

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 2/28/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$500,541.73			\$500,541.73
10510 - TBK - HRA Money Market	\$13,397.62			\$13,397.62
11540 - First Citizens Bank Operating	\$71,572.73			\$71,572.73
11541 - First Citizens Bank Sweep - Operating	\$915,281.79			\$915,281.79
12100 - Edward Jones Operating	\$75,066.86			\$75,066.86
12110 - Edward Jones Emergency Fund	\$276,855.80			\$276,855.80
12200 - Edward Jones Capital Improvement		\$363,466.98		\$363,466.98
13820 - Edward Jones Reserves			\$561,596.64	\$561,596.64
13841 - First Citizens Bank Reserves - CDARS			\$156,744.75	\$156,744.75
13850 - Edward Jones Trails Maintenance Reserves			\$164,705.69	\$164,705.69
14000 - Accounts Receivable	\$1,608,890.03			\$1,608,890.03
14900 - Allowance for Doubtful Accounts	(\$34,001.34)			(\$34,001.34)
15100 - Accts Rec.-Employee Dep Health	\$2,031.25			\$2,031.25
15200 - Accts Rec.-Prepaid Legal	\$28.90			\$28.90
15300 - Accts Rec.-Supplemental Health	\$141.83			\$141.83
15500 - Interfund-Due To/Due From	(\$163,253.79)	\$113,016.00	\$50,237.79	-
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
Total Current Assets	\$3,301,696.29	\$476,482.98	\$933,284.87	\$4,711,464.14
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 2/28/2025

19900 - Accumulated Depreciation	(\$3,594,282.30)			(\$3,594,282.30)
Total Fixed Assets	\$3,866,014.47			\$3,866,014.47
Total Assets	\$7,167,710.76	\$476,482.98	\$933,284.87	\$8,577,478.61
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$24,951.33	\$21,890.60		\$46,841.93
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$12,710.21			\$12,710.21
22000 - Prepaid Assessments	\$5,753.20			\$5,753.20
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	(\$158.79)			(\$158.79)
Total Current Liabilities	\$277,590.02	\$21,890.60		\$299,480.62
Equity				
30000 - Investment in property and equipment, net	\$4,005,961.65			\$4,005,961.65
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	\$2,401,035.74	(\$23,571.03)	(\$55,118.35)	\$2,322,346.36
Total Equity	\$6,890,120.74	\$454,592.38	\$933,284.87	\$8,277,997.99
Total Liabilities / Equity	\$7,167,710.76	\$476,482.98	\$933,284.87	\$8,577,478.61

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	670.00	-	670.00	2,035,125.00	2,042,830.00	(7,705.00)	2,042,830.00
40010 - Association Dues-Timeshare	318,585.00	-	318,585.00	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	1,340.00	-	1,340.00	269,340.00	270,000.00	(660.00)	270,000.00
40100 - Funds Transfer-General Reserves	-	-	-	-	-	-	(477,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	-	-	-	-	-	(58,900.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	-	-	-	(329,427.00)
40300 - Assessments-Uncollectible	(325.00)	-	(325.00)	(325.00)	(15,000.00)	14,675.00	(15,000.00)
40400 - Carry Forward	-	-	-	-	100,000.00	(100,000.00)	100,000.00
40500 - Late Charges	509.09	-	509.09	766.26	-	766.26	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	-	208.33	(208.33)	-	416.66	(416.66)	2,500.00
41000 - Lot Consolidation Fee	1,625.00	1,666.67	(41.67)	6,500.00	3,333.34	3,166.66	20,000.00
41010 - Other Income-Transfer Fees	4,680.00	5,000.00	(320.00)	7,560.00	10,000.00	(2,440.00)	60,000.00
41020 - Other Income-Misc	-	-	-	2,000.00	-	2,000.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	25.00	(25.00)	100.00
41900 - Interest - Operating	690.35	2,083.33	(1,392.98)	(873.41)	4,166.66	(5,040.07)	25,000.00
Total Admin Service Income	327,774.44	8,983.33	318,791.11	2,638,677.85	2,746,416.66	(107,738.81)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	630.00	880.00	(250.00)	930.00	1,320.00	(390.00)	13,500.00
42010 - Review & Inspect Fee	12,665.00	7,498.00	5,167.00	16,535.00	11,235.00	5,300.00	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	666.66	(666.66)	4,000.00
42300 - Community Enhancement	-	260.00	(260.00)	-	390.00	(390.00)	4,000.00
Total Community Standards Income	13,295.00	8,971.33	4,323.67	17,465.00	13,611.66	3,853.34	136,500.00
Property & Environment Income							
44000 - Fishing Permits	4,809.00	14,250.00	(9,441.00)	14,680.35	28,500.00	(13,819.65)	171,000.00
44010 - Boat Permits	490.00	1,375.00	(885.00)	630.00	2,750.00	(2,120.00)	16,500.00
44100 - Weed Control	-	58.33	(58.33)	-	116.66	(116.66)	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	83.34	(83.34)	500.00
44300 - Other-DPE (Seed/Fertilizer)	162.00	625.00	(463.00)	234.00	1,250.00	(1,016.00)	7,500.00
Total Property & Environment Income	5,461.00	16,350.00	(10,889.00)	15,544.35	32,700.00	(17,155.65)	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	100.00	(100.00)	-	200.00	(200.00)	4,000.00
46100 - Newsletter Advertising	-	-	-	1,397.94	-	1,397.94	8,000.00
46200 - Rent-Clubhouse	996.00	336.00	660.00	1,772.00	576.00	1,196.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	16.66	(16.66)	100.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	30.00	208.33	(178.33)	30.00	416.66	(386.66)	2,500.00
Total Community Lifestyle Income	1,026.00	652.66	373.34	3,199.94	1,209.32	1,990.62	25,100.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	27,859.00	35,000.00	(7,141.00)	66,812.00	72,000.00	(5,188.00)	366,954.00
48200 - Timeshare Owners-Amenities	63,380.00	-	63,380.00	63,380.00	63,380.00	-	253,520.00
48300 - Sponsored Events/Programs	1,053.00	1,008.00	45.00	2,519.00	1,814.00	705.00	20,500.00
48400 - Rental Income	230.00	291.67	(61.67)	521.50	583.34	(61.84)	3,500.00
48500 - Retail	89.49	166.67	(77.18)	159.53	333.34	(173.81)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	475.00	395.83	79.17	810.00	791.66	18.34	4,750.00
48700 - Swim Lesson Revenue	1,550.00	541.67	1,008.33	1,550.00	1,083.34	466.66	6,500.00
Total Recreation Amenities Income	94,636.49	37,403.84	57,232.65	135,752.03	139,985.68	(4,233.65)	657,724.00
Total Operating Income	442,192.93	72,361.16	369,831.77	2,810,639.17	2,933,923.32	(123,284.15)	3,022,702.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	34,260.02	36,267.17	2,007.15	70,032.75	72,534.34	2,501.59	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	17.52	83.34	65.82	500.00
50020 - Payroll Taxes-Admin	3,193.32	3,250.00	56.68	6,688.09	6,500.00	(188.09)	39,000.00
50100 - Health Insurance-Admin	5,508.76	6,041.67	532.91	11,017.51	12,083.34	1,065.83	72,500.00
50110 - Dental Insurance-Admin	908.48	391.67	(516.81)	1,362.72	783.34	(579.38)	4,700.00
50120 - Vision Insurance-Admin	49.38	58.33	8.95	148.14	116.66	(31.48)	700.00
50130 - Retirement-Admin	2,076.36	1,958.33	(118.03)	3,976.50	3,916.66	(59.84)	23,500.00
50140 - HRA-Health Reimbursement-Admin	4,800.00	1,800.00	(3,000.00)	4,800.00	3,600.00	(1,200.00)	21,600.00
50150 - Insurance-Workers Comp-Admin	191.58	166.67	(24.91)	361.30	333.34	(27.96)	2,000.00
50160 - Life Insurance-All	196.21	216.67	20.46	392.42	433.34	40.92	2,600.00
50190 - Payroll-Paychex	886.93	1,083.33	196.40	2,547.06	2,166.66	(380.40)	13,000.00
50195 - Misc (Admin Cafeteria Plan)	798.00	141.67	(656.33)	798.00	283.34	(514.66)	1,700.00
50200 - Office Supplies	115.68	558.33	442.65	291.11	1,116.66	825.55	6,700.00
50250 - Software Expense	2,994.32	2,375.00	(619.32)	4,988.64	4,750.00	(238.64)	28,500.00
50251 - Office Equip Repair/Tech Help	951.69	1,166.67	214.98	1,860.35	2,333.34	472.99	14,000.00
50260 - Equipment Leases	-	266.67	266.67	-	533.34	533.34	3,200.00
50300 - Postage	3,109.58	1,125.00	(1,984.58)	4,109.58	2,250.00	(1,859.58)	13,500.00
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	54.90	125.00	70.10	388.90	250.00	(138.90)	1,500.00
50410 - Education-Seminars	357.50	708.33	350.83	852.50	1,416.66	564.16	8,500.00
50420 - Subscriptions	-	33.33	33.33	-	66.66	66.66	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	50.00	50.00	300.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	94.49	108.33	13.84	94.49	216.66	122.17	1,300.00
50710 - Online Elections	-	-	-	-	-	-	10,000.00
50900 - Misc. & Contingency	116.12	83.33	(32.79)	345.42	166.66	(178.76)	1,000.00
50950 - Advertisement	78.90	100.00	21.10	168.75	200.00	31.25	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	4,666.66	4,666.66	28,000.00
51100 - Legal	9,287.24	4,166.67	(5,120.57)	13,097.49	8,333.34	(4,764.15)	50,000.00
51101 - Legal - billed	(439.00)	(1,250.00)	(811.00)	(1,126.00)	(2,500.00)	(1,374.00)	(15,000.00)
51200 - Legal-Collections	2,821.19	3,750.00	928.81	3,985.93	7,500.00	3,514.07	45,000.00
51201 - Legal-Collections-billed	(1,220.72)	(2,916.67)	(1,695.95)	(1,947.30)	(5,833.34)	(3,886.04)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	-	333.34	333.34	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	69.50	(3,137.50)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	166.66	166.66	1,000.00
52010 - Master Insurance	-	-	-	-	-	-	100,995.00
53000 - Bank Charges	(85.00)	25.00	110.00	(85.00)	50.00	135.00	300.00
53010 - Credit Card Charges - Admin	150.98	333.33	182.35	3,192.54	666.66	(2,525.88)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	16.66	16.66	100.00
Total Admin Service Expense	71,256.91	64,910.25	(6,346.66)	135,566.41	129,820.50	(5,745.91)	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	25,753.31	28,912.50	3,159.19	55,011.56	57,825.00	2,813.44	346,950.00
60010 - Payroll-Overtime-DCS	134.88	166.67	31.79	219.11	333.34	114.23	2,000.00
60020 - Payroll Taxes-DCS	2,416.43	2,583.33	166.90	5,281.34	5,166.66	(114.68)	31,000.00
60100 - Health Insurance-DCS	6,680.81	5,375.00	(1,305.81)	10,227.74	10,750.00	522.26	64,500.00
60110 - Dental Insurance-DCS	845.20	416.67	(428.53)	1,267.80	833.34	(434.46)	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	106.80	108.34	1.54	650.00
60130 - Retirement-DCS	850.03	1,166.67	316.64	1,729.49	2,333.34	603.85	14,000.00
60140 - HRA-Health Reimbursement-DCS	4,800.00	1,600.00	(3,200.00)	4,800.00	3,200.00	(1,600.00)	19,200.00
60150 - Insurance-Workers Comp-DCS	476.75	375.00	(101.75)	899.10	750.00	(149.10)	4,500.00
60200 - Office/Field Supplies/Expenses	1,516.02	333.33	(1,182.69)	1,626.69	666.66	(960.03)	4,000.00
60230 - Uniforms	-	35.00	35.00	-	70.00	70.00	500.00
60310 - DCS Copier	779.03	562.50	(216.53)	1,272.09	1,125.00	(147.09)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	166.66	166.66	1,000.00
60410 - Professional Fees	-	41.67	41.67	-	83.34	83.34	500.00
60430 - Training	-	116.67	116.67	-	233.34	233.34	1,400.00
60500 - DCS Vehicle Gas	119.50	225.00	105.50	235.64	450.00	214.36	2,700.00
60530 - Vehicle Exp-Sport S 63	54.42	70.83	16.41	315.81	141.66	(174.15)	850.00
60540 - Vehicle Exp-Sport SL 29	54.42	70.83	16.41	54.42	141.66	87.24	850.00
60700 - ECC Expenses	-	75.00	75.00	-	150.00	150.00	900.00
60900 - Contingency	50.00	35.00	(15.00)	50.00	70.00	20.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	250.00	250.00	1,500.00
60930 - Community Enhancement	121.92	-	(121.92)	121.92	-	(121.92)	65,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Community Standards Expense	44,706.12	42,424.17	(2,281.95)	83,219.51	84,848.34	1,628.83	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	23,557.23	26,989.58	3,432.35	49,957.85	53,979.16	4,021.31	323,875.00
61010 - Payroll-Overtime-DPE	126.19	416.67	290.48	126.19	833.34	707.15	5,000.00
61020 - Payroll Taxes-DPE	2,207.00	2,608.33	401.33	4,784.76	5,216.66	431.90	31,300.00
61100 - Health Insurance-DPE	3,299.26	3,416.67	117.41	6,598.52	6,833.34	234.82	41,000.00
61110 - Dental Insurance-DPE	646.64	353.75	(292.89)	969.96	707.50	(262.46)	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	135.51	116.66	(18.85)	700.00
61130 - Retirement-DPE	1,684.10	1,500.00	(184.10)	3,241.56	3,000.00	(241.56)	18,000.00
61140 - HRA-Health Reimbursement-DPE	2,400.00	800.00	(1,600.00)	2,400.00	1,600.00	(800.00)	9,600.00
61150 - Insurance-Workers Comp-DPE	964.80	625.00	(339.80)	1,819.52	1,250.00	(569.52)	7,500.00
61200 - Office/Field Supplies	45.74	33.33	(12.41)	45.74	66.66	20.92	400.00
61210 - Tools, Supplies Expense	499.52	666.67	167.15	937.34	1,333.34	396.00	8,000.00
61220 - Janitorial Supplies	-	291.67	291.67	118.25	583.34	465.09	3,500.00
61230 - Uniforms	-	125.00	125.00	-	250.00	250.00	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	283.34	283.34	1,700.00
61350 - Enforcement/Signage	-	979.58	979.58	-	1,959.16	1,959.16	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	-	16.66	16.66	100.00
61352 - Signage	-	145.83	145.83	-	291.66	291.66	1,750.00
61410 - Seminars/Training/CE	51.89	125.00	73.11	51.89	250.00	198.11	1,500.00
61500 - Vehicle-Gas	659.09	1,250.00	590.91	1,147.54	2,500.00	1,352.46	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	-	166.66	166.66	1,000.00
61530 - Dept Auto #3/06 Ford	139.91	250.00	110.09	139.91	500.00	360.09	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	1,389.50	250.00	(1,139.50)	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	25.63	250.00	224.37	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	-	208.33	208.33	-	416.66	416.66	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	416.66	416.66	2,500.00
61600 - Facilities Maintenance	1,095.85	708.33	(387.52)	1,509.13	1,416.66	(92.47)	8,500.00
61601 - Equipment Maintenance	52.02	375.00	322.98	77.02	750.00	672.98	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	-	166.66	166.66	1,000.00
61603 - Boating Improvements	-	-	-	-	-	-	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	247.85	750.00	502.15	264.48	1,500.00	1,235.52	9,000.00
61605 - Fence Maint & Construction	-	166.67	166.67	-	333.34	333.34	2,000.00
61606 - Parks & Trails Expense	170.61	500.00	329.39	341.22	1,000.00	658.78	6,000.00
61610 - Consulting	-	208.33	208.33	-	416.66	416.66	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61611 - Engineering/Survey	1,662.00	291.67	(1,370.33)	2,061.50	583.34	(1,478.16)	3,500.00
61620 - Fire Mitigation	366.06	1,916.67	1,550.61	366.06	3,833.34	3,467.28	23,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	-	-	-	-	-	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	166.66	166.66	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	-	4,500.00	4,500.00	27,000.00
61640 - Porta Potties	135.20	250.00	114.80	270.40	500.00	229.60	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	250.00	250.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	166.66	166.66	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	-	-	-	-	-	-	119,000.00
Total Property & Environment Expense	40,056.13	51,085.40	11,029.27	78,779.48	102,170.80	23,391.32	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	415.45	333.33	(82.12)	604.70	666.66	61.96	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	9,651.82	-	(9,651.82)	32,000.00
62800 - Community Activities & Events	(42.33)	300.00	342.33	(42.33)	600.00	642.33	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	83.34	83.34	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	-	583.34	583.34	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	250.00	250.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	125.00	125.00	750.00
62940 - Community Garden	-	333.33	333.33	-	666.66	666.66	4,000.00
Total Community Lifestyle Expense	373.12	1,487.50	1,114.38	10,214.19	2,975.00	(7,239.19)	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	25,678.89	30,875.00	5,196.11	56,476.84	61,750.00	5,273.16	370,500.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	125.00	125.00	750.00
63020 - Payroll Taxes-DRA	2,397.32	2,791.67	394.35	5,404.21	5,583.34	179.13	33,500.00
63100 - Health Insurance-DRA	2,039.64	2,625.00	585.36	4,079.28	5,250.00	1,170.72	31,500.00
63110 - Dental Insurance-DRA	450.38	250.00	(200.38)	675.57	500.00	(175.57)	3,000.00
63120 - Vision Insurance-DRA	52.69	50.00	(2.69)	105.38	100.00	(5.38)	600.00
63130 - Retirement-DRA	971.51	1,000.00	28.49	1,818.47	2,000.00	181.53	12,000.00
63140 - HRA-Health Reimbursement-DRA	1,800.00	800.00	(1,000.00)	1,800.00	1,600.00	(200.00)	9,600.00
63150 - Insurance-Workers Comp-DRA	373.87	208.33	(165.54)	705.08	416.66	(288.42)	2,500.00
63200 - Supplies-Building	729.97	916.67	186.70	1,171.37	1,833.34	661.97	11,000.00
63210 - Supplies-Programs	294.38	750.00	455.62	294.38	1,500.00	1,205.62	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	233.54	333.34	99.80	2,000.00
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63250 - EZ Facility Software	640.84	583.33	(57.51)	1,281.68	1,166.66	(115.02)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	166.66	166.66	1,000.00
63255 - Credit Card Fees - Rec Center	2,113.70	1,583.33	(530.37)	3,068.28	3,166.66	98.38	19,000.00
63320 - Office Supplies/Printing	407.71	250.00	(157.71)	407.71	500.00	92.29	3,000.00
63400 - Dues/Subscriptions	16.02	41.67	25.65	16.02	83.34	67.32	500.00
63410 - Seminars/Training	335.55	550.00	214.45	335.55	550.00	214.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	41.66	41.66	250.00
63600 - Maintenance Building	127.02	1,666.67	1,539.65	1,363.26	3,333.34	1,970.08	20,000.00
63601 - Maintenance-Grounds & Parking	112.94	333.33	220.39	112.94	666.66	553.72	4,000.00
63602 - Maintenance-Pool	584.66	1,833.33	1,248.67	738.45	3,666.66	2,928.21	22,000.00
63800 - Pagosa Springs Porpoises Swim	297.46	375.00	77.54	297.46	750.00	452.54	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	-	416.67	416.67	-	833.34	833.34	5,000.00
63920 - Merchandise	4.15	125.00	120.85	4.15	250.00	245.85	1,500.00
64010 - Utilities-Gas Rec	-	3,758.33	3,758.33	5,204.53	7,516.66	2,312.13	45,100.00
64020 - Utilities-Electric Rec	3,745.44	3,616.67	(128.77)	3,745.44	7,233.34	3,487.90	43,400.00
64030 - Utilities-Water Rec	785.12	708.33	(76.79)	1,535.38	1,416.66	(118.72)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	330.72	350.00	19.28	2,100.00
64050 - Irrigation Water Rec	-	125.00	125.00	-	250.00	250.00	1,500.00
64060 - Utilities-Alarm Rec	637.24	291.67	(345.57)	817.24	583.34	(233.90)	3,500.00
64070 - Utilities-TV-Telephone Rec	227.79	250.00	22.21	455.58	500.00	44.42	3,000.00
Total Recreation Amenities Expense	44,989.65	57,720.83	12,731.18	92,478.51	115,091.66	22,613.15	689,250.00
Utilities Expense							
70010 - Gas Admin	-	216.67	216.67	401.15	433.34	32.19	2,600.00
70020 - Electric Admin	409.27	393.33	(15.94)	844.13	786.66	(57.47)	4,720.00
70030 - Water Admin	79.79	291.67	211.88	159.58	583.34	423.76	3,500.00
70040 - Waste Control Admin	201.38	200.00	(1.38)	384.76	400.00	15.24	2,400.00
71010 - Gas Shop	-	208.33	208.33	454.02	416.66	(37.36)	2,500.00
71020 - Electric Shop	145.23	183.33	38.10	258.78	366.66	107.88	2,200.00
71030 - Water Shop	79.79	91.67	11.88	159.58	183.34	23.76	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	154.56	333.34	178.78	2,000.00
72010 - Gas Clubhouse	-	375.00	375.00	740.80	750.00	9.20	4,500.00
72020 - Electric Clubhouse	151.10	208.33	57.23	301.30	416.66	115.36	2,500.00
72030 - Water Clubhouse	79.79	250.00	170.21	159.58	500.00	340.42	3,000.00
73000 - Cellular Phones	421.23	312.50	(108.73)	842.28	625.00	(217.28)	3,750.00
73010 - Telephone-All Depts Except Rec	360.05	416.67	56.62	720.42	833.34	112.92	5,000.00
74000 - Street Lights	135.14	166.67	31.53	270.28	333.34	63.06	2,000.00
74010 - Water Other Assoc Lots	190.65	416.67	226.02	195.42	833.34	637.92	5,000.00
74020 - Aerator	1,404.55	666.67	(737.88)	2,542.09	1,333.34	(1,208.75)	8,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74030 - Internet	378.30	416.67	38.37	756.60	833.34	76.74	5,000.00
Total Utilities Expense	4,182.55	4,980.85	798.30	9,345.33	9,961.70	616.37	59,770.00
Total Operating Expense	205,564.48	222,609.00	17,044.52	409,603.43	444,868.00	35,264.57	3,022,702.00
Net Operating Income (Loss)	236,628.45	(150,247.84)	386,876.29	2,401,035.74	2,489,055.32	(88,019.58)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
80000 - Reserve-Restricted	-	39,797.50	(39,797.50)	-	79,595.00	(79,595.00)	477,570.00
80100 - Interest-Reserve	4,821.05	1,916.67	2,904.38	(1,561.52)	3,833.34	(5,394.86)	23,000.00
Total Reserve Income	4,821.05	41,714.17	(36,893.12)	(1,561.52)	83,428.34	(84,989.86)	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	9,816.66	(9,816.66)	58,900.00
81100 - Interest-Trails Maint Reserves	157.14	1,000.00	(842.86)	(188.33)	2,000.00	(2,188.33)	12,000.00
Total Trails Maintenance Income	157.14	5,908.33	(5,751.19)	(188.33)	11,816.66	(12,004.99)	70,900.00
Total Reserve Income	4,978.19	47,622.50	(42,644.31)	(1,749.85)	95,245.00	(96,994.85)	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	-	5,230.33	5,230.33	-	10,460.66	10,460.66	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	2,948.00	2,948.00	17,688.00
84016 - Replace fishing pier dock	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	1,958.84	1,958.84	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,050.00	4,050.00	-	8,100.00	8,100.00	48,600.00
84023 - Replace Mailbox - Reserves	-	3,956.08	3,956.08	5,050.00	7,912.16	2,862.16	47,473.00
84027 - Audio / Video Equipment	-	951.00	951.00	-	1,902.00	1,902.00	11,412.00
84033 - Maintenance Shop - Sheds, Storage	3,312.50	541.67	(2,770.83)	3,312.50	1,083.34	(2,229.16)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	2,570.66	2,570.66	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	-	760.84	760.84	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	-	4,533.34	4,533.34	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	-	3,580.00	3,580.00	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	-	3,455.84	3,455.84	20,735.00
84039 - Replace DPE vehicle	45,006.00	5,416.67	(39,589.33)	45,006.00	10,833.34	(34,172.66)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
Total Reserve Expense	48,318.50	32,549.51	(15,768.99)	53,368.50	65,099.02	11,730.52	390,594.00
Total Reserve Expense	48,318.50	32,549.51	(15,768.99)	53,368.50	65,099.02	11,730.52	390,594.00
Net Reserve Income (Loss)	(43,340.31)	15,072.99	(58,413.30)	(55,118.35)	30,145.98	(85,264.33)	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	37,868.92	(37,868.92)	-	75,737.84	(75,737.84)	454,427.00
91900 - Interest-Capital Fund	434.67	833.33	(398.66)	927.57	1,666.66	(739.09)	10,000.00
Total Capital Improvement Income	434.67	38,702.25	(38,267.58)	927.57	77,404.50	(76,476.93)	464,427.00
Total Capital Income	434.67	38,702.25	(38,267.58)	927.57	77,404.50	(76,476.93)	464,427.00

Capital Expense

Capital Improvement Expense							
95003 - General Capital Expense	2,000.00	-	(2,000.00)	2,000.00	-	(2,000.00)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	21,890.60	-	(21,890.60)	22,402.60	-	(22,402.60)	-
Total Capital Improvement Expense	23,890.60	-	(23,890.60)	24,498.60	-	(24,498.60)	-
Total Capital Expense	23,890.60	-	(23,890.60)	24,498.60	-	(24,498.60)	-
Net Capital Income (Loss)	(23,455.93)	38,702.25	(62,158.18)	(23,571.03)	77,404.50	(100,975.53)	464,427.00
Net Total	169,832.21	(96,472.60)	266,304.81	2,322,346.36	2,596,605.80	(274,259.44)	645,303.00