



**Board of Directors Regular Meeting
May 9, 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**

April 11, 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
 - i. 2023 Final Audit
 - c. Department of Property & Environment Report
 - d. Department of Recreation Amenities Report
 - e. Department of Community Standards Report
 - f. Lifestyle Report
- 7. There are 4 lot Consolidation and 1 Un-Consolidation up for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report April 2024 Meeting Minutes
 - b. Finance Committee
 - c. Youth Sports & Activities Committee
- 9. Unfinished Business**
 - a. Memorandum of Understanding – Youth Athletic Field & Youth Sports & Activities Standing Committee
 - b. Lake Shoreline Policy
- 10. New Business**
 - a. Ballot Items
 - b. Draft – Rec Center Parking Lot Plans
 - c. Capital Improvement Schedule & Funding
- 11. Board Correspondence**
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



Board of Directors Regular Meeting

April 11, 2024 6pm

Pagosa Lakes Administration Building

MINUTES

**Board Attendees: Dan Mayer-President
Ericka Bailey-Treasurer
Monty Whitman-Secretary
Directors: Wade Lundy, Patrick Moore
Via Zoom – Sasha King
By Proxy Lars Schneider-VP**

**Staff: Allen Roth GM, Katie Benoit CT,
Keith Cramer DCS,
Jen Pitcher, Lifestyles

Candace Selk Barnes, Recording Secretary**

Owners/Visitors: L. Moore and VIA Zoom Auditor

1. **Call to Order at 6 pm** by President Mayer with reminder that no audio or video recording is allowed.
2. **Verification of Quorum** by Board Secretary Whitman
 - a. Approval of Agenda Motion to approve agenda by Bailey, 2nd Lundy. Passed.
3. **Approval of the minutes** Motion to approve the March 14, 2024 Regular Meeting of the Board Minutes by Bailey, 2nd Lundy. Passed.
4. **Disclosures of Conflicts - NONE**
5. **Owner/Member comments: NONE**
6. **Staff Reports:**
 - a. General Manager’s Report – GM Roth shared cell tower project progressing, he met with surveyors – driveway to be cleared of brush. Update on Bear-Human Conflict trash containers have been distributed by PLPOA staff.
 - b. Treasurers Report per Bailey. CD’s maturing the end of May. All agreed a nice summarization by Auditors and thanks to CT Benoit for her continuing great work.
 - c. Department of Property & Environment Report- as submitted by Lynch. Roth stated fish stocking for all lakes is upcoming.
 - d. Department of Recreation Amenities Report – as submitted by Graham.
 - e. Department of Community Standards Report -as submitted by Cramer. Short discussion led by Mayer regarding STR reporting by county and change to new software, Cramer stated our owners are consistently submitting forms.
 - f. Lifestyle Report- as submitted- Pitcher reported County wide BIG Spring Clean happening May 3 and 4. Clubhouse is booked every weekend thru mid October. Summer Newsletter deadline approaching, with Call for Annual meeting and Board election.

Motion to accept Staff Reports as presented by Bailey, 2nd Whitman. Passed.

7. **There are 3 lot Consolidations up for review** Motion to ratify each of the 3 lot consolidations by Bailey, 2nd Lundy. Passed.
8. **Committee Reports:**
 - a. ECC Liaison Report March 2024 Meeting Minutes- Bailey stated cudo’s to ECC members for extra effort put forth of the influx of CDC applications for new homes.

- b. Garden Committee – Update by Pitcher -Committee will be meeting every Thursday during growing season, quarterly with PLPOA liaison, all beds have been rented for a \$500 total income. Garden closest to admin building will once again be for Food Coalition use.

Motion to approve both Committee Reports by Whitman, 2nd by Moore. Passed.

9. Unfinished Business

- a. 2023 Auditor Presentation via Zoom – Auditor stated appreciation to Roth and Benoit.

Motion to approve and accept Auditors Report by Whitman, 2nd by Bailey. Passed.

- b. Memorandum of Understanding – Youth Athletic Field & Youth Sports & Activities Standing Committee Roth reported that County attorney still reviewing MOU. Charter for new standing committee has been created. Discussion regarding county commitment. Roth will present a Chairperson for Board approval at May meeting.

Motion to approve Charter for Youth Sports & Activities Committee as written by Bailey, 2nd by Moore. Passed.

- c. Lake Shoreline Policy – GM Roth started draft policy will be presented at May meeting for Board review.
- d. PLPOA Properties obtained through Delinquency- Roth reported huge response, the highest bidders are listed on sheet in board packets.

Motion to accept highest bidder by Whitman 2ⁿ by Moore. Motion to amend to include giving Roth authorization to offer to next highest if first bid falls thru by Bailey, 2nd by King. Passed.

Motion to move funds received from said sales to Capitol Improvement by Whitman, 2nd by Moore. Passed.

10. New Business

- a. Pine Needle Pick-up Service Contract. G&I submitted only bid to keep this amenity intact which will be in a new format splitting the association into 4 (four) Zones with monthly pickups.

Motion to approve G&I bid by Whitman, 2nd by Bailey. Passed.

- b. Trail Re-paving Contract. Two bids received both considerably over budget. Lengthy discussion ensued regarding budgeting for projects. Issues around subgrade stabilization or not discussed as well. Bid will need to be adjusted or scaled back with linear footage.

Motion to award Trail Re-paving to Hutchison with adjustment to stay within budget of \$180K by Lundy, 2nd by Whitman. Passed.

- c. Trail & Parking Lot Seal Coating Contract. One bid received from PAP.

Motion to accept PAP bid of \$57K by Whitman, 2nd by Lundy. Unanimous.

11. Owner/Member comments: NONE

12. Adjournment – Motion to adjourn at 8pm by Whitman, 2nd by Moore. Passed

Respectfully submitted by:

Monty Whitman, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR APRIL 2024.

DATE: April 30, 2024

As of April 30, 2024, the Association has received \$1,660,425* or 83.7% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,466,700 or 80.9% of the total of \$1,812,900 billed.

*Does not include 150 properties on payment plans.

Certificates of Deposit as of April 30, 2024:

MATURITY	RATE	VALUE	FUND
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

Investment committee members Ericka Bailey and Katie Benoit met with Jon Mills, advisor at Edward Jones, on 4/29/24 to review our investments and interest rates. Prior to the meeting, Katie and Allen reviewed cash flows for the remainder of the year for each of our funds. Based on those meetings, we put together a summary of recommendations for our investments.

Summary of recommendations:

- Investing \$400,000 of reserve funds immediately split evenly into 4 separate CDs at Edward Jones.
 - 3 month \$100,000
 - 6 month \$100,000
 - 9 month \$100,000
 - 12 month \$100,00
- Two Operating Emergency fund CD's each \$125,000 mature 5/29 and 5/31/24. Recommend keeping \$70,000 as cash and reinvesting \$180,000 into a 6-month CD at Edward Jones
- Trails Reserve CD of \$210,000 matures 5/31/24. We recommend letting this CD mature and not reinvesting
- General Operating CD \$69,000 matures 5/31/24. We recommend reinvesting the entire amount into a 9-month CD at Edward Jones.

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 4/30/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$346,248.97			\$346,248.97
11540 - First Citizens Bank Operating	\$91,706.59			\$91,706.59
11541 - First Citizens Bank Sweep - Operating	\$1,157,817.61			\$1,157,817.61
12100 - Edward Jones Operating	\$71,254.82			\$71,254.82
12110 - Edward Jones Emergency Fund	\$256,866.53			\$256,866.53
12200 - Edward Jones Capital Improvement		\$505,309.60		\$505,309.60
13820 - Edward Jones Reserves			\$801,862.29	\$801,862.29
13841 - First Citizens Bank Reserves - CDARS			\$150,665.12	\$150,665.12
13850 - Edward Jones Trails Maintenance Reserves			\$345,660.30	\$345,660.30
14000 - Accounts Receivable	\$414,211.36			\$414,211.36
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	\$1,084.45			\$1,084.45
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.82)			(\$292.82)
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$2,467,862.12	\$505,309.60	\$1,298,187.71	\$4,271,359.43
Fixed Assets				
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 4/30/2024

Liabilities / Equity	Operating	Capital	Reserve	Total
Total Fixed Assets				\$4,005,961.65
Total Assets	\$6,473,823.77	\$505,309.60	\$1,298,187.71	\$8,277,321.08
Current Liabilities				
20000 - Accounts Payable	\$33,292.59			\$33,292.59
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$15,238.03			\$15,238.03
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)
Total Current Liabilities	\$244,631.89			\$244,631.89
Equity				
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	\$1,740,105.92	(\$30,168.03)	\$133,107.05	\$1,843,044.94
Total Equity	\$6,229,191.88	\$505,309.60	\$1,298,187.71	\$8,032,689.19
Total Liabilities / Equity	\$6,473,823.77	\$505,309.60	\$1,298,187.71	\$8,277,321.08

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	1,300.00	-	1,300.00	1,982,825.00	1,951,625.00	31,200.00	1,951,625.00
40010 - Association Dues-Timeshare	-	-	-	320,775.00	320,775.00	-	320,775.00
40020 - Association Dues-STR	(3,900.00)	-	(3,900.00)	271,075.00	260,000.00	11,075.00	260,000.00
40100 - Funds Transfer-General Reserves	(460,345.00)	-	(460,345.00)	(468,845.00)	(460,345.00)	(8,500.00)	(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)
40300 - Assessments-Uncollectible	(81.25)	-	(81.25)	(3,038.11)	(35,000.00)	31,961.89	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	282.40	-	282.40	1,141.65	-	1,141.65	35,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	112.97	208.33	(95.36)	345.36	833.32	(487.96)	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	-	1,166.68	(1,166.68)	3,500.00
41000 - Lot Consolidation Fee	-	2,500.00	(2,500.00)	9,500.00	10,000.00	(500.00)	30,000.00
41010 - Other Income-Transfer Fees	4,680.00	5,717.75	(1,037.75)	19,700.00	22,871.00	(3,171.00)	68,613.00
41020 - Other Income-Misc	-	-	-	3,331.00	-	3,331.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	75.00	(75.00)	100.00
41500 - Gain/Loss on Asset	68,517.00	-	68,517.00	77,017.00	-	77,017.00	-
41900 - Interest - Operating	1,801.01	1,666.67	134.34	5,698.40	6,666.68	(968.28)	20,000.00
Total Admin Service Income	(444,032.87)	10,409.42	(454,442.29)	2,163,125.30	1,833,527.68	329,597.62	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,855.00	2,305.00	(450.00)	4,685.00	5,569.00	(884.00)	13,500.00
42010 - Review & Inspect Fee	16,800.00	19,642.00	(2,842.00)	46,570.00	47,437.00	(867.00)	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	400.00	597.00	(197.00)	1,499.28	1,442.00	57.28	3,500.00
42300 - Community Enhancement	-	683.00	(683.00)	-	1,649.00	(1,649.00)	4,000.00
Total Community Standards Income	19,055.00	23,227.00	(4,172.00)	53,254.28	56,097.00	(2,842.72)	136,000.00
Property & Environment Income							
44000 - Fishing Permits	17,720.79	14,166.67	3,554.12	36,945.79	56,666.68	(19,720.89)	170,000.00
44010 - Boat Permits	3,900.00	1,208.33	2,691.67	6,030.00	4,833.32	1,196.68	14,500.00
44100 - Weed Control	-	41.67	(41.67)	-	166.68	(166.68)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	133.32	(133.32)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,368.00	541.67	826.33	1,704.00	2,166.68	(462.68)	6,500.00
Total Property & Environment Income	22,988.79	15,991.67	6,997.12	44,679.79	63,966.68	(19,286.89)	191,900.00
Community Lifestyle Income							
46000 - Community Activities	452.94	100.00	352.94	452.94	800.00	(347.06)	4,000.00
46100 - Newsletter Advertising	310.42	-	310.42	1,750.42	-	1,750.42	8,000.00
46200 - Rent-Clubhouse	900.00	960.00	(60.00)	1,945.00	1,872.00	73.00	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	-	-	-	-	-	-	600.00
46220 - Accessory Rental-Tablecloths	-	-	-	-	-	-	250.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	475.00	375.00	100.00	475.00	750.00	(275.00)	3,000.00
Total Community Lifestyle Income	2,138.36	1,435.00	703.36	4,623.36	3,422.00	1,201.36	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	30,169.00	30,091.00	78.00	126,288.83	139,988.00	(13,699.17)	352,841.00
48200 - Timeshare Owners-Amenities	60,942.50	-	60,942.50	121,885.00	60,942.00	60,943.00	60,942.00
48300 - Sponsored Events/Programs	1,925.00	2,688.00	(763.00)	7,560.00	7,190.00	370.00	20,500.00
48400 - Rental Income	167.50	225.00	(57.50)	1,715.00	1,150.00	565.00	4,000.00
48500 - Retail	85.71	71.00	14.71	334.52	535.00	(200.48)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	1,000.00	395.83	604.17	1,000.00	1,583.32	(583.32)	4,750.00
48700 - Swim Lesson Revenue	55.00	500.00	(445.00)	2,015.00	2,000.00	15.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	40,115.00	(40,115.00)	120,345.00
Total Recreation Amenities Income	94,344.71	43,999.58	50,345.13	260,798.35	253,503.32	7,295.03	571,878.00
Total Operating Income	(305,506.01)	95,062.67	(400,568.68)	2,526,481.08	2,210,516.68	315,964.40	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	29,777.97	33,333.33	3,555.36	119,588.57	133,333.32	13,744.75	400,000.00
50010 - Payroll-Overtime-Admin	16.85	41.67	24.82	92.65	166.68	74.03	500.00
50020 - Payroll Taxes-Admin	2,945.30	2,666.67	(278.63)	11,343.82	10,666.68	(677.14)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	13,971.90	18,387.51	4,415.61	73,550.00
50110 - Dental Insurance-Admin	-	341.67	341.67	1,354.44	1,366.68	12.24	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	246.90	200.00	(46.90)	600.00
50130 - Retirement-Admin	1,787.69	1,750.00	(37.69)	7,180.88	7,000.00	(180.88)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	7,000.00	7,000.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	204.26	666.68	462.42	2,000.00
50160 - Life Insurance-All	-	200.00	200.00	787.12	800.00	12.88	2,400.00
50190 - Payroll-Paychex	571.87	1,208.33	636.46	3,662.48	4,833.32	1,170.84	14,500.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	417.00	533.32	116.32	1,600.00
50200 - Office Supplies	184.88	541.67	356.79	1,585.72	2,166.68	580.96	6,500.00
50250 - Software Expense	1,990.00	2,375.00	385.00	7,960.00	9,500.00	1,540.00	28,500.00
50251 - Office Equip Repair/Tech Help	983.55	1,000.00	16.45	4,026.45	4,000.00	(26.45)	12,000.00
50260 - Equipment Leases	-	266.67	266.67	1,089.52	1,066.68	(22.84)	3,200.00
50300 - Postage	-	916.67	916.67	5,186.25	3,666.68	(1,519.57)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	166.68	166.68	500.00
50320 - Copies/Printing	-	41.67	41.67	-	166.68	166.68	500.00
50400 - Dues & Fees	-	125.00	125.00	290.00	500.00	210.00	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	-	708.33	708.33	476.77	2,833.32	2,356.55	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	91.68	(91.91)	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	66.68	66.68	200.00
50700 - Board Meetings/Discretionary	27.87	100.00	72.13	112.12	400.00	287.88	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	5,000.00	5,000.00	15,000.00
50900 - Misc. & Contingency	48.30	83.33	35.03	459.62	333.32	(126.30)	1,000.00
50950 - Advertisement	29.95	83.33	53.38	59.90	333.32	273.42	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	9,333.32	9,333.32	28,000.00
51100 - Legal	3,948.90	4,166.67	217.77	10,270.57	16,666.68	6,396.11	50,000.00
51101 - Legal - billed	(3,909.90)	-	3,909.90	(3,909.90)	-	3,909.90	-
51200 - Legal-Collections	296.32	5,833.33	5,537.01	2,287.67	23,333.32	21,045.65	70,000.00
51201 - Legal-Collections-billed	(646.32)	(4,583.33)	(3,937.01)	(3,382.05)	(18,333.32)	(14,951.27)	(55,000.00)
51500 - Property Taxes	440.84	83.33	(357.51)	1,543.76	333.32	(1,210.44)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	139.00	139.00	417.00
52000 - Insurance Deductibles	(1,000.00)	83.33	1,083.33	(1,000.00)	333.32	1,333.32	1,000.00
52010 - Master Insurance	-	40,000.00	40,000.00	47,688.89	40,000.00	(7,688.89)	68,000.00
53000 - Bank Charges	54.00	41.67	(12.33)	(6.00)	166.68	172.68	500.00
53010 - Credit Card Charges	1,421.04	1,166.67	(254.37)	4,714.38	4,666.68	(47.70)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	33.32	33.32	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
Total Admin Service Expense	45,335.53	104,453.52	59,117.99	245,487.28	293,084.91	47,597.63	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	20,839.28	24,065.17	3,225.89	87,766.92	96,260.68	8,493.76	288,782.00
60010 - Payroll-Overtime-DCS	112.69	166.67	53.98	372.58	666.68	294.10	2,000.00
60020 - Payroll Taxes-DCS	1,869.24	2,000.00	130.76	8,152.37	8,000.00	(152.37)	24,000.00
60100 - Health Insurance-DCS	4,991.64	5,237.50	245.86	14,974.92	15,712.50	737.58	62,850.00
60110 - Dental Insurance-DCS	-	375.00	375.00	1,474.88	1,500.00	25.12	4,500.00
60120 - Vision Insurance-DCS	51.28	54.17	2.89	256.40	216.68	(39.72)	650.00
60130 - Retirement-DCS	1,222.80	1,333.33	110.53	5,142.44	5,333.32	190.88	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,000.00	1,000.00	-	5,000.00	5,000.00	-	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	526.82	1,500.00	973.18	4,500.00
60200 - Office/Field Supplies/Expenses	158.83	356.00	197.17	398.71	1,373.00	974.29	4,500.00
60230 - Uniforms	-	40.00	40.00	-	153.00	153.00	500.00
60310 - DCS Copier	1,081.14	562.50	(518.64)	2,013.80	2,250.00	236.20	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	333.32	333.32	1,000.00
60410 - Professional Fees	-	40.42	40.42	-	161.68	161.68	485.00
60430 - Training	-	116.67	116.67	244.00	466.68	222.68	1,400.00
60500 - DCS Vehicle Gas	76.76	225.00	148.24	255.67	900.00	644.33	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	267.47	250.00	(17.47)	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	250.00	(67.00)	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	60.43	300.00	239.57	900.00
60900 - Contingency	-	40.00	40.00	-	153.00	153.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	500.00	500.00	1,500.00
60930 - Community Enhancement	-	17,000.00	17,000.00	-	17,000.00	17,000.00	50,000.00
Total Community Standards Expense	31,772.26	53,395.76	21,623.50	127,224.41	158,280.54	31,056.13	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	26,769.34	30,550.58	3,781.24	108,669.34	122,202.32	13,532.98	366,607.00
61010 - Payroll-Overtime-DPE	121.32	416.67	295.35	605.27	1,666.68	1,061.41	5,000.00
61020 - Payroll Taxes-DPE	2,399.09	2,508.33	109.24	10,105.10	10,033.32	(71.78)	30,100.00
61100 - Health Insurance-DPE	4,470.53	5,761.67	1,291.14	13,411.59	17,285.01	3,873.42	69,140.00
61110 - Dental Insurance-DPE	-	375.00	375.00	1,472.68	1,500.00	27.32	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	272.90	218.32	(54.58)	655.00
61130 - Retirement-DPE	1,551.58	1,416.67	(134.91)	6,470.86	5,666.68	(804.18)	17,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,200.00	200.00	5,000.00	6,000.00	1,000.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	1,136.42	2,500.00	1,363.58	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	-	133.32	133.32	400.00
61210 - Tools, Supplies Expense	392.09	716.67	324.58	1,548.37	2,866.68	1,318.31	8,600.00
61220 - Janitorial Supplies	334.28	250.00	(84.28)	899.62	1,000.00	100.38	3,000.00
61230 - Uniforms	-	125.00	125.00	-	500.00	500.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	500.00	500.00	1,500.00
61350 - Enforcement/Signage	326.31	916.67	590.36	4,801.04	3,666.68	(1,134.36)	11,000.00
61351 - Roadside Cleanup/Adopt a Street	94.06	8.33	(85.73)	94.06	33.32	(60.74)	100.00
61352 - Signage	-	125.00	125.00	-	500.00	500.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	500.00	500.00	1,500.00
61500 - Vehicle-Gas	651.30	1,174.67	523.37	2,322.90	4,698.68	2,375.78	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	76.47	83.33	6.86	891.81	333.32	(558.49)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	504.92	1,000.00	495.08	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	158.01	500.00	341.99	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	274.38	125.00	(149.38)	274.38	500.00	225.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	500.00	220.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	194.21	500.00	305.79	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	166.68	166.68	500.00
61590 - Kubota Tractor 2014	74.03	208.33	134.30	691.05	833.32	142.27	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	-	666.68	666.68	2,000.00
61600 - Facilities Maintenance	108.65	625.00	516.35	1,682.45	2,500.00	817.55	7,500.00
61601 - Equipment Maintenance	65.64	375.00	309.36	564.70	1,500.00	935.30	4,500.00
61602 - Trailer Maintenance	150.15	83.33	(66.82)	190.42	333.32	142.90	1,000.00
61603 - Boating Improvements	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	721.78	750.00	28.22	1,832.82	3,000.00	1,167.18	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	-	833.32	833.32	2,500.00
61606 - Parks & Trails Expense	174.65	458.33	283.68	706.94	1,833.32	1,126.38	5,500.00
61610 - Consulting	-	500.00	500.00	-	500.00	500.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	833.32	(700.68)	2,500.00
61620 - Fire Mitigation	316.09	1,916.67	1,600.58	1,928.05	7,666.68	5,738.63	23,000.00
61630 - Grass Seed/Fertilizer	4,131.40	500.00	(3,631.40)	4,131.40	2,000.00	(2,131.40)	6,000.00
61631 - Insect, Disease & Noxious Weeds	317.90	500.00	182.10	461.68	500.00	38.32	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	333.32	333.32	1,000.00
61633 - Weeds & Algae Control	2,069.14	2,083.33	14.19	2,069.14	8,333.32	6,264.18	25,000.00
61640 - Porta Potties	395.60	416.67	21.07	1,176.80	1,666.68	489.88	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	1,666.68	(3,333.32)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	500.00	500.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	333.32	105.57	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	33.32	33.32	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	101.08	1,166.68	1,065.60	3,500.00
61960 - Stocking & Food Chain	25,750.00	9,500.00	(16,250.00)	25,750.00	38,000.00	12,250.00	114,000.00
Total Property & Environment Expense	73,586.26	67,266.49	(6,319.77)	207,160.97	261,504.29	54,343.32	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	180.25	333.33	153.08	902.18	1,333.32	431.14	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	1,012.55	7,000.00	5,987.45	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	166.68	166.68	500.00
62820 - Facilities-Clubhouse	56.20	208.33	152.13	56.20	833.32	777.12	2,500.00
62830 - Clubhouse Cleaning Expense	300.00	125.00	(175.00)	300.00	500.00	200.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	166.68	166.68	500.00
62940 - Community Garden	-	416.67	416.67	26.10	1,666.68	1,640.58	5,000.00
Total Community Lifestyle Expense	536.45	2,916.67	2,380.22	10,825.90	11,666.68	840.78	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	27,150.73	28,992.00	1,841.27	108,240.48	115,968.00	7,727.52	347,904.00
63010 - Payroll-Overtime-DRA	32.85	41.67	8.82	90.34	166.68	76.34	500.00
63020 - Payroll Taxes-DRA	2,425.21	2,291.67	(133.54)	10,009.98	9,166.68	(843.30)	27,500.00
63100 - Health Insurance-DRA	2,462.61	3,142.50	679.89	7,387.83	9,427.50	2,039.67	37,710.00
63110 - Dental Insurance-DRA	-	216.67	216.67	857.92	866.68	8.76	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	178.80	150.00	(28.80)	450.00
63130 - Retirement-DRA	863.31	875.00	11.69	3,768.19	3,500.00	(268.19)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	3,000.00	3,000.00	-	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63150 - Insurance-Workers Comp-DRA	240.76	208.33	(32.43)	343.50	833.32	489.82	2,500.00
63200 - Supplies-Building	441.78	833.33	391.55	2,396.03	3,333.32	937.29	10,000.00
63210 - Supplies-Programs	500.00	750.00	250.00	1,279.74	3,000.00	1,720.26	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	41.37	666.68	625.31	2,000.00
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	569.00	416.67	(152.33)	2,276.00	1,666.68	(609.32)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	166.68	166.68	500.00
63320 - Office Supplies/Printing	-	266.67	266.67	191.13	1,066.68	875.55	3,200.00
63400 - Dues/Subscriptions	-	20.83	20.83	47.15	83.32	36.17	250.00
63410 - Seminars/Training	-	-	-	-	550.00	550.00	2,200.00
63500 - Business Mileage	-	-	-	69.92	-	(69.92)	-
63600 - Maintenance Building	841.28	1,666.67	825.39	3,715.29	6,666.68	2,951.39	20,000.00
63601 - Maintenance-Grounds & Parking	45.84	333.33	287.49	351.92	1,333.32	981.40	4,000.00
63602 - Maintenance-Pool	331.16	1,750.00	1,418.84	6,927.80	7,000.00	72.20	21,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	90.00	1,500.00	1,410.00	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	1,583.32	1,583.32	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	166.68	166.68	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	1,666.68	(1,638.24)	5,000.00
63920 - Merchandise	-	166.67	166.67	37.39	666.68	629.29	2,000.00
64010 - Utilities-Gas Rec	3,604.60	3,650.00	45.40	11,102.22	14,600.00	3,497.78	43,800.00
64020 - Utilities-Electric Rec	3,004.74	3,502.92	498.18	8,555.84	14,011.68	5,455.84	42,035.00
64030 - Utilities-Water Rec	729.75	687.50	(42.25)	1,942.17	2,750.00	807.83	8,250.00
64040 - Utilities-Waste Control Rec	-	175.00	175.00	248.06	700.00	451.94	2,100.00
64050 - Irrigation Water Rec	-	83.33	83.33	-	333.32	333.32	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	450.00	666.68	216.68	2,000.00
64070 - Utilities-TV-Telephone Rec	314.28	291.67	(22.61)	866.52	1,166.68	300.16	3,500.00
Total Recreation Amenities Expense	44,193.66	52,604.11	8,410.45	177,770.51	208,623.94	30,853.43	634,449.00
Utilities Expense							
70010 - Gas Admin	189.59	208.33	18.74	719.35	833.32	113.97	2,500.00
70020 - Electric Admin	719.50	358.33	(361.17)	1,489.62	1,433.32	(56.30)	4,300.00
70030 - Water Admin	76.03	500.00	423.97	206.53	2,000.00	1,793.47	6,000.00
70040 - Waste Control Admin	-	183.33	183.33	363.68	733.32	369.64	2,200.00
71010 - Gas Shop	251.98	250.00	(1.98)	950.37	1,000.00	49.63	3,000.00
71020 - Electric Shop	211.21	183.33	(27.88)	579.86	733.32	153.46	2,200.00
71030 - Water Shop	76.03	87.50	11.47	206.53	350.00	143.47	1,050.00
71040 - Waste Shop	-	150.00	150.00	297.43	600.00	302.57	1,800.00
72010 - Gas Clubhouse	463.41	433.33	(30.08)	1,611.16	1,733.32	122.16	5,200.00
72020 - Electric Clubhouse	283.86	183.33	(100.53)	617.01	733.32	116.31	2,200.00
72030 - Water Clubhouse	76.03	225.00	148.97	206.53	900.00	693.47	2,700.00
73000 - Cellular Phones	416.68	291.67	(125.01)	1,008.74	1,166.68	157.94	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	1,081.11	1,666.68	585.57	5,000.00
74000 - Street Lights	270.28	166.67	(103.61)	452.18	666.68	214.50	2,000.00
74010 - Water Other Assoc Lots	-	33.33	33.33	3,851.51	133.32	(3,718.19)	400.00
74020 - Aerator	1,352.53	833.33	(519.20)	2,768.28	3,333.32	565.04	10,000.00
74030 - Internet	447.80	375.00	(72.80)	1,496.20	1,500.00	3.80	4,500.00
Total Utilities Expense	5,195.30	4,879.15	(316.15)	17,906.09	19,516.60	1,610.51	58,550.00
Total Operating Expense	200,619.46	285,515.70	84,896.24	786,375.16	952,676.96	166,301.80	2,884,156.00
Net Operating Income (Loss)	(506,125.47)	(190,453.03)	(315,672.44)	1,740,105.92	1,257,839.72	482,266.20	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	460,345.00	460,345.00	-	468,845.00	460,345.00	8,500.00	460,345.00
80100 - Interest-Reserve	1,165.96	1,916.67	(750.71)	14,678.97	7,666.68	7,012.29	23,000.00
Total Reserve Income	461,510.96	462,261.67	(750.71)	483,523.97	468,011.68	15,512.29	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	56,400.00	-	56,400.00	56,400.00	-	56,400.00	56,400.00
81100 - Interest-Trails Maint Reserves	197.44	1,000.00	(802.56)	224.78	4,000.00	(3,775.22)	12,000.00
Total Trails Maintenance Income	56,597.44	1,000.00	55,597.44	56,624.78	4,000.00	52,624.78	68,400.00
Total Reserve Income	518,108.40	463,261.67	54,846.73	540,148.75	472,011.68	68,137.07	551,745.00
Reserve Expense							
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	11,885.01	-	(11,885.01)	376,563.67	-	(376,563.67)	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	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	9,500.00	10,349.86	9,500.00	(849.86)	9,500.00
84032 - Replace 18' Flat Trailer	-	7,500.00	7,500.00	7,100.10	7,500.00	399.90	7,500.00
Total Reserve Expense	11,885.01	17,000.00	5,114.99	405,369.70	21,368.00	(384,001.70)	861,799.00
Trails Maintenance Expense							
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
Total Trails Maintenance Expense	-	-	-	1,672.00	-	(1,672.00)	208,346.00
Total Reserve Expense	11,885.01	17,000.00	5,114.99	407,041.70	21,368.00	(385,673.70)	1,070,145.00
Net Reserve Income (Loss)	506,223.39	446,261.67	59,961.72	133,107.05	450,643.68	(317,536.63)	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	-	-	-	-	-	313,740.00
91900 - Interest-Capital Fund	342.52	1,666.67	(1,324.15)	997.32	6,666.68	(5,669.36)	20,000.00
Total Capital Improvement Income	342.52	1,666.67	(1,324.15)	997.32	6,666.68	(5,669.36)	333,740.00
Total Capital Income	342.52	1,666.67	(1,324.15)	997.32	6,666.68	(5,669.36)	333,740.00
Capital Expense							
Capital Improvement Expense							
95009 - Parking Lot - Rec Center	1,006.00	-	(1,006.00)	8,682.00	-	(8,682.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	1,006.00	-	(1,006.00)	31,165.35	-	(31,165.35)	347,208.00
Total Capital Expense	1,006.00	-	(1,006.00)	31,165.35	-	(31,165.35)	347,208.00
Net Capital Income (Loss)	(663.48)	1,666.67	(2,330.15)	(30,168.03)	6,666.68	(36,834.71)	(13,468.00)
Net Total	(565.56)	257,475.31	(258,040.87)	1,843,044.94	1,715,150.08	127,894.86	(531,868.00)

**Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)**

Financial Statements

December 31, 2023



**Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)**

**Financial Statements
December 31, 2023**

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Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Balance Sheets
December 31, 2023
(With Comparative Totals For December 31, 2022)

	2023				2022	
	Operating Fund	Capital Fund	Reserve Fund	Settlement Fund	Total	Total
Assets:						
Cash and cash equivalents	412,581	288,143	607,739	-	1,308,463	1,707,793
Investments - Certificates of deposit	318,955	250,360	510,032	-	1,079,347	328,136
Accounts receivable, net	32,558	-	-	-	32,558	32,647
Prepaid expenses	52,932	-	-	-	52,932	34,150
Property and equipment, net	4,005,962	-	-	-	4,005,962	4,100,763
Due (to) from other fund	(54,000)	-	54,000	-	-	-
Total Assets	4,768,988	538,503	1,171,771	-	6,479,262	6,203,489
Liabilities and Fund Balances:						
Liabilities:						
Accounts payable	59,959	3,024	6,692	-	69,675	57,047
Accrued payroll and compensated absences	60,251	-	-	-	60,251	46,748
Deferred assessments	23,004	-	-	-	23,004	19,549
Contract liability	136,691	-	-	-	136,691	128,578
Total Liabilities	279,905	3,024	6,692	-	289,621	251,922
Fund Balances:						
Investment in property and equipment, net	4,005,962	-	-	-	4,005,962	4,100,763
Operating Fund balance	233,121	-	-	-	233,121	75,000
Designated - Emergency contingency	250,000	-	-	-	250,000	250,000
Designated - Capital Fund balance	-	535,479	-	-	535,479	537,033
Designated - Reserve Fund balance	-	-	1,165,079	-	1,165,079	914,375
Restricted - Settlement Fund balance	-	-	-	-	-	74,396
Total Fund Balances	4,489,083	535,479	1,165,079	-	6,189,641	5,951,567
Total Liabilities and Fund Balances	4,768,988	538,503	1,171,771	-	6,479,262	6,203,489

The accompanying notes are an integral part of these financial statements.

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Statements of Revenues, Expenses and Changes in Fund Balances
For the Year Ended December 31, 2023
(With Comparative Totals For the Year Ended December 31, 2022)

	2023				2022	
	Operating Fund	Capital Fund	Reserve Fund	Settlement Fund	Total	Total
Revenues:						
Assessments and related fees	1,615,354	313,740	602,236	-	2,531,330	2,367,621
Property and environmental management	174,578	-	-	-	174,578	176,887
Recreational amenities	559,076	-	-	-	559,076	480,945
Community standards fees and fines	146,710	-	-	-	146,710	150,473
Community lifestyle	30,595	-	-	-	30,595	11,813
Other revenue	227,222	-	-	-	227,222	45,824
Interest income	23,084	13,434	24,528	964	62,010	7,270
Total Revenues	2,776,619	327,174	626,764	964	3,731,521	3,240,833
Expenses:						
Administrative services	797,456	-	20	-	797,476	737,767
Property and environmental management	684,132	-	-	-	684,132	618,683
Recreational amenities	565,997	-	-	-	565,997	479,319
Community standards	463,717	-	-	-	463,717	445,191
Community lifestyle	60,058	-	-	-	60,058	43,022
Utilities	44,653	-	-	-	44,653	44,855
Bad debt expense	2,485	-	-	-	2,485	43,737
Depreciation	188,051	-	-	-	188,051	201,880
Loss on disposal of fixed assets	-	-	-	-	-	2,485
Capital improvement (Page 15)	-	334,273	-	-	334,273	328,738
Replacement (Page 16)	-	-	352,605	-	352,605	474,118
Total Expenses	2,806,549	334,273	352,625	-	3,493,447	3,419,795
Excess (Deficiency) of Revenues Over Expenses	(29,930)	(7,099)	274,139	964	238,074	(178,962)
Fund Balances - Beginning	4,425,763	537,033	914,375	74,396	5,951,567	6,130,529
Transfer from / (to) other fund(s), net	93,250	5,545	(23,435)	(75,360)	-	-
Fund Balances - Ending	4,489,083	535,479	1,165,079	-	6,189,641	5,951,567

The accompanying notes are an integral part of these financial statements.

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Statements of Cash Flows
For the Year Ended December 31, 2023
(With Comparative Totals For the Year Ended December 31, 2022)

	2023				2022	
	Operating Fund	Capital Fund	Reserve Fund	Settlement Fund	Total	Total
Cash Flows From Operating Activities:						
Cash received from owners	2,537,959	313,740	602,236	-	3,453,935	3,257,452
Interest received	23,128	13,074	24,496	964	61,662	8,143
Other cash receipts	227,233	-	-	-	227,233	45,533
Cash paid for goods and services	(887,162)	(335,340)	(352,122)	-	(1,574,624)	(1,665,822)
Cash paid for payroll and employee benefits	(1,723,423)	-	-	-	(1,723,423)	(1,540,055)
Transfers	(101,598)	230,958	(54,000)	(75,360)	-	-
Net Cash Provided (Used) by Operating Activities	<u>76,137</u>	<u>222,432</u>	<u>220,610</u>	<u>(74,396)</u>	<u>444,783</u>	<u>105,251</u>
Cash Flows From Investing Activities:						
Cash paid to purchase investments	(319,000)	(250,000)	(510,000)	-	(1,079,000)	(125,138)
Cash received from sale / redemption of investments	124,795	-	203,342	-	328,137	408,214
Cash paid to purchase equipment	-	(69,815)	(23,435)	-	(93,250)	(177,065)
Cash received on sale of equipment	-	-	-	-	-	35,254
Net Cash Provided (Used) by Investing Activities	<u>(194,205)</u>	<u>(319,815)</u>	<u>(330,093)</u>	<u>-</u>	<u>(844,113)</u>	<u>141,265</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(118,068)	(97,383)	(109,483)	(74,396)	(399,330)	246,516
Cash and Cash Equivalents - Beginning	530,649	385,526	717,222	74,396	1,707,793	1,461,277
Cash and Cash Equivalents - Ending	<u>412,581</u>	<u>288,143</u>	<u>607,739</u>	<u>-</u>	<u>1,308,463</u>	<u>1,707,793</u>
Reconciliation of Excess (Deficiency) of Revenues Over Expenses to Net Cash Provided (Used) by Operating Activities:						
Excess (deficiency) of revenues over expenses	(29,930)	(7,099)	274,139	964	238,074	(178,962)
Adjustments:						
Depreciation	188,051	-	-	-	188,051	201,880
Earnings on investments	44	(360)	(32)	-	(348)	873
Transfer (to)/from other fund	(101,598)	230,958	(54,000)	(75,360)	-	-
(Gain)/loss on sale of assets	-	-	-	-	-	2,485
(Increase) decrease - Accounts receivable	60,485	-	-	-	60,485	120,260
Increase (decrease) - Allowance for doubtful accounts	(60,407)	-	-	-	(60,407)	(71,960)
(Increase) decrease - Accounts receivable - Other	11	-	-	-	11	(291)
(Increase) decrease - Prepaid expenses	(18,782)	-	-	-	(18,782)	8,750
Increase (decrease) - Accounts payable	13,192	(1,067)	503	-	12,628	21,902
Increase (decrease) - Accrued payroll and compensated absences	13,503	-	-	-	13,503	(18,614)
Increase (decrease) - Deferred assessments	3,455	-	-	-	3,455	(11,809)
Increase (decrease) - Contract liability	8,113	-	-	-	8,113	30,737
Total Adjustments	<u>106,067</u>	<u>229,531</u>	<u>(53,529)</u>	<u>(75,360)</u>	<u>206,709</u>	<u>284,213</u>
Net Cash Provided (Used) by Operating Activities	<u>76,137</u>	<u>222,432</u>	<u>220,610</u>	<u>(74,396)</u>	<u>444,783</u>	<u>105,251</u>

The accompanying notes are an integral part of these financial statements.

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
December 31, 2023

1. Organization

Pagosa Lakes Property Owners Association (the "Association") was incorporated March 14, 1972, in the State of Colorado as a non-profit corporation organized for the purpose of operating and maintaining the common property of the Association, pursuant to the Declaration of Restrictions (the "Declaration") recorded June 24, 1970.

The Association, which is located in Archuleta County, Colorado, consists of 6,031 whole-owned units and 329 timeshare units.

2. Summary of Significant Accounting Policies

A. Basis of Accounting

These financial statements have been prepared on the accrual basis of accounting, which recognizes revenues when assessed or earned, and expenses when incurred.

B. Fund Accounting

The Association uses the fund method of accounting, which requires that funds, such as operating funds and funds for future major repairs and replacements, be classified separately for accounting and reporting purposes.

Fund accounting is helpful in segregating funds having restrictions on their use. Disbursements from the Operating Fund are generally at the discretion of the Association's Board of Directors (the "Board") and General Manager, and consistent with the approved annual budget. The Capital Fund consists of Operating Fund balances designated by the Board in the annual budget for expansion of the Association's parks, trails, open space and recreation amenities, as guided by the Association's *Parks, Trails, Open Space and Recreation Master Plan*. The Reserve Fund is designated for major repairs and replacements. The Settlement Fund accounts for funds received pursuant to a court order following the bankruptcy of a related developer in 1997, with expenditures restricted to benefit only specific communities / property owners within the Association.

C. Cash, Cash Equivalents, and Investments

All checking, savings, and money market accounts are considered cash equivalents by the Association for the purpose of the Statement of Cash Flows, since all such funds are highly liquid with no stated maturities.

Certificates of deposit held for investment that are not debt instruments and with original maturities of greater than 90 days when purchased are reported as "Investments – Certificates of Deposit".

D. Allowance for Doubtful Accounts

The Association utilizes the allowance method of recognizing the future potential uncollectibility of unpaid owner assessments and other receivables. An allowance for allowance for doubtful accounts of \$40,774 has been recorded at December 31, 2023 to provide for the possibility of some balances not being collected.

The Association's policy is to retain legal counsel and place liens on the properties of owners who are delinquent in paying their assessments. Accounts are considered delinquent if assessments are not received by May 1 of the year in which the assessment was levied.

**Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
December 31, 2023
(Continued)**

2. Summary of Significant Accounting Policies (continued)

E. Prepaid Expenses

Prepaid expenses represent amounts paid in the current fiscal year that benefit subsequent fiscal years.

F. Recognition of Assets

Real and personal common property acquired by the original members from the developer is recognized in the Association's financial statements; however, its disposition by the Board is restricted.

The Association recognizes as assets on its financial statements only real and personal property with an acquisition cost greater than \$5,000, to which the Association holds title and can dispose of for cash, while retaining the proceeds thereto. These assets are recorded at cost and, other than land and lakes, are depreciated, using the straight-line method, over the following estimated useful lives:

	Estimated Useful Lives
Furniture, equipment and vehicles	3 - 10 years
Buildings and improvements	30 - 40 years

G. Deferred Assessments

Deferred assessments represents assessments paid in advance of the fiscal year in which the assessments are due.

H. Revenue and Revenue Recognition

Assessments are the primary source of revenue for the Association. The Board, with the assistance of management, prepares an annual budget to estimate the expenses of maintaining the Association's common elements. On an annual basis, members of the Association are assessed for their respective pro-rata share of these estimated expenses.

The Association has determined that the relationship of the members to the Association is not that of a customer as defined in generally accepted accounting principles, since the members control the governance of the Association, and it is not possible to separate the members from the Association itself. Further, the nature of the Association's governing documents as it relates to the billing and collection of member assessments does not meet the definition of a contract under generally accepted accounting principles. Consequently, all assessment revenues are recognized as revenue by the Association when levied, as determined by the Board-approved annual budget.

The Association also recognizes revenues from various administrative fees and fines as earned upon provision of the underlying goods or service. Fishing and boating permits expire each calendar year-end, so the related revenues are recognized ratably from receipt through the end of the year. Recreation center passes are valid for one year from the date of purchase, so pass revenues are recognized ratably over the one-year use period. All such revenues are non-refundable.

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
December 31, 2023
(Continued)

2. Summary of Significant Accounting Policies (continued)

H. Revenue and Revenue Recognition (continued)

Since the Association is designed only to operate as a conduit to collect assessments and pay operating expenses on behalf of members, any excess or deficiency of revenues over expenses is repaid to the members or recovered from the members, retained as a reserve to reduce future assessments, or, with the approval of the Board, transferred to the Reserve Fund.

I. Income Taxes

While the Association has been organized under Colorado non-profit statutes as a corporation without capital stock or shareholders, the Association is not a tax-exempt organization. Consequently, the Association is subject to Federal and state income taxes on net income derived from investments and other non-membership sources.

The income tax returns of the Association are subject to examination by the Internal Revenue Service and Colorado Department of Revenue. The Association's tax returns are no longer subject to examination for tax years prior to 2020 by the Internal Revenue Service and for tax years prior to 2019 by the Colorado Department of Revenue.

J. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

K. Comparative Information

The financial statements include certain prior year comparative information in total, but not by fund. As such, prior year information does not include sufficient detail to constitute a presentation in conformity to generally accepted accounting principles. Accordingly, prior year totals should be read in conjunction with the Association's audited financial statements for the year ended December 31, 2022, from which they were derived.

L. Subsequent Events

Management has evaluated subsequent events through April 17, 2024; the date these financial statements were available to be issued.

3. Investments – Certificates of Deposit

Certificates of deposit, maturing within one year,
interest at 3.85% - 5.34% per annum

\$ 1,079,347

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
December 31, 2023
(Continued)

4. Property and Equipment

Land	\$	506,377
Lakes		425,755
Buildings and improvements		5,628,561
Equipment and vehicles		911,162
At cost		7,471,855
Less: Accumulated depreciation		(3,465,893)
Property and equipment, net		\$ 4,005,962

5. Revenue from Contracts with Customers

For the year ended December 31, 2023, the Association recognized revenue totaling \$943,183 for goods transferred or performance obligations met at a point in time. Aggregate revenues of \$320,761 were recognized in 2023 for goods transferred or performance obligations met over time. Revenues are primarily collected from members of the Association.

Revenues may be affected by general economic conditions and inflationary pressures.

The Association's contract liability activity for the year ended December 31, 2023 was as follows:

Contract liability - Beginning	\$	128,578
Revenue recognized that was included in contract liability at the beginning of the year		(128,578)
Increase in contract liability due to cash received during the year		136,691
Contract liability - Ending		\$ 136,691

6. Future Major Repairs and Replacements

As permitted by the Declarations, the Association is accumulating funds for future major repairs and replacements of the Association's common property. Accumulated funds are held in separate money market accounts and are generally not available for expenses for normal operations.

The Association commissioned a study by independent reserve study engineers in 2022 to estimate the remaining useful lives and replacement costs of the components of common property. The estimates were based on current estimated replacement costs. The table included in the unaudited supplementary Schedule of Future Major Repairs and Replacements on page 17 is based on the study. The information has been classified into major areas of the Association's common elements and property.

The Board is funding for major repairs and replacements over the remaining useful lives of the components based upon the study's estimates of replacement costs and considering amounts previously accumulated in the Reserve Fund. During 2023, the Association levied aggregate Reserve Fund assessments of \$602,236, including \$54,000 specifically for trail maintenance.

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
December 31, 2023
(Continued)

6. Future Major Repairs and Replacements (continued)

Funds are being accumulated in the Reserve Fund based on estimated costs for repairs and replacements of common property components. Actual expenditures and investment incomes may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

7. Retirement Plan

The Association provides eligible employees with a Simplified Employee Pension plan (the "SEP Plan"), as described under section 408(k) of the Internal Revenue Code (the "IRC"). Participating employees may elect to contribute a percentage of their wages to the SEP Plan on a pre-tax basis. In addition, the Association contributes a fixed percentage of each eligible employee's base wages to the SEP Plan, with the percentage determined annually by the Board. Maximum annual individual SEP Plan contribution limits are set by the IRC and by regulation. For 2023, the Association contributed a total of \$45,989 to the SEP Plan accounts of participating employees.

8. Accrued Compensated Absences

The Association's full-time employees accrue paid vacation leave based on the employee's years of continuous service to the Association, with the maximum vacation leave carried over at the end of any calendar year limited to 160 hours. At December 31, 2023, the estimated value of accumulated accrued compensated absences, including related payroll taxes, is \$60,251.

9. Related Party Transaction

A Board member holds an ownership interest in an entity that provided community enhancement services totaling \$49,808 for the Association during 2023.

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Schedule of Operating Fund - Budget and Actual Comparison
For the Year Ended December 31, 2023
(With Comparative Actual Amounts For the Year Ended December 31, 2022)

	<u>2023</u>		Variance: Positive (Negative)	<u>2022</u>
	Budget (Unaudited)	Actual		Actual
Revenues:				
Assessments and related fees:				
Assessments	1,598,460	1,457,674	(140,786)	1,543,786
Late charges	40,000	31,822	(8,178)	20,410
Lot consolidation fees	25,000	53,818	28,818	44,393
Other	96,100	72,040	(24,060)	128,381
Total - Assessments and related fees	<u>1,759,560</u>	<u>1,615,354</u>	<u>(144,206)</u>	<u>1,736,970</u>
Property and environmental management:				
Fishing permits	156,000	157,317	1,317	160,759
Boat permits	9,000	9,630	630	9,574
Other	4,400	7,631	3,231	6,554
Total - Property and environmental management	<u>169,400</u>	<u>174,578</u>	<u>5,178</u>	<u>176,887</u>
Recreational amenities:				
Association members	269,694	320,761	51,067	251,092
Timeshare members	211,974	211,974	-	211,974
Sponsored events and programs	15,254	15,390	136	11,848
Other	7,500	10,951	3,451	6,031
Total - Recreational amenities	<u>504,422</u>	<u>559,076</u>	<u>54,654</u>	<u>480,945</u>
Community standards fees and fines:				
Permit fees	15,200	14,220	(980)	16,050
Review and inspection fees	95,900	114,550	18,650	122,400
Other	27,000	17,940	(9,060)	12,023
Total - Community standards fees and fines	<u>138,100</u>	<u>146,710</u>	<u>8,610</u>	<u>150,473</u>
Community lifestyle:				
Newsletter advertising	8,000	7,116	(884)	2,211
Rent	8,250	7,659	(591)	3,990
Other	7,900	15,820	7,920	5,612
Total - Community lifestyle	<u>24,150</u>	<u>30,595</u>	<u>6,445</u>	<u>11,813</u>
Other revenue:				
Other revenue	-	227,222	227,222	45,824
Interest income:				
Interest income	15,000	23,084	8,084	1,191
Total Revenues	<u>2,610,632</u>	<u>2,776,619</u>	<u>165,987</u>	<u>2,604,103</u>

(Continued)

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Schedule of Operating Fund - Budget and Actual Comparison
For the Year Ended December 31, 2023
(With Comparative Actual Amounts For the Year Ended December 31, 2022)
(Continued)

	<u>2023</u>		Variance: Positive (Negative)	<u>2022</u>
	<u>Budget (Unaudited)</u>	<u>Actual</u>		<u>Actual</u>
Expenses:				
Administrative services:				
Bank and credit card charges	14,600	14,439	161	13,380
Elections	16,000	11,420	4,580	10,940
Equipment and technology	42,000	45,167	(3,167)	41,078
Insurance	71,000	61,307	9,693	56,408
Office	19,000	16,051	2,949	13,693
Other	40,325	13,544	26,781	9,295
Personnel	508,865	495,761	13,104	441,360
Professional services	110,000	139,767	(29,767)	151,613
Total - Administrative services	<u>821,790</u>	<u>797,456</u>	<u>24,334</u>	<u>737,767</u>
Property and environmental management:				
Capital	10,000	11,314	(1,314)	8,080
Equipment and tools	39,925	29,161	10,764	35,424
Lakes:				
Fisheries maintenance	10,000	11,200	1,200	5,550
Stocking	104,000	96,838	7,162	103,750
Weed and algae control	25,000	18,966	6,034	22,913
Maintenance	59,300	39,936	19,364	67,606
Other	1,000	419	581	265
Personnel	468,910	465,206	3,704	362,831
Professional services	5,500	804	4,696	5,676
Signage	12,000	10,288	1,712	6,588
Total - Property and environmental management	<u>735,635</u>	<u>684,132</u>	<u>53,903</u>	<u>618,683</u>
Recreational amenities:				
Equipment	15,000	9,083	5,917	8,878
Maintenance	38,000	43,680	(5,680)	34,801
Other	10,750	12,751	(2,001)	11,802
Personnel	363,961	390,764	(26,803)	329,924
Supplies	11,000	11,613	(613)	8,820
Utilities	93,300	98,106	(4,806)	85,094
Total - Recreational amenities	<u>532,011</u>	<u>565,997</u>	<u>(33,986)</u>	<u>479,319</u>
Community standards:				
Community enhancement	35,000	63,124	(28,124)	40,467
Equipment	6,000	3,951	2,049	3,785
Office	10,700	9,401	1,299	13,051
Other	1,500	1,432	68	14
Personnel	394,896	385,195	9,701	387,326
Printing	1,600	465	1,135	399
Professional services	500	149	351	149
Total - Community standards	<u>450,196</u>	<u>463,717</u>	<u>(13,521)</u>	<u>445,191</u>

(Continued)

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Schedule of Operating Fund - Budget and Actual Comparison
For the Year Ended December 31, 2023
(With Comparative Actual Amounts For the Year Ended December 31, 2022)
(Continued)

	<u>2023</u>		Variance: Positive (Negative)	<u>2022</u>
	<u>Budget (Unaudited)</u>	<u>Actual</u>		<u>Actual</u>
Expenses (continued):				
Community lifestyle:				
Community activities	20,000	37,800	(17,800)	16,525
Clubhouse	5,000	2,800	2,200	3,216
Newsletter	28,000	15,418	12,582	19,120
Other	500	44	456	217
Website and Association Voice	4,100	3,996	104	3,944
Total - Community lifestyle	<u>57,600</u>	<u>60,058</u>	<u>(2,458)</u>	<u>43,022</u>
Utilities:				
Electricity	20,600	13,742	6,858	14,589
Natural gas	8,200	8,054	146	8,507
Telephone and cellular	13,500	12,421	1,079	8,918
Waste	3,800	3,576	224	3,071
Water	7,300	6,860	440	9,770
Total - Utilities	<u>53,400</u>	<u>44,653</u>	<u>8,747</u>	<u>44,855</u>
Bad debt expense:				
Bad debt expense	35,000	2,485	32,515	43,737
Depreciation:				
Depreciation	-	188,051	(188,051)	201,880
Loss on disposal of fixed assets:				
Loss on disposal of fixed assets	-	-	-	2,485
Total Expenses	<u>2,685,632</u>	<u>2,806,549</u>	<u>(120,917)</u>	<u>2,616,939</u>
Excess (Deficiency) of Revenues Over Expenses	<u>(75,000)</u>	<u>(29,930)</u>	<u>45,070</u>	<u>(12,836)</u>

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Schedule of Capital Fund Expenses
For the Year Ended December 31, 2023
(With Comparative Actual Amounts For the Year Ended December 31, 2022)

	2023	2022
Improvements to the General Common Elements:		
Capital improvements:		
Mailbox improvements	78,241	88,522
Lake facilities	-	1,135
Total - Capital improvements	78,241	89,657
Parks and trails improvements:		
Trails	253,195	215,117
Dog park	-	7,363
Total - Parks and trails improvements	253,195	222,480
Recreation center improvements:		
Landscaping	-	14,170
Parking lot	2,837	2,431
Total - Recreation center improvements	2,837	16,601
 Improvements to Capital Assets:		
Capital improvements:		
Hatcher restrooms	-	19,883
Lake facility improvements	69,815	-
Total - Capital improvements	69,815	19,883
 Total expenses - Capital Fund	404,088	348,621
Less:		
Improvements to capital assets reported in the Operating Fund	(69,815)	(19,883)
 Total Expenses - Capital Fund	334,273	328,738

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Schedule of Reserve Fund Expenses
For the Year Ended December 31, 2023
(With Comparative Actual Amounts For the Year Ended December 31, 2022)

	2023	2022
Replacements, Major Repairs and Improvements:		
General Common Elements:		
Fence	-	15,703
Fishing pier dock	-	19,826
Reserve study	-	9,075
Paving and seal coating	-	17,890
Recreation center projects	198,000	145,851
Pool projects	-	230,426
Recreation center equipment	33,753	2,500
Gazebo	-	7,272
Mailboxes	44,008	-
Crawl space renovation	46,954	-
Fire mitigation	18,528	-
Other equipment	-	11,176
Other	11,382	14,399
Total - General Common Elements	352,625	474,118
Capital Assets:		
Equipment	23,435	77,786
Recreation center equipment	-	28,178
Vehicles	-	51,218
Total - Capital Assets	23,435	157,182
Total expenditures - Reserve Fund	376,060	631,300
less:		
Replacements and improvements to capital assets reported in the Operating Fund	(23,435)	(157,182)
Total Expenses - Reserve Fund	352,625	474,118

Pagosa Lakes Property Owners Association
(A Colorado Non-Profit Corporation)
Schedule of Future Major Repairs and Replacements
December 31, 2023
(Unaudited)

During 2022, the Board commissioned a study by independent reserve study engineers to estimate the remaining useful lives and the replacement costs of the components of common property. The study, which is reviewed annually by the Board and management, projected future replacement costs over a 30-year period, using a 3% annual inflation adjustment.

The Board has elected not to allocate the Reserve Fund balance to specific components of common property.

The following table summarizes the current remaining useful lives and estimated costs for the next replacement cycle, as outlined in the study, and presents significant information about the components of the Association's common property. The full study is available on the Association's website at <https://www.plpoa.com>

Components	Estimated Remaining Useful Lives (Years)	Estimated Replacement Costs (all components)	Reserve Fund Balance at Dec. 31, 2023
Exterior building elements:			
Administration building	10 - 24	208,226	
Clubhouse	4 - 24	144,535	
Maintenance shop	4 - 25	130,959	
Recreation Center	3 - 17	463,114	
Interior building elements:			
Administration building	1 - 11	92,860	
Clubhouse	5 - 17	229,650	
Recreation Center	0 - 21	480,513	
Building services elements:			
Administration building	7 - 14	22,500	
Clubhouse building	12	11,000	
Maintenance shop	1 - 13	16,500	
Recreation Center	2 - 20	381,000	
Property site elements:			
Administration building and Clubhouse	1 - 29	208,140	
Maintenance shop	2 - 21	28,600	
Recreation Center	2 - 30	236,180	
Lakes and common areas:			
Dams	2 - 13	300,696	
Parking and sidewalks	1 - 29	476,640	
Bridge, docks, and fences	1 - 23	331,390	
Gazebos and playground equipment	10 - 18	162,000	
Dredging and erosion control	3 - 29	240,000	
Fire mitigation	1 - 5	296,850	
Mailbox stations	1 - 29	848,528	
Maintenance equipment:			
Boat, ATV, and other equipment	1 - 13	293,560	
Tractors and trailers	1 - 19	155,000	
Vehicles	2 - 11	258,000	
Totals		6,016,441	1,165,079

DEPARTMENT OF PROPERTY AND ENVIRONMENT

MAY, 2024 BOARD REPORT

By Larry D. Lynch

- Lakes and Fisheries** – All four lakes are in good condition heading into mid-spring. Lake levels are generally full and there is a small amount of water flowing through the systems. The lakes were recently stocked with a warm water fish order in late April, 3500 bass and 3500 crappie split between 3 lakes (Hatcher, Village and Forest). Additionally, the trout arrived in late April with 5000 pounds of rainbows stocked in all four lakes. I plan to bring in another large order of trout in early June. The fishing has been outstanding these past few weeks, spring conditions and I anticipate that to continue into early summer. We will be beginning our early season aquatic weed and algae control measures in early May, working on some minor filamentous algae in Lake Forest and applying early season Sonar One to select target areas for water milfoil control.
- DPE Projects** – The DPE crew has been busy the past few weeks working on a number of projects including spring grounds and landscape work; installing the floating docks at boat ramps and moving docks into positions for the season; we also fired up the brush chipping operations beginning April 17th at the maintenance yard and things have been steady with brush drop-offs and early week chipping operations for the crew; installed new concrete pads at a couple mailbox locations for new mailbox installations in Twin creek and Lakewood neighborhoods; and heavy gravel and grade work at boat ramps, park areas and trailheads, sure wish we had a local gravel pit, trucking out of Ignacio can be expensive. Upcoming projects will include charging irrigation systems at all facilities; landscape work at Rec Center and office; new dock install and construction at Hatcher Lake; dog park improvements at Rec Center with a gated entry fence construction; we are installing a new buried water line service out to the brush collection area with a spicket for water availability at the site for fire safety, and dust control; and we will be starting on the National Forest fence line annual maintenance and repairs of the 7-mile fence line in preparation for cattle next month, always a big job.
- Reserve Maintenance Projects** – Hutch and Sons will be beginning the asphalt resurfacing project in early May. The project will entail crushing/grinding the existing asphalt surface, re-compaction/grading, and a new asphalt surface overlay on segments of the North Pagosa Blvd Trail and the Lake Forest Circle trail. We will be meeting with the contractors at a pre-construction meeting on May 3rd to discuss overall schedule and project details. Obviously, the project will impact trail users for a period of time in select

areas but should be well worth any minor inconveniences to have a new trail when completed. Additionally, PAP will be beginning work on the crack fill and seal coat work on 2 segments of trail (Vista Blvd and the northerly segment of the North Pagosa trail) as well as crack fill, seal coat and striping at the Administration Offices and Recreation Center parking lots. We don't have an exact schedule of this work as of May 2nd but hope to have that schedule soon. We will be putting out notices of all this work in the e-blasts for owners information.

4. **Greenbelt Mitigation Project** – Allen and I met with Bill Trimarco of Wildfire Adapted Partnership mid-April to put together a plan for wildfire fuel mitigation work on the greenbelts this summer. We selected 4 greenbelt tracts to begin with; the large 40 Acre Tract A in Martinez Mt (water tank and cell tower site); greenbelts in Twin creek Tracts B and C; and a larger greenbelt in Lake Forest, Tract E. Bill put together a general prescription of treatment for these greenbelts but we will be flagging all the tree removals and setting up the general operations ourselves. We have a pre-bid meeting set up for May 13th, hopefully we will see a good number of interested contractors. There are 2 or 3 new companies in town doing this type of work that are set up with medium or large sized masticating machines for brush removal. Bill has us approved for grant cost assistance on all this work once again this year and the good news is the grant support has gone up to 50% matching assistance, versus the 40% last year. After we receive final bids and select a contractor we may be in good shape to add some additional work later this summer based on the grant and our budget.
5. **Lakefront Shoreline Policy Draft** – I included a draft of a potential shoreline lakefront policy for board review as part of the agenda packet. I intended it to be much of a reminder about existing rules and regs, reminding lakefront owners to apply for a permit for any significant changes to the grade, slope or materials on that shoreline zone. It also is intended to provide recommendations (not a requirement) for that important 10-foot buffer zone around the lake, improving that habitat with attractive, low growing plantings and stabilization. Additionally, the policy would outline the use or restrictions of fertilizers and pesticides next to the lake, providing owners with information on what and what is not allowable in this riparian area. It may well be a work in progress, I have struggled to some degree finding local availability of many of the plant species that are generally recommended for shoreline uses, based on Natural Resource and Conservation Service research and applications that I acquired through our local office. But, I do believe that it will be a beneficial policy for the Association, providing us with some tools to help owners on their lakefront property, help protect the lakes and provide a baseline to refer to when issues or problems show up.



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

Attendance report for April	2024
Timeshare Sign Ins	979
Member Sign Ins	6,759
Total User Attendance	6,007
Programs and Activities Attendance	
All programs in Aerobics Room	170
Water Aerobics	134
Racquetball	132
Basketball	84
Lap Lane	919

Manager's Summary:

- I have received one bid for a gymnasium from Skyline Metal and they are based out of La Jara, Colorado. I also had Cleary Buildings on site. They are based out of Bayfield, Colorado and they will be giving us a bid on completing the entire project.
- We have hired Erica Tlachac as the new part time Recreation Coordinator. She has already been a huge help with getting new programs up and going.
- The rec center has slowed down. However, swim lessons and swim team have kept the pool busy. We are gearing up for summer to start.

Maintenance/Supervision:

- New Spa boiler has been installed and is running well.
- Chris is looking into how we can reseal the pool windows. The inside windows have been leaking and its causing dirt to dry on the windows.
- 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 for the month of April went well. We were close to maxing out all levels. I have already opened up registration for June swim lessons and were about a quarter full.
- The Porpoises as of now, have 30 kids on the swim team. Our first meet is May 4-5 in Durango.
- The Sand Volleyball league will begin June 10th and end on July 17th. We will be following the Sand Volleyball rules and we will have 6 teams. If there is demand for more teams, we will add them.
- May 17, 18 & 19, will be the Racquetball Tournament.
- The beginner Mountain Biking classes will begin May 2nd.
- Camp 9-1-1 is going to take place June 12th.

Recreation Committee Meeting:
April 30th, 2024

In the meeting we had discussed what would be more beneficial a turf field vs a gymnasium. The gymnasium was the preferred amenity to add first. By adding a gymnasium, we can create a strong revenue through youth, adult and senior programming. Also, the gymnasium provides activities all year around as well. Another benefit of adding a gym is that we can move our fitness classes from the aerobics room the gym, creating more space in the rec center.

We also discussed adding a 5- or 10-year master plan to the gym. The idea would be overtime, we could add:

- Rock Climbing Walls
- An indoor walking track
- Gymnastics

However, the athletic field was discussed as well. There was an idea that we could install a natural grass field first. Then when we can no longer use

water for the field, we could convert the grass field to turf field. Because we already have the structure in place, it may be significantly cheaper to add the turf.

April 2024, Department of Community Standards Report

By Keith Cramer

- There are 33 open violations, as of May 1st.
- We have opened 22 & closed 4 violations this past month. Compliance has been achieved.
- There are 205 current open project permits as of May 1st.
- There were 10 Short Term Rental applications submitted since April 5th.
 - 0 new owners of existing Short Term Rental properties.
 - 9 annual renewals of existing registered STR properties.
 - 1 new registration of STR properties not previously registered.

Current Violations

XN	Details	Property Address
276990	Building / Construction - Project Permit Process Violation	
298080	Landscaping - Removing Trees Without a Permit	
391901	Building / Construction - Project Permit Process Violation	
410939	Rubbish and Debris - Overflowing Trash Receptacle	
415615	Parking - Parking in the Grass	
415616	Vehicle Parking - Inoperable Vehicle	
422579	Landscaping - General Yard Maintenance	
422844	Improper Use - ATV/UTV/Motorcycle/Go Cart	
422847	Noise - General	
422848	Hazardous Activities - Trespass	
422849	Repetative Nuisance	
422914	Maintenance - Damaged/Missing Wainscot	
422915	Vehicle Parking - Inoperable Vehicle	
422917	Unsightly - Constructions Materials Improperly Stored	
422918	Unsightly - Improper Storage of Appliance	
422919	Unsightly - Improper Storage of Household Furniture	
422920	Unsightly - Overall Apperance	
422921	Unsightly - Tires - F 9. Property Maintenance	
422922	Rubbish and Debris - General	
422926	Rubbish and Debris - Polycart/Trashcan Left Roadside	
428037	Unsightly - Constructions Materials Improperly Stored	
428038	Unsightly - Constructions Materials Improperly Stored	
428040	Unsightly - General	
437169	Building / Construction - Project Permit Process Violation	
437384	Recreational Vehicles	
441765	Parking - Parking in the Grass	
441769	Unsightly - Improper Storage of Household Furniture	
442154	Animals and Pets - Unleashed/Loose	

Violations opened 4/4/24 - 5/1/24

XN	Details	Property Address
422579	Landscaping - General Yard Maintenance - F9. Property Maintenance	
422844	Improper Use - ATV/UTV/Motorcycle/Go Cart	
422847	Noise - General	
422848	Hazardous Activities - Trespass	
422849	Repetative Nuisance	
422914	Maintenance - Damaged/Missing Wainscot	
422915	Vehicle Parking - Inoperable Vehicle	
422917	Unsightly - Constructions Materials Improperly Stored	
422918	Unsightly - Improper Storage of Appliances	
422919	Unsightly - Improper Storage of Household Furniture	
422920	Unsightly - Overall Apperance	
422921	Unsightly - Tires	
422922	Rubbish and Debris - General	
422926	Rubbish and Debris - Polycart/Trashcan Left Roadside	
428037	Unsightly - Constructions Materials Improperly Stored	
428038	Unsightly - Constructions Materials Improperly Stored	
428040	Unsightly - General	
437169	Building / Construction - Project Permit Process Violation	
437384	Recreational Vehicles	
441765	Parking - Parking in the Grass	
441769	Unsightly - Improper Storage of Household Furniture	
442154	Animals and Pets - Unleashed/Loose	

Violations closed 4/4/24 - 5/1/24

XN	Step	Details	Property Address
415727	Resolved	Parking - Parking in the Grass	
415724	Resolved	Building/Constructions - Doing Work without a Permi	
415725	Resolved	Parking - Parking in the Grass	
415726	Resolved	Parking - Parking in the Grass	

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
May 9, 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**
 - **Several programs have been implemented for registration**
 - **Check both the Lifestyle and Rec programs page**
- **Tech/Web**
 - **Point to Point Completed**
 - **Pine needle Phone, online, mapping, tracking and billing all implemented and running smooth**
- **Committees**
 - **Youth Programs Committee - Chair appointed see resume**
 - **Garden committee – Meeting weekly for the last few months, going strong and ready to schedule quarterly meeting with staff and board liaisons. Several scheduled group happenings planned.**

Today < > May 2024							Month	📅	🔍	⚙️	👤
SUN 28	MON 29	TUE 30	WED May 1	THU 2	FRI 3	SAT 4					
<ul style="list-style-type: none"> ● 1pm Spiritual Experience Group of 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Bridge Group (Conference Ro ● 12pm Bridge Group (Conference Ro ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 8:30am ECC work Session ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● Gardens Gathering ● 8:30am ECC Meeting ● 8:30pm Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance 2 more 	<ul style="list-style-type: none"> ● Tourism CLEAN up round up 	<ul style="list-style-type: none"> ● Private rental 					
<ul style="list-style-type: none"> ● 12pm Hold 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Bridge Group (Conference Ro ● 5:30pm ZUMBA ● 6pm Hearing Panel 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 5:30pm ZUMBA ● 8:30pm Board Meeting Executive Si ● 6pm MONTHLY BOARD MEETING 		<ul style="list-style-type: none"> ● HOLD 					
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics ● 5:30pm New Owners Receptions 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Bridge Group (Conference Ro ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 8:30am ECC Work Session ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 7pm Ecstatic Dance 	<ul style="list-style-type: none"> ● PLPOA Flea Market ● 8am CPR Certified 					
<ul style="list-style-type: none"> ● 1pm Spiritual Experience Group of 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Bridge Group (Conference Ro ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 10am Bookclub 	<ul style="list-style-type: none"> ● Sprm 70's Laser Show 					
<ul style="list-style-type: none"> ● Private party 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Bridge Group (Conference Ro ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● Hold 	<ul style="list-style-type: none"> ● Hold for wedding 					

ECC Liaison Report

DESCRIPTIONS	April		YTD	Previous YTD		
	4/4	4/18	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home	4	3	27	45	69	87
Mobile /Manufactured New or used placement	0	0	0	0	5	4
Major Projects	2	3	12	49	53	59
Minor Projects	8	18	46	256	320	343
Owner initiated Variance Request	0	2	4	9	8	16
Solar	1	0	3	27	17	0
Boat Dock Permit / liscense	0	0	0	0	7	4
Sign/ Banner permanent and temporary	0	0	3	2	2	3
Seasonal and Temporary structures	0	1	3	11	27	9
Written Request: Tree Removal/Fire Mitigation)	2	2	5	102	126	126
Written Request:Extensions/Revisions	8	23	77	280	255	136
Written Request: Miscellaneous	1	3	11	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	27	45	186	883	981	857
As Form Inspection Additions	5	5	25	54	54	x
Total Approved Applications	27	58	196	871	955	846
Notes Total Approved Applications for 4/18 exceeds submitted applications due to finalizing unfinished business projects						

32 Ripple Court, Pagosa Springs, United States, 81147

tlime1325@gmail.com

8087227022

TERRENCE LIMEBROOK

BUSINESS OWNER

PROFESSIONAL SUMMARY

Business owner with over two decades of diverse experience, excelling in roles from President at Limebrook's Preschool to Broker at Rocky Mountain Realty, and Basketball Coach in Archuleta County. Demonstrates a strong blend of leadership, sales acumen, and strategic problem-solving abilities, with a proven track record of surpassing sales goals and enhancing team performance. Committed to fostering a culture of innovation and detailed planning to drive future business success and growth.

EMPLOYMENT HISTORY

JUL 2014 - 2024

President, Limebrook's Preschool, Colorado Springs

- Created a supportive, detail-focused culture, positively impacting staff retention

MAR 2018 - PRESENT

Broker, Rocky Mountain Realty, Pagosa Springs

- Managed property sales transactions
- Surpassed annual sales goals
- Applied strategic marketing techniques
- Handled client disputes professionally

SEP 2023 - PRESENT

Basketball Coach, Archuleta County, Pagosa Springs

- Directing daily practice sessions with enthusiasm and authority
- Developing detailed game plans, focusing on each player's unique skills
- Applying analytical skills to assess team's performance and devise improvement strategies
- Addressing fitness and injury issues, providing supportive guidance

JUN 2003 - AUG 2017

Sales Manager, Wyndham, Honolulu/Pagosa Springs

- Led sales team at Wyndham to multiple accomplishments
- Expert in customer relationship management
- Solved complex sales challenges
- Significantly improved profit margins

SKILLS

Sales



Leadership



Communication



Problem Solving



EDUCATION

AUG 1997 - MAY 2002

Bachelor's in Business Administration/ Bachelor's in Spanish, Western University of Colorado, Gunnison Colorado

AUG 2000 - JUN 2001

University of Hawaii, Honolulu Hawaii

HOBBIES

I love sports, outdoor activities, hunting, camping, fishing, traveling, and much more.

Pagosa Lakes Shoreline and Lakefront Policy Draft

Purpose: To protect sensitive shoreline and riparian habitat, protect water supply and reduce shoreline erosion issues.

Background:

- The Association holds a 10-foot maintenance easement around all four lakes beyond the high water line.
- Some lakefront owners property pins are well back from the high water line, some are directly against it and many owners have their pins located in the lake by several feet.
- Most of the shoreline properties have already been built upon.

Shoreline Issues

- Climate change has affected the water quality in the lakes with increased temperatures, reduced water supply and higher levels of weed and algae production occurring.
 - Best practices should be taken wherever possible to help protect lake and water resources. Those include a shoreline buffer zone where riparian plantings can help protect the lake; and responsible use of fertilizers and pesticides.
 - Pesticides should not be used within 10 feet of the high water line.
 - Lakefront owners should utilize an Association approved fertilizer within 50 feet of the high water line and preferably anywhere on the property.
 - This formulation is a reduced phosphorus content in a slow-release pellet that is still very effective in improving lawn health and growth. Currently \$20 for a 50 lb bag. One bag will cover 5000 square feet. Fertilization within 50 feet of the lake should take place in the fall. Available at the Association Administration office in Vista.
- Because the lakes are man-made reservoirs, we have many areas of the lakes where shoreline erosion is occurring or has occurred in the past.
 - Unstable clay and loamy soils are directly adjacent to the water line in many cases which can lead to erosion especially on the lee-ward sides of the lakes where wind action over many years can be problematic.
 - Many owners have taken steps to control erosion. Some of these actions are minor things like filling in a small section of eroded shoreline with gravel, rock or additional soil. Sometimes areas of rip-rap are installed.
 - Shoreline stabilization can be achieved through techniques such as establishment of riparian vegetation and small areas of handwork; more significant shoreline erosion issues may need to be addressed with a planned

and approved shoreline stabilization plan consisting of rock work, rip-rap installation, gabion installation, grade work; or lined barrier and rock or vegetation.

Shoreline Improvements

- A Permit is required for any significant shoreline improvements or modifications by a lakefront owner.
 - Significant improvements or modifications include:
 - Installation of rock rip-rap, rock wall or gabion in any area wider than 10 feet along the shoreline.
 - Any project requiring heavy equipment such as backhoe, tractor or similar equipment
 - Any time a grade change of more than 1-foot will occur along the shoreline.
- In some cases, such as larger scale projects, approval of the US Army Corps of Engineers may be required. The riparian buffer zone of the lakes is considered federal wetland designation and impacts to areas greater than 1/10th acre may require USACE approval. This will be addressed during the permit approval process.
- Minor improvements such as handwork on a small area of the shoreline, annual maintenance, installing low growing vegetation, placement of medium sized or small rocks in an area less than 10 feet in width generally would not require a permit.
- In some cases, your shoreline may not be entirely within your surveyed property pins.
 - If the shoreline, high water line is reasonably close to your pins (10 feet) it would in essence still be generally considered “your” shoreline and the Association would approve shoreline repairs and stabilization with a permit.
- We have significant amounts of shoreline where willows, reeds or cattail are the predominant vegetation.
 - Willows can be valuable for shoreline erosion protection, stabilizing the lake banks
 - Willows are valuable habitat for waterfowl and other riparian animals
 - Cattail and Reed vegetation is technically a wetland species and as such are protected under wetland laws of U.S. and administered by the U.S. Army Corps of Engineers, Durango Field Office.
- - An ideal coverage of a willow dominated stretch of shoreline property could be for 30 to 40% to remain, allowing owners to access the lake and have lake views while allowing the naturally occurring willows to still protect shorelines and provide critical wildlife habitat.

- However, these willows are deep rooted and they will inevitably begin growing back immediately requiring annual maintenance to keep them in check
 - Handwork, removal of willows and cattails for lake access or shoreline improvement is allowed with PLPOA approval, but generally will be approved allowing for 30%-40% of this vegetation at a minimum to remain.
 - In some cases an aquatically approved herbicide can be selectively applied to those areas of willows to be removed to help prevent them from coming back, but it may take a couple consecutive years of application to be fully effective.
 - This type of application should only be done by the Association under supervision of the Department of Property and Environment. Contact Larry Lynch, DPE supervisor for more details.
- Lawn areas that extend up to lake edge are not ideal in many cases, a vegetative buffer zone of 10 or 15 feet is recommended where specific shoreline plantings and ground covers be established and fostered.
 - The shoreline buffer zone can consist of species such as riparian sedges, perennial flowering plants such as columbine or native shrubs like chokecherry among others. See shoreline list of recommended plantings.
 - Lawns typically require fertilizers which are a detriment to the lakes providing nutrients like phosphorous and nitrogen that fuel increased algae production. Fertilizers can be washed into the lake after storms or leach into the lake sub-surface.
 - The use of Pesticides up and next the shoreline can have a detrimental effect on lake organisms, wildlife and the fishery. Pesticides (insecticides and herbicides) should not be used within 10 feet of the high water line.
 - Grasses are not ideal for shoreline erosion protections
 - See list of recommended shoreline buffer zone trees, shrubs and plantings.
 - If this shoreline vegetative buffer zone is not feasible, simply allowing your shoreline grasses to grow several inches taller than your manicured lawn within that 10-foot buffer zone can help protect the lake.
- Enhancing or improving shorelines can improve wildlife and waterfowl habitat.
- Enhancing shorelines can create a natural buffer to discourage geese from coming onto the property. Mowed, manicured grasses are a favorite food source of geese.