

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 5/31/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$349,641.45			\$349,641.45
10510 - TBK - HRA Money Market	\$16,286.47			\$16,286.47
11540 - First Citizens Bank Operating	\$59,081.94			\$59,081.94
11541 - First Citizens Bank Sweep - Operating	\$1,056,479.57			\$1,056,479.57
12100 - Edward Jones Operating	\$77,825.24			\$77,825.24
12110 - Edward Jones Emergency Fund	\$152,004.87			\$152,004.87
12200 - Edward Jones Capital Improvement		\$904,945.91		\$904,945.91
13820 - Edward Jones Reserves			\$986,937.71	\$986,937.71
13841 - First Citizens Bank Reserves - CDARS			\$158,265.21	\$158,265.21
13850 - Edward Jones Trails Maintenance Reserves			\$165,504.35	\$165,504.35
14000 - Accounts Receivable	\$234,997.43			\$234,997.43
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,276.31			\$1,276.31
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$726.42			\$726.42
15500 - Interfund-Due To/Due From	\$7,679.90		(\$7,679.90)	-
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
Total Current Assets	\$1,967,896.59	\$904,945.91	\$1,303,027.37	\$4,175,869.87
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 5/31/2025

19900 - Accumulated Depreciation	(\$3,594,282.30)			(\$3,594,282.30)
Total Fixed Assets	\$3,866,014.47			\$3,866,014.47
Total Assets	\$5,833,911.06	\$904,945.91	\$1,303,027.37	\$8,041,884.34
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$13,652.03		\$5,039.00	\$18,691.03
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$16,286.09			\$16,286.09
22000 - Prepaid Assessments	\$18,958.97			\$18,958.97
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	(\$3,580.49)			(\$3,580.49)
Total Current Liabilities	\$279,650.67		\$5,039.00	\$284,689.67
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	\$1,190,175.39	\$301,782.50	\$309,585.15	\$1,801,543.04
Total Equity	\$5,554,260.39	\$904,945.91	\$1,297,988.37	\$7,757,194.67
Total Liabilities / Equity	\$5,833,911.06	\$904,945.91	\$1,303,027.37	\$8,041,884.34

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	1,155.86	-	1,155.86	2,040,970.86	2,042,830.00	(1,859.14)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	3,350.00	-	3,350.00	276,375.00	270,000.00	6,375.00	270,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(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)
40300 - Assessments-Uncollectible	(50.00)	-	(50.00)	(475.00)	(15,000.00)	14,525.00	(15,000.00)
40400 - Carry Forward	-	-	-	-	100,000.00	(100,000.00)	100,000.00
40500 - Late Charges	27,752.07	30,000.00	(2,247.93)	28,743.80	30,000.00	(1,256.20)	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	-	208.33	(208.33)	9.64	1,041.65	(1,032.01)	2,500.00
41000 - Lot Consolidation Fee	-	1,666.67	(1,666.67)	8,175.00	8,333.35	(158.35)	20,000.00
41010 - Other Income-Transfer Fees	6,120.00	5,000.00	1,120.00	27,900.00	25,000.00	2,900.00	60,000.00
41020 - Other Income-Misc	-	-	-	2,001.00	-	2,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	-	-	-	15,000.00	-	15,000.00	-
41900 - Interest - Operating	931.65	2,083.33	(1,151.68)	4,823.84	10,416.65	(5,592.81)	25,000.00
Total Admin Service Income	39,259.58	38,983.33	276.25	1,915,112.14	1,937,469.65	(22,357.51)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	1,590.00	1,347.00	243.00	5,758.00	6,916.00	(1,158.00)	13,500.00
42010 - Review & Inspect Fee	7,980.00	11,489.00	(3,509.00)	53,400.00	58,926.00	(5,526.00)	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	1,666.65	(1,666.65)	4,000.00
42300 - Community Enhancement	-	399.00	(399.00)	-	2,048.00	(2,048.00)	4,000.00
Total Community Standards Income	9,570.00	13,568.33	(3,998.33)	59,158.00	69,556.65	(10,398.65)	136,500.00
Property & Environment Income							
44000 - Fishing Permits	24,379.19	14,250.00	10,129.19	68,553.54	71,250.00	(2,696.46)	171,000.00
44010 - Boat Permits	3,500.00	1,375.00	2,125.00	9,300.00	6,875.00	2,425.00	16,500.00
44100 - Weed Control	-	58.33	(58.33)	-	291.65	(291.65)	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	208.35	(208.35)	500.00
44300 - Other-DPE (Seed/Fertilizer)	1,436.00	625.00	811.00	5,224.00	3,125.00	2,099.00	7,500.00
Total Property & Environment Income	29,315.19	16,350.00	12,965.19	83,077.54	81,750.00	1,327.54	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	252.51	100.00	152.51	467.08	900.00	(432.92)	4,000.00
46100 - Newsletter Advertising	-	2,000.00	(2,000.00)	1,397.94	2,000.00	(602.06)	8,000.00
46200 - Rent-Clubhouse	224.00	1,200.00	(976.00)	4,351.00	3,072.00	1,279.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

Current Period				Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	41.65	(41.65)	100.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	100.00	208.33	(108.33)	130.00	1,041.65	(911.65)	2,500.00
Total Community Lifestyle Income	576.51	3,516.66	(2,940.15)	6,346.02	7,055.30	(709.28)	25,100.00

Recreation Amenities Income							
48000 - PLPOA Members-Amenities	32,756.00	32,000.00	756.00	158,732.00	176,000.00	(17,268.00)	366,954.00
48200 - Timeshare Owners-Amenities	-	-	-	126,760.00	126,760.00	-	253,520.00
48300 - Sponsored Events/Programs	1,460.01	2,688.00	(1,227.99)	6,402.03	9,878.00	(3,475.97)	20,500.00
48400 - Rental Income	81.00	291.67	(210.67)	1,240.50	1,458.35	(217.85)	3,500.00
48500 - Retail	37.00	166.67	(129.67)	397.87	833.35	(435.48)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	1,112.00	395.83	716.17	9,004.00	1,979.15	7,024.85	4,750.00
48700 - Swim Lesson Revenue	2,425.00	541.67	1,883.33	4,455.00	2,708.35	1,746.65	6,500.00
48800 - Youth/Event Programs	60.00	-	60.00	60.00	-	60.00	-
Total Recreation Amenities Income	37,931.01	36,083.84	1,847.17	307,051.40	319,617.20	(12,565.80)	657,724.00
Total Operating Income	116,652.29	108,502.16	8,150.13	2,370,745.10	2,415,448.80	(44,703.70)	3,022,702.00

Operating Expense

Admin Service Expense							
50000 - Payroll-Admin	34,464.38	36,267.17	1,802.79	177,784.33	181,335.85	3,551.52	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	250.67	208.35	(42.32)	500.00
50020 - Payroll Taxes-Admin	3,058.73	3,250.00	191.27	16,413.28	16,250.00	(163.28)	39,000.00
50100 - Health Insurance-Admin	5,483.75	6,041.67	557.92	27,418.76	30,208.35	2,789.59	72,500.00
50110 - Dental Insurance-Admin	454.24	391.67	(62.57)	2,271.20	1,958.35	(312.85)	4,700.00
50120 - Vision Insurance-Admin	49.38	58.33	8.95	296.28	291.65	(4.63)	700.00
50130 - Retirement-Admin	1,926.84	1,958.33	31.49	10,013.38	9,791.65	(221.73)	23,500.00
50140 - HRA-Health Reimbursement-Admin	3,200.00	1,800.00	(1,400.00)	9,600.00	9,000.00	(600.00)	21,600.00
50150 - Insurance-Workers Comp-Admin	191.96	166.67	(25.29)	745.22	833.35	88.13	2,000.00
50160 - Life Insurance-All	196.21	216.67	20.46	969.55	1,083.35	113.80	2,600.00
50190 - Payroll-Paychex	872.53	1,083.33	210.80	4,669.05	5,416.65	747.60	13,000.00
50195 - Misc (Admin Cafeteria Plan)	198.00	141.67	(56.33)	1,392.00	708.35	(683.65)	1,700.00
50200 - Office Supplies	313.93	558.33	244.40	1,047.26	2,791.65	1,744.39	6,700.00
50250 - Software Expense	3,693.48	2,375.00	(1,318.48)	15,018.80	11,875.00	(3,143.80)	28,500.00
50251 - Office Equip Repair/Tech Help	939.20	1,166.67	227.47	5,049.57	5,833.35	783.78	14,000.00
50260 - Equipment Leases	-	266.67	266.67	50.64	1,333.35	1,282.71	3,200.00
50300 - Postage	219.39	1,125.00	905.61	4,673.55	5,625.00	951.45	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	208.35	208.35	500.00
50320 - Copies/Printing	-	41.67	41.67	-	208.35	208.35	500.00
50400 - Dues & Fees	-	125.00	125.00	648.90	625.00	(23.90)	1,500.00
50410 - Education-Seminars	1,161.73	708.33	(453.40)	3,628.45	3,541.65	(86.80)	8,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50420 - Subscriptions	-	33.33	33.33	148.59	166.65	18.06	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	125.00	125.00	300.00
50700 - Board Meetings/Discretionary	137.70	108.33	(29.37)	320.70	541.65	220.95	1,300.00
50710 - Online Elections	-	-	-	11,096.18	-	(11,096.18)	10,000.00
50900 - Misc. & Contingency	49.02	83.33	34.31	550.74	416.65	(134.09)	1,000.00
50950 - Advertisement	-	100.00	100.00	258.60	500.00	241.40	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	11,666.65	11,666.65	28,000.00
51100 - Legal	-	4,166.67	4,166.67	21,099.35	20,833.35	(266.00)	50,000.00
51101 - Legal - billed	(38.00)	(1,250.00)	(1,212.00)	(1,544.00)	(6,250.00)	(4,706.00)	(15,000.00)
51200 - Legal-Collections	-	3,750.00	3,750.00	6,234.93	18,750.00	12,515.07	45,000.00
51201 - Legal-Collections-billed	(349.52)	(2,916.67)	(2,567.15)	(5,262.10)	(14,583.35)	(9,321.25)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	833.35	(2,277.47)	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	173.75	(3,033.25)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	416.65	416.65	1,000.00
52010 - Master Insurance	21,440.00	-	(21,440.00)	48,223.00	80,000.00	31,777.00	100,995.00
53000 - Bank Charges	10.00	25.00	15.00	(85.00)	125.00	210.00	300.00
53010 - Credit Card Charges - Admin	756.03	333.33	(422.70)	4,802.64	1,666.65	(3,135.99)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	41.65	41.65	100.00
Total Admin Service Expense	78,428.98	64,910.25	(13,518.73)	374,102.34	404,551.25	30,448.91	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	32,029.14	28,912.50	(3,116.64)	136,026.22	144,562.50	8,536.28	346,950.00
60010 - Payroll-Overtime-DCS	767.47	166.67	(600.80)	1,896.09	833.35	(1,062.74)	2,000.00
60020 - Payroll Taxes-DCS	2,961.26	2,583.33	(377.93)	12,769.22	12,916.65	147.43	31,000.00
60100 - Health Insurance-DCS	5,463.68	5,375.00	(88.68)	23,743.46	26,875.00	3,131.54	64,500.00
60110 - Dental Insurance-DCS	422.60	416.67	(5.93)	2,049.75	2,083.35	33.60	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	257.59	270.85	13.26	650.00
60130 - Retirement-DCS	894.80	1,166.67	271.87	3,798.47	5,833.35	2,034.88	14,000.00
60140 - HRA-Health Reimbursement-DCS	3,200.00	1,600.00	(1,600.00)	9,400.00	8,000.00	(1,400.00)	19,200.00
60150 - Insurance-Workers Comp-DCS	477.70	375.00	(102.70)	1,854.50	1,875.00	20.50	4,500.00
60200 - Office/Field Supplies/Expenses	228.42	333.33	104.91	2,152.77	1,666.65	(486.12)	4,000.00
60230 - Uniforms	-	47.00	47.00	-	200.00	200.00	500.00
60310 - DCS Copier	493.06	562.50	69.44	3,371.51	2,812.50	(559.01)	6,750.00
60320 - Printing Decs & Maps	139.86	83.33	(56.53)	139.86	416.65	276.79	1,000.00
60410 - Professional Fees	-	41.67	41.67	-	208.35	208.35	500.00
60430 - Training	130.20	116.67	(13.53)	3,835.77	583.35	(3,252.42)	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	753.22	1,125.00	371.78	2,700.00
60530 - Vehicle Exp-Sport S 63	-	70.83	70.83	512.69	354.15	(158.54)	850.00
60540 - Vehicle Exp-Sport SL 29	15.00	70.83	55.83	410.60	354.15	(56.45)	850.00
60700 - ECC Expenses	-	75.00	75.00	108.61	375.00	266.39	900.00
60900 - Contingency	-	47.00	47.00	91.56	200.00	108.44	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60910 - Capital Expenditures	-	125.00	125.00	72.43	625.00	552.57	1,500.00
60930 - Community Enhancement	18.00	5,000.00	4,982.00	11,735.05	23,000.00	11,264.95	65,000.00
Total Community Standards Expense	47,294.59	47,448.17	153.58	214,979.37	235,170.85	20,191.48	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	27,847.95	26,989.58	(858.37)	126,043.02	134,947.90	8,904.88	323,875.00
61010 - Payroll-Overtime-DPE	142.18	416.67	274.49	724.17	2,083.35	1,359.18	5,000.00
61020 - Payroll Taxes-DPE	2,525.58	2,608.33	82.75	11,727.48	13,041.65	1,314.17	31,300.00
61100 - Health Insurance-DPE	3,299.26	3,416.67	117.41	16,396.30	17,083.35	687.05	41,000.00
61110 - Dental Insurance-DPE	323.32	353.75	30.43	1,616.60	1,768.75	152.15	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	271.02	291.65	20.63	700.00
61130 - Retirement-DPE	1,549.52	1,500.00	(49.52)	7,617.56	7,500.00	(117.56)	18,000.00
61140 - HRA-Health Reimbursement-DPE	1,600.00	800.00	(800.00)	4,800.00	4,000.00	(800.00)	9,600.00
61150 - Insurance-Workers Comp-DPE	966.73	625.00	(341.73)	3,752.98	3,125.00	(627.98)	7,500.00
61200 - Office/Field Supplies	74.39	33.33	(41.06)	130.12	166.65	36.53	400.00
61210 - Tools, Supplies Expense	761.29	666.67	(94.62)	2,078.01	3,333.35	1,255.34	8,000.00
61220 - Janitorial Supplies	17.09	291.67	274.58	542.37	1,458.35	915.98	3,500.00
61230 - Uniforms	-	125.00	125.00	231.84	625.00	393.16	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	621.00	708.35	87.35	1,700.00
61350 - Enforcement/Signage	382.12	979.58	597.46	1,044.58	4,897.90	3,853.32	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	108.32	41.65	(66.67)	100.00
61352 - Signage	-	145.83	145.83	124.83	729.15	604.32	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	625.00	573.11	1,500.00
61500 - Vehicle-Gas	-	1,250.00	1,250.00	2,138.74	6,250.00	4,111.26	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	102.10	416.65	314.55	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	139.91	1,250.00	1,110.09	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	1,598.83	625.00	(973.83)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.39	625.00	350.61	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	489.65	625.00	135.35	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	206.16	625.00	418.84	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	208.35	208.35	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	192.33	1,041.65	849.32	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
61600 - Facilities Maintenance	682.58	708.33	25.75	2,569.06	3,541.65	972.59	8,500.00
61601 - Equipment Maintenance	39.19	375.00	335.81	125.82	1,875.00	1,749.18	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	40.27	416.65	376.38	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	-	2,000.00	2,000.00	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	2,696.05	750.00	(1,946.05)	3,616.96	3,750.00	133.04	9,000.00
61605 - Fence Maint & Construction	-	166.67	166.67	-	833.35	833.35	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61606 - Parks & Trails Expense	2,630.91	500.00	(2,130.91)	3,057.42	2,500.00	(557.42)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	5,265.50	1,458.35	(3,807.15)	3,500.00
61620 - Fire Mitigation	1,437.20	1,916.67	479.47	7,012.35	9,583.35	2,571.00	23,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	3,420.00	3,333.35	(86.65)	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	500.00	500.00	-	1,000.00	1,000.00	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	416.65	416.65	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	7,691.32	11,250.00	3,558.68	27,000.00
61640 - Porta Potties	135.20	250.00	114.80	676.00	1,250.00	574.00	3,000.00
61642 - PO Cluster Boxes	6,000.00	500.00	(5,500.00)	6,000.00	2,500.00	(3,500.00)	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	625.00	625.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	416.65	416.65	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	41.65	41.65	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
61960 - Stocking & Food Chain	8,125.00	15,000.00	6,875.00	88,535.00	29,000.00	(59,535.00)	119,000.00
Total Property & Environment Expense	61,280.73	67,585.40	6,304.67	311,033.90	287,427.00	(23,606.90)	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	328.21	333.33	5.12	1,450.37	1,666.65	216.28	4,000.00
62320 - Newsletter Prep/Printing/Postage	4,646.00	16,000.00	11,354.00	14,297.82	16,000.00	1,702.18	32,000.00
62800 - Community Activities & Events	595.69	300.00	(295.69)	653.36	1,500.00	846.64	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	208.35	208.35	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	1,605.62	1,458.35	(147.27)	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	625.00	625.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	312.50	312.50	750.00
62940 - Community Garden	1,236.88	333.33	(903.55)	1,280.13	1,666.65	386.52	4,000.00
Total Community Lifestyle Expense	6,806.78	17,487.50	10,680.72	19,287.30	23,437.50	4,150.20	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	33,066.53	30,875.00	(2,191.53)	144,550.29	154,375.00	9,824.71	370,500.00
63010 - Payroll-Overtime-DRA	94.88	62.50	(32.38)	94.88	312.50	217.62	750.00
63020 - Payroll Taxes-DRA	2,977.46	2,791.67	(185.79)	13,370.93	13,958.35	587.42	33,500.00
63100 - Health Insurance-DRA	2,039.64	2,625.00	585.36	10,098.20	13,125.00	3,026.80	31,500.00
63110 - Dental Insurance-DRA	225.19	250.00	24.81	1,125.95	1,250.00	124.05	3,000.00
63120 - Vision Insurance-DRA	52.69	50.00	(2.69)	263.45	250.00	(13.45)	600.00
63130 - Retirement-DRA	940.16	1,000.00	59.84	4,246.13	5,000.00	753.87	12,000.00
63140 - HRA-Health Reimbursement-DRA	1,200.00	800.00	(400.00)	3,600.00	4,000.00	400.00	9,600.00
63150 - Insurance-Workers Comp-DRA	374.61	208.33	(166.28)	1,454.30	1,041.65	(412.65)	2,500.00
63200 - Supplies-Building	145.28	916.67	771.39	3,341.99	4,583.35	1,241.36	11,000.00
63210 - Supplies-Programs	111.90	750.00	638.10	822.31	3,750.00	2,927.69	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63220 - Janitorial/Housekeeping	333.94	166.67	(167.27)	628.79	833.35	204.56	2,000.00
63230 - Uniforms	-	200.00	200.00	-	400.00	400.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	3,204.20	2,916.65	(287.55)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	416.65	416.65	1,000.00
63255 - Credit Card Fees - Rec Center	949.31	1,583.33	634.02	5,083.79	7,916.65	2,832.86	19,000.00
63320 - Office Supplies/Printing	117.86	250.00	132.14	571.54	1,250.00	678.46	3,000.00
63400 - Dues/Subscriptions	48.05	41.67	(6.38)	143.25	208.35	65.10	500.00
63410 - Seminars/Training	-	-	-	335.55	550.00	214.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	104.15	104.15	250.00
63600 - Maintenance Building	923.73	1,666.67	742.94	3,731.85	8,333.35	4,601.50	20,000.00
63601 - Maintenance-Grounds & Parking	-	333.33	333.33	355.42	1,666.65	1,311.23	4,000.00
63602 - Maintenance-Pool	650.06	1,833.33	1,183.27	1,660.22	9,166.65	7,506.43	22,000.00
63800 - Pagosa Springs Porpoises Swim	1,986.58	375.00	(1,611.58)	2,427.68	1,875.00	(552.68)	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	480.00	1,979.15	1,499.15	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	208.35	208.35	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	539.83	2,083.35	1,543.52	5,000.00
63920 - Merchandise	2.00	125.00	123.00	16.18	625.00	608.82	1,500.00
64010 - Utilities-Gas Rec	-	3,758.33	3,758.33	15,825.47	18,791.65	2,966.18	45,100.00
64020 - Utilities-Electric Rec	3,749.35	3,616.67	(132.68)	15,029.37	18,083.35	3,053.98	43,400.00
64030 - Utilities-Water Rec	-	708.33	708.33	4,065.16	3,541.65	(523.51)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	826.80	875.00	48.20	2,100.00
64050 - Irrigation Water Rec	-	125.00	125.00	-	625.00	625.00	1,500.00
64060 - Utilities-Alarm Rec	256.81	291.67	34.86	1,074.05	1,458.35	384.30	3,500.00
64070 - Utilities-TV-Telephone Rec	235.46	250.00	14.54	1,159.92	1,250.00	90.08	3,000.00
Total Recreation Amenities Expense	51,287.69	57,370.83	6,083.14	240,127.50	286,804.15	46,676.65	689,250.00
Utilities Expense							
70010 - Gas Admin	-	216.67	216.67	1,060.32	1,083.35	23.03	2,600.00
70020 - Electric Admin	284.11	393.33	109.22	1,697.34	1,966.65	269.31	4,720.00
70030 - Water Admin	-	291.67	291.67	410.75	1,458.35	1,047.60	3,500.00
70040 - Waste Control Admin	183.38	200.00	16.62	1,018.64	1,000.00	(18.64)	2,400.00
71010 - Gas Shop	-	208.33	208.33	1,127.00	1,041.65	(85.35)	2,500.00
71020 - Electric Shop	64.32	183.33	119.01	637.19	916.65	279.46	2,200.00
71030 - Water Shop	-	91.67	91.67	410.75	458.35	47.60	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	593.40	833.35	239.95	2,000.00
72010 - Gas Clubhouse	-	375.00	375.00	1,982.41	1,875.00	(107.41)	4,500.00
72020 - Electric Clubhouse	118.42	208.33	89.91	681.97	1,041.65	359.68	2,500.00
72030 - Water Clubhouse	-	250.00	250.00	410.75	1,250.00	839.25	3,000.00
73000 - Cellular Phones	686.21	312.50	(373.71)	2,129.47	1,562.50	(566.97)	3,750.00
73010 - Telephone-All Depts Except Rec	360.05	416.67	56.62	1,800.57	2,083.35	282.78	5,000.00
74000 - Street Lights	135.14	166.67	31.53	675.70	833.35	157.65	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74010 - Water Other Assoc Lots	223.24	416.67	193.43	428.87	2,083.35	1,654.48	5,000.00
74020 - Aerator	29.42	666.67	637.25	3,854.04	3,333.35	(520.69)	8,000.00
74030 - Internet	383.97	416.67	32.70	1,908.47	2,083.35	174.88	5,000.00
Total Utilities Expense	2,614.54	4,980.85	2,366.31	20,827.64	24,904.25	4,076.61	59,770.00
Reserve Expense							
84023 - Replace Mailbox - Reserves	211.66	-	(211.66)	211.66	-	(211.66)	-
Total Reserve Expense	211.66	-	(211.66)	211.66	-	(211.66)	-
Total Operating Expense	247,924.97	259,783.00	11,858.03	1,180,569.71	1,262,295.00	81,725.29	3,022,702.00
Net Operating Income (Loss)	(131,272.68)	(151,280.84)	20,008.16	1,190,175.39	1,153,153.80	37,021.59	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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)	477,570.00	198,987.50	278,582.50	477,570.00
80100 - Interest-Reserve	6,811.23	1,916.67	4,894.56	7,415.62	9,583.35	(2,167.73)	23,000.00
Total Reserve Income	6,811.23	41,714.17	(34,902.94)	484,985.62	208,570.85	276,414.77	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	24,541.65	(24,541.65)	58,900.00
81100 - Interest-Trails Maint Reserves	(74.57)	1,000.00	(1,074.57)	610.33	5,000.00	(4,389.67)	12,000.00
Total Trails Maintenance Income	(74.57)	5,908.33	(5,982.90)	610.33	29,541.65	(28,931.32)	70,900.00
Total Reserve Income	6,736.66	47,622.50	(40,885.84)	485,595.95	238,112.50	247,483.45	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	600.00	5,230.33	4,630.33	18,013.00	26,151.65	8,138.65	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	7,370.00	7,370.00	17,688.00
84016 - Replace fishing pier dock	-	833.33	833.33	6,589.19	4,166.65	(2,422.54)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	4,897.10	4,897.10	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,050.00	4,050.00	-	20,250.00	20,250.00	48,600.00
84023 - Replace Mailbox - Reserves	7,233.94	3,956.08	(3,277.86)	46,310.94	19,780.40	(26,530.54)	47,473.00
84027 - Audio / Video Equipment	-	951.00	951.00	-	4,755.00	4,755.00	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	2,708.35	(3,916.65)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	6,426.65	6,426.65	15,424.00
84035 - Rec Center - Electrical	458.57	380.42	(78.15)	5,484.75	1,902.10	(3,582.65)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	-	11,333.35	11,333.35	27,200.00
84037 - Replace mowers	17,787.89	1,790.00	(15,997.89)	29,683.09	8,950.00	(20,733.09)	21,480.00
84038 - Tractor snow blower	7,657.70	1,727.92	(5,929.78)	7,657.70	8,639.60	981.90	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	55,647.13	27,083.35	(28,563.78)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
Total Reserve Expense	33,738.10	32,549.51	(1,188.59)	176,010.80	162,747.55	(13,263.25)	390,594.00
Total Reserve Expense	33,738.10	32,549.51	(1,188.59)	176,010.80	162,747.55	(13,263.25)	390,594.00
Net Reserve Income (Loss)	(27,001.44)	15,072.99	(42,074.43)	309,585.15	75,364.95	234,220.20	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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)	329,427.00	189,344.60	140,082.40	454,427.00
91900 - Interest-Capital Fund	879.98	833.33	46.65	1,964.51	4,166.65	(2,202.14)	10,000.00
Total Capital Improvement Income	879.98	38,702.25	(37,822.27)	331,391.51	193,511.25	137,880.26	464,427.00
Total Capital Income	879.98	38,702.25	(37,822.27)	331,391.51	193,511.25	137,880.26	464,427.00
Capital Expense							
Capital Improvement Expense							
95003 - General Capital Expense	-	-	-	4,858.00	-	(4,858.00)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	63.93	-	(63.93)	23,438.01	-	(23,438.01)	-
95013 - SVL Boat Ramp	-	-	-	1,217.00	-	(1,217.00)	-
Total Capital Improvement Expense	63.93	-	(63.93)	29,609.01	-	(29,609.01)	-
Total Capital Expense	63.93	-	(63.93)	29,609.01	-	(29,609.01)	-
Net Capital Income (Loss)	816.05	38,702.25	(37,886.20)	301,782.50	193,511.25	108,271.25	464,427.00
Net Total	(157,458.07)	(97,505.60)	(59,952.47)	1,801,543.04	1,422,030.00	379,513.04	645,303.00