
INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT
HEATHER LUNDY

SUBJECT: ACCOUNTING NOTES FOR APRIL 2025.

DATE: April 30, 2025

As of April 30, 2025, the Association has received \$1,680,025 or 82.3% of the total billed 2025 regular assessments of \$2,039,480. For the same period in 2024, the collections were approximately \$1,660,425 or 83.7% of the total of \$1,982,825 billed.

Certificates of Deposit as of April 30, 2025:

MATURITY	RATE	VALUE	FUND
5/22/2025	5.25%	\$100,000	Reserve
7/16/2025	4.15%	\$150,000	Capital
7/17/2025	4.2%	\$200,000	Reserve
7/21/2025	4.20%	\$50,000	Reserve
10/17/2025	4%	\$175,000	Reserve
10/22/2025	4%	\$150,000	Capital
10/24/2025	4%	\$75,000	Operating
12/19/2025	4.20%	\$35,000	Trails Reserve
1/15/2026	3.85%	\$125,000	Operating
1/22/2026	3.9%	\$175,000	Reserve
1/23/2026	3.95%	\$150,000	Capital
3/20/2026	4.10%	\$35,000	Trails Reserve
3/26/2026	3.75%	\$157,275	Reserve
9/11/2026	4.30%	\$35,000	Trails Reserve
12/18/2026	3.95%	\$35,000	Trails Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 4/30/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$425,368.37			\$425,368.37
10510 - TBK - HRA Money Market	\$13,816.03			\$13,816.03
11540 - First Citizens Bank Operating	\$198,598.97			\$198,598.97
11541 - First Citizens Bank Sweep - Operating	\$779,367.33			\$779,367.33
12100 - Edward Jones Operating	\$77,776.29			\$77,776.29
12110 - Edward Jones Emergency Fund	\$152,026.10			\$152,026.10
12200 - Edward Jones Capital Improvement		\$906,987.86		\$906,987.86
13820 - Edward Jones Reserves			\$1,006,675.57	\$1,006,675.57
13841 - First Citizens Bank Reserves - CDARS			\$157,761.71	\$157,761.71
13850 - Edward Jones Trails Maintenance Reserves			\$165,578.92	\$165,578.92
14000 - Accounts Receivable	\$481,134.14			\$481,134.14
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,276.24			\$1,276.24
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$1,273.00			\$1,273.00
15500 - Interfund-Due To/Due From	\$5,183.53		(\$5,026.39)	\$157.14
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
Total Current Assets	\$2,147,716.99	\$906,987.86	\$1,324,989.81	\$4,379,694.66
Fixed Assets				
18500 - Land: Admin-Shop-Rec Center	\$506,377.38			\$506,377.38
18510 - Building	\$4,043,373.66			\$4,043,373.66
18520 - Equipment	\$899,603.12			\$899,603.12
18530 - Lakes	\$425,755.37			\$425,755.37
18540 - Improvements	\$1,585,187.24			\$1,585,187.24

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 4/30/2025

19900 - Accumulated Depreciation	(\$3,594,282.30)			(\$3,594,282.30)
Total Fixed Assets	\$3,866,014.47			\$3,866,014.47
Total Assets	\$6,013,731.46	\$906,987.86	\$1,324,989.81	\$8,245,709.13
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$64,123.17	\$2,858.00		\$66,981.17
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$13,815.79			\$13,815.79
22000 - Prepaid Assessments	\$15,594.15			\$15,594.15
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	\$511.21			\$511.21
Total Current Liabilities	\$328,378.39	\$2,858.00		\$331,236.39
Equity				
30000 - Investment in property and equipment, net	\$4,005,961.65			\$4,005,961.65
31000 - Funds Transfer	(\$125,000.00)	\$125,000.00		-
32000 - Retained Earnings-Operating	\$483,123.35	(\$57,314.22)	(\$176,677.44)	\$249,131.69
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	\$1,321,268.07	\$300,966.45	\$336,586.59	\$1,958,821.11
Total Equity	\$5,685,353.07	\$904,129.86	\$1,324,989.81	\$7,914,472.74
Total Liabilities / Equity	\$6,013,731.46	\$906,987.86	\$1,324,989.81	\$8,245,709.13

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	335.00	-	335.00	2,039,815.00	2,042,830.00	(3,015.00)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	4,690.00	-	4,690.00	273,025.00	270,000.00	3,025.00	270,000.00
40100 - Funds Transfer-General Reserves	(477,570.00)	-	(477,570.00)	(477,570.00)	(477,570.00)	-	(477,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	-	-	-	(58,900.00)	58,900.00	(58,900.00)
40200 - Funds Transfer-Capital Improvement	(329,427.00)	-	(329,427.00)	(329,427.00)	(329,427.00)	-	(329,427.00)
40300 - Assessments-Uncollectible	(100.00)	-	(100.00)	(425.00)	(15,000.00)	14,575.00	(15,000.00)
40400 - Carry Forward	-	-	-	-	100,000.00	(100,000.00)	100,000.00
40500 - Late Charges	41.91	-	41.91	991.73	-	991.73	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	-	208.33	(208.33)	9.64	833.32	(823.68)	2,500.00
41000 - Lot Consolidation Fee	-	1,666.67	(1,666.67)	8,175.00	6,666.68	1,508.32	20,000.00
41010 - Other Income-Transfer Fees	9,900.00	5,000.00	4,900.00	21,600.00	20,000.00	1,600.00	60,000.00
41020 - Other Income-Misc	1.00	-	1.00	2,001.00	-	2,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	75.00	(75.00)	100.00
41500 - Gain/Loss on Asset	-	-	-	15,000.00	-	15,000.00	-
41900 - Interest - Operating	879.77	2,083.33	(1,203.56)	3,892.19	8,333.32	(4,441.13)	25,000.00
Total Admin Service Income	(791,249.32)	8,983.33	(800,232.65)	1,875,672.56	1,898,486.32	(22,813.76)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	2,230.00	2,305.00	(75.00)	4,168.00	5,569.00	(1,401.00)	13,500.00
42010 - Review & Inspect Fee	20,310.00	19,642.00	668.00	45,420.00	47,437.00	(2,017.00)	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	1,333.32	(1,333.32)	4,000.00
42300 - Community Enhancement	-	683.00	(683.00)	-	1,649.00	(1,649.00)	4,000.00
Total Community Standards Income	22,540.00	22,963.33	(423.33)	49,588.00	55,988.32	(6,400.32)	136,500.00
Property & Environment Income							
44000 - Fishing Permits	14,030.00	14,250.00	(220.00)	44,174.35	57,000.00	(12,825.65)	171,000.00
44010 - Boat Permits	2,810.00	1,375.00	1,435.00	5,800.00	5,500.00	300.00	16,500.00
44100 - Weed Control	-	58.33	(58.33)	-	233.32	(233.32)	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	166.68	(166.68)	500.00
44300 - Other-DPE (Seed/Fertilizer)	2,494.00	625.00	1,869.00	3,788.00	2,500.00	1,288.00	7,500.00
Total Property & Environment Income	19,334.00	16,350.00	2,984.00	53,762.35	65,400.00	(11,637.65)	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	100.00	(100.00)	214.57	800.00	(585.43)	4,000.00
46100 - Newsletter Advertising	-	-	-	1,397.94	-	1,397.94	8,000.00
46200 - Rent-Clubhouse	840.00	960.00	(120.00)	4,127.00	1,872.00	2,255.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	33.32	(33.32)	100.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	-	208.33	(208.33)	30.00	833.32	(803.32)	2,500.00
Total Community Lifestyle Income	840.00	1,276.66	(436.66)	5,769.51	3,538.64	2,230.87	25,100.00

Recreation Amenities Income							
48000 - PLPOA Members-Amenities	25,749.00	36,000.00	(10,251.00)	125,976.00	144,000.00	(18,024.00)	366,954.00
48200 - Timeshare Owners-Amenities	63,380.00	63,380.00	-	126,760.00	126,760.00	-	253,520.00
48300 - Sponsored Events/Programs	1,723.02	2,688.00	(964.98)	4,942.02	7,190.00	(2,247.98)	20,500.00
48400 - Rental Income	219.00	291.67	(72.67)	1,159.50	1,166.68	(7.18)	3,500.00
48500 - Retail	64.54	166.67	(102.13)	360.87	666.68	(305.81)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	4,355.00	395.83	3,959.17	7,892.00	1,583.32	6,308.68	4,750.00
48700 - Swim Lesson Revenue	60.00	541.67	(481.67)	2,030.00	2,166.68	(136.68)	6,500.00
Total Recreation Amenities Income	95,550.56	103,463.84	(7,913.28)	269,120.39	283,533.36	(14,412.97)	657,724.00
Total Operating Income	(652,984.76)	153,037.16	(806,021.92)	2,253,912.81	2,306,946.64	(53,033.83)	3,022,702.00

Operating Expense

Admin Service Expense							
50000 - Payroll-Admin	38,824.35	36,267.17	(2,557.18)	143,319.95	145,068.68	1,748.73	435,206.00
50010 - Payroll-Overtime-Admin	233.15	41.67	(191.48)	250.67	166.68	(83.99)	500.00
50020 - Payroll Taxes-Admin	3,512.72	3,250.00	(262.72)	13,354.55	13,000.00	(354.55)	39,000.00
50100 - Health Insurance-Admin	5,408.75	6,041.67	632.92	21,935.01	24,166.68	2,231.67	72,500.00
50110 - Dental Insurance-Admin	454.24	391.67	(62.57)	1,816.96	1,566.68	(250.28)	4,700.00
50120 - Vision Insurance-Admin	49.38	58.33	8.95	246.90	233.32	(13.58)	700.00
50130 - Retirement-Admin	2,248.23	1,958.33	(289.90)	8,086.54	7,833.32	(253.22)	23,500.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,800.00	200.00	6,400.00	7,200.00	800.00	21,600.00
50150 - Insurance-Workers Comp-Admin	191.96	166.67	(25.29)	553.26	666.68	113.42	2,000.00
50160 - Life Insurance-All	196.21	216.67	20.46	773.34	866.68	93.34	2,600.00
50190 - Payroll-Paychex	810.13	1,083.33	273.20	3,796.52	4,333.32	536.80	13,000.00
50195 - Misc (Admin Cafeteria Plan)	396.00	141.67	(254.33)	1,194.00	566.68	(627.32)	1,700.00
50200 - Office Supplies	155.09	558.33	403.24	733.33	2,233.32	1,499.99	6,700.00
50250 - Software Expense	3,243.36	2,375.00	(868.36)	11,325.32	9,500.00	(1,825.32)	28,500.00
50251 - Office Equip Repair/Tech Help	994.13	1,166.67	172.54	4,110.37	4,666.68	556.31	14,000.00
50260 - Equipment Leases	(544.76)	266.67	811.43	50.64	1,066.68	1,016.04	3,200.00
50300 - Postage	144.58	1,125.00	980.42	4,454.16	4,500.00	45.84	13,500.00
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	648.90	500.00	(148.90)	1,500.00
50410 - Education-Seminars	-	708.33	708.33	2,466.72	2,833.32	366.60	8,500.00
50420 - Subscriptions	-	33.33	33.33	148.59	133.32	(15.27)	400.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50500 - Gas/Mileage	-	25.00	25.00	-	100.00	100.00	300.00
50700 - Board Meetings/Discretionary	37.13	108.33	71.20	183.00	433.32	250.32	1,300.00
50710 - Online Elections	11,096.18	-	(11,096.18)	11,096.18	-	(11,096.18)	10,000.00
50900 - Misc. & Contingency	16.00	83.33	67.33	501.72	333.32	(168.40)	1,000.00
50950 - Advertisement	-	100.00	100.00	258.60	400.00	141.40	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	9,333.32	9,333.32	28,000.00
51100 - Legal	6,061.25	4,166.67	(1,894.58)	21,099.35	16,666.68	(4,432.67)	50,000.00
51101 - Legal - billed	(38.00)	(1,250.00)	(1,212.00)	(1,506.00)	(5,000.00)	(3,494.00)	(15,000.00)
51200 - Legal-Collections	1,088.00	3,750.00	2,662.00	6,234.93	15,000.00	8,765.07	45,000.00
51201 - Legal-Collections-billed	(1,954.28)	(2,916.67)	(962.39)	(4,912.58)	(11,666.68)	(6,754.10)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	666.68	(2,444.14)	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	139.00	(3,068.00)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	333.32	333.32	1,000.00
52010 - Master Insurance	26,656.00	80,000.00	53,344.00	26,783.00	80,000.00	53,217.00	100,995.00
53000 - Bank Charges	(70.00)	25.00	95.00	(95.00)	100.00	195.00	300.00
53010 - Credit Card Charges - Admin	402.13	333.33	(68.80)	4,046.61	1,333.32	(2,713.29)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	33.32	33.32	100.00
Total Admin Service Expense	101,211.93	144,910.25	43,698.32	295,673.36	339,641.00	43,967.64	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	25,011.89	28,912.50	3,900.61	103,997.08	115,650.00	11,652.92	346,950.00
60010 - Payroll-Overtime-DCS	495.92	166.67	(329.25)	1,128.62	666.68	(461.94)	2,000.00
60020 - Payroll Taxes-DCS	2,294.67	2,583.33	288.66	9,807.96	10,333.32	525.36	31,000.00
60100 - Health Insurance-DCS	4,505.11	5,375.00	869.89	18,279.78	21,500.00	3,220.22	64,500.00
60110 - Dental Insurance-DCS	359.35	416.67	57.32	1,627.15	1,666.68	39.53	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	204.19	216.68	12.49	650.00
60130 - Retirement-DCS	504.57	1,166.67	662.10	2,903.67	4,666.68	1,763.01	14,000.00
60140 - HRA-Health Reimbursement-DCS	1,400.00	1,600.00	200.00	6,200.00	6,400.00	200.00	19,200.00
60150 - Insurance-Workers Comp-DCS	477.70	375.00	(102.70)	1,376.80	1,500.00	123.20	4,500.00
60200 - Office/Field Supplies/Expenses	60.40	333.33	272.93	1,924.35	1,333.32	(591.03)	4,000.00
60230 - Uniforms	-	40.00	40.00	-	153.00	153.00	500.00
60310 - DCS Copier	1,113.30	562.50	(550.80)	2,878.45	2,250.00	(628.45)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	333.32	333.32	1,000.00
60410 - Professional Fees	-	41.67	41.67	-	166.68	166.68	500.00
60430 - Training	-	116.67	116.67	3,705.57	466.68	(3,238.89)	1,400.00
60500 - DCS Vehicle Gas	214.06	225.00	10.94	753.22	900.00	146.78	2,700.00
60530 - Vehicle Exp-Sport S 63	-	70.83	70.83	512.69	283.32	(229.37)	850.00
60540 - Vehicle Exp-Sport SL 29	-	70.83	70.83	395.60	283.32	(112.28)	850.00
60700 - ECC Expenses	-	75.00	75.00	108.61	300.00	191.39	900.00
60900 - Contingency	-	40.00	40.00	91.56	153.00	61.44	500.00
60910 - Capital Expenditures	72.43	125.00	52.57	72.43	500.00	427.57	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60930 - Community Enhancement	11,595.13	18,000.00	6,404.87	11,717.05	18,000.00	6,282.95	65,000.00
Total Community Standards Expense	48,157.93	60,434.17	12,276.24	167,684.78	187,722.68	20,037.90	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	24,468.00	26,989.58	2,521.58	98,195.07	107,958.32	9,763.25	323,875.00
61010 - Payroll-Overtime-DPE	340.13	416.67	76.54	581.99	1,666.68	1,084.69	5,000.00
61020 - Payroll Taxes-DPE	2,231.55	2,608.33	376.78	9,201.90	10,433.32	1,231.42	31,300.00
61100 - Health Insurance-DPE	3,199.26	3,416.67	217.41	13,097.04	13,666.68	569.64	41,000.00
61110 - Dental Insurance-DPE	323.32	353.75	30.43	1,293.28	1,415.00	121.72	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	225.85	233.32	7.47	700.00
61130 - Retirement-DPE	1,399.99	1,500.00	100.01	6,068.04	6,000.00	(68.04)	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	3,200.00	3,200.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	966.73	625.00	(341.73)	2,786.25	2,500.00	(286.25)	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	55.73	133.32	77.59	400.00
61210 - Tools, Supplies Expense	225.50	666.67	441.17	1,316.72	2,666.68	1,349.96	8,000.00
61220 - Janitorial Supplies	407.03	291.67	(115.36)	525.28	1,166.68	641.40	3,500.00
61230 - Uniforms	-	125.00	125.00	231.84	500.00	268.16	1,500.00
61240 - Admin Office Cleaning	621.00	141.67	(479.33)	621.00	566.68	(54.32)	1,700.00
61350 - Enforcement/Signage	486.36	979.58	493.22	662.46	3,918.32	3,255.86	11,755.00
61351 - Roadside Cleanup/Adopt a Street	108.32	8.33	(99.99)	108.32	33.32	(75.00)	100.00
61352 - Signage	124.83	145.83	21.00	124.83	583.32	458.49	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	500.00	448.11	1,500.00
61500 - Vehicle-Gas	535.63	1,250.00	714.37	2,138.74	5,000.00	2,861.26	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	76.47	83.33	6.86	102.10	333.32	231.22	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	139.91	1,000.00	860.09	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	1,598.83	500.00	(1,098.83)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	274.39	125.00	(149.39)	274.39	500.00	225.61	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	184.81	125.00	(59.81)	489.65	500.00	10.35	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	11.95	125.00	113.05	206.16	500.00	293.84	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	166.68	166.68	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	192.33	833.32	640.99	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	833.32	833.32	2,500.00
61600 - Facilities Maintenance	70.70	708.33	637.63	1,886.48	2,833.32	946.84	8,500.00
61601 - Equipment Maintenance	-	375.00	375.00	86.63	1,500.00	1,413.37	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	40.27	333.32	293.05	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	-	1,000.00	1,000.00	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	356.58	750.00	393.42	920.91	3,000.00	2,079.09	9,000.00
61605 - Fence Maint & Construction	-	166.67	166.67	-	666.68	666.68	2,000.00
61606 - Parks & Trails Expense	-	500.00	500.00	426.51	2,000.00	1,573.49	6,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61610 - Consulting	-	208.33	208.33	-	833.32	833.32	2,500.00
61611 - Engineering/Survey	1,658.00	291.67	(1,366.33)	5,265.50	1,166.68	(4,098.82)	3,500.00
61620 - Fire Mitigation	5,209.09	1,916.67	(3,292.42)	5,575.15	7,666.68	2,091.53	23,000.00
61630 - Grass Seed/Fertilizer	1,810.00	666.67	(1,143.33)	3,420.00	2,666.68	(753.32)	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	500.00	500.00	-	500.00	500.00	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	333.32	333.32	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	7,691.32	9,000.00	1,308.68	27,000.00
61640 - Porta Potties	135.20	250.00	114.80	540.80	1,000.00	459.20	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	500.00	500.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	333.32	333.32	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	-	1,166.68	1,166.68	3,500.00
61960 - Stocking & Food Chain	45,410.00	14,000.00	(31,410.00)	80,410.00	14,000.00	(66,410.00)	119,000.00
Total Property & Environment Expense	91,480.01	66,585.40	(24,894.61)	249,753.17	219,841.60	(29,911.57)	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	189.25	333.33	144.08	1,122.16	1,333.32	211.16	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	9,651.82	-	(9,651.82)	32,000.00
62800 - Community Activities & Events	100.00	300.00	200.00	57.67	1,200.00	1,142.33	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	166.68	166.68	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	1,605.62	1,166.68	(438.94)	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	500.00	500.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	250.00	250.00	750.00
62940 - Community Garden	-	333.33	333.33	43.25	1,333.32	1,290.07	4,000.00
Total Community Lifestyle Expense	289.25	1,487.50	1,198.25	12,480.52	5,950.00	(6,530.52)	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	28,276.52	30,875.00	2,598.48	111,483.76	123,500.00	12,016.24	370,500.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	250.00	250.00	750.00
63020 - Payroll Taxes-DRA	2,543.09	2,791.67	248.58	10,393.47	11,166.68	773.21	33,500.00
63100 - Health Insurance-DRA	1,939.64	2,625.00	685.36	8,058.56	10,500.00	2,441.44	31,500.00
63110 - Dental Insurance-DRA	225.19	250.00	24.81	900.76	1,000.00	99.24	3,000.00
63120 - Vision Insurance-DRA	52.69	50.00	(2.69)	210.76	200.00	(10.76)	600.00
63130 - Retirement-DRA	744.43	1,000.00	255.57	3,305.97	4,000.00	694.03	12,000.00
63140 - HRA-Health Reimbursement-DRA	600.00	800.00	200.00	2,400.00	3,200.00	800.00	9,600.00
63150 - Insurance-Workers Comp-DRA	374.61	208.33	(166.28)	1,079.69	833.32	(246.37)	2,500.00
63200 - Supplies-Building	956.35	916.67	(39.68)	3,196.71	3,666.68	469.97	11,000.00
63210 - Supplies-Programs	-	750.00	750.00	710.41	3,000.00	2,289.59	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	294.85	666.68	371.83	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	2,563.36	2,333.32	(230.04)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	333.32	333.32	1,000.00
63255 - Credit Card Fees - Rec Center	1,066.20	1,583.33	517.13	4,134.48	6,333.32	2,198.84	19,000.00
63320 - Office Supplies/Printing	-	250.00	250.00	453.68	1,000.00	546.32	3,000.00
63400 - Dues/Subscriptions	-	41.67	41.67	95.20	166.68	71.48	500.00
63410 - Seminars/Training	-	-	-	335.55	550.00	214.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	83.32	83.32	250.00
63600 - Maintenance Building	998.81	1,666.67	667.86	2,808.12	6,666.68	3,858.56	20,000.00
63601 - Maintenance-Grounds & Parking	235.18	333.33	98.15	355.42	1,333.32	977.90	4,000.00
63602 - Maintenance-Pool	109.44	1,833.33	1,723.89	1,010.16	7,333.32	6,323.16	22,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	441.10	1,500.00	1,058.90	4,500.00
63810 - Swim Lesson Expense	480.00	395.83	(84.17)	480.00	1,583.32	1,103.32	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	539.83	1,666.68	1,126.85	5,000.00
63920 - Merchandise	10.03	125.00	114.97	14.18	500.00	485.82	1,500.00
64010 - Utilities-Gas Rec	2,204.46	3,758.33	1,553.87	15,825.47	15,033.32	(792.15)	45,100.00
64020 - Utilities-Electric Rec	4,017.15	3,616.67	(400.48)	11,280.02	14,466.68	3,186.66	43,400.00
64030 - Utilities-Water Rec	1,767.90	708.33	(1,059.57)	4,065.16	2,833.32	(1,231.84)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	661.44	700.00	38.56	2,100.00
64050 - Irrigation Water Rec	-	125.00	125.00	-	500.00	500.00	1,500.00
64060 - Utilities-Alarm Rec	-	291.67	291.67	817.24	1,166.68	349.44	3,500.00
64070 - Utilities-TV-Telephone Rec	235.46	250.00	14.54	924.46	1,000.00	75.54	3,000.00
Total Recreation Amenities Expense	47,643.35	57,170.83	9,527.48	188,839.81	229,433.32	40,593.51	689,250.00
Utilities Expense							
70010 - Gas Admin	128.23	216.67	88.44	1,060.32	866.68	(193.64)	2,600.00
70020 - Electric Admin	296.38	393.33	96.95	1,413.23	1,573.32	160.09	4,720.00
70030 - Water Admin	171.38	291.67	120.29	410.75	1,166.68	755.93	3,500.00
70040 - Waste Control Admin	267.12	200.00	(67.12)	835.26	800.00	(35.26)	2,400.00
71010 - Gas Shop	90.42	208.33	117.91	1,127.00	833.32	(293.68)	2,500.00
71020 - Electric Shop	104.45	183.33	78.88	572.87	733.32	160.45	2,200.00
71030 - Water Shop	171.38	91.67	(79.71)	410.75	366.68	(44.07)	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	447.12	666.68	219.56	2,000.00
72010 - Gas Clubhouse	234.04	375.00	140.96	1,982.41	1,500.00	(482.41)	4,500.00
72020 - Electric Clubhouse	103.80	208.33	104.53	563.55	833.32	269.77	2,500.00
72030 - Water Clubhouse	171.38	250.00	78.62	410.75	1,000.00	589.25	3,000.00
73000 - Cellular Phones	446.93	312.50	(134.43)	1,443.26	1,250.00	(193.26)	3,750.00
73010 - Telephone-All Depts Except Rec	360.05	416.67	56.62	1,440.52	1,666.68	226.16	5,000.00
74000 - Street Lights	135.14	166.67	31.53	540.56	666.68	126.12	2,000.00
74010 - Water Other Assoc Lots	5.44	416.67	411.23	205.63	1,666.68	1,461.05	5,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74020 - Aerator	45.52	666.67	621.15	3,824.62	2,666.68	(1,157.94)	8,000.00
74030 - Internet	383.97	416.67	32.70	1,524.50	1,666.68	142.18	5,000.00
Total Utilities Expense	3,261.91	4,980.85	1,718.94	18,213.10	19,923.40	1,710.30	59,770.00
Total Operating Expense	292,044.38	335,569.00	43,524.62	932,644.74	1,002,512.00	69,867.26	3,022,702.00
Net Operating Income (Loss)	(945,029.14)	(182,531.84)	(762,497.30)	1,321,268.07	1,304,434.64	16,833.43	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
80000 - Reserve-Restricted	477,570.00	39,797.50	437,772.50	477,570.00	159,190.00	318,380.00	477,570.00
80100 - Interest-Reserve	1,632.91	1,916.67	(283.76)	604.39	7,666.68	(7,062.29)	23,000.00
Total Reserve Income	479,202.91	41,714.17	437,488.74	478,174.39	166,856.68	311,317.71	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	19,633.32	(19,633.32)	58,900.00
81100 - Interest-Trails Maint Reserves	236.59	1,000.00	(763.41)	684.90	4,000.00	(3,315.10)	12,000.00
Total Trails Maintenance Income	236.59	5,908.33	(5,671.74)	684.90	23,633.32	(22,948.42)	70,900.00
Total Reserve Income	479,439.50	47,622.50	431,817.00	478,859.29	190,490.00	288,369.29	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	8,706.50	5,230.33	(3,476.17)	17,413.00	20,921.32	3,508.32	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	5,896.00	5,896.00	17,688.00
84016 - Replace fishing pier dock	-	833.33	833.33	6,589.19	3,333.32	(3,255.87)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	3,917.68	3,917.68	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,050.00	4,050.00	-	16,200.00	16,200.00	48,600.00
84023 - Replace Mailbox - Reserves	34,027.00	3,956.08	(30,070.92)	39,077.00	15,824.32	(23,252.68)	47,473.00
84027 - Audio / Video Equipment	-	951.00	951.00	-	3,804.00	3,804.00	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	2,166.68	(4,458.32)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	5,141.32	5,141.32	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	5,026.18	1,521.68	(3,504.50)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	-	9,066.68	9,066.68	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	11,895.20	7,160.00	(4,735.20)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	-	6,911.68	6,911.68	20,735.00
84039 - Replace DPE vehicle	10,641.13	5,416.67	(5,224.46)	55,647.13	21,666.68	(33,980.45)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
Total Reserve Expense	53,374.63	32,549.51	(20,825.12)	142,272.70	130,198.04	(12,074.66)	390,594.00
Total Reserve Expense	53,374.63	32,549.51	(20,825.12)	142,272.70	130,198.04	(12,074.66)	390,594.00
Net Reserve Income (Loss)	426,064.87	15,072.99	410,991.88	336,586.59	60,291.96	276,294.63	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	329,427.00	37,868.92	291,558.08	329,427.00	151,475.68	177,951.32	454,427.00
91900 - Interest-Capital Fund	125.93	833.33	(707.40)	1,084.53	3,333.32	(2,248.79)	10,000.00
Total Capital Improvement Income	329,552.93	38,702.25	290,850.68	330,511.53	154,809.00	175,702.53	464,427.00
Total Capital Income	329,552.93	38,702.25	290,850.68	330,511.53	154,809.00	175,702.53	464,427.00
Capital Expense							
Capital Improvement Expense							
95003 - General Capital Expense	2,858.00	-	(2,858.00)	4,858.00	-	(4,858.00)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	-	-	-	23,374.08	-	(23,374.08)	-
95013 - SVL Boat Ramp	1,217.00	-	(1,217.00)	1,217.00	-	(1,217.00)	-
Total Capital Improvement Expense	4,075.00	-	(4,075.00)	29,545.08	-	(29,545.08)	-
Total Capital Expense	4,075.00	-	(4,075.00)	29,545.08	-	(29,545.08)	-
Net Capital Income (Loss)	325,477.93	38,702.25	286,775.68	300,966.45	154,809.00	146,157.45	464,427.00
Net Total	(193,486.34)	(128,756.60)	(64,729.74)	1,958,821.11	1,519,535.60	439,285.51	645,303.00