

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 12/31/2023

Assets	Operating	Capital	Reserve	Total
Current Assets				
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
Total Current Assets	\$763,026.61	\$538,502.63	\$1,171,770.94	\$2,473,300.18
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 12/31/2023

Total Fixed Assets	\$4,005,961.65				\$4,005,961.65
Total Assets	\$4,768,988.26	\$538,502.63	\$1,171,770.94		\$6,479,261.83
Liabilities / Equity	Operating	Capital	Reserve	Settlement	Total
Current Liabilities					
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)
Total Current Liabilities	\$279,902.30	\$3,025.00	\$6,690.28		\$289,617.58
Equity					
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
Total Equity	\$4,489,085.96	\$535,477.63	\$1,165,080.66	-	\$6,189,644.25
Total Liabilities / Equity	\$4,768,988.26	\$538,502.63	\$1,171,770.94	-	\$6,479,261.83

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	
Operating Income							
Admin Service Income							
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
Total Admin Service Income	(37,182.29)	10,833.37	(48,015.66)	1,868,693.73	1,834,560.00	34,133.73	1,834,560.00
Community Standards Income							
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
Total Community Standards Income	6,404.25	8,064.00	(1,659.75)	141,190.31	118,100.00	23,090.31	118,100.00
Property & Environment Income							
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
Total Property & Environment Income	2,289.05	14,116.63	(11,827.58)	174,578.48	169,400.00	5,178.48	169,400.00
Community Lifestyle Income							
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	
Operating Income							
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
Total Community Lifestyle Income	3,363.42	1,230.00	2,133.42	30,594.43	24,150.00	6,444.43	24,150.00
Recreation Amenities Income							
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	-
Total Recreation Amenities Income	26,778.78	66,041.00	(39,262.22)	559,075.91	504,422.00	54,653.91	504,422.00
Total Operating Income	1,653.21	100,285.00	(98,631.79)	2,774,132.86	2,650,632.00	123,500.86	2,650,632.00

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	
Operating Expense							
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)	-
Total Admin Service Expense	223,260.32	57,136.63	(166,123.69)	981,095.63	820,790.00	(160,305.63)	820,790.00
Community Standards Expense							
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	
Operating Expense							
60930 - Community Enhancement	-	2,916.63	2,916.63	63,123.60	35,000.00	(28,123.60)	35,000.00
Total Community Standards Expense	34,256.43	33,737.26	(519.17)	463,717.10	450,196.00	(13,521.10)	450,196.00
Property & Environment Expense							
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	
Operating Expense							
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
Total Property & Environment Expense	49,759.62	55,194.73	5,435.11	685,375.78	736,135.00	50,759.22	736,135.00
Community Lifestyle Expense							
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
Total Community Lifestyle Expense	31,830.73	18,758.26	(13,072.47)	61,562.67	60,100.00	(1,462.67)	60,100.00
Recreation Amenities Expense							
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	
Operating Expense							
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
Total Recreation Amenities Expense	51,675.04	41,664.14	(10,010.90)	568,860.07	530,011.00	(38,849.07)	530,011.00
Utilities Expense							
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
Total Utilities Expense	5,836.76	4,346.63	(1,490.13)	44,652.47	53,400.00	8,747.53	53,400.00

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	
Operating Expense							
Total Operating Expense	396,618.90	210,837.65	(185,781.25)	2,805,263.72	2,650,632.00	(154,631.72)	2,650,632.00
Net Operating Income (Loss)	(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	
Reserve Income							
Reserve Income							
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	-
Total Reserve Income	2,400.48	-	2,400.48	567,449.97	366,000.00	201,449.97	366,000.00
Trails Maintenance Income							
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	-
Total Trails Maintenance Income	54,394.05	-	54,394.05	59,314.44	54,000.00	5,314.44	54,000.00
Total Reserve Income	56,794.53	-	56,794.53	626,764.41	420,000.00	206,764.41	420,000.00
Reserve Expense							
Admin Service Expense							
53000 - Bank Charges	-	-	-	20.00	-	(20.00)	-
Total Admin Service Expense	-	-	-	20.00	-	(20.00)	-
Reserve Expense							
84001 - Exercise Equipment	(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
Total Reserve Expense	52,719.34	-	(52,719.34)	352,604.87	308,186.00	(44,418.87)	308,186.00
Total Reserve Expense	52,719.34	-	(52,719.34)	352,624.87	308,186.00	(44,438.87)	308,186.00
Net Reserve Income (Loss)	4,075.19	-	4,075.19	274,139.54	111,814.00	162,325.54	111,814.00

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	
Capital Income							
Capital Improvement Income							
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	-
Total Capital Improvement Income	2,981.51	-	2,981.51	327,174.20	313,740.00	13,434.20	313,740.00
Total Capital Income	2,981.51	-	2,981.51	327,174.20	313,740.00	13,434.20	313,740.00

Capital Expense

Capital Improvement Expense							
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
Total Capital Improvement Expense	47,690.01	37,500.00	(10,190.01)	334,272.91	450,000.00	115,727.09	450,000.00
Total Capital Expense	47,690.01	37,500.00	(10,190.01)	334,272.91	450,000.00	115,727.09	450,000.00
Net Capital Income (Loss)	(44,708.50)	(37,500.00)	(7,208.50)	(7,098.71)	(136,260.00)	129,161.29	(136,260.00)

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	
Settlement Income							
Settlement Income							
41910 - Interest - Settlement	-	-	-	963.57	-	963.57	-
Total Settlement Income	-	-	-	963.57	-	963.57	-
Total Settlement Income	-	-	-	963.57	-	963.57	-
Net Settlement Income (Loss)	-	-	-	963.57	-	963.57	-
Net Total	(435,599.00)	(148,052.65)	(287,546.35)	236,873.54	(24,446.00)	261,319.54	(24,446.00)

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 1/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
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
Total Current Assets	\$3,214,656.82	\$513,430.78	\$1,165,815.53	\$4,893,903.13
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 1/31/2024

Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$7,220,618.47	\$513,430.78	\$1,165,815.53	\$8,899,864.78
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
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)
Total Current Liabilities	\$214,679.12	\$4,101.00	\$285,202.22	\$503,982.34
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	\$2,517,548.52	(\$26,147.85)	(\$285,162.48)	\$2,206,238.19
Total Equity	\$7,006,634.48	\$509,329.78	\$879,918.18	\$8,395,882.44
Total Liabilities / Equity	\$7,221,313.60	\$513,430.78	\$1,165,120.40	\$8,899,864.78

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	
Operating Income							
Admin Service Income							
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
Total Admin Service Income	2,563,267.31	2,632,784.42	(69,517.11)	2,563,267.31	2,632,784.42	(69,517.11)	1,958,628.00
Community Standards Income							
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
Total Community Standards Income	4,889.28	4,420.00	469.28	4,889.28	4,420.00	469.28	136,000.00
Property & Environment Income							
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
Total Property & Environment Income	9,370.00	15,991.67	(6,621.67)	9,370.00	15,991.67	(6,621.67)	191,900.00
Community Lifestyle Income							
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	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	-	-	-	-	-	-	3,000.00
Total Community Lifestyle Income	2,285.00	340.00	1,945.00	2,285.00	340.00	1,945.00	25,750.00
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
Total Recreation Amenities Income	101,975.37	116,410.58	(14,435.21)	101,975.37	116,410.58	(14,435.21)	571,878.00
Total Operating Income	2,681,786.96	2,769,946.67	(88,159.71)	2,681,786.96	2,769,946.67	(88,159.71)	2,884,156.00

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	
Operating Expense							
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
Total Admin Service Expense	49,905.49	64,453.52	14,548.03	49,905.49	64,453.52	14,548.03	841,442.00
Community Standards Expense							
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	
Operating Expense							
60930 - Community Enhancement	-	-	-	-	-	-	50,000.00
Total Community Standards Expense	26,760.18	36,344.76	9,584.58	26,760.18	36,344.76	9,584.58	487,017.00
Property & Environment Expense							
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	
Operating Expense							
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
Total Property & Environment Expense	45,382.28	66,266.49	20,884.21	45,382.28	66,266.49	20,884.21	799,698.00
Community Lifestyle Expense							
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
Total Community Lifestyle Expense	8,709.12	2,916.67	(5,792.45)	8,709.12	2,916.67	(5,792.45)	63,000.00
Recreation Amenities Expense							
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	
Operating Expense							
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
Total Recreation Amenities Expense	31,651.84	52,804.11	21,152.27	31,651.84	52,804.11	21,152.27	634,449.00
Utilities Expense							
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	
Operating Expense							
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	
Reserve Income							
Reserve Income							
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
Total Reserve Income	36.10	1,916.67	(1,880.57)	36.10	1,916.67	(1,880.57)	522,305.00
Trails Maintenance Income							
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
Total Trails Maintenance Income	3.64	1,000.00	(996.36)	3.64	1,000.00	(996.36)	68,400.00
Total Reserve Income	39.74	2,916.67	(2,876.93)	39.74	2,916.67	(2,876.93)	590,705.00
Reserve Expense							
Reserve Expense							
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
Total Reserve Expense	283,530.22	-	(283,530.22)	283,530.22	-	(283,530.22)	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)	1,672.00	-	(1,672.00)	109,770.00
Total Trails Maintenance Expense	1,672.00	-	(1,672.00)	1,672.00	-	(1,672.00)	208,346.00
Total Reserve Expense	285,202.22	-	(285,202.22)	285,202.22	-	(285,202.22)	1,070,145.00
Net Reserve Income (Loss)	(285,162.48)	2,916.67	(288,079.15)	(285,162.48)	2,916.67	(288,079.15)	(479,440.00)

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	

Capital Income

Capital Improvement Income

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
Total Capital Improvement Income	356.50	1,666.67	(1,310.17)	356.50	1,666.67	(1,310.17)	333,740.00
Total Capital Income	356.50	1,666.67	(1,310.17)	356.50	1,666.67	(1,310.17)	333,740.00

Capital Expense

Capital Improvement Expense

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
Total Capital Improvement Expense	26,504.35	-	(26,504.35)	26,504.35	-	(26,504.35)	347,208.00
Total Capital Expense	26,504.35	-	(26,504.35)	26,504.35	-	(26,504.35)	347,208.00
Net Capital Income (Loss)	(26,147.85)	1,666.67	(27,814.52)	(26,147.85)	1,666.67	(27,814.52)	(13,468.00)
Net Total	2,206,238.19	2,546,865.31	(340,627.12)	2,206,238.19	2,546,865.31	(340,627.12)	(492,908.00)

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 2/29/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
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
Total Current Assets	\$3,081,512.17	\$509,653.44	\$871,648.77	\$4,462,814.38
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 2/29/2024

Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$7,087,473.82	\$509,653.44	\$871,648.77	\$8,468,776.03
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
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)
Total Current Liabilities	\$213,378.73			\$213,378.73
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	\$2,385,009.13	(\$25,824.19)	(\$293,431.89)	\$2,065,753.05
Total Equity	\$6,874,095.09	\$509,653.44	\$871,648.77	\$8,255,397.30
Total Liabilities / Equity	\$7,087,473.82	\$509,653.44	\$871,648.77	\$8,468,776.03

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	
Operating Income							
Admin Service Income							
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
Total Admin Service Income	4,659.50	10,409.42	(5,749.92)	2,567,926.81	2,643,193.84	(75,267.03)	1,958,628.00
Community Standards Income							
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
Total Community Standards Income	14,000.00	8,866.00	5,134.00	18,889.28	13,286.00	5,603.28	136,000.00
Property & Environment Income							
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
Total Property & Environment Income	2,820.00	15,991.67	(13,171.67)	12,190.00	31,983.34	(19,793.34)	191,900.00
Community Lifestyle Income							
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	
Operating Income							
46220 - Accessory Rental-Tablecloths	-	-	-	-	-	-	250.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	-	-	-	-	-	-	3,000.00
Total Community Lifestyle Income	-	436.00	(436.00)	2,285.00	776.00	1,509.00	25,750.00
Recreation Amenities Income							
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
Total Recreation Amenities Income	34,405.72	48,932.58	(14,526.86)	136,381.09	165,343.16	(28,962.07)	571,878.00
Total Operating Income	55,885.22	84,635.67	(28,750.45)	2,737,672.18	2,854,582.34	(116,910.16)	2,884,156.00

Operating Expense

Admin Service Expense							
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	
Operating Expense							
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
Total Admin Service Expense	48,075.76	64,453.52	16,377.76	97,981.25	128,907.04	30,925.79	841,442.00
Community Standards Expense							
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	
Operating Expense							
60910 - Capital Expenditures	-	125.00	125.00	-	250.00	250.00	1,500.00
60930 - Community Enhancement	-	-	-	-	-	-	50,000.00
Total Community Standards Expense	36,461.18	36,340.76	(120.42)	63,221.36	72,685.52	9,464.16	487,017.00
Property & Environment Expense							
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	
Operating Expense							
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
Total Property & Environment Expense	46,191.39	66,266.49	20,075.10	91,573.67	132,532.98	40,959.31	799,698.00
Community Lifestyle Expense							
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
Total Community Lifestyle Expense	268.34	2,916.67	2,648.33	8,977.46	5,833.34	(3,144.12)	63,000.00
Recreation Amenities Expense							
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	
Operating Expense							
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
Total Recreation Amenities Expense	52,639.85	53,154.11	514.26	84,291.69	105,958.22	21,666.53	634,449.00

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	
Operating Expense							
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
Total Utilities Expense	4,788.09	4,879.15	91.06	6,617.62	9,758.30	3,140.68	58,550.00
Total Operating Expense	188,424.61	228,010.70	39,586.09	352,663.05	455,675.40	103,012.35	2,884,156.00
Net Operating Income (Loss)	(132,539.39)	(143,375.03)	10,835.64	2,385,009.13	2,398,906.94	(13,897.81)	-

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	
Reserve Income							
Reserve Income							
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
Total Reserve Income	1,074.18	1,916.67	(842.49)	1,110.28	3,833.34	(2,723.06)	522,305.00
Trails Maintenance Income							
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
Total Trails Maintenance Income	(39.86)	1,000.00	(1,039.86)	(36.22)	2,000.00	(2,036.22)	68,400.00
Total Reserve Income	1,034.32	2,916.67	(1,882.35)	1,074.06	5,833.34	(4,759.28)	590,705.00
Reserve Expense							
Reserve Expense							
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
Total Reserve Expense	9,303.73	-	(9,303.73)	292,833.95	-	(292,833.95)	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	9,303.73	-	(9,303.73)	294,505.95	-	(294,505.95)	1,070,145.00
Net Reserve Income (Loss)	(8,269.41)	2,916.67	(11,186.08)	(293,431.89)	5,833.34	(299,265.23)	(479,440.00)

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	
Capital Income							
Capital Improvement Income							
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
Total Capital Improvement Income	323.66	1,666.67	(1,343.01)	680.16	3,333.34	(2,653.18)	333,740.00
Total Capital Income	323.66	1,666.67	(1,343.01)	680.16	3,333.34	(2,653.18)	333,740.00
Capital Expense							
Capital Improvement Expense							
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
Total Capital Improvement Expense	-	-	-	26,504.35	-	(26,504.35)	347,208.00
Total Capital Expense	-	-	-	26,504.35	-	(26,504.35)	347,208.00
Net Capital Income (Loss)	323.66	1,666.67	(1,343.01)	(25,824.19)	3,333.34	(29,157.53)	(13,468.00)
Net Total	(140,485.14)	(138,791.69)	(1,693.45)	2,065,753.05	2,408,073.62	(342,320.57)	(492,908.00)