 2,000.00         | 1,000.00         | (1,000.00)       | 2,000.00         | 1,000.00         | (1,000.00)       | 12,000.00         |
| 60150 - Insurance-Workers Comp-DCS     | (210.38)         | 375.00           | 585.38           | (210.38)         | 375.00           | 585.38           | 4,500.00          |
| 60200 - Office/Field Supplies/Expenses | -                | 315.00           | 315.00           | -                | 315.00           | 315.00           | 4,500.00          |
| 60230 - Uniforms                       | -                | 35.00            | 35.00            | -                | 35.00            | 35.00            | 500.00            |
| 60310 - DCS Copier                     | -                | 562.50           | 562.50           | -                | 562.50           | 562.50           | 6,750.00          |
| 60320 - Printing Decs & Maps           | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 60410 - Professional Fees              | -                | 40.42            | 40.42            | -                | 40.42            | 40.42            | 485.00            |
| 60430 - Training                       | -                | 116.67           | 116.67           | -                | 116.67           | 116.67           | 1,400.00          |
| 60500 - DCS Vehicle Gas                | 42.52            | 225.00           | 182.48           | 42.52            | 225.00           | 182.48           | 2,700.00          |
| 60530 - Vehicle Exp-Sport S 63         | -                | 62.50            | 62.50            | -                | 62.50            | 62.50            | 750.00            |
| 60540 - Vehicle Exp-Sport SL 29        | -                | 62.50            | 62.50            | -                | 62.50            | 62.50            | 750.00            |
| 60700 - ECC Expenses                   | -                | 75.00            | 75.00            | -                | 75.00            | 75.00            | 900.00            |
| 60900 - Contingency                    | -                | 35.00            | 35.00            | -                | 35.00            | 35.00            | 500.00            |
| 60910 - Capital Expenditures           | -                | 125.00           | 125.00           | -                | 125.00           | 125.00           | 1,500.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|  | Current Period   |                  |                 | Year To Date     |                  |                 | Annual Budget     |
|--|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
|  | Actual           | Budget           | Variance        | Actual           | Budget           | Variance        |                   |
| <b>Operating Expense</b>                       |                  |                  |                 |                  |                  |                 |                   |
| 60930 - Community Enhancement                  | -                | -                | -               | -                | -                | -               | 50,000.00         |
| <b>Total Community Standards Expense</b>       | <b>26,760.18</b> | <b>36,344.76</b> | <b>9,584.58</b> | <b>26,760.18</b> | <b>36,344.76</b> | <b>9,584.58</b> | <b>487,017.00</b> |
| <b>Property &amp; Environment Expense</b>      |                  |                  |                 |                  |                  |                 |                   |
| 61000 - Payroll-DPE                            | 26,024.97        | 30,550.58        | 4,525.61        | 26,024.97        | 30,550.58        | 4,525.61        | 366,607.00        |
| 61010 - Payroll-Overtime-DPE                   | -                | 416.67           | 416.67          | -                | 416.67           | 416.67          | 5,000.00          |
| 61020 - Payroll Taxes-DPE                      | 2,506.33         | 2,508.33         | 2.00            | 2,506.33         | 2,508.33         | 2.00            | 30,100.00         |
| 61100 - Health Insurance-DPE                   | -                | 5,761.67         | 5,761.67        | -                | 5,761.67         | 5,761.67        | 69,140.00         |
| 61110 - Dental Insurance-DPE                   | 736.34           | 375.00           | (361.34)        | 736.34           | 375.00           | (361.34)        | 4,500.00          |
| 61120 - Vision Insurance-DPE                   | 109.16           | 54.58            | (54.58)         | 109.16           | 54.58            | (54.58)         | 655.00            |
| 61130 - Retirement-DPE                         | 1,553.79         | 1,416.67         | (137.12)        | 1,553.79         | 1,416.67         | (137.12)        | 17,000.00         |
| 61140 - HRA-Health Reimbursement-DPE           | 2,000.00         | 1,200.00         | (800.00)        | 2,000.00         | 1,200.00         | (800.00)        | 14,400.00         |
| 61150 - Insurance-Workers Comp-DPE             | (455.38)         | 625.00           | 1,080.38        | (455.38)         | 625.00           | 1,080.38        | 7,500.00          |
| 61200 - Office/Field Supplies                  | -                | 33.33            | 33.33           | -                | 33.33            | 33.33           | 400.00            |
| 61210 - Tools, Supplies Expense                | 150.15           | 716.67           | 566.52          | 150.15           | 716.67           | 566.52          | 8,600.00          |
| 61220 - Janitorial Supplies                    | 373.49           | 250.00           | (123.49)        | 373.49           | 250.00           | (123.49)        | 3,000.00          |
| 61230 - Uniforms                               | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61240 - Admin Office Cleaning                  | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61350 - Enforcement/Signage                    | 4,474.73         | 916.67           | (3,558.06)      | 4,474.73         | 916.67           | (3,558.06)      | 11,000.00         |
| 61351 - Roadside Cleanup/Adopt a Street        | -                | 8.33             | 8.33            | -                | 8.33             | 8.33            | 100.00            |
| 61352 - Signage                                | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61410 - Seminars/Training/CE                   | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61500 - Vehicle-Gas                            | 954.62           | 1,174.67         | 220.05          | 954.62           | 1,174.67         | 220.05          | 14,096.00         |
| 61510 - Dept Auto #1/2011 Toyota P/U           | -                | 83.33            | 83.33           | -                | 83.33            | 83.33           | 1,000.00          |
| 61530 - Dept Auto #3/06 Ford                   | 504.92           | 250.00           | (254.92)        | 504.92           | 250.00           | (254.92)        | 3,000.00          |
| 61540 - Dept Auto #4/2013 Ford Truck           | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61550 - Dept Auto #5/2018 Ford F-350           | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61560 - Dept Auto #6/20 Chevy Silverado        | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61570 - Dept Auto #7/2020 Chevy Colo P/U       | -                | 125.00           | 125.00          | -                | 125.00           | 125.00          | 1,500.00          |
| 61580 - Kubota Tractor 201                     | -                | 41.67            | 41.67           | -                | 41.67            | 41.67           | 500.00            |
| 61590 - Kubota Tractor 2014                    | 336.95           | 208.33           | (128.62)        | 336.95           | 208.33           | (128.62)        | 2,500.00          |
| 61592 - Kubota Tractor 2022                    | -                | 166.67           | 166.67          | -                | 166.67           | 166.67          | 2,000.00          |
| 61600 - Facilities Maintenance                 | 551.00           | 625.00           | 74.00           | 551.00           | 625.00           | 74.00           | 7,500.00          |
| 61601 - Equipment Maintenance                  | -                | 375.00           | 375.00          | -                | 375.00           | 375.00          | 4,500.00          |
| 61602 - Trailer Maintenance                    | -                | 83.33            | 83.33           | -                | 83.33            | 83.33           | 1,000.00          |
| 61603 - Boating Improvements                   | -                | 375.00           | 375.00          | -                | 375.00           | 375.00          | 4,500.00          |
| 61604 - Lakes Fisheries & Parks/Repair & Maint | -                | 750.00           | 750.00          | -                | 750.00           | 750.00          | 9,000.00          |
| 61605 - Fence Maint & Construction             | -                | 208.33           | 208.33          | -                | 208.33           | 208.33          | 2,500.00          |
| 61606 - Parks & Trails Expense                 | 170.61           | 458.33           | 287.72          | 170.61           | 458.33           | 287.72          | 5,500.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period   |                  |                   | Year To Date     |                  |                   | Annual Budget     |
|---|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
|   | Actual           | Budget           | Variance          | Actual           | Budget           | Variance          |                   |
| <b>Operating Expense</b>                        |                  |                  |                   |                  |                  |                   |                   |
| 61610 - Consulting                              | -                | -                | -                 | -                | -                | -                 | 2,000.00          |
| 61611 - Engineering/Survey                      | -                | 208.33           | 208.33            | -                | 208.33           | 208.33            | 2,500.00          |
| 61620 - Fire Mitigation                         | -                | 1,916.67         | 1,916.67          | -                | 1,916.67         | 1,916.67          | 23,000.00         |
| 61630 - Grass Seed/Fertilizer                   | -                | 500.00           | 500.00            | -                | 500.00           | 500.00            | 6,000.00          |
| 61631 - Insect, Disease & Noxious Weeds         | -                | -                | -                 | -                | -                | -                 | 2,500.00          |
| 61632 - Water Quality Testing                   | -                | 83.33            | 83.33             | -                | 83.33            | 83.33             | 1,000.00          |
| 61633 - Weeds & Algae Control                   | -                | 2,083.33         | 2,083.33          | -                | 2,083.33         | 2,083.33          | 25,000.00         |
| 61640 - Porta Potties                           | 390.60           | 416.67           | 26.07             | 390.60           | 416.67           | 26.07             | 5,000.00          |
| 61642 - PO Cluster Boxes                        | 5,000.00         | 416.67           | (4,583.33)        | 5,000.00         | 416.67           | (4,583.33)        | 5,000.00          |
| 61645 - Pumping Services                        | -                | 125.00           | 125.00            | -                | 125.00           | 125.00            | 1,500.00          |
| 61800 - Kids Fishing Derby & Events             | -                | 83.33            | 83.33             | -                | 83.33            | 83.33             | 1,000.00          |
| 61900 - Misc & Contingency                      | -                | 8.33             | 8.33              | -                | 8.33             | 8.33              | 100.00            |
| 61910 - Common Area Improvements-Repairs-Equip  | -                | 291.67           | 291.67            | -                | 291.67           | 291.67            | 3,500.00          |
| 61960 - Stocking & Food Chain                   | -                | 9,500.00         | 9,500.00          | -                | 9,500.00         | 9,500.00          | 114,000.00        |
| <b>Total Property &amp; Environment Expense</b> | <b>45,382.28</b> | <b>66,266.49</b> | <b>20,884.21</b>  | <b>45,382.28</b> | <b>66,266.49</b> | <b>20,884.21</b>  | <b>799,698.00</b> |
| <b>Community Lifestyle Expense</b>              |                  |                  |                   |                  |                  |                   |                   |
| 62250 - Website-Front Steps                     | 180.25           | 333.33           | 153.08            | 180.25           | 333.33           | 153.08            | 4,000.00          |
| 62320 - Newsletter Prep/Printing/Postage        | 8,528.87         | -                | (8,528.87)        | 8,528.87         | -                | (8,528.87)        | 28,000.00         |
| 62800 - Community Activities & Events           | -                | 1,750.00         | 1,750.00          | -                | 1,750.00         | 1,750.00          | 21,000.00         |
| 62810 - Clubhouse Rental Expense                | -                | 41.67            | 41.67             | -                | 41.67            | 41.67             | 500.00            |
| 62820 - Facilities-Clubhouse                    | -                | 208.33           | 208.33            | -                | 208.33           | 208.33            | 2,500.00          |
| 62830 - Clubhouse Cleaning Expense              | -                | 125.00           | 125.00            | -                | 125.00           | 125.00            | 1,500.00          |
| 62840 - Landscaping Clubhouse                   | -                | 41.67            | 41.67             | -                | 41.67            | 41.67             | 500.00            |
| 62940 - Community Garden                        | -                | 416.67           | 416.67            | -                | 416.67           | 416.67            | 5,000.00          |
| <b>Total Community Lifestyle Expense</b>        | <b>8,709.12</b>  | <b>2,916.67</b>  | <b>(5,792.45)</b> | <b>8,709.12</b>  | <b>2,916.67</b>  | <b>(5,792.45)</b> | <b>63,000.00</b>  |
| <b>Recreation Amenities Expense</b>             |                  |                  |                   |                  |                  |                   |                   |
| 63000 - Payroll-DRA                             | 24,810.12        | 28,992.00        | 4,181.88          | 24,810.12        | 28,992.00        | 4,181.88          | 347,904.00        |
| 63010 - Payroll-Overtime-DRA                    | -                | 41.67            | 41.67             | -                | 41.67            | 41.67             | 500.00            |
| 63020 - Payroll Taxes-DRA                       | 2,389.11         | 2,291.67         | (97.44)           | 2,389.11         | 2,291.67         | (97.44)           | 27,500.00         |
| 63100 - Health Insurance-DRA                    | -                | 3,142.50         | 3,142.50          | -                | 3,142.50         | 3,142.50          | 37,710.00         |
| 63110 - Dental Insurance-DRA                    | 428.96           | 216.67           | (212.29)          | 428.96           | 216.67           | (212.29)          | 2,600.00          |
| 63120 - Vision Insurance-DRA                    | 71.52            | 37.50            | (34.02)           | 71.52            | 37.50            | (34.02)           | 450.00            |
| 63130 - Retirement-DRA                          | 833.92           | 875.00           | 41.08             | 833.92           | 875.00           | 41.08             | 10,500.00         |
| 63140 - HRA-Health Reimbursement-DRA            | 1,200.00         | 600.00           | (600.00)          | 1,200.00         | 600.00           | (600.00)          | 7,200.00          |
| 63150 - Insurance-Workers Comp-DRA              | (138.02)         | 208.33           | 346.35            | (138.02)         | 208.33           | 346.35            | 2,500.00          |
| 63200 - Supplies-Building                       | 627.44           | 833.33           | 205.89            | 627.44           | 833.33           | 205.89            | 10,000.00         |
| 63210 - Supplies-Programs                       | -                | 750.00           | 750.00            | -                | 750.00           | 750.00            | 9,000.00          |
| 63220 - Janitorial/Housekeeping                 | 41.37            | 166.67           | 125.30            | 41.37            | 166.67           | 125.30            | 2,000.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period   |                  |                  | Year To Date     |                  |                  | Annual Budget     |
|---|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
|   | Actual           | Budget           | Variance         | Actual           | Budget           | Variance         |                   |
| <b>Operating Expense</b>                  |                  |                  |                  |                  |                  |                  |                   |
| 63230 - Uniforms                          | -                | 200.00           | 200.00           | -                | 200.00           | 200.00           | 1,000.00          |
| 63250 - EZ Facility Software              | 569.00           | 416.67           | (152.33)         | 569.00           | 416.67           | (152.33)         | 5,000.00          |
| 63251 - Tech Help                         | -                | 41.67            | 41.67            | -                | 41.67            | 41.67            | 500.00            |
| 63320 - Office Supplies/Printing          | -                | 266.67           | 266.67           | -                | 266.67           | 266.67           | 3,200.00          |
| 63400 - Dues/Subscriptions                | -                | 20.83            | 20.83            | -                | 20.83            | 20.83            | 250.00            |
| 63410 - Seminars/Training                 | -                | -                | -                | -                | -                | -                | 2,200.00          |
| 63600 - Maintenance Building              | -                | 1,666.67         | 1,666.67         | -                | 1,666.67         | 1,666.67         | 20,000.00         |
| 63601 - Maintenance-Grounds & Parking     | -                | 333.33           | 333.33           | -                | 333.33           | 333.33           | 4,000.00          |
| 63602 - Maintenance-Pool                  | -                | 1,750.00         | 1,750.00         | -                | 1,750.00         | 1,750.00         | 21,000.00         |
| 63800 - Pagosa Springs Porpoises Swim     | -                | 375.00           | 375.00           | -                | 375.00           | 375.00           | 4,500.00          |
| 63810 - Swim Lesson Expense               | -                | 395.83           | 395.83           | -                | 395.83           | 395.83           | 4,750.00          |
| 63900 - Misc & Contingency                | -                | 41.67            | 41.67            | -                | 41.67            | 41.67            | 500.00            |
| 63910 - Non Capital Equipment Replacement | -                | 416.67           | 416.67           | -                | 416.67           | 416.67           | 5,000.00          |
| 63920 - Merchandise                       | -                | 166.67           | 166.67           | -                | 166.67           | 166.67           | 2,000.00          |
| 64010 - Utilities-Gas Rec                 | -                | 3,650.00         | 3,650.00         | -                | 3,650.00         | 3,650.00         | 43,800.00         |
| 64020 - Utilities-Electric Rec            | -                | 3,502.92         | 3,502.92         | -                | 3,502.92         | 3,502.92         | 42,035.00         |
| 64030 - Utilities-Water Rec               | -                | 687.50           | 687.50           | -                | 687.50           | 687.50           | 8,250.00          |
| 64040 - Utilities-Waste Control Rec       | 248.06           | 175.00           | (73.06)          | 248.06           | 175.00           | (73.06)          | 2,100.00          |
| 64050 - Irrigation Water Rec              | -                | 83.33            | 83.33            | -                | 83.33            | 83.33            | 1,000.00          |
| 64060 - Utilities-Alarm Rec               | 450.00           | 166.67           | (283.33)         | 450.00           | 166.67           | (283.33)         | 2,000.00          |
| 64070 - Utilities-TV-Telephone Rec        | 120.36           | 291.67           | 171.31           | 120.36           | 291.67           | 171.31           | 3,500.00          |
| <b>Total Recreation Amenities Expense</b> | <b>31,651.84</b> | <b>52,804.11</b> | <b>21,152.27</b> | <b>31,651.84</b> | <b>52,804.11</b> | <b>21,152.27</b> | <b>634,449.00</b> |
| <b>Utilities Expense</b>                  |                  |                  |                  |                  |                  |                  |                   |
| 70010 - Gas Admin                         | -                | 208.33           | 208.33           | -                | 208.33           | 208.33           | 2,500.00          |
| 70020 - Electric Admin                    | 360.34           | 358.33           | (2.01)           | 360.34           | 358.33           | (2.01)           | 4,300.00          |
| 70030 - Water Admin                       | -                | 500.00           | 500.00           | -                | 500.00           | 500.00           | 6,000.00          |
| 70040 - Waste Control Admin               | 363.68           | 183.33           | (180.35)         | 363.68           | 183.33           | (180.35)         | 2,200.00          |
| 71010 - Gas Shop                          | -                | 250.00           | 250.00           | -                | 250.00           | 250.00           | 3,000.00          |
| 71020 - Electric Shop                     | 170.54           | 183.33           | 12.79            | 170.54           | 183.33           | 12.79            | 2,200.00          |
| 71030 - Water Shop                        | -                | 87.50            | 87.50            | -                | 87.50            | 87.50            | 1,050.00          |
| 71040 - Waste Shop                        | 297.43           | 150.00           | (147.43)         | 297.43           | 150.00           | (147.43)         | 1,800.00          |
| 72010 - Gas Clubhouse                     | -                | 433.33           | 433.33           | -                | 433.33           | 433.33           | 5,200.00          |
| 72020 - Electric Clubhouse                | 180.16           | 183.33           | 3.17             | 180.16           | 183.33           | 3.17             | 2,200.00          |
| 72030 - Water Clubhouse                   | -                | 225.00           | 225.00           | -                | 225.00           | 225.00           | 2,700.00          |
| 73000 - Cellular Phones                   | 107.12           | 291.67           | 184.55           | 107.12           | 291.67           | 184.55           | 3,500.00          |
| 73010 - Telephone-All Depts Except Rec    | -                | 416.67           | 416.67           | -                | 416.67           | 416.67           | 5,000.00          |
| 74000 - Street Lights                     | 46.76            | 166.67           | 119.91           | 46.76            | 166.67           | 119.91           | 2,000.00          |
| 74010 - Water Other Assoc Lots            | -                | 33.33            | 33.33            | -                | 33.33            | 33.33            | 400.00            |
| 74020 - Aerator                           | -                | 833.33           | 833.33           | -                | 833.33           | 833.33           | 10,000.00         |
| 74030 - Internet                          | 303.50           | 375.00           | 71.50            | 303.50           | 375.00           | 71.50            | 4,500.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|                             | Current Period |              |             | Year To Date |              |             | Annual Budget |
|-----------------------------|----------------|--------------|-------------|--------------|--------------|-------------|---------------|
|                             | Actual         | Budget       | Variance    | Actual       | Budget       | Variance    |               |
| <b>Operating Expense</b>    |                |              |             |              |              |             |               |
| Total Utilities Expense     | 1,829.53       | 4,879.15     | 3,049.62    | 1,829.53     | 4,879.15     | 3,049.62    | 58,550.00     |
| Total Operating Expense     | 164,238.44     | 227,664.70   | 63,426.26   | 164,238.44   | 227,664.70   | 63,426.26   | 2,884,156.00  |
| Net Operating Income (Loss) | 2,517,548.52   | 2,542,281.97 | (24,733.45) | 2,517,548.52 | 2,542,281.97 | (24,733.45) | -             |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|   | Current Period      |                 |                     | Year To Date        |                 |                     | Annual Budget       |
|---|---------------------|-----------------|---------------------|---------------------|-----------------|---------------------|---------------------|
|   | Actual              | Budget          | Variance            | Actual              | Budget          | Variance            |                     |
| <b>Reserve Income</b>                             |                     |                 |                     |                     |                 |                     |                     |
| 80000 - Reserve-Restricted                        | -                   | -               | -                   | -                   | -               | -                   | 499,305.00          |
| 80100 - Interest-Reserve                          | 36.10               | 1,916.67        | (1,880.57)          | 36.10               | 1,916.67        | (1,880.57)          | 23,000.00           |
| <b>Total Reserve Income</b>                       | <b>36.10</b>        | <b>1,916.67</b> | <b>(1,880.57)</b>   | <b>36.10</b>        | <b>1,916.67</b> | <b>(1,880.57)</b>   | <b>522,305.00</b>   |
| <b>Trails Maintenance Income</b>                  |                     |                 |                     |                     |                 |                     |                     |
| 81000 - Trails Maintenance Reserve                | -                   | -               | -                   | -                   | -               | -                   | 56,400.00           |
| 81100 - Interest-Trails Maint Reserves            | 3.64                | 1,000.00        | (996.36)            | 3.64                | 1,000.00        | (996.36)            | 12,000.00           |
| <b>Total Trails Maintenance Income</b>            | <b>3.64</b>         | <b>1,000.00</b> | <b>(996.36)</b>     | <b>3.64</b>         | <b>1,000.00</b> | <b>(996.36)</b>     | <b>68,400.00</b>    |
| <b>Total Reserve Income</b>                       | <b>39.74</b>        | <b>2,916.67</b> | <b>(2,876.93)</b>   | <b>39.74</b>        | <b>2,916.67</b> | <b>(2,876.93)</b>   | <b>590,705.00</b>   |
| <b>Reserve Expense</b>                            |                     |                 |                     |                     |                 |                     |                     |
| 84014 - Replace Air Unit - Rec Center             | 283,530.22          | -               | (283,530.22)        | 283,530.22          | -               | (283,530.22)        | 700,000.00          |
| 84019 - Greenbelt Fire Mitigation                 | -                   | -               | -                   | -                   | -               | -                   | 45,000.00           |
| 84023 - Replace Mailbox - Reserves                | -                   | -               | -                   | -                   | -               | -                   | 45,428.00           |
| 84025 - Server, Upgrades                          | -                   | -               | -                   | -                   | -               | -                   | 4,368.00            |
| 84026 - Floor Coverings Carpet                    | -                   | -               | -                   | -                   | -               | -                   | 10,000.00           |
| 84027 - Audio / Video Equipment                   | -                   | -               | -                   | -                   | -               | -                   | 4,368.00            |
| 84028 - Asphalt-crack-fill,patch, seal coat-Admin | -                   | -               | -                   | -                   | -               | -                   | 10,261.00           |
| 84029 - Asphalt-crack-fill,patch,seal coat - Rec  | -                   | -               | -                   | -                   | -               | -                   | 10,374.00           |
| 84030 - Concrete sidewalks-partial                | -                   | -               | -                   | -                   | -               | -                   | 15,000.00           |
| 84031 - Replace 12' Dump Trailer                  | -                   | -               | -                   | -                   | -               | -                   | 9,500.00            |
| 84032 - Replace 18' Flat Trailer                  | -                   | -               | -                   | -                   | -               | -                   | 7,500.00            |
| <b>Total Reserve Expense</b>                      | <b>283,530.22</b>   | <b>-</b>        | <b>(283,530.22)</b> | <b>283,530.22</b>   | <b>-</b>        | <b>(283,530.22)</b> | <b>861,799.00</b>   |
| <b>Trails Maintenance Expense</b>                 |                     |                 |                     |                     |                 |                     |                     |
| 89001 - Seal Coat Vista Blvd                      | -                   | -               | -                   | -                   | -               | -                   | 15,063.00           |
| 89002 - Seal Coat-N. Pagosa-2017 Addition         | -                   | -               | -                   | -                   | -               | -                   | 11,352.00           |
| 89004 - Repave Park Avenue                        | -                   | -               | -                   | -                   | -               | -                   | 72,161.00           |
| 89005 - Repave N. Pagosa Blvd.                    | 1,672.00            | -               | (1,672.00)          | 1,672.00            | -               | (1,672.00)          | 109,770.00          |
| <b>Total Trails Maintenance Expense</b>           | <b>1,672.00</b>     | <b>-</b>        | <b>(1,672.00)</b>   | <b>1,672.00</b>     | <b>-</b>        | <b>(1,672.00)</b>   | <b>208,346.00</b>   |
| <b>Total Reserve Expense</b>                      | <b>285,202.22</b>   | <b>-</b>        | <b>(285,202.22)</b> | <b>285,202.22</b>   | <b>-</b>        | <b>(285,202.22)</b> | <b>1,070,145.00</b> |
| <b>Net Reserve Income (Loss)</b>                  | <b>(285,162.48)</b> | <b>2,916.67</b> | <b>(288,079.15)</b> | <b>(285,162.48)</b> | <b>2,916.67</b> | <b>(288,079.15)</b> | <b>(479,440.00)</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

|  | 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          |
| 91900 - Interest-Capital Fund            | 356.50              | 1,666.67            | (1,310.17)          | 356.50              | 1,666.67            | (1,310.17)          | 20,000.00           |
| <b>Total Capital Improvement Income</b>  | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>333,740.00</b>   |
| <b>Total Capital Income</b>              | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>356.50</b>       | <b>1,666.67</b>     | <b>(1,310.17)</b>   | <b>333,740.00</b>   |
| <b>Capital Expense</b>                   |                     |                     |                     |                     |                     |                     |                     |
| <b>Capital Improvement Expense</b>       |                     |                     |                     |                     |                     |                     |                     |
| 95009 - Parking Lot - Rec Center         | 4,101.00            | -                   | (4,101.00)          | 4,101.00            | -                   | (4,101.00)          | 128,208.00          |
| 95011 - Vista Mailbox Development        | 22,403.35           | -                   | (22,403.35)         | 22,403.35           | -                   | (22,403.35)         | 219,000.00          |
| <b>Total Capital Improvement Expense</b> | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>347,208.00</b>   |
| <b>Total Capital Expense</b>             | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>347,208.00</b>   |
| <b>Net Capital Income (Loss)</b>         | <b>(26,147.85)</b>  | <b>1,666.67</b>     | <b>(27,814.52)</b>  | <b>(26,147.85)</b>  | <b>1,666.67</b>     | <b>(27,814.52)</b>  | <b>(13,468.00)</b>  |
| <b>Net Total</b>                         | <b>2,206,238.19</b> | <b>2,546,865.31</b> | <b>(340,627.12)</b> | <b>2,206,238.19</b> | <b>2,546,865.31</b> | <b>(340,627.12)</b> | <b>(492,908.00)</b> |

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 2/29/2024

| <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                       | \$364,134.65          |                     |                     | \$364,134.65          |
| 11540 - First Citizens Bank Operating            | \$86,513.35           |                     |                     | \$86,513.35           |
| 11541 - First Citizens Bank Sweep - Operating    | \$663,183.61          |                     |                     | \$663,183.61          |
| 12100 - Edward Jones Operating                   | \$71,237.48           |                     |                     | \$71,237.48           |
| 12110 - Edward Jones Emergency Fund              | \$256,795.97          |                     |                     | \$256,795.97          |
| 12200 - Edward Jones Capital Improvement         |                       | \$509,653.44        |                     | \$509,653.44          |
| 13820 - Edward Jones Reserves                    |                       |                     | \$282,649.47        | \$282,649.47          |
| 13841 - First Citizens Bank Reserves - CDARS     |                       |                     | \$300,000.00        | \$300,000.00          |
| 13850 - Edward Jones Trails Maintenance Reserves |                       |                     | \$288,999.30        | \$288,999.30          |
| 14000 - Accounts Receivable                      | \$1,515,029.43        |                     |                     | \$1,515,029.43        |
| 14100 - Accounts Receivable - Other              | \$92,499.93           |                     |                     | \$92,499.93           |
| 14900 - Allowance for Doubtful Accounts          | (\$22,573.57)         |                     |                     | (\$22,573.57)         |
| 15100 - Accts Rec.-Employee Dep Health           | \$1,084.45            |                     |                     | \$1,084.45            |
| 15200 - Accts Rec.-Prepaid Legal                 | \$15.95               |                     |                     | \$15.95               |
| 15300 - Accts Rec.-Supplemental Health           | (\$292.84)            |                     |                     | (\$292.84)            |
| 16000 - Prepaid Expenses                         | \$52,932.16           |                     |                     | \$52,932.16           |
| <b>Total Current Assets</b>                      | <b>\$3,081,512.17</b> | <b>\$509,653.44</b> | <b>\$871,648.77</b> | <b>\$4,462,814.38</b> |
| <b>Fixed Assets</b>                              |                       |                     |                     |                       |
| 18500 - Land: Admin-Shop-Rec Center              | \$506,377.38          |                     |                     | \$506,377.38          |
| 18510 - Building                                 | \$4,043,372.99        |                     |                     | \$4,043,372.99        |
| 18520 - Equipment                                | \$911,161.73          |                     |                     | \$911,161.73          |
| 18530 - Lakes                                    | \$425,755.37          |                     |                     | \$425,755.37          |
| 18540 - Improvements                             | \$1,585,187.24        |                     |                     | \$1,585,187.24        |
| 19900 - Accumulated Depreciation                 | (\$3,465,893.06)      |                     |                     | (\$3,465,893.06)      |



# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 2/29/2024

| <b>Liabilities / Equity</b>                       | <b>Operating</b>      | <b>Capital</b>      | <b>Reserve</b>      | <b>Total</b>          |
|---|-----------------------|---------------------|---------------------|-----------------------|
| <b>Total Fixed Assets</b>                         | <b>\$4,005,961.65</b> |                     |                     | <b>\$4,005,961.65</b> |
| <b>Total Assets</b>                               | <b>\$7,087,473.82</b> | <b>\$509,653.44</b> | <b>\$871,648.77</b> | <b>\$8,468,776.03</b> |
| <b>Current Liabilities</b>                        |                       |                     |                     |                       |
| 20000 - Accounts Payable                          | \$10,380.11           |                     |                     | \$10,380.11           |
| 20100 - Accrued Expenses                          | \$60,251.06           |                     |                     | \$60,251.06           |
| 22000 - Prepaid Assessments                       | \$6,897.35            |                     |                     | \$6,897.35            |
| 23000 - Contract Liability                        | \$136,691.00          |                     |                     | \$136,691.00          |
| 25000 - Other Current Liabilities                 | (\$158.79)            |                     |                     | (\$158.79)            |
| 27000 - Employee Dep Health Payable               | (\$682.00)            |                     |                     | (\$682.00)            |
| <b>Total Current Liabilities</b>                  | <b>\$213,378.73</b>   |                     |                     | <b>\$213,378.73</b>   |
| <b>Equity</b>                                     |                       |                     |                     |                       |
| 30000 - Investment in property and equipment, net | \$4,005,961.65        |                     |                     | \$4,005,961.65        |
| 32000 - Retained Earnings-Operating               | \$483,124.31          |                     |                     | \$483,124.31          |
| 33000 - Retained Earnings-Reserves                |                       |                     | \$1,165,080.66      | \$1,165,080.66        |
| 34000 - Retained Earnings-Capital Improvement     |                       | \$535,477.63        |                     | \$535,477.63          |
| 36000 - Net Income                                | \$2,385,009.13        | (\$25,824.19)       | (\$293,431.89)      | \$2,065,753.05        |
| <b>Total Equity</b>                               | <b>\$6,874,095.09</b> | <b>\$509,653.44</b> | <b>\$871,648.77</b> | <b>\$8,255,397.30</b> |
| <b>Total Liabilities / Equity</b>                 | <b>\$7,087,473.82</b> | <b>\$509,653.44</b> | <b>\$871,648.77</b> | <b>\$8,468,776.03</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|   | 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                  | (325.00)         | -                | (325.00)           | 1,949,025.00        | 1,951,625.00        | (2,600.00)         | 1,951,625.00        |
| 40010 - Association Dues-Timeshare                | -                | -                | -                  | 320,775.00          | 320,775.00          | -                  | 320,775.00          |
| 40020 - Association Dues-STR                      | (3,875.00)       | -                | (3,875.00)         | 275,625.00          | 260,000.00          | 15,625.00          | 260,000.00          |
| 40100 - Funds Transfer-General Reserves           | -                | -                | -                  | -                   | -                   | -                  | (460,345.00)        |
| 40110 - Funds Transfer-Trails Maintenance Reserve | -                | -                | -                  | -                   | -                   | -                  | (56,400.00)         |
| 40200 - Funds Transfer-Capital Improvement        | -                | -                | -                  | -                   | -                   | -                  | (313,740.00)        |
| 40300 - Assessments-Uncollectible                 | (377.06)         | -                | (377.06)           | (2,874.70)          | (35,000.00)         | 32,125.30          | (35,000.00)         |
| 40400 - Carry Forward                             | -                | -                | -                  | -                   | 125,000.00          | (125,000.00)       | 125,000.00          |
| 40500 - Late Charges                              | 376.06           | -                | 376.06             | 650.23              | -                   | 650.23             | 35,000.00           |
| 40600 - Other Income-Lien Fees                    | -                | -                | -                  | -                   | -                   | -                  | 7,000.00            |
| 40700 - Delinquent Postage Fees                   | 69.52            | 208.33           | (138.81)           | 206.32              | 416.66              | (210.34)           | 2,500.00            |
| 40800 - Delinquent Door Notice Fees               | -                | 291.67           | (291.67)           | -                   | 583.34              | (583.34)           | 3,500.00            |
| 41000 - Lot Consolidation Fee                     | 1,625.00         | 2,500.00         | (875.00)           | 9,500.00            | 5,000.00            | 4,500.00           | 30,000.00           |
| 41010 - Other Income-Transfer Fees                | 4,440.00         | 5,717.75         | (1,277.75)         | 9,440.00            | 11,435.50           | (1,995.50)         | 68,613.00           |
| 41020 - Other Income-Misc                         | 1,331.00         | -                | 1,331.00           | 3,331.00            | -                   | 3,331.00           | -                   |
| 41250 - Credit card expense payment               | -                | 25.00            | (25.00)            | -                   | 25.00               | (25.00)            | 100.00              |
| 41900 - Interest - Operating                      | 1,394.98         | 1,666.67         | (271.69)           | 2,248.96            | 3,333.34            | (1,084.38)         | 20,000.00           |
| <b>Total Admin Service Income</b>                 | <b>4,659.50</b>  | <b>10,409.42</b> | <b>(5,749.92)</b>  | <b>2,567,926.81</b> | <b>2,643,193.84</b> | <b>(75,267.03)</b> | <b>1,958,628.00</b> |
| <b>Community Standards Income</b>                 |                  |                  |                    |                     |                     |                    |                     |
| 42000 - Filing Fee                                | 1,660.00         | 880.00           | 780.00             | 1,780.00            | 1,320.00            | 460.00             | 13,500.00           |
| 42010 - Review & Inspect Fee                      | 11,340.00        | 7,498.00         | 3,842.00           | 15,510.00           | 11,235.00           | 4,275.00           | 115,000.00          |
| 42020 - Permit Transfer Fee                       | 500.00           | -                | 500.00             | 500.00              | -                   | 500.00             | -                   |
| 42100 - DCS Fines                                 | 500.00           | 228.00           | 272.00             | 1,099.28            | 341.00              | 758.28             | 3,500.00            |
| 42300 - Community Enhancement                     | -                | 260.00           | (260.00)           | -                   | 390.00              | (390.00)           | 4,000.00            |
| <b>Total Community Standards Income</b>           | <b>14,000.00</b> | <b>8,866.00</b>  | <b>5,134.00</b>    | <b>18,889.28</b>    | <b>13,286.00</b>    | <b>5,603.28</b>    | <b>136,000.00</b>   |
| <b>Property &amp; Environment Income</b>          |                  |                  |                    |                     |                     |                    |                     |
| 44000 - Fishing Permits                           | 2,620.00         | 14,166.67        | (11,546.67)        | 11,390.00           | 28,333.34           | (16,943.34)        | 170,000.00          |
| 44010 - Boat Permits                              | 200.00           | 1,208.33         | (1,008.33)         | 800.00              | 2,416.66            | (1,616.66)         | 14,500.00           |
| 44100 - Weed Control                              | -                | 41.67            | (41.67)            | -                   | 83.34               | (83.34)            | 500.00              |
| 44200 - Property/Environment-Fines                | -                | 33.33            | (33.33)            | -                   | 66.66               | (66.66)            | 400.00              |
| 44300 - Other-DPE (Seed/Fertilizer)               | -                | 541.67           | (541.67)           | -                   | 1,083.34            | (1,083.34)         | 6,500.00            |
| <b>Total Property &amp; Environment Income</b>    | <b>2,820.00</b>  | <b>15,991.67</b> | <b>(13,171.67)</b> | <b>12,190.00</b>    | <b>31,983.34</b>    | <b>(19,793.34)</b> | <b>191,900.00</b>   |
| <b>Community Lifestyle Income</b>                 |                  |                  |                    |                     |                     |                    |                     |
| 46000 - Community Activities                      | -                | 100.00           | (100.00)           | -                   | 200.00              | (200.00)           | 4,000.00            |
| 46100 - Newsletter Advertising                    | -                | -                | -                  | 1,440.00            | -                   | 1,440.00           | 8,000.00            |
| 46200 - Rent-Clubhouse                            | -                | 336.00           | (336.00)           | 845.00              | 576.00              | 269.00             | 9,000.00            |
| 46210 - Kitchen Rental                            | -                | -                | -                  | -                   | -                   | -                  | 600.00              |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|   | Current Period   |                  |                    | Year To Date        |                     |                     | Annual Budget       |
|---|------------------|------------------|--------------------|---------------------|---------------------|---------------------|---------------------|
|   | Actual           | Budget           | Variance           | Actual              | Budget              | Variance            |                     |
| <b>Operating Income</b>                       |                  |                  |                    |                     |                     |                     |                     |
| 46220 - Accessory Rental-Tablecloths          | -                | -                | -                  | -                   | -                   | -                   | 250.00              |
| 46230 - Clubhouse Cleaning                    | -                | -                | -                  | -                   | -                   | -                   | 900.00              |
| 46300 - Vista Garden Income                   | -                | -                | -                  | -                   | -                   | -                   | 3,000.00            |
| <b>Total Community Lifestyle Income</b>       | <b>-</b>         | <b>436.00</b>    | <b>(436.00)</b>    | <b>2,285.00</b>     | <b>776.00</b>       | <b>1,509.00</b>     | <b>25,750.00</b>    |
| <b>Recreation Amenities Income</b>            |                  |                  |                    |                     |                     |                     |                     |
| 48000 - PLPOA Members-Amenities               | 30,852.00        | 36,632.00        | (5,780.00)         | 69,421.31           | 79,806.00           | (10,384.69)         | 352,841.00          |
| 48200 - Timeshare Owners-Amenities            | -                | -                | -                  | 60,942.50           | 60,942.00           | .50                 | 60,942.00           |
| 48300 - Sponsored Events/Programs             | 2,010.00         | 1,008.00         | 1,002.00           | 3,670.00            | 1,814.00            | 1,856.00            | 20,500.00           |
| 48400 - Rental Income                         | 522.00           | 225.00           | 297.00             | 1,207.50            | 575.00              | 632.50              | 4,000.00            |
| 48500 - Retail                                | 61.72            | 143.00           | (81.28)            | 179.78              | 357.00              | (177.22)            | 2,500.00            |
| 48600 - Pagosa Springs Porpoises Swim Revenue | -                | 395.83           | (395.83)           | -                   | 791.66              | (791.66)            | 4,750.00            |
| 48700 - Swim Lesson Revenue                   | 960.00           | 500.00           | 460.00             | 960.00              | 1,000.00            | (40.00)             | 6,000.00            |
| 49999 - Fund Transfers - Rec                  | -                | 10,028.75        | (10,028.75)        | -                   | 20,057.50           | (20,057.50)         | 120,345.00          |
| <b>Total Recreation Amenities Income</b>      | <b>34,405.72</b> | <b>48,932.58</b> | <b>(14,526.86)</b> | <b>136,381.09</b>   | <b>165,343.16</b>   | <b>(28,962.07)</b>  | <b>571,878.00</b>   |
| <b>Total Operating Income</b>                 | <b>55,885.22</b> | <b>84,635.67</b> | <b>(28,750.45)</b> | <b>2,737,672.18</b> | <b>2,854,582.34</b> | <b>(116,910.16)</b> | <b>2,884,156.00</b> |
| <b>Operating Expense</b>                      |                  |                  |                    |                     |                     |                     |                     |
| <b>Admin Service Expense</b>                  |                  |                  |                    |                     |                     |                     |                     |
| 50000 - Payroll-Admin                         | 30,670.75        | 33,333.33        | 2,662.58           | 60,100.00           | 66,666.66           | 6,566.66            | 400,000.00          |
| 50010 - Payroll-Overtime-Admin                | 50.53            | 41.67            | (8.86)             | 50.53               | 83.34               | 32.81               | 500.00              |
| 50020 - Payroll Taxes-Admin                   | 2,880.01         | 2,666.67         | (213.34)           | 5,714.26            | 5,333.34            | (380.92)            | 32,000.00           |
| 50100 - Health Insurance-Admin                | 4,657.30         | 6,129.17         | 1,471.87           | 4,657.30            | 12,258.34           | 7,601.04            | 73,550.00           |
| 50110 - Dental Insurance-Admin                | -                | 341.67           | 341.67             | 677.22              | 683.34              | 6.12                | 4,100.00            |
| 50120 - Vision Insurance-Admin                | 49.38            | 50.00            | .62                | 148.14              | 100.00              | (48.14)             | 600.00              |
| 50130 - Retirement-Admin                      | 1,843.28         | 1,750.00         | (93.28)            | 3,609.04            | 3,500.00            | (109.04)            | 21,000.00           |
| 50140 - HRA-Health Reimbursement-Admin        | 1,400.00         | 1,400.00         | -                  | 4,200.00            | 2,800.00            | (1,400.00)          | 16,800.00           |
| 50150 - Insurance-Workers Comp-Admin          | -                | 166.67           | 166.67             | (77.22)             | 333.34              | 410.56              | 2,000.00            |
| 50160 - Life Insurance-All                    | 196.78           | 200.00           | 3.22               | 590.34              | 400.00              | (190.34)            | 2,400.00            |
| 50190 - Payroll-Paychex                       | 753.37           | 1,208.33         | 454.96             | 2,333.84            | 2,416.66            | 82.82               | 14,500.00           |
| 50195 - Misc (Admin Cafeteria Plan)           | 256.00           | 133.33           | (122.67)           | 256.00              | 266.66              | 10.66               | 1,600.00            |
| 50200 - Office Supplies                       | 391.00           | 541.67           | 150.67             | 1,157.43            | 1,083.34            | (74.09)             | 6,500.00            |
| 50250 - Software Expense                      | 1,990.00         | 2,375.00         | 385.00             | 3,980.00            | 4,750.00            | 770.00              | 28,500.00           |
| 50251 - Office Equip Repair/Tech Help         | 906.98           | 1,000.00         | 93.02              | 1,812.97            | 2,000.00            | 187.03              | 12,000.00           |
| 50260 - Equipment Leases                      | -                | 266.67           | 266.67             | 544.76              | 533.34              | (11.42)             | 3,200.00            |
| 50300 - Postage                               | 1,000.00         | 916.67           | (83.33)            | 5,000.00            | 1,833.34            | (3,166.66)          | 11,000.00           |
| 50310 - Admin Copier                          | -                | 41.67            | 41.67              | -                   | 83.34               | 83.34               | 500.00              |
| 50320 - Copies/Printing                       | -                | 41.67            | 41.67              | -                   | 83.34               | 83.34               | 500.00              |
| 50400 - Dues & Fees                           | -                | 125.00           | 125.00             | -                   | 250.00              | 250.00              | 1,500.00            |
| 50410 - Education-Seminars                    | -                | 708.33           | 708.33             | -                   | 1,416.66            | 1,416.66            | 8,500.00            |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|  | Current Period   |                  |                  | Year To Date     |                   |                  | Annual Budget     |
|--|------------------|------------------|------------------|------------------|-------------------|------------------|-------------------|
|  | Actual           | Budget           | Variance         | Actual           | Budget            | Variance         |                   |
| <b>Operating Expense</b>               |                  |                  |                  |                  |                   |                  |                   |
| 50420 - Subscriptions                  | 35.00            | 22.92            | (12.08)          | 35.00            | 45.84             | 10.84            | 275.00            |
| 50500 - Gas/Mileage                    | -                | 16.67            | 16.67            | -                | 33.34             | 33.34            | 200.00            |
| 50700 - Board Meetings/Discretionary   | 12.51            | 100.00           | 87.49            | 12.51            | 200.00            | 187.49           | 1,200.00          |
| 50710 - Online Elections               | -                | 1,250.00         | 1,250.00         | -                | 2,500.00          | 2,500.00         | 15,000.00         |
| 50900 - Misc. & Contingency            | 88.94            | 83.33            | (5.61)           | 88.94            | 166.66            | 77.72            | 1,000.00          |
| 50950 - Advertisement                  | -                | 83.33            | 83.33            | 29.95            | 166.66            | 136.71           | 1,000.00          |
| 51000 - Audit                          | -                | 2,333.33         | 2,333.33         | -                | 4,666.66          | 4,666.66         | 28,000.00         |
| 51100 - Legal                          | -                | 4,166.67         | 4,166.67         | 3,781.17         | 8,333.34          | 4,552.17         | 50,000.00         |
| 51200 - Legal-Collections              | -                | 5,833.33         | 5,833.33         | 614.35           | 11,666.66         | 11,052.31        | 70,000.00         |
| 51201 - Legal-Collections-billed       | (180.00)         | (4,583.33)       | (4,403.33)       | (2,531.73)       | (9,166.66)        | (6,634.93)       | (55,000.00)       |
| 51500 - Property Taxes                 | -                | 83.33            | 83.33            | -                | 166.66            | 166.66           | 1,000.00          |
| 51510 - Income Tax                     | -                | 34.75            | 34.75            | -                | 69.50             | 69.50            | 417.00            |
| 52000 - Insurance Deductibles          | -                | 83.33            | 83.33            | -                | 166.66            | 166.66           | 1,000.00          |
| 52010 - Master Insurance               | -                | -                | -                | -                | -                 | -                | 68,000.00         |
| 53000 - Bank Charges                   | (105.00)         | 41.67            | 146.67           | (95.00)          | 83.34             | 178.34           | 500.00            |
| 53010 - Credit Card Charges            | 1,178.93         | 1,166.67         | (12.26)          | 1,291.45         | 2,333.34          | 1,041.89         | 14,000.00         |
| 53020 - Returned Checks                | -                | 8.33             | 8.33             | -                | 16.66             | 16.66            | 100.00            |
| 53030 - Delinquent Account Expenses    | -                | 291.67           | 291.67           | -                | 583.34            | 583.34           | 3,500.00          |
| <b>Total Admin Service Expense</b>     | <b>48,075.76</b> | <b>64,453.52</b> | <b>16,377.76</b> | <b>97,981.25</b> | <b>128,907.04</b> | <b>30,925.79</b> | <b>841,442.00</b> |
| <b>Community Standards Expense</b>     |                  |                  |                  |                  |                   |                  |                   |
| 60000 - Payroll-DCS                    | 25,046.25        | 24,065.17        | (981.08)         | 45,911.61        | 48,130.34         | 2,218.73         | 288,782.00        |
| 60010 - Payroll-Overtime-DCS           | -                | 166.67           | 166.67           | -                | 333.34            | 333.34           | 2,000.00          |
| 60020 - Payroll Taxes-DCS              | 2,353.07         | 2,000.00         | (353.07)         | 4,362.54         | 4,000.00          | (362.54)         | 24,000.00         |
| 60100 - Health Insurance-DCS           | 4,991.64         | 5,237.50         | 245.86           | 4,991.64         | 10,475.00         | 5,483.36         | 62,850.00         |
| 60110 - Dental Insurance-DCS           | -                | 375.00           | 375.00           | 737.44           | 750.00            | 12.56            | 4,500.00          |
| 60120 - Vision Insurance-DCS           | 51.28            | 54.17            | 2.89             | 153.84           | 108.34            | (45.50)          | 650.00            |
| 60130 - Retirement-DCS                 | 1,459.64         | 1,333.33         | (126.31)         | 2,672.85         | 2,666.66          | (6.19)           | 16,000.00         |
| 60140 - HRA-Health Reimbursement-DCS   | 1,000.00         | 1,000.00         | -                | 3,000.00         | 2,000.00          | (1,000.00)       | 12,000.00         |
| 60150 - Insurance-Workers Comp-DCS     | -                | 375.00           | 375.00           | (210.38)         | 750.00            | 960.38           | 4,500.00          |
| 60200 - Office/Field Supplies/Expenses | 239.88           | 311.00           | 71.12            | 239.88           | 626.00            | 386.12           | 4,500.00          |
| 60230 - Uniforms                       | -                | 35.00            | 35.00            | -                | 70.00             | 70.00            | 500.00            |
| 60310 - DCS Copier                     | 466.33           | 562.50           | 96.17            | 466.33           | 1,125.00          | 658.67           | 6,750.00          |
| 60320 - Printing Decs & Maps           | -                | 83.33            | 83.33            | -                | 166.66            | 166.66           | 1,000.00          |
| 60410 - Professional Fees              | -                | 40.42            | 40.42            | -                | 80.84             | 80.84            | 485.00            |
| 60430 - Training                       | 244.00           | 116.67           | (127.33)         | 244.00           | 233.34            | (10.66)          | 1,400.00          |
| 60500 - DCS Vehicle Gas                | -                | 225.00           | 225.00           | 42.52            | 450.00            | 407.48           | 2,700.00          |
| 60530 - Vehicle Exp-Sport S 63         | 267.47           | 62.50            | (204.97)         | 267.47           | 125.00            | (142.47)         | 750.00            |
| 60540 - Vehicle Exp-Sport SL 29        | 317.00           | 62.50            | (254.50)         | 317.00           | 125.00            | (192.00)         | 750.00            |
| 60700 - ECC Expenses                   | 24.62            | 75.00            | 50.38            | 24.62            | 150.00            | 125.38           | 900.00            |
| 60900 - Contingency                    | -                | 35.00            | 35.00            | -                | 70.00             | 70.00            | 500.00            |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|  | Current Period   |                  |                 | Year To Date     |                  |                 | Annual Budget     |
|--|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
|  | Actual           | Budget           | Variance        | Actual           | Budget           | Variance        |                   |
| <b>Operating Expense</b>                       |                  |                  |                 |                  |                  |                 |                   |
| 60910 - Capital Expenditures                   | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 60930 - Community Enhancement                  | -                | -                | -               | -                | -                | -               | 50,000.00         |
| <b>Total Community Standards Expense</b>       | <b>36,461.18</b> | <b>36,340.76</b> | <b>(120.42)</b> | <b>63,221.36</b> | <b>72,685.52</b> | <b>9,464.16</b> | <b>487,017.00</b> |
| <b>Property &amp; Environment Expense</b>      |                  |                  |                 |                  |                  |                 |                   |
| 61000 - Payroll-DPE                            | 30,362.57        | 30,550.58        | 188.01          | 56,387.54        | 61,101.16        | 4,713.62        | 366,607.00        |
| 61010 - Payroll-Overtime-DPE                   | 301.97           | 416.67           | 114.70          | 301.97           | 833.34           | 531.37          | 5,000.00          |
| 61020 - Payroll Taxes-DPE                      | 2,880.22         | 2,508.33         | (371.89)        | 5,386.55         | 5,016.66         | (369.89)        | 30,100.00         |
| 61100 - Health Insurance-DPE                   | 4,470.53         | 5,761.67         | 1,291.14        | 4,470.53         | 11,523.34        | 7,052.81        | 69,140.00         |
| 61110 - Dental Insurance-DPE                   | -                | 375.00           | 375.00          | 736.34           | 750.00           | 13.66           | 4,500.00          |
| 61120 - Vision Insurance-DPE                   | 54.58            | 54.58            | -               | 163.74           | 109.16           | (54.58)         | 655.00            |
| 61130 - Retirement-DPE                         | 1,830.43         | 1,416.67         | (413.76)        | 3,384.22         | 2,833.34         | (550.88)        | 17,000.00         |
| 61140 - HRA-Health Reimbursement-DPE           | 1,000.00         | 1,200.00         | 200.00          | 3,000.00         | 2,400.00         | (600.00)        | 14,400.00         |
| 61150 - Insurance-Workers Comp-DPE             | -                | 625.00           | 625.00          | (455.38)         | 1,250.00         | 1,705.38        | 7,500.00          |
| 61200 - Office/Field Supplies                  | -                | 33.33            | 33.33           | -                | 66.66            | 66.66           | 400.00            |
| 61210 - Tools, Supplies Expense                | 519.85           | 716.67           | 196.82          | 670.00           | 1,433.34         | 763.34          | 8,600.00          |
| 61220 - Janitorial Supplies                    | 191.85           | 250.00           | 58.15           | 565.34           | 500.00           | (65.34)         | 3,000.00          |
| 61230 - Uniforms                               | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61240 - Admin Office Cleaning                  | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61350 - Enforcement/Signage                    | -                | 916.67           | 916.67          | 4,474.73         | 1,833.34         | (2,641.39)      | 11,000.00         |
| 61351 - Roadside Cleanup/Adopt a Street        | -                | 8.33             | 8.33            | -                | 16.66            | 16.66           | 100.00            |
| 61352 - Signage                                | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61410 - Seminars/Training/CE                   | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61500 - Vehicle-Gas                            | -                | 1,174.67         | 1,174.67        | 954.62           | 2,349.34         | 1,394.72        | 14,096.00         |
| 61510 - Dept Auto #1/2011 Toyota P/U           | 815.34           | 83.33            | (732.01)        | 815.34           | 166.66           | (648.68)        | 1,000.00          |
| 61530 - Dept Auto #3/06 Ford                   | -                | 250.00           | 250.00          | 504.92           | 500.00           | (4.92)          | 3,000.00          |
| 61540 - Dept Auto #4/2013 Ford Truck           | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61550 - Dept Auto #5/2018 Ford F-350           | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61560 - Dept Auto #6/20 Chevy Silverado        | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61570 - Dept Auto #7/2020 Chevy Colo P/U       | -                | 125.00           | 125.00          | -                | 250.00           | 250.00          | 1,500.00          |
| 61580 - Kubota Tractor 201                     | -                | 41.67            | 41.67           | -                | 83.34            | 83.34           | 500.00            |
| 61590 - Kubota Tractor 2014                    | 87.74            | 208.33           | 120.59          | 424.69           | 416.66           | (8.03)          | 2,500.00          |
| 61592 - Kubota Tractor 2022                    | -                | 166.67           | 166.67          | -                | 333.34           | 333.34          | 2,000.00          |
| 61600 - Facilities Maintenance                 | 289.45           | 625.00           | 335.55          | 840.45           | 1,250.00         | 409.55          | 7,500.00          |
| 61601 - Equipment Maintenance                  | 499.06           | 375.00           | (124.06)        | 499.06           | 750.00           | 250.94          | 4,500.00          |
| 61602 - Trailer Maintenance                    | -                | 83.33            | 83.33           | -                | 166.66           | 166.66          | 1,000.00          |
| 61603 - Boating Improvements                   | -                | 375.00           | 375.00          | -                | 750.00           | 750.00          | 4,500.00          |
| 61604 - Lakes Fisheries & Parks/Repair & Maint | 530.52           | 750.00           | 219.48          | 530.52           | 1,500.00         | 969.48          | 9,000.00          |
| 61605 - Fence Maint & Construction             | -                | 208.33           | 208.33          | -                | 416.66           | 416.66          | 2,500.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|   | Current Period   |                  |                  | Year To Date     |                   |                   | Annual Budget     |
|---|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|
|   | Actual           | Budget           | Variance         | Actual           | Budget            | Variance          |                   |
| <b>Operating Expense</b>                        |                  |                  |                  |                  |                   |                   |                   |
| 61606 - Parks & Trails Expense                  | 170.61           | 458.33           | 287.72           | 341.22           | 916.66            | 575.44            | 5,500.00          |
| 61610 - Consulting                              | -                | -                | -                | -                | -                 | -                 | 2,000.00          |
| 61611 - Engineering/Survey                      | 1,534.00         | 208.33           | (1,325.67)       | 1,534.00         | 416.66            | (1,117.34)        | 2,500.00          |
| 61620 - Fire Mitigation                         | 254.72           | 1,916.67         | 1,661.95         | 254.72           | 3,833.34          | 3,578.62          | 23,000.00         |
| 61630 - Grass Seed/Fertilizer                   | -                | 500.00           | 500.00           | -                | 1,000.00          | 1,000.00          | 6,000.00          |
| 61631 - Insect, Disease & Noxious Weeds         | 40.00            | -                | (40.00)          | 40.00            | -                 | (40.00)           | 2,500.00          |
| 61632 - Water Quality Testing                   | -                | 83.33            | 83.33            | -                | 166.66            | 166.66            | 1,000.00          |
| 61633 - Weeds & Algae Control                   | -                | 2,083.33         | 2,083.33         | -                | 4,166.66          | 4,166.66          | 25,000.00         |
| 61640 - Porta Potties                           | 130.20           | 416.67           | 286.47           | 520.80           | 833.34            | 312.54            | 5,000.00          |
| 61642 - PO Cluster Boxes                        | -                | 416.67           | 416.67           | 5,000.00         | 833.34            | (4,166.66)        | 5,000.00          |
| 61645 - Pumping Services                        | -                | 125.00           | 125.00           | -                | 250.00            | 250.00            | 1,500.00          |
| 61800 - Kids Fishing Derby & Events             | 227.75           | 83.33            | (144.42)         | 227.75           | 166.66            | (61.09)           | 1,000.00          |
| 61900 - Misc & Contingency                      | -                | 8.33             | 8.33             | -                | 16.66             | 16.66             | 100.00            |
| 61910 - Common Area Improvements-Repairs-Equip  | -                | 291.67           | 291.67           | -                | 583.34            | 583.34            | 3,500.00          |
| 61960 - Stocking & Food Chain                   | -                | 9,500.00         | 9,500.00         | -                | 19,000.00         | 19,000.00         | 114,000.00        |
| <b>Total Property &amp; Environment Expense</b> | <b>46,191.39</b> | <b>66,266.49</b> | <b>20,075.10</b> | <b>91,573.67</b> | <b>132,532.98</b> | <b>40,959.31</b>  | <b>799,698.00</b> |
| <b>Community Lifestyle Expense</b>              |                  |                  |                  |                  |                   |                   |                   |
| 62250 - Website-Front Steps                     | 268.34           | 333.33           | 64.99            | 448.59           | 666.66            | 218.07            | 4,000.00          |
| 62320 - Newsletter Prep/Printing/Postage        | -                | -                | -                | 8,528.87         | -                 | (8,528.87)        | 28,000.00         |
| 62800 - Community Activities & Events           | -                | 1,750.00         | 1,750.00         | -                | 3,500.00          | 3,500.00          | 21,000.00         |
| 62810 - Clubhouse Rental Expense                | -                | 41.67            | 41.67            | -                | 83.34             | 83.34             | 500.00            |
| 62820 - Facilities-Clubhouse                    | -                | 208.33           | 208.33           | -                | 416.66            | 416.66            | 2,500.00          |
| 62830 - Clubhouse Cleaning Expense              | -                | 125.00           | 125.00           | -                | 250.00            | 250.00            | 1,500.00          |
| 62840 - Landscaping Clubhouse                   | -                | 41.67            | 41.67            | -                | 83.34             | 83.34             | 500.00            |
| 62940 - Community Garden                        | -                | 416.67           | 416.67           | -                | 833.34            | 833.34            | 5,000.00          |
| <b>Total Community Lifestyle Expense</b>        | <b>268.34</b>    | <b>2,916.67</b>  | <b>2,648.33</b>  | <b>8,977.46</b>  | <b>5,833.34</b>   | <b>(3,144.12)</b> | <b>63,000.00</b>  |
| <b>Recreation Amenities Expense</b>             |                  |                  |                  |                  |                   |                   |                   |
| 63000 - Payroll-DRA                             | 30,287.09        | 28,992.00        | (1,295.09)       | 55,097.21        | 57,984.00         | 2,886.79          | 347,904.00        |
| 63010 - Payroll-Overtime-DRA                    | -                | 41.67            | 41.67            | -                | 83.34             | 83.34             | 500.00            |
| 63020 - Payroll Taxes-DRA                       | 2,844.16         | 2,291.67         | (552.49)         | 5,233.27         | 4,583.34          | (649.93)          | 27,500.00         |
| 63100 - Health Insurance-DRA                    | 2,462.61         | 3,142.50         | 679.89           | 2,462.61         | 6,285.00          | 3,822.39          | 37,710.00         |
| 63110 - Dental Insurance-DRA                    | -                | 216.67           | 216.67           | 428.96           | 433.34            | 4.38              | 2,600.00          |
| 63120 - Vision Insurance-DRA                    | 35.76            | 37.50            | 1.74             | 107.28           | 75.00             | (32.28)           | 450.00            |
| 63130 - Retirement-DRA                          | 1,238.05         | 875.00           | (363.05)         | 2,071.97         | 1,750.00          | (321.97)          | 10,500.00         |
| 63140 - HRA-Health Reimbursement-DRA            | 600.00           | 600.00           | -                | 1,800.00         | 1,200.00          | (600.00)          | 7,200.00          |
| 63150 - Insurance-Workers Comp-DRA              | -                | 208.33           | 208.33           | (138.02)         | 416.66            | 554.68            | 2,500.00          |
| 63200 - Supplies-Building                       | 853.89           | 833.33           | (20.56)          | 1,481.33         | 1,666.66          | 185.33            | 10,000.00         |
| 63210 - Supplies-Programs                       | 299.99           | 750.00           | 450.01           | 299.99           | 1,500.00          | 1,200.01          | 9,000.00          |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|   | Current Period   |                  |               | Year To Date     |                   |                  | Annual Budget     |
|---|------------------|------------------|---------------|------------------|-------------------|------------------|-------------------|
|   | Actual           | Budget           | Variance      | Actual           | Budget            | Variance         |                   |
| <b>Operating Expense</b>                  |                  |                  |               |                  |                   |                  |                   |
| 63220 - Janitorial/Housekeeping           | -                | 166.67           | 166.67        | 41.37            | 333.34            | 291.97           | 2,000.00          |
| 63230 - Uniforms                          | -                | -                | -             | -                | 200.00            | 200.00           | 1,000.00          |
| 63250 - EZ Facility Software              | 569.00           | 416.67           | (152.33)      | 1,138.00         | 833.34            | (304.66)         | 5,000.00          |
| 63251 - Tech Help                         | -                | 41.67            | 41.67         | -                | 83.34             | 83.34            | 500.00            |
| 63320 - Office Supplies/Printing          | 154.52           | 266.67           | 112.15        | 154.52           | 533.34            | 378.82           | 3,200.00          |
| 63400 - Dues/Subscriptions                | -                | 20.83            | 20.83         | -                | 41.66             | 41.66            | 250.00            |
| 63410 - Seminars/Training                 | -                | 550.00           | 550.00        | -                | 550.00            | 550.00           | 2,200.00          |
| 63500 - Business Mileage                  | 69.92            | -                | (69.92)       | 69.92            | -                 | (69.92)          | -                 |
| 63600 - Maintenance Building              | 1,656.14         | 1,666.67         | 10.53         | 1,656.14         | 3,333.34          | 1,677.20         | 20,000.00         |
| 63601 - Maintenance-Grounds & Parking     | 62.53            | 333.33           | 270.80        | 62.53            | 666.66            | 604.13           | 4,000.00          |
| 63602 - Maintenance-Pool                  | 404.78           | 1,750.00         | 1,345.22      | 404.78           | 3,500.00          | 3,095.22         | 21,000.00         |
| 63800 - Pagosa Springs Porpoises Swim     | 50.00            | 375.00           | 325.00        | 50.00            | 750.00            | 700.00           | 4,500.00          |
| 63810 - Swim Lesson Expense               | -                | 395.83           | 395.83        | -                | 791.66            | 791.66           | 4,750.00          |
| 63900 - Misc & Contingency                | -                | 41.67            | 41.67         | -                | 83.34             | 83.34            | 500.00            |
| 63910 - Non Capital Equipment Replacement | 3,304.92         | 416.67           | (2,888.25)    | 3,304.92         | 833.34            | (2,471.58)       | 5,000.00          |
| 63920 - Merchandise                       | 10.38            | 166.67           | 156.29        | 10.38            | 333.34            | 322.96           | 2,000.00          |
| 64010 - Utilities-Gas Rec                 | 4,106.54         | 3,650.00         | (456.54)      | 4,106.54         | 7,300.00          | 3,193.46         | 43,800.00         |
| 64020 - Utilities-Electric Rec            | 2,714.66         | 3,502.92         | 788.26        | 2,714.66         | 7,005.84          | 4,291.18         | 42,035.00         |
| 64030 - Utilities-Water Rec               | 603.39           | 687.50           | 84.11         | 603.39           | 1,375.00          | 771.61           | 8,250.00          |
| 64040 - Utilities-Waste Control Rec       | -                | 175.00           | 175.00        | 248.06           | 350.00            | 101.94           | 2,100.00          |
| 64050 - Irrigation Water Rec              | -                | 83.33            | 83.33         | -                | 166.66            | 166.66           | 1,000.00          |
| 64060 - Utilities-Alarm Rec               | -                | 166.67           | 166.67        | 450.00           | 333.34            | (116.66)         | 2,000.00          |
| 64070 - Utilities-TV-Telephone Rec        | 311.52           | 291.67           | (19.85)       | 431.88           | 583.34            | 151.46           | 3,500.00          |
| <b>Total Recreation Amenities Expense</b> | <b>52,639.85</b> | <b>53,154.11</b> | <b>514.26</b> | <b>84,291.69</b> | <b>105,958.22</b> | <b>21,666.53</b> | <b>634,449.00</b> |

### Utilities Expense

|  |        |        |          |        |          |         |          |
|--|--------|--------|----------|--------|----------|---------|----------|
| 70010 - Gas Admin                      | 300.16 | 208.33 | (91.83)  | 300.16 | 416.66   | 116.50  | 2,500.00 |
| 70020 - Electric Admin                 | 409.78 | 358.33 | (51.45)  | 770.12 | 716.66   | (53.46) | 4,300.00 |
| 70030 - Water Admin                    | 80.40  | 500.00 | 419.60   | 80.40  | 1,000.00 | 919.60  | 6,000.00 |
| 70040 - Waste Control Admin            | -      | 183.33 | 183.33   | 363.68 | 366.66   | 2.98    | 2,200.00 |
| 71010 - Gas Shop                       | 392.11 | 250.00 | (142.11) | 392.11 | 500.00   | 107.89  | 3,000.00 |
| 71020 - Electric Shop                  | 198.11 | 183.33 | (14.78)  | 368.65 | 366.66   | (1.99)  | 2,200.00 |
| 71030 - Water Shop                     | 65.25  | 87.50  | 22.25    | 65.25  | 175.00   | 109.75  | 1,050.00 |
| 71040 - Waste Shop                     | -      | 150.00 | 150.00   | 297.43 | 300.00   | 2.57    | 1,800.00 |
| 72010 - Gas Clubhouse                  | 641.34 | 433.33 | (208.01) | 641.34 | 866.66   | 225.32  | 5,200.00 |
| 72020 - Electric Clubhouse             | 152.99 | 183.33 | 30.34    | 333.15 | 366.66   | 33.51   | 2,200.00 |
| 72030 - Water Clubhouse                | 65.25  | 225.00 | 159.75   | 65.25  | 450.00   | 384.75  | 2,700.00 |
| 73000 - Cellular Phones                | 299.75 | 291.67 | (8.08)   | 406.87 | 583.34   | 176.47  | 3,500.00 |
| 73010 - Telephone-All Depts Except Rec | 360.37 | 416.67 | 56.30    | 360.37 | 833.34   | 472.97  | 5,000.00 |
| 74000 - Street Lights                  | 135.14 | 166.67 | 31.53    | 181.90 | 333.34   | 151.44  | 2,000.00 |
| 74010 - Water Other Assoc Lots         | -      | 33.33  | 33.33    | -      | 66.66    | 66.66   | 400.00   |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|                                    | Current Period      |                     |                  | Year To Date        |                     |                    | Annual Budget       |
|------------------------------------|---------------------|---------------------|------------------|---------------------|---------------------|--------------------|---------------------|
|                                    | Actual              | Budget              | Variance         | Actual              | Budget              | Variance           |                     |
| <b>Operating Expense</b>           |                     |                     |                  |                     |                     |                    |                     |
| 74020 - Aerator                    | 1,239.40            | 833.33              | (406.07)         | 1,239.40            | 1,666.66            | 427.26             | 10,000.00           |
| 74030 - Internet                   | 448.04              | 375.00              | (73.04)          | 751.54              | 750.00              | (1.54)             | 4,500.00            |
| <b>Total Utilities Expense</b>     | <b>4,788.09</b>     | <b>4,879.15</b>     | <b>91.06</b>     | <b>6,617.62</b>     | <b>9,758.30</b>     | <b>3,140.68</b>    | <b>58,550.00</b>    |
| <b>Total Operating Expense</b>     | <b>188,424.61</b>   | <b>228,010.70</b>   | <b>39,586.09</b> | <b>352,663.05</b>   | <b>455,675.40</b>   | <b>103,012.35</b>  | <b>2,884,156.00</b> |
| <b>Net Operating Income (Loss)</b> | <b>(132,539.39)</b> | <b>(143,375.03)</b> | <b>10,835.64</b> | <b>2,385,009.13</b> | <b>2,398,906.94</b> | <b>(13,897.81)</b> | <b>-</b>            |



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|   | Current Period    |                 |                    | Year To Date        |                 |                     | Annual Budget       |
|---|-------------------|-----------------|--------------------|---------------------|-----------------|---------------------|---------------------|
|   | Actual            | Budget          | Variance           | Actual              | Budget          | Variance            |                     |
| <b>Reserve Income</b>                             |                   |                 |                    |                     |                 |                     |                     |
| 80000 - Reserve-Restricted                        | -                 | -               | -                  | -                   | -               | -                   | 499,305.00          |
| 80100 - Interest-Reserve                          | 1,074.18          | 1,916.67        | (842.49)           | 1,110.28            | 3,833.34        | (2,723.06)          | 23,000.00           |
| <b>Total Reserve Income</b>                       | <b>1,074.18</b>   | <b>1,916.67</b> | <b>(842.49)</b>    | <b>1,110.28</b>     | <b>3,833.34</b> | <b>(2,723.06)</b>   | <b>522,305.00</b>   |
| <b>Trails Maintenance Income</b>                  |                   |                 |                    |                     |                 |                     |                     |
| 81000 - Trails Maintenance Reserve                | -                 | -               | -                  | -                   | -               | -                   | 56,400.00           |
| 81100 - Interest-Trails Maint Reserves            | (39.86)           | 1,000.00        | (1,039.86)         | (36.22)             | 2,000.00        | (2,036.22)          | 12,000.00           |
| <b>Total Trails Maintenance Income</b>            | <b>(39.86)</b>    | <b>1,000.00</b> | <b>(1,039.86)</b>  | <b>(36.22)</b>      | <b>2,000.00</b> | <b>(2,036.22)</b>   | <b>68,400.00</b>    |
| <b>Total Reserve Income</b>                       | <b>1,034.32</b>   | <b>2,916.67</b> | <b>(1,882.35)</b>  | <b>1,074.06</b>     | <b>5,833.34</b> | <b>(4,759.28)</b>   | <b>590,705.00</b>   |
| <b>Reserve Expense</b>                            |                   |                 |                    |                     |                 |                     |                     |
| 84014 - Replace Air Unit - Rec Center             | 9,303.73          | -               | (9,303.73)         | 292,833.95          | -               | (292,833.95)        | 700,000.00          |
| 84019 - Greenbelt Fire Mitigation                 | -                 | -               | -                  | -                   | -               | -                   | 45,000.00           |
| 84023 - Replace Mailbox - Reserves                | -                 | -               | -                  | -                   | -               | -                   | 45,428.00           |
| 84025 - Server, Upgrades                          | -                 | -               | -                  | -                   | -               | -                   | 4,368.00            |
| 84026 - Floor Coverings Carpet                    | -                 | -               | -                  | -                   | -               | -                   | 10,000.00           |
| 84027 - Audio / Video Equipment                   | -                 | -               | -                  | -                   | -               | -                   | 4,368.00            |
| 84028 - Asphalt-crack-fill,patch, seal coat-Admin | -                 | -               | -                  | -                   | -               | -                   | 10,261.00           |
| 84029 - Asphalt-crack-fill,patch,seal coat - Rec  | -                 | -               | -                  | -                   | -               | -                   | 10,374.00           |
| 84030 - Concrete sidewalks-partial                | -                 | -               | -                  | -                   | -               | -                   | 15,000.00           |
| 84031 - Replace 12' Dump Trailer                  | -                 | -               | -                  | -                   | -               | -                   | 9,500.00            |
| 84032 - Replace 18' Flat Trailer                  | -                 | -               | -                  | -                   | -               | -                   | 7,500.00            |
| <b>Total Reserve Expense</b>                      | <b>9,303.73</b>   | <b>-</b>        | <b>(9,303.73)</b>  | <b>292,833.95</b>   | <b>-</b>        | <b>(292,833.95)</b> | <b>861,799.00</b>   |
| <b>Trails Maintenance Expense</b>                 |                   |                 |                    |                     |                 |                     |                     |
| 89001 - Seal Coat Vista Blvd                      | -                 | -               | -                  | -                   | -               | -                   | 15,063.00           |
| 89002 - Seal Coat-N. Pagosa-2017 Addition         | -                 | -               | -                  | -                   | -               | -                   | 11,352.00           |
| 89004 - Repave Park Avenue                        | -                 | -               | -                  | -                   | -               | -                   | 72,161.00           |
| 89005 - Repave N. Pagosa Blvd.                    | -                 | -               | -                  | 1,672.00            | -               | (1,672.00)          | 109,770.00          |
| <b>Total Trails Maintenance Expense</b>           | <b>-</b>          | <b>-</b>        | <b>-</b>           | <b>1,672.00</b>     | <b>-</b>        | <b>(1,672.00)</b>   | <b>208,346.00</b>   |
| <b>Total Reserve Expense</b>                      | <b>9,303.73</b>   | <b>-</b>        | <b>(9,303.73)</b>  | <b>294,505.95</b>   | <b>-</b>        | <b>(294,505.95)</b> | <b>1,070,145.00</b> |
| <b>Net Reserve Income (Loss)</b>                  | <b>(8,269.41)</b> | <b>2,916.67</b> | <b>(11,186.08)</b> | <b>(293,431.89)</b> | <b>5,833.34</b> | <b>(299,265.23)</b> | <b>(479,440.00)</b> |

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|  | 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          |
| 91900 - Interest-Capital Fund            | 323.66              | 1,666.67            | (1,343.01)        | 680.16              | 3,333.34            | (2,653.18)          | 20,000.00           |
| <b>Total Capital Improvement Income</b>  | <b>323.66</b>       | <b>1,666.67</b>     | <b>(1,343.01)</b> | <b>680.16</b>       | <b>3,333.34</b>     | <b>(2,653.18)</b>   | <b>333,740.00</b>   |
| <b>Total Capital Income</b>              | <b>323.66</b>       | <b>1,666.67</b>     | <b>(1,343.01)</b> | <b>680.16</b>       | <b>3,333.34</b>     | <b>(2,653.18)</b>   | <b>333,740.00</b>   |
| <b>Capital Expense</b>                   |                     |                     |                   |                     |                     |                     |                     |
| <b>Capital Improvement Expense</b>       |                     |                     |                   |                     |                     |                     |                     |
| 95009 - Parking Lot - Rec Center         | -                   | -                   | -                 | 4,101.00            | -                   | (4,101.00)          | 128,208.00          |
| 95011 - Vista Mailbox Development        | -                   | -                   | -                 | 22,403.35           | -                   | (22,403.35)         | 219,000.00          |
| <b>Total Capital Improvement Expense</b> | <b>-</b>            | <b>-</b>            | <b>-</b>          | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>347,208.00</b>   |
| <b>Total Capital Expense</b>             | <b>-</b>            | <b>-</b>            | <b>-</b>          | <b>26,504.35</b>    | <b>-</b>            | <b>(26,504.35)</b>  | <b>347,208.00</b>   |
| <b>Net Capital Income (Loss)</b>         | <b>323.66</b>       | <b>1,666.67</b>     | <b>(1,343.01)</b> | <b>(25,824.19)</b>  | <b>3,333.34</b>     | <b>(29,157.53)</b>  | <b>(13,468.00)</b>  |
| <b>Net Total</b>                         | <b>(140,485.14)</b> | <b>(138,791.69)</b> | <b>(1,693.45)</b> | <b>2,065,753.05</b> | <b>2,408,073.62</b> | <b>(342,320.57)</b> | <b>(492,908.00)</b> |

## DEPARTMENT OF PROPERTY AND ENVIRONMENT

### APRIL, 2024 BOARD REPORT

By Larry D. Lynch

- Lakes and Fisheries** – All four lakes are full and spilling at this time, there was a question about whether that would happen a few weeks ago due to the mild runoff, however, a couple of wet spring storms came through in March and charged up the systems. Water quality is excellent and I anticipate that we should be in good shape for the coming weeks. We are planning to bring in a total of 10,000 pounds of rainbow trout this spring and early summer; and are planning to bring in about 3500 individual each largemouth bass and crappie sometime in May. Sometime this month I will finalize and early season aquatic weed and algae control plan and order needed materials in preparation for early May limited and selected applications. We installed some fish screening structures down below the outlet pipes at Hatcher and Lake Forest dams to prevent any fish from escaping the lakes during the spring runoff periods, a widely required rule from Colorado Parks and Wildlife that all private lakes in the state comply with.
- DPE Projects** – The DPE crew has been working on a number of early spring projects in the last couple of weeks including shutting down aeration systems; woodchip installation on Vista Lake trail, shop interior improvements/painting, dealing with a couple late season snowstorms, continued LED lighting conversion at Admin offices, and some projects at the Rec Center. Projects this month will include moving the Escobar mailboxes over to the new location at Sweetwater Dr, new gravel and grading at boat ramps and parking areas; lawn and grounds work; installing a new fenced entry and gate at the dog park at Rec Center; installing a new floating dock at the Hatcher west jetty. We have a number of items for the garden club coming up, we installed a new fan in the greenhouse, will be powering up the irrigation system later this month, we repaired some of the raised beds in the upper garden, installing a shade tarp over the greenhouse, installing pavers at the entry walk and bringing in some soils and amendments. We also plan on opening the brush collection area on April 17 for the season. We will be installing a new water line and spicket out near the chipping area this spring to help with dust control and fire safety/availability.
- Wildfire Mitigation** – Allen and I will be meeting with Bill Trimarco of Wildfire Adapted Partnership in early April to begin planning for the upcoming greenbelt wildfire mitigation work this summer. Bill has informed us that there is still strong funding in place for costs assistance grant support for our projects this year which in the past has been a 40% cost coverage. We should be in good shape to select target greenbelts in Martinz Mt and Twin creek this summer. Additionally, the Sheriff's office has offered to

assist the PLPOA with some smaller greenbelt mitigation work this summer with the hired county wildland fire crew, some early season training for them and some help for us in some of the tighter greenbelts areas. We are looking at some smaller greenbelt zones in Lake Forest Estates for this work.

4. **Lakefront/Shoreline Policy** – Last month I presented the board with some discussion topics concerning a potential lakefront/shoreline policy the board could consider. The board asked me to continue working toward a draft policy for consideration. I have been working on this, speaking with local specialists, Natural Resource Conservation Service and also researching other similar policies in other communities. I hope to have a draft policy for the board to consider at the May board meeting. A policy designed to help protect sensitive shoreline habitat, protect lake water quality, improve property values and provide some guidelines and examples of shoreline stabilization techniques for owners.
5. **Reserve Trail Projects** – We have a bid opening scheduled for Friday, April 5 for the scheduled and planned trail resurfacing projects on North Pagosa Blvd and Lake Forest Cir. We also have a bid opening for the planned and scheduled crack-fill and seal coating of the Parking lots at the Rec Center and Administration offices; and 2 segments of trails on Vista and North Pagosa Blvd. We should be in good shape to get those proposals in front of the board at the April meeting for consideration.



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

| <b>Attendance report for March</b>        | <b>2024</b> |
|---|-------------|
| Timeshare Sign Ins                        | 3,782       |
| Member Sign Ins                           | 6,759       |
| Total User Attendance                     | 10,541      |
| <b>Programs and Activities Attendance</b> |             |
| All programs in Aerobics Room             | 168         |
| Water Aerobics                            | 134         |
| Racquetball                               | 183         |
| Basketball                                | 180         |
| Lap Lane                                  | 908         |

### **Manager's Summary:**

- I have been working on getting three different bids for an A frame gym. I have also talked with Zane, who is the GC of our current project about seeing if our HVAC unit could possibly tie into the new gym. Next week, I should have the bids in.
- I have been working with Larry about cleaning up the Volleyball pit. We would like to add some drainage and new sand. There have been small requests about having an outdoor VB league for the summer.
- Currently we are looking for an assistant swim coach.
- We have noticed an increase of members in the rec center. All machines are full and so is the parking lot. It will be great when we add additional parking this summer.
- We have been struggling with finding custodians. I have been coming in early in the mornings to follow behind the cleaners.

### **Maintenance/Supervision:**

- New Spa boiler is scheduled to be put in, on April 15<sup>th</sup>.
- Chris and I will begin doing maintenance on the lawn starting the week of April 8<sup>th</sup>. I would like to zero scape the front entrance and add whisky barrels with flowers. We could add a weed barrier and cover it with nice red bark.
- Chris has gone through all of our workout equipment and re-did the upholstery and cables to all cable machines.
- All filters have been replaced in the HVAC unit and getting ready to start up our new Seresco Unit.
- Continuing the preventive maintenance of gym and pool equipment.

### **Programs:**

- The CPR classes we a very popular. I have been getting requests for more classes. However, I may have to wait until fall due to swim team and swim lessons.
- Swim Lessons have started for the month of April. We have maxed out the two beginner courses and intermediate courses. We ended up with 52 kids in swim lessons.
- The Porpoises are back. Swim team practice has started back up and we are practicing on Monday, Wednesday and Fridays. As of now, we there are 25 kids on the swim team. That number will get bigger when we get closer to summer. I have secured us four meets this summer. We will in Durango, Salida, Cortez and Telluride.
- I will group swim lesson dates out in late February. We have been getting a lot of requests. I'm looking for more swim instructors.
- May 17, 18 & 19, will be the Racquetball Tournament.
- This Spring, Alyssa Forrest from Forrest Tails Dog Training will be conduction some do obedient courses in our dog park.
- Camp 9-1-1 is back again. I have met with the emergency responders of Archuleta County and June 7<sup>th</sup> will be the event. We are hoping to get 100 kids into the program. Last year we had 62 kids.

## March 2024, Department of Community Standards Report

By Keith Cramer

- There are 15 open violations, as of April 4<sup>th</sup>.
- We have opened 6 & closed 7 violations this past month. Compliance has been achieved.
- There are 150 current open project permits as of April 4<sup>th</sup>.
- There were 25 Short Term Rental applications submitted since March 7<sup>th</sup>.
  - 2 new owners of existing Short Term Rental properties.
  - 19 annual renewals of existing registered STR properties.
  - 4 new registration of STR properties not previously registered.



## Current violations as of 4/3/24

| XN     | Details  | Property Address |
|--------|--|------------------|
| 281226 | Unsightly - Overall Apperance - F 9. Property Maintenance  |                  |
| 298080 | Landscaping - Removing Trees Without a Permit              |                  |
| 383269 | Building / Construction - Project Permit Process Violation |                  |
| 383405 | Building / Construction - Project Permit Process Violation |                  |
| 391901 | Building / Construction - Project Permit Process Violation |                  |
| 405833 | Unsightly - Constructions Materials Improperly Stored      |                  |
| 405834 | Unsightly - General - F 9. Property Maintenance            |                  |
| 405835 | Animals and Pets - Pet Waste                               |                  |
| 410939 | Rubbish and Debris - Overflowing Trash Receptacle          |                  |
| 415615 | Parking - Parking in the Grass                             |                  |
| 415616 | Vehicle Parking - Inoperable Vehicle                       |                  |
| 276990 | Building / Construction - Project Permit Process Violation |                  |
| 281223 | Unsightly - Improper Storage of                            |                  |
| 281224 | Unsightly - Improper Storage of Household Furniture        |                  |
| 281225 | Unsightly - Constructions Materials Improperly Stored      |                  |

## Violations opened 3/7/24 - 4/3/24

| XN     | Details   | Property Address |
|--------|---|------------------|
| 405833 | Unsightly - Constructions Materials Improperly Stored |                  |
| 405834 | Unsightly - General                                   |                  |
| 405835 | Animals and Pets - Pet Waste                          |                  |
| 410939 | Rubbish and Debris - Overflowing Trash Receptacle     |                  |
| 415615 | Parking - Parking in the Grass                        |                  |
| 415616 | Vehicle Parking - Inoperable Vehicle                  |                  |

## Violations closed 3/7/24 - 4/3/24

| XN     | Details  | Property Address |
|--------|--|------------------|
| 401098 | Lighting - Fully Shielded                                  |                  |
| 405223 | Unsightly - Tires  |                  |
| 405899 | Lighting - Flashing/Blinking                               |                  |
| 409925 | Building / Construction - Project Permit Process Violation |                  |
| 409926 | Rubbish and Debris - Construction Material                 |                  |
| 409927 | Rubbish and Debris - Construction Material                 |                  |
| 410939 | Rubbish and Debris - Overflowing Trash Receptacle          |                  |

**Pagosa Lakes Property Owners Association  
Lifestyle and Communications Report  
April 11, 2024  
Jenifer Pitcher**

**Lifestyle:**

- **PLPOA lifestyle upcoming offerings**
  - **Tourism – Clean up 5/3-4**
  - **Spring Flea Market 5/18/24**
  - **All Saturdays 3/16-8/24 BOOKED**
  - **See Allen report for Newsletter and candidate deadlines**

| Today < > April 2024   |   |   |   |   |   |  | Month | Calendar Icons |
|--|---|---|---|---|---|--|-------|----------------|
| SUN<br>31  | MON<br>Apr 1  | TUE<br>2  | WED<br>3  | THU<br>4  | FRI<br>5  | SAT<br>6   |       |                |
|  | <ul style="list-style-type: none"> <li>● 9:30am Line Dancing</li> <li>● 1pm Games Group</li> <li>● 4:30pm Essentrics</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am Tai Chi with JUNE</li> <li>● 10am Clubhouse fitness with June</li> <li>● 5:30pm ZUMBA</li> <li>● 6am Hearing Panel</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am ECC work Session</li> <li>● 9am Advanced Line Dancing</li> <li>● 1pm Games Group</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am ECC Meeting</li> <li>● 8:30am Tai Chi Chih</li> <li>● 10am Clubhouse fitness with June</li> <li>● 11am Thursday line dance</li> <li>● 5:30pm S.J.O.C.C</li> <li>● 5:30pm ZUMBA</li> </ul>                         | <ul style="list-style-type: none"> <li>● 2pm Whispering pines</li> </ul>      |  |       |                |
| 7  | <ul style="list-style-type: none"> <li>● 9:30am Line Dancing</li> <li>● 1pm Games Group</li> <li>● 4:30pm Essentrics</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am Tai Chi with JUNE</li> <li>● 10am Clubhouse fitness with June</li> <li>● 5:30pm ZUMBA</li> </ul>                              | <ul style="list-style-type: none"> <li>● 9am Advanced Line Dancing</li> <li>● 1pm Games Group</li> <li>● 3pm Private Rental</li> </ul>      | <ul style="list-style-type: none"> <li>● 8:30am Tai Chi Chih</li> <li>● 10am Clubhouse fitness with June</li> <li>● 11am Thursday line dance</li> <li>● 5:30pm ZUMBA</li> <li>● 5:30pm Board Meeting Executive Si</li> <li>● 6pm MONTHLY BOARD MEETING</li> </ul> | Hold  | <ul style="list-style-type: none"> <li>● 7pm Ecstatic Dance</li> </ul> |       |                |
| 14   | <ul style="list-style-type: none"> <li>● 9:30am Line Dancing</li> <li>● 1pm Games Group</li> <li>● 4:30pm Essentrics</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am Tai Chi with JUNE</li> <li>● 10am Clubhouse fitness with June</li> <li>● 5:30pm ZUMBA</li> </ul>                              | <ul style="list-style-type: none"> <li>● 8:30am ECC Work Session</li> <li>● 9am Advanced Line Dancing</li> <li>● 1pm Games Group</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am ECC Meeting</li> <li>● 8:30am Tai Chi Chih</li> <li>● 10am Clubhouse fitness with June</li> <li>● 11am Thursday line dance</li> <li>● 5:30pm ZUMBA</li> </ul>   |   | Private rental   |       |                |
| Private Rental   | <ul style="list-style-type: none"> <li>● 9:30am Line Dancing</li> <li>● 1pm Games Group</li> <li>● 4:30pm Essentrics</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am Tai Chi with JUNE</li> <li>● 10am Clubhouse fitness with June</li> <li>● 5:30pm ZUMBA</li> </ul>                              | <ul style="list-style-type: none"> <li>● 9am Advanced Line Dancing</li> <li>● 1pm Games Group</li> </ul>                                    | <ul style="list-style-type: none"> <li>● 8:30am Tai Chi Chih</li> <li>● 10am Clubhouse fitness with June</li> <li>● 11am Thursday line dance</li> <li>● 5:30pm ZUMBA</li> </ul>   | <ul style="list-style-type: none"> <li>● 10am Bookclub</li> </ul>             | Hold   |       |                |
| <ul style="list-style-type: none"> <li>● 1pm Spiritual Experiences Group of</li> </ul> | <ul style="list-style-type: none"> <li>● 9:30am Line Dancing</li> <li>● 1pm Games Group</li> <li>● 4:30pm Essentrics</li> </ul> | <ul style="list-style-type: none"> <li>● 8:30am Tai Chi with JUNE</li> <li>● 10am Clubhouse fitness with June</li> <li>● 5:30pm ZUMBA</li> </ul>                              | <ul style="list-style-type: none"> <li>● 8:30am ECC work Session</li> <li>● 9am Advanced Line Dancing</li> <li>● 1pm Games Group</li> </ul> | <ul style="list-style-type: none"> <li>● Gardens Gathering</li> <li>● 8:30am ECC Meeting</li> <li>● 8:30am Tai Chi Chih</li> <li>● 10am Clubhouse fitness with June</li> <li>● 11am Thursday line dance</li> </ul>  | <ul style="list-style-type: none"> <li>● Tourism CLEAN up round up</li> </ul> | Private rental   |       |                |



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

RECEIVED  
 MAR 22 2024  
 BY: Process 3/21/24 J20

LOT CONSOLIDATION

Date MAR 19, 2024

Lot 152 917 Northlake Ave  
 No violations & nothing owed  
 410933

Lot 153 25 Peninsula Pl  
 No violations & nothing owed  
 410934

Dear Utility Company/HOA/POA:

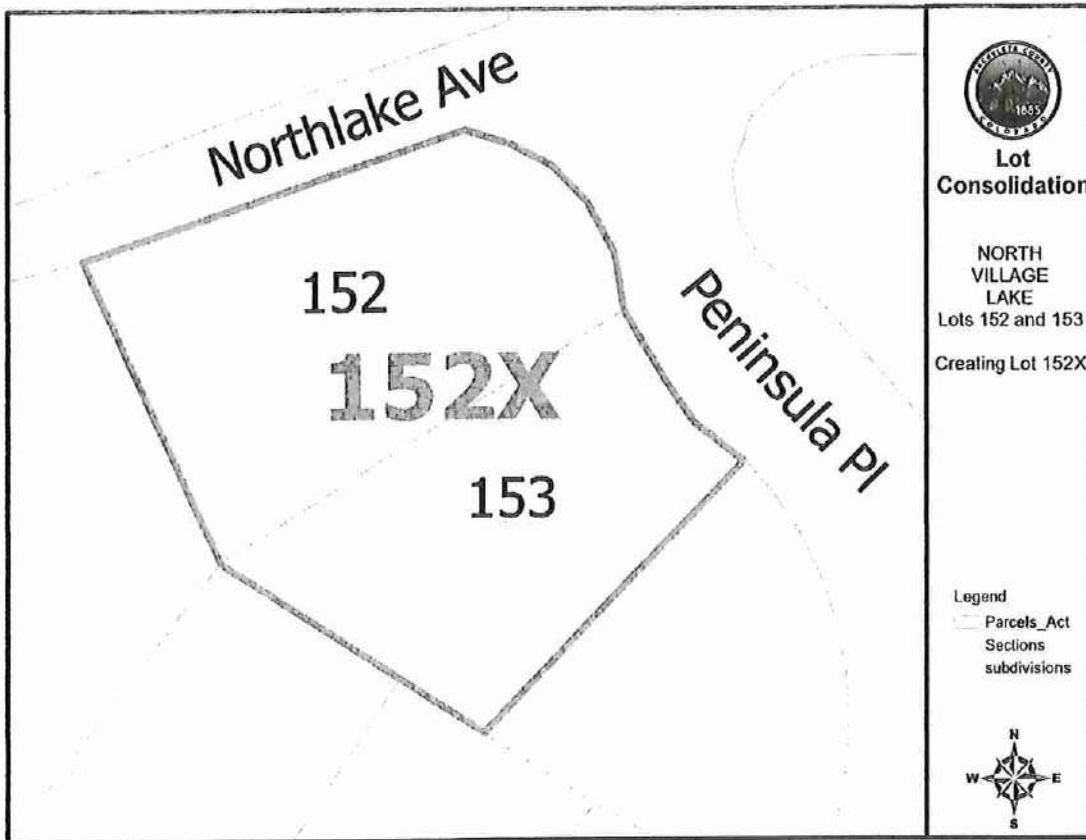
The owners of Lots 152 and 153, NORTH VILLAGE LAKE, are proposing by resolution to consolidate Two (2) lots to become lot 152X, 917 Northlake Ave. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to APR 19, 2024, 2024.

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

Sincerely,

  
 Tom Beattie

  
 Mary Beth Beattie





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

LOT CONSOLIDATION

Date 3/19/24


**RECEIVED**  
 MAR 25 2024  
 BY: Processed 3/27/24 JSD  
 Lot 9 & 10 Block 6  
 completed no fee  
 will be due.  
 No violation + Matthews  
 owed.  
 410928

Dear Utility Company/HOA/POA:

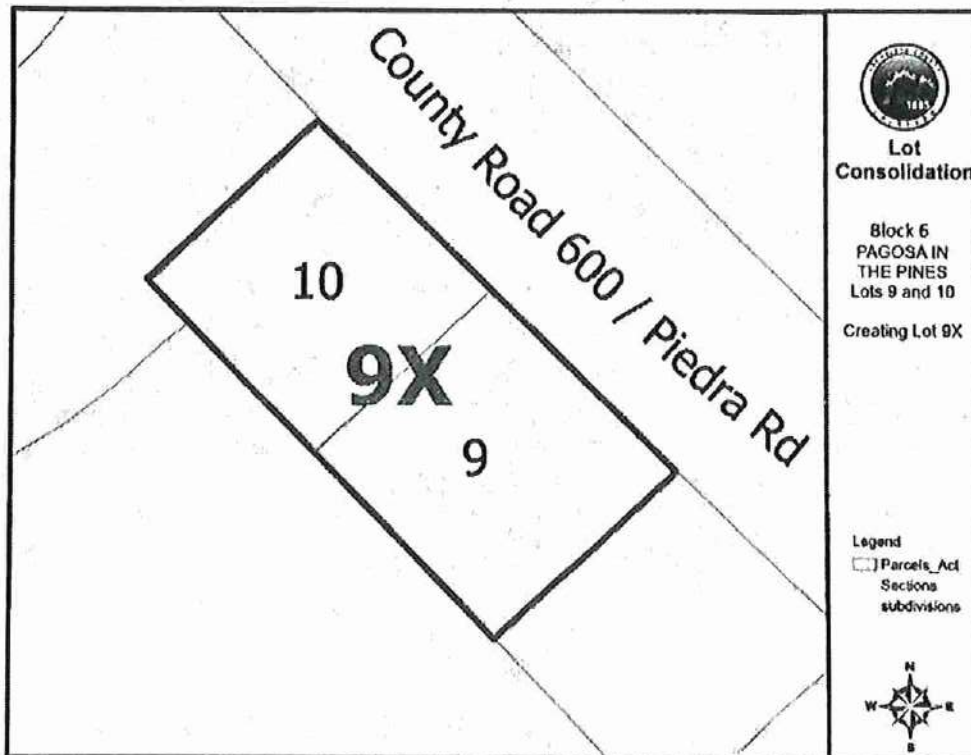
The owner of Lots 9 and 10, Block 6, Pagosa In The Pines, is proposing by resolution to consolidate Two (2) lots to become lot 9X, 850 County Road 600. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to April 20, 2024.

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

Sincerely,

  
 Timothy Woods

  
 Theresa Morris





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

RECEIVED  
 MAR 18 2024  
 BY: JSZ

LOT CONSOLIDATION

Date 3/15/24

410063  
 Lot 707 521 Monument Ave  
 waiting for + No Violations  
 ownership to come through  
 Accounting transfer add  
 Balance to date  
 Lot 708 505 Monument Ave  
 Nothing owed + No Violations  
 410062

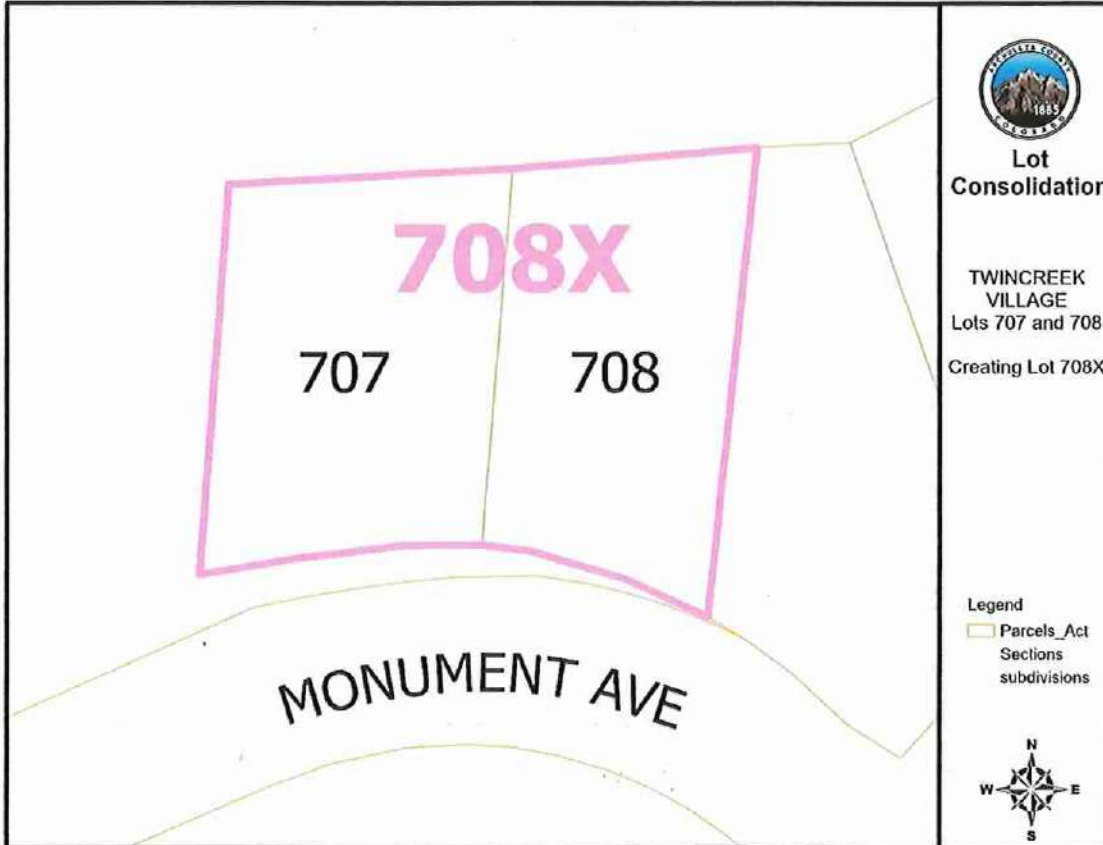
Dear Utility Company/HOA/POA:

The owner of Lot 707 and Lot 708, TWINCREEK VILLAGE is proposing by resolution to consolidate Two (2) lots to become lot 708X, 505 Monument Ave. 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 4/15/24, 2024.  
 (A minimum of 30 days from the date of mailing)

Sincerely,

  
 Christopher Gallagher

  
 ANTONETTE Gallagher



  
 Lot Consolidation

TWINCREEK VILLAGE  
 Lots 707 and 708  
 Creating Lot 708X

Legend  
 □ Parcels Act Sections subdivisions



### ECC Liaison Report

| DESCRIPTIONS   | March |      | YTD  | Previous YTD |      |      |
|--|-------|------|------|--------------|------|------|
|  | 7th   | 20th | 2024 | 2023         | 2022 | 2021 |
| Construction of new Single Family Residential and Modular Home | 11    | 6    | 20   | 45           | 69   | 87   |
| Mobile /Manufactured New or used placement                     | 0     | 0    | 0    | 0            | 5    | 4    |
| Major Projects   | 4     | 2    | 7    | 49           | 53   | 59   |
| Minor Projects   | 8     | 9    | 20   | 256          | 320  | 343  |
| Owner initiated Variance Request                               | 2     | 0    | 2    | 9            | 8    | 16   |
| Solar  | 0     | 1    | 2    | 27           | 17   | 0    |
| Boat Dock Permit / liscense                                    | 0     | 0    | 0    | 0            | 7    | 4    |
| Sign/ Banner permanent and temporary                           | 1     | 1    | 3    | 2            | 2    | 3    |
| Seasonal and Temporary structures                              | 1     | 0    | 2    | 11           | 27   | 9    |
| Written Request: Tree Removal/Fire Mitigation)                 | 0     | 1    | 1    | 102          | 126  | 126  |
| Written Request:Extensions/Revisions                           | 14    | 12   | 46   | 280          | 255  | 136  |
| Written Request: Miscellaneous                                 | 1     | 5    | 7    | 85           | 92   | 107  |
| Construction of new Commercial Structure                       | 0     | 0    | 0    | 2            | 2    | 3    |
| Construction of Multi-family structures                        | 0     | 0    | 0    | 2            | 0    | 0    |
| Total Application submissions                                  | 43    | 38   | 114  | 883          | 981  | 857  |
| As Form Inspection Additions                                   | 9     | 4    | 15   | 54           | 54   | x    |
| Total Approved Applications                                    | 42    | 37   | 111  | 871          | 955  | 846  |
| Notes  |       |      |      |              |      |      |



# **PLPOA Youth Sports & Activities Committee**

## **Charter and Guidelines**

### **Charter**

This Charter governs the operations of the Youth Sports & Activities Committee, a Standing Committee established by the Board of Directors of the Pagosa Lakes Property Owner's Association. At least annually the Board and/or the Committee shall review this Charter and recommend any proposed changes to the Board for approval.

### **Program Philosophy**

The PLPOA Youth Sports and Recreation programs are designed to offer participants a variety of recreational sports leagues and activities in a safe, fun and well-supervised environment. They develop the physical, psychological and social aspects for youth. We focus on the whole child through positive coaching, teamwork, having fun, sportsmanship, skill and self-development, self-esteem, and socialization skills. Sports provides recreational activities to enhance and build positive recreational experiences and healthy lifelong habits. Participants, parents, and coaches are expected to support this value system.

### **Purpose of Committee**

1. The purpose of the PLPOA Youth Sports & Activities Committee is to provide advice and counsel to the PLPOA Board of Directors regarding the management and long-range planning of the youth sports and programs and facilities in Pagosa Lakes.
2. In pursuit of excellence in support of our youth, remain committed to creating a positive environment for our youth's participation in and enjoyment of recreational activities and sports.
3. The Committee shall be a research and analysis arm and shall alert the Board regarding possible trends, needs and other matters of which the Committee believes the General Manager or Board should be aware.

### **Responsibilities:**

1. Provide recommendations to PLPOA Board of Directors regarding the management and long-range planning of youth sports and facilities.
2. Maintain community involvement in the committee, teams, leagues, programs and events.
3. Work with PLPOA staff to further enhance community involvement in the teams, programs and events and provide scholarships for those in need to participate in youth activities and sports.
4. Coordinate volunteer efforts to develop and maintain youth sports teams, activities and programs and special events.
5. Act as an advocate for youth and teens
6. Advise and inform PLPOA Staff and Board of Directors on the various issues relating to youth and teens, outlining the needs of the population.

7. Advise the PLPOA Staff and Board of Directors on activities, events, programs and with current youth trends to meet the needs of PLPOA youth.
8. Assist in the planning, promoting and implementing programs and services for youth.
9. The Committee is required to report at open Board meetings all of its issues and concerns. Such report may be oral or in writing.
10. The Committee will provide administrative and/or general support and, upon request from the Board, perform comparison studies and evaluate new opportunities.

**The Committee will follow the PLPOA Committee Policy and Procedures:**

1. At the direction of the PLPOA Board of Directors, The Committee shall work with staff, through the direction of the General Manager to assist in the gathering of any necessary information required.
2. The Committee shall be comprised of a minimum of (5) members and no more than (7) members.
3. The PLPOA Board of Directors shall appoint the Committee Chairperson. The Chairperson shall appoint committee members.
4. All voting Committee members must be PLPOA Members in Good Standing as defined by the Association Bylaws, and reside within the Association.
5. Committee members must agree to attend all Committee meetings, unless excused by the Committee Chairperson.
6. Any Committee member may resign at any time. The Board may remove Committee members at any time with or without notice and with or without cause. The Board may appoint another person to fill any vacancy so created.
7. Meetings may be called by the Chairperson of the Committee, or by a majority of the Committee members. Notice of Date and Time of all meetings shall be posted at the PLPOA Administration office, on the PLPOA website and at the Recreation Center, no less than 24 hours in advance of the meeting.
8. The Committee will meet at least quarterly, with one meeting to be in or near September to evaluate the year's activity and to consider and/or recommend any projects or rule changes to the Board of Directors prior to the October budget process.
9. A quorum shall consist of a majority of members.
10. Board members and staff may serve as nonvoting members of the Committee.
11. Committee meetings are open to PLPOA members. All Committee meetings are open meetings. Residents are permitted to observe the proceedings and actions of all Committee meetings but are not permitted to join in any discussion without the express permission of the Chair.
12. Under no circumstances can the Committee make any commitments which would or could obligate the PLPOA to any action or expense without prior written approval of the Board of Directors.
13. The Chairperson shall see that regular updates are submitted to the Board of Directors on Committee activities.
14. The Chairperson is responsible for seeing that minutes are taken at all Committee meetings. Minutes of all meetings shall be kept on file at the PLPOA offices, and will be available for review by any PLPOA member.

15. No Committee member is permitted or allowed to direct any employee of the Association with regard to their duties without the prior permission of the General Manager. For purposes of this Charter, "employee" shall include employees of any organization providing services to the Association.

**BID SHEET**  
**CURB-SIDE PICK-UP PINE NEEDLE BAGS**  
**PAGOSA LAKES PROPERTY OWNER'S ASSOCIATION, INC.**

Company Name G&I SANITATION \_\_\_\_\_ 970-264-4494 \_\_\_\_\_ Phone No.  
\_\_\_\_\_

Company Contact Person: \_\_\_Cindy  
Lucero \_\_\_\_\_

Email Address: \_\_\_cindylucero20@yahoo.com \_\_\_\_\_

Address \_\_\_o Box 1603 PagosaSprings, Colorado  
81147 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please attach additional information as suggested in the proposal format in section 3.01 (d).**

Total Cost per bag for pick-up and disposal  
\$ \_\_\_3.00 \_\_\_\_\_

## Allen Roth

---

**From:** Cindy Lucero <cindylucero20@yahoo.com>  
**Sent:** Monday, March 18, 2024 5:04 PM  
**To:** allen@plpoa.com  
**Subject:** Pine Needle bag pick up

Allen Roth

G&I Sanitation Is a Family owned Trash hauling Business We service Many Businesses with 1-2-3-4-6-8 Yard Containers , we do Weekly Pick up Throughout Pagosa Springs.

We also Do Roll off Containers for Construction, Yard Clean up and Events, we Service Some Compactors in our Town also

We Do Portable Toilets for Construction and Special events.

Cindy Lucero  
Office Manager  
(970)264-4494



GUSMLUC-01

GLENDAP

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

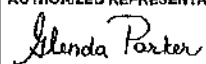
|  |  |                                      |
|--|--|--------------------------------------|
| <b>PRODUCER</b><br>Mountain West In & Fin Serv LLC<br>100 E Victory Way<br>Craig, CO 81625 | <b>CONTACT NAME:</b> Glenda Parker<br><b>PHONE (A/C, No, Ext):</b> (970) 765-7154<br><b>E-MAIL ADDRESS:</b> glendap@mtnwst.com | <b>FAX (A/C, No):</b> (970) 824-8188 |
|  | <b>INSURER(S) AFFORDING COVERAGE</b>   |                                      |
| <b>INSURED</b><br><br>G&I Sanitation, LLC<br>PO Box 1603<br>Pagosa Springs, CO 81147       | <b>INSURER A:</b> Evanston Insurance Company <b>NAIC #</b> 35378   |                                      |
|  | <b>INSURER B:</b> Progressive Insurance Company <b>24260</b>   |                                      |
|  | <b>INSURER C:</b> Pinnacle Assurance <b>41190</b>  |                                      |
|  | <b>INSURER D:</b>  |                                      |
|  | <b>INSURER E:</b>  |                                      |
|  | <b>INSURER F:</b>  |                                      |

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|---|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |           |          | 3AA684427     | 6/22/2023               | 6/22/2024               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/POP AGG \$ Included<br>\$ |
| B        | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY  |           |          | 976295893     | 1/8/2024                | 1/8/2025                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$<br>\$   |
|          | <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$  |           |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$  |
| C        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below  |           |          | 4207166       | 2/1/2024                | 2/1/2025                | <input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 500,000<br>E.L. DISEASE - EA EMPLOYEE \$ 500,000<br>E.L. DISEASE - POLICY LIMIT \$ 500,000   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

|  |  |
|--|--|
| <b>CERTIFICATE HOLDER</b><br><br>Pagosa Lakes Property Owners Association<br>230 Port Ave.<br>Pagosa Springs, CO 81147 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|--|--|