

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 3/31/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$444,161.42			\$444,161.42
10510 - TBK - HRA Money Market	\$10,573.03			\$10,573.03
11540 - First Citizens Bank Operating	\$86,616.90			\$86,616.90
11541 - First Citizens Bank Sweep - Operating	\$1,092,209.54			\$1,092,209.54
12100 - Edward Jones Operating	\$77,800.12			\$77,800.12
12110 - Edward Jones Emergency Fund	\$276,879.30			\$276,879.30
12200 - Edward Jones Capital Improvement		\$340,635.93		\$340,635.93
13820 - Edward Jones Reserves			\$549,579.41	\$549,579.41
13841 - First Citizens Bank Reserves - CDARS			\$157,275.98	\$157,275.98
13850 - Edward Jones Trails Maintenance Reserves			\$165,342.33	\$165,342.33
14000 - Accounts Receivable	\$1,327,581.89			\$1,327,581.89
14900 - Allowance for Doubtful Accounts	(\$34,001.34)			(\$34,001.34)
15100 - Accts Rec.-Employee Dep Health	\$1,276.15			\$1,276.15
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$229.16			\$229.16
15500 - Interfund-Due To/Due From	(\$158,227.61)	\$113,016.00	\$45,211.61	-
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
Total Current Assets	\$3,160,255.89	\$453,651.93	\$917,409.33	\$4,531,317.15
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 3/31/2025

19900 - Accumulated Depreciation	(\$3,594,282.30)			(\$3,594,282.30)
Total Fixed Assets	\$3,866,014.47			\$3,866,014.47
Total Assets	\$7,026,270.36	\$453,651.93	\$917,409.33	\$8,397,331.62
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$6,099.28		\$18,484.39	\$24,583.67
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$9,885.53			\$9,885.53
22000 - Prepaid Assessments	\$11,197.80			\$11,197.80
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	(\$158.79)			(\$158.79)
Total Current Liabilities	\$261,357.89		\$18,484.39	\$279,842.28
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	\$2,275,827.47	(\$24,511.48)	(\$89,478.28)	\$2,161,837.71
Total Equity	\$6,764,912.47	\$453,651.93	\$898,924.94	\$8,117,489.34
Total Liabilities / Equity	\$7,026,270.36	\$453,651.93	\$917,409.33	\$8,397,331.62

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	4,355.00	-	4,355.00	2,039,480.00	2,042,830.00	(3,350.00)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	(1,005.00)	-	(1,005.00)	268,335.00	270,000.00	(1,665.00)	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)	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	-	-	-	(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	183.56	-	183.56	949.82	-	949.82	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	9.64	208.33	(198.69)	9.64	624.99	(615.35)	2,500.00
41000 - Lot Consolidation Fee	1,675.00	1,666.67	8.33	8,175.00	5,000.01	3,174.99	20,000.00
41010 - Other Income-Transfer Fees	4,140.00	5,000.00	(860.00)	11,700.00	15,000.00	(3,300.00)	60,000.00
41020 - Other Income-Misc	-	-	-	2,000.00	-	2,000.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	50.00	(50.00)	100.00
41500 - Gain/Loss on Asset	15,000.00	-	15,000.00	15,000.00	-	15,000.00	-
41900 - Interest - Operating	3,885.83	2,083.33	1,802.50	3,012.42	6,249.99	(3,237.57)	25,000.00
Total Admin Service Income	28,244.03	(856,913.67)	885,157.70	2,666,921.88	1,889,502.99	777,418.89	2,007,178.00
Community Standards Income							
42000 - Filing Fee	1,008.00	1,944.00	(936.00)	1,938.00	3,264.00	(1,326.00)	13,500.00
42010 - Review & Inspect Fee	8,575.00	16,560.00	(7,985.00)	25,110.00	27,795.00	(2,685.00)	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	999.99	(999.99)	4,000.00
42300 - Community Enhancement	-	576.00	(576.00)	-	966.00	(966.00)	4,000.00
Total Community Standards Income	9,583.00	19,413.33	(9,830.33)	27,048.00	33,024.99	(5,976.99)	136,500.00
Property & Environment Income							
44000 - Fishing Permits	15,154.00	14,250.00	904.00	29,834.35	42,750.00	(12,915.65)	171,000.00
44010 - Boat Permits	2,360.00	1,375.00	985.00	2,990.00	4,125.00	(1,135.00)	16,500.00
44100 - Weed Control	-	58.33	(58.33)	-	174.99	(174.99)	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	125.01	(125.01)	500.00
44300 - Other-DPE (Seed/Fertilizer)	1,060.00	625.00	435.00	1,294.00	1,875.00	(581.00)	7,500.00
Total Property & Environment Income	18,574.00	16,350.00	2,224.00	34,118.35	49,050.00	(14,931.65)	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	214.57	500.00	(285.43)	214.57	700.00	(485.43)	4,000.00
46100 - Newsletter Advertising	-	-	-	1,397.94	-	1,397.94	8,000.00
46200 - Rent-Clubhouse	1,515.00	336.00	1,179.00	3,287.00	912.00	2,375.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	24.99	(24.99)	100.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	-	208.33	(208.33)	30.00	624.99	(594.99)	2,500.00
Total Community Lifestyle Income	1,729.57	1,052.66	676.91	4,929.51	2,261.98	2,667.53	25,100.00

Recreation Amenities Income

48000 - PLPOA Members-Amenities	33,415.00	36,000.00	(2,585.00)	100,227.00	108,000.00	(7,773.00)	366,954.00
48200 - Timeshare Owners-Amenities	-	-	-	63,380.00	63,380.00	-	253,520.00
48300 - Sponsored Events/Programs	700.00	2,688.00	(1,988.00)	3,219.00	4,502.00	(1,283.00)	20,500.00
48400 - Rental Income	419.00	291.67	127.33	940.50	875.01	65.49	3,500.00
48500 - Retail	136.80	166.67	(29.87)	296.33	500.01	(203.68)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	2,727.00	395.83	2,331.17	3,537.00	1,187.49	2,349.51	4,750.00
48700 - Swim Lesson Revenue	420.00	541.67	(121.67)	1,970.00	1,625.01	344.99	6,500.00
Total Recreation Amenities Income	37,817.80	40,083.84	(2,266.04)	173,569.83	180,069.52	(6,499.69)	657,724.00
Total Operating Income	95,948.40	(780,013.84)	875,962.24	2,906,587.57	2,153,909.48	752,678.09	3,022,702.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	34,462.85	36,267.17	1,804.32	104,495.60	108,801.51	4,305.91	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	17.52	125.01	107.49	500.00
50020 - Payroll Taxes-Admin	3,153.74	3,250.00	96.26	9,841.83	9,750.00	(91.83)	39,000.00
50100 - Health Insurance-Admin	5,508.75	6,041.67	532.92	16,526.26	18,125.01	1,598.75	72,500.00
50110 - Dental Insurance-Admin	-	391.67	391.67	1,362.72	1,175.01	(187.71)	4,700.00
50120 - Vision Insurance-Admin	49.38	58.33	8.95	197.52	174.99	(22.53)	700.00
50130 - Retirement-Admin	1,861.81	1,958.33	96.52	5,838.31	5,874.99	36.68	23,500.00
50140 - HRA-Health Reimbursement-Admin	-	1,800.00	1,800.00	4,800.00	5,400.00	600.00	21,600.00
50150 - Insurance-Workers Comp-Admin	-	166.67	166.67	361.30	500.01	138.71	2,000.00
50160 - Life Insurance-All	184.71	216.67	31.96	577.13	650.01	72.88	2,600.00
50190 - Payroll-Paychex	439.33	1,083.33	644.00	2,986.39	3,249.99	263.60	13,000.00
50195 - Misc (Admin Cafeteria Plan)	-	141.67	141.67	798.00	425.01	(372.99)	1,700.00
50200 - Office Supplies	287.13	558.33	271.20	578.24	1,674.99	1,096.75	6,700.00
50250 - Software Expense	3,093.32	2,375.00	(718.32)	8,081.96	7,125.00	(956.96)	28,500.00
50251 - Office Equip Repair/Tech Help	1,255.89	1,166.67	(89.22)	3,116.24	3,500.01	383.77	14,000.00
50260 - Equipment Leases	595.40	266.67	(328.73)	595.40	800.01	204.61	3,200.00
50300 - Postage	200.00	1,125.00	925.00	4,309.58	3,375.00	(934.58)	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	125.01	125.01	500.00
50320 - Copies/Printing	-	41.67	41.67	-	125.01	125.01	500.00
50400 - Dues & Fees	260.00	125.00	(135.00)	648.90	375.00	(273.90)	1,500.00
50410 - Education-Seminars	1,614.22	708.33	(905.89)	2,466.72	2,124.99	(341.73)	8,500.00
50420 - Subscriptions	148.59	33.33	(115.26)	148.59	99.99	(48.60)	400.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50500 - Gas/Mileage	-	25.00	25.00	-	75.00	75.00	300.00
50700 - Board Meetings/Discretionary	51.38	108.33	56.95	145.87	324.99	179.12	1,300.00
50710 - Online Elections	-	-	-	-	-	-	10,000.00
50900 - Misc. & Contingency	140.30	83.33	(56.97)	485.72	249.99	(235.73)	1,000.00
50950 - Advertisement	-	100.00	100.00	168.75	300.00	131.25	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	6,999.99	6,999.99	28,000.00
51100 - Legal	1,940.61	4,166.67	2,226.06	15,038.10	12,500.01	(2,538.09)	50,000.00
51101 - Legal - billed	(342.00)	(1,250.00)	(908.00)	(1,468.00)	(3,750.00)	(2,282.00)	(15,000.00)
51200 - Legal-Collections	1,161.00	3,750.00	2,589.00	5,146.93	11,250.00	6,103.07	45,000.00
51201 - Legal-Collections-billed	(1,011.00)	(2,916.67)	(1,905.67)	(2,958.30)	(8,750.01)	(5,791.71)	(35,000.00)
51500 - Property Taxes	3,110.82	166.67	(2,944.15)	3,110.82	500.01	(2,610.81)	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	104.25	(3,102.75)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	249.99	249.99	1,000.00
52010 - Master Insurance	127.00	-	(127.00)	127.00	-	(127.00)	100,995.00
53000 - Bank Charges	60.00	25.00	(35.00)	(25.00)	75.00	100.00	300.00
53010 - Credit Card Charges - Admin	451.94	333.33	(118.61)	3,644.48	999.99	(2,644.49)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	24.99	24.99	100.00
Total Admin Service Expense	58,805.17	64,910.25	6,105.08	194,371.58	194,730.75	359.17	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	23,973.63	28,912.50	4,938.87	78,985.19	86,737.50	7,752.31	346,950.00
60010 - Payroll-Overtime-DCS	413.59	166.67	(246.92)	632.70	500.01	(132.69)	2,000.00
60020 - Payroll Taxes-DCS	2,231.95	2,583.33	351.38	7,513.29	7,749.99	236.70	31,000.00
60100 - Health Insurance-DCS	3,546.93	5,375.00	1,828.07	13,774.67	16,125.00	2,350.33	64,500.00
60110 - Dental Insurance-DCS	-	416.67	416.67	1,267.80	1,250.01	(17.79)	5,000.00
60120 - Vision Insurance-DCS	43.99	54.17	10.18	150.79	162.51	11.72	650.00
60130 - Retirement-DCS	669.61	1,166.67	497.06	2,399.10	3,500.01	1,100.91	14,000.00
60140 - HRA-Health Reimbursement-DCS	-	1,600.00	1,600.00	4,800.00	4,800.00	-	19,200.00
60150 - Insurance-Workers Comp-DCS	-	375.00	375.00	899.10	1,125.00	225.90	4,500.00
60200 - Office/Field Supplies/Expenses	237.26	333.33	96.07	1,863.95	999.99	(863.96)	4,000.00
60230 - Uniforms	-	43.00	43.00	-	113.00	113.00	500.00
60310 - DCS Copier	493.06	562.50	69.44	1,765.15	1,687.50	(77.65)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	249.99	249.99	1,000.00
60410 - Professional Fees	-	41.67	41.67	-	125.01	125.01	500.00
60430 - Training	3,705.57	116.67	(3,588.90)	3,705.57	350.01	(3,355.56)	1,400.00
60500 - DCS Vehicle Gas	303.52	225.00	(78.52)	539.16	675.00	135.84	2,700.00
60530 - Vehicle Exp-Sport S 63	196.88	70.83	(126.05)	512.69	212.49	(300.20)	850.00
60540 - Vehicle Exp-Sport SL 29	341.18	70.83	(270.35)	395.60	212.49	(183.11)	850.00
60700 - ECC Expenses	108.61	75.00	(33.61)	108.61	225.00	116.39	900.00
60900 - Contingency	41.56	43.00	1.44	91.56	113.00	21.44	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	375.00	375.00	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60930 - Community Enhancement	-	-	-	121.92	-	(121.92)	65,000.00
Total Community Standards Expense	36,307.34	42,440.17	6,132.83	119,526.85	127,288.51	7,761.66	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	23,769.22	26,989.58	3,220.36	73,727.07	80,968.74	7,241.67	323,875.00
61010 - Payroll-Overtime-DPE	115.67	416.67	301.00	241.86	1,250.01	1,008.15	5,000.00
61020 - Payroll Taxes-DPE	2,185.59	2,608.33	422.74	6,970.35	7,824.99	854.64	31,300.00
61100 - Health Insurance-DPE	3,299.26	3,416.67	117.41	9,897.78	10,250.01	352.23	41,000.00
61110 - Dental Insurance-DPE	-	353.75	353.75	969.96	1,061.25	91.29	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	180.68	174.99	(5.69)	700.00
61130 - Retirement-DPE	1,426.49	1,500.00	73.51	4,668.05	4,500.00	(168.05)	18,000.00
61140 - HRA-Health Reimbursement-DPE	-	800.00	800.00	2,400.00	2,400.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	-	625.00	625.00	1,819.52	1,875.00	55.48	7,500.00
61200 - Office/Field Supplies	9.99	33.33	23.34	55.73	99.99	44.26	400.00
61210 - Tools, Supplies Expense	153.88	666.67	512.79	1,091.22	2,000.01	908.79	8,000.00
61220 - Janitorial Supplies	-	291.67	291.67	118.25	875.01	756.76	3,500.00
61230 - Uniforms	231.84	125.00	(106.84)	231.84	375.00	143.16	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	425.01	425.01	1,700.00
61350 - Enforcement/Signage	176.10	979.58	803.48	176.10	2,938.74	2,762.64	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	-	24.99	24.99	100.00
61352 - Signage	-	145.83	145.83	-	437.49	437.49	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	375.00	323.11	1,500.00
61500 - Vehicle-Gas	455.57	1,250.00	794.43	1,603.11	3,750.00	2,146.89	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	25.63	83.33	57.70	25.63	249.99	224.36	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	139.91	750.00	610.09	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	209.33	125.00	(84.33)	1,598.83	375.00	(1,223.83)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	-	375.00	375.00	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	279.21	125.00	(154.21)	304.84	375.00	70.16	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	194.21	125.00	(69.21)	194.21	375.00	180.79	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	125.01	125.01	500.00
61590 - Kubota Tractor 2014	192.33	208.33	16.00	192.33	624.99	432.66	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	624.99	624.99	2,500.00
61600 - Facilities Maintenance	306.65	708.33	401.68	1,815.78	2,124.99	309.21	8,500.00
61601 - Equipment Maintenance	9.61	375.00	365.39	86.63	1,125.00	1,038.37	4,500.00
61602 - Trailer Maintenance	40.27	83.33	43.06	40.27	249.99	209.72	1,000.00
61603 - Boating Improvements	-	-	-	-	-	-	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	299.85	750.00	450.15	564.33	2,250.00	1,685.67	9,000.00
61605 - Fence Maint & Construction	-	166.67	166.67	-	500.01	500.01	2,000.00
61606 - Parks & Trails Expense	85.29	500.00	414.71	426.51	1,500.00	1,073.49	6,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61610 - Consulting	-	208.33	208.33	-	624.99	624.99	2,500.00
61611 - Engineering/Survey	1,546.00	291.67	(1,254.33)	3,607.50	875.01	(2,732.49)	3,500.00
61620 - Fire Mitigation	-	1,916.67	1,916.67	366.06	5,750.01	5,383.95	23,000.00
61630 - Grass Seed/Fertilizer	1,610.00	666.67	(943.33)	1,610.00	2,000.01	390.01	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	-	-	-	-	-	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	249.99	249.99	1,000.00
61633 - Weeds & Algae Control	7,691.32	2,250.00	(5,441.32)	7,691.32	6,750.00	(941.32)	27,000.00
61640 - Porta Potties	135.20	250.00	114.80	405.60	750.00	344.40	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	375.00	375.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	249.99	249.99	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	24.99	24.99	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	875.01	875.01	3,500.00
61960 - Stocking & Food Chain	35,000.00	-	(35,000.00)	35,000.00	-	(35,000.00)	119,000.00
Total Property & Environment Expense	79,493.68	51,085.40	(28,408.28)	158,273.16	153,256.20	(5,016.96)	739,525.00

Community Lifestyle Expense

62250 - Website-Front Steps	328.21	333.33	5.12	932.91	999.99	67.08	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	9,651.82	-	(9,651.82)	32,000.00
62800 - Community Activities & Events	-	300.00	300.00	(42.33)	900.00	942.33	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	125.01	125.01	500.00
62820 - Facilities-Clubhouse	1,605.62	291.67	(1,313.95)	1,605.62	875.01	(730.61)	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	375.00	375.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	187.50	187.50	750.00
62940 - Community Garden	43.25	333.33	290.08	43.25	999.99	956.74	4,000.00
Total Community Lifestyle Expense	1,977.08	1,487.50	(489.58)	12,191.27	4,462.50	(7,728.77)	69,989.00

Recreation Amenities Expense

63000 - Payroll-DRA	26,730.40	30,875.00	4,144.60	83,207.24	92,625.00	9,417.76	370,500.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	187.50	187.50	750.00
63020 - Payroll Taxes-DRA	2,446.17	2,791.67	345.50	7,850.38	8,375.01	524.63	33,500.00
63100 - Health Insurance-DRA	2,039.64	2,625.00	585.36	6,118.92	7,875.00	1,756.08	31,500.00
63110 - Dental Insurance-DRA	-	250.00	250.00	675.57	750.00	74.43	3,000.00
63120 - Vision Insurance-DRA	52.69	50.00	(2.69)	158.07	150.00	(8.07)	600.00
63130 - Retirement-DRA	743.07	1,000.00	256.93	2,561.54	3,000.00	438.46	12,000.00
63140 - HRA-Health Reimbursement-DRA	-	800.00	800.00	1,800.00	2,400.00	600.00	9,600.00
63150 - Insurance-Workers Comp-DRA	-	208.33	208.33	705.08	624.99	(80.09)	2,500.00
63200 - Supplies-Building	1,068.99	916.67	(152.32)	2,240.36	2,750.01	509.65	11,000.00
63210 - Supplies-Programs	416.03	750.00	333.97	710.41	2,250.00	1,539.59	9,000.00
63220 - Janitorial/Housekeeping	61.31	166.67	105.36	294.85	500.01	205.16	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	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)	1,922.52	1,749.99	(172.53)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	249.99	249.99	1,000.00
63255 - Credit Card Fees - Rec Center	-	1,583.33	1,583.33	3,068.28	4,749.99	1,681.71	19,000.00
63320 - Office Supplies/Printing	45.97	250.00	204.03	453.68	750.00	296.32	3,000.00
63400 - Dues/Subscriptions	79.18	41.67	(37.51)	95.20	125.01	29.81	500.00
63410 - Seminars/Training	-	-	-	335.55	550.00	214.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	62.49	62.49	250.00
63600 - Maintenance Building	446.05	1,666.67	1,220.62	1,809.31	5,000.01	3,190.70	20,000.00
63601 - Maintenance-Grounds & Parking	7.30	333.33	326.03	120.24	999.99	879.75	4,000.00
63602 - Maintenance-Pool	162.27	1,833.33	1,671.06	900.72	5,499.99	4,599.27	22,000.00
63800 - Pagosa Springs Porpoises Swim	143.64	375.00	231.36	441.10	1,125.00	683.90	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	1,187.49	1,187.49	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	125.01	125.01	500.00
63910 - Non Capital Equipment Replacement	539.83	416.67	(123.16)	539.83	1,250.01	710.18	5,000.00
63920 - Merchandise	-	125.00	125.00	4.15	375.00	370.85	1,500.00
64010 - Utilities-Gas Rec	8,416.48	3,758.33	(4,658.15)	13,621.01	11,274.99	(2,346.02)	45,100.00
64020 - Utilities-Electric Rec	3,517.43	3,616.67	99.24	7,262.87	10,850.01	3,587.14	43,400.00
64030 - Utilities-Water Rec	761.88	708.33	(53.55)	2,297.26	2,124.99	(172.27)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	496.08	525.00	28.92	2,100.00
64050 - Irrigation Water Rec	-	125.00	125.00	-	375.00	375.00	1,500.00
64060 - Utilities-Alarm Rec	-	291.67	291.67	817.24	875.01	57.77	3,500.00
64070 - Utilities-TV-Telephone Rec	233.42	250.00	16.58	689.00	750.00	61.00	3,000.00
Total Recreation Amenities Expense	48,717.95	57,170.83	8,452.88	141,196.46	172,262.49	31,066.03	689,250.00
Utilities Expense							
70010 - Gas Admin	530.94	216.67	(314.27)	932.09	650.01	(282.08)	2,600.00
70020 - Electric Admin	272.72	393.33	120.61	1,116.85	1,179.99	63.14	4,720.00
70030 - Water Admin	79.79	291.67	211.88	239.37	875.01	635.64	3,500.00
70040 - Waste Control Admin	183.38	200.00	16.62	568.14	600.00	31.86	2,400.00
71010 - Gas Shop	582.56	208.33	(374.23)	1,036.58	624.99	(411.59)	2,500.00
71020 - Electric Shop	209.64	183.33	(26.31)	468.42	549.99	81.57	2,200.00
71030 - Water Shop	79.79	91.67	11.88	239.37	275.01	35.64	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	300.84	500.01	199.17	2,000.00
72010 - Gas Clubhouse	1,007.57	375.00	(632.57)	1,748.37	1,125.00	(623.37)	4,500.00
72020 - Electric Clubhouse	158.45	208.33	49.88	459.75	624.99	165.24	2,500.00
72030 - Water Clubhouse	79.79	250.00	170.21	239.37	750.00	510.63	3,000.00
73000 - Cellular Phones	154.05	312.50	158.45	996.33	937.50	(58.83)	3,750.00
73010 - Telephone-All Depts Except Rec	360.05	416.67	56.62	1,080.47	1,250.01	169.54	5,000.00
74000 - Street Lights	135.14	166.67	31.53	405.42	500.01	94.59	2,000.00
74010 - Water Other Assoc Lots	4.77	416.67	411.90	200.19	1,250.01	1,049.82	5,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74020 - Aerator	1,237.01	666.67	(570.34)	3,779.10	2,000.01	(1,779.09)	8,000.00
74030 - Internet	383.93	416.67	32.74	1,140.53	1,250.01	109.48	5,000.00
Total Utilities Expense	5,605.86	4,980.85	(625.01)	14,951.19	14,942.55	(8.64)	59,770.00
Total Operating Expense	230,907.08	222,075.00	(8,832.08)	640,510.51	666,943.00	26,432.49	3,022,702.00
Net Operating Income (Loss)	(134,958.68)	(1,002,088.84)	867,130.16	2,266,077.06	1,486,966.48	779,110.58	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	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)	-	119,392.50	(119,392.50)	477,570.00
80100 - Interest-Reserve	533.00	1,916.67	(1,383.67)	(1,028.52)	5,750.01	(6,778.53)	23,000.00
Total Reserve Income	533.00	41,714.17	(41,181.17)	(1,028.52)	125,142.51	(126,171.03)	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	14,724.99	(14,724.99)	58,900.00
81100 - Interest-Trails Maint Reserves	636.64	1,000.00	(363.36)	448.31	3,000.00	(2,551.69)	12,000.00
Total Trails Maintenance Income	636.64	5,908.33	(5,271.69)	448.31	17,724.99	(17,276.68)	70,900.00
Total Reserve Income	1,169.64	47,622.50	(46,452.86)	(580.21)	142,867.50	(143,447.71)	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	8,706.50	5,230.33	(3,476.17)	8,706.50	15,690.99	6,984.49	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	4,422.00	4,422.00	17,688.00
84016 - Replace fishing pier dock	6,589.19	833.33	(5,755.86)	6,589.19	2,499.99	(4,089.20)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	2,938.26	2,938.26	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,050.00	4,050.00	-	12,150.00	12,150.00	48,600.00
84023 - Replace Mailbox - Reserves	-	3,956.08	3,956.08	5,050.00	11,868.24	6,818.24	47,473.00
84027 - Audio / Video Equipment	-	951.00	951.00	-	2,853.00	2,853.00	11,412.00
84033 - Maintenance Shop - Sheds, Storage	3,312.50	541.67	(2,770.83)	6,625.00	1,625.01	(4,999.99)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	3,855.99	3,855.99	15,424.00
84035 - Rec Center - Electrical	5,026.18	380.42	(4,645.76)	5,026.18	1,141.26	(3,884.92)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	-	6,800.01	6,800.01	27,200.00
84037 - Replace mowers	11,895.20	1,790.00	(10,105.20)	11,895.20	5,370.00	(6,525.20)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	-	5,183.76	5,183.76	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	45,006.00	16,250.01	(28,755.99)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
Total Reserve Expense	35,529.57	32,549.51	(2,980.06)	88,898.07	97,648.53	8,750.46	390,594.00
Total Reserve Expense	35,529.57	32,549.51	(2,980.06)	88,898.07	97,648.53	8,750.46	390,594.00
Net Reserve Income (Loss)	(34,359.93)	15,072.99	(49,432.92)	(89,478.28)	45,218.97	(134,697.25)	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	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)	-	113,606.76	(113,606.76)	454,427.00
91900 - Interest-Capital Fund	31.03	833.33	(802.30)	958.60	2,499.99	(1,541.39)	10,000.00
Total Capital Improvement Income	31.03	38,702.25	(38,671.22)	958.60	116,106.75	(115,148.15)	464,427.00
Total Capital Income	31.03	38,702.25	(38,671.22)	958.60	116,106.75	(115,148.15)	464,427.00

Capital Expense

Capital Improvement Expense							
95003 - General Capital Expense	-	-	-	2,000.00	-	(2,000.00)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	971.48	-	(971.48)	23,374.08	-	(23,374.08)	-
Total Capital Improvement Expense	971.48	-	(971.48)	25,470.08	-	(25,470.08)	-
Total Capital Expense	971.48	-	(971.48)	25,470.08	-	(25,470.08)	-
Net Capital Income (Loss)	(940.45)	38,702.25	(39,642.70)	(24,511.48)	116,106.75	(140,618.23)	464,427.00
Net Total	(170,259.06)	(948,313.60)	778,054.54	2,152,087.30	1,648,292.20	503,795.10	645,303.00