

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$324,749.80			\$324,749.80
10510 - TBK - HRA Money Market	\$18,434.52			\$18,434.52
11540 - First Citizens Bank Operating	\$44,909.06			\$44,909.06
11541 - First Citizens Bank Sweep - Operating	\$1,056,974.55			\$1,056,974.55
12100 - Edward Jones Operating	\$77,822.36			\$77,822.36
12110 - Edward Jones Emergency Fund	\$152,042.24			\$152,042.24
12200 - Edward Jones Capital Improvement		\$725,021.67		\$725,021.67
13820 - Edward Jones Reserves			\$951,750.94	\$951,750.94
13841 - First Citizens Bank Reserves - CDARS			\$158,754.00	\$158,754.00
13850 - Edward Jones Trails Maintenance Reserves			\$166,077.62	\$166,077.62
14000 - Accounts Receivable	\$167,034.25			\$167,034.25
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,276.37			\$1,276.37
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$726.42			\$726.42
15500 - Interfund-Due To/Due From	\$4,271.19		(\$211.66)	\$4,059.53
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
Total Current Assets	\$1,860,137.75	\$725,021.67	\$1,276,370.90	\$3,861,530.32
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
19900 - Accumulated Depreciation	(\$3,594,282.30)			(\$3,594,282.30)
Total Fixed Assets	\$3,866,014.47			\$3,866,014.47
Total Assets	\$5,726,152.22	\$725,021.67	\$1,276,370.90	\$7,727,544.79

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2025

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$37,679.09		\$7,134.93	\$44,814.02
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$18,433.98			\$18,433.98
22000 - Prepaid Assessments	\$21,106.04			\$21,106.04
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	\$511.21			\$511.21
27100 - Pension	(\$0.03)			(\$0.03)
Total Current Liabilities	\$312,064.36		\$7,134.93	\$319,199.29
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	\$1,050,002.86	\$121,858.26	\$280,832.75	\$1,452,693.87
Total Equity	\$5,414,087.86	\$725,021.67	\$1,269,235.97	\$7,408,345.50
Total Liabilities / Equity	\$5,726,152.22	\$725,021.67	\$1,276,370.90	\$7,727,544.79

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	435.00	-	435.00	2,041,405.86	2,042,830.00	(1,424.14)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	1,340.00	-	1,340.00	277,715.00	270,000.00	7,715.00	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	-	-	-	(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	(118.46)	-	(118.46)	28,675.34	30,000.00	(1,324.66)	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	2,082.24	208.33	1,873.91	2,091.88	1,249.98	841.90	2,500.00
41000 - Lot Consolidation Fee	1,675.00	1,666.67	8.33	9,850.00	10,000.02	(150.02)	20,000.00
41010 - Other Income-Transfer Fees	6,300.00	5,000.00	1,300.00	34,200.00	30,000.00	4,200.00	60,000.00
41020 - Other Income-Misc	-	-	-	2,001.00	-	2,001.00	-
41250 - Credit card expense payment	-	-	-	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	-	-	-	15,000.00	-	15,000.00	-
41900 - Interest - Operating	775.81	2,083.33	(1,307.52)	5,599.65	12,499.98	(6,900.33)	25,000.00
Total Admin Service Income	12,489.59	8,958.33	3,531.26	1,927,651.73	1,946,427.98	(18,776.25)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	1,690.00	926.00	764.00	7,448.00	7,842.00	(394.00)	13,500.00
42010 - Review & Inspect Fee	12,780.00	7,888.00	4,892.00	66,180.00	66,814.00	(634.00)	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	1,999.98	(1,999.98)	4,000.00
42300 - Community Enhancement	-	273.00	(273.00)	-	2,321.00	(2,321.00)	4,000.00
Total Community Standards Income	14,470.00	9,420.33	5,049.67	73,628.00	78,976.98	(5,348.98)	136,500.00
Property & Environment Income							
44000 - Fishing Permits	44,338.97	14,250.00	30,088.97	115,586.51	85,500.00	30,086.51	171,000.00
44010 - Boat Permits	3,930.00	1,375.00	2,555.00	13,230.00	8,250.00	4,980.00	16,500.00
44100 - Weed Control	-	58.33	(58.33)	-	349.98	(349.98)	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	250.02	(250.02)	500.00
44300 - Other-DPE (Seed/Fertilizer)	946.00	625.00	321.00	6,170.00	3,750.00	2,420.00	7,500.00
Total Property & Environment Income	49,214.97	16,350.00	32,864.97	134,986.51	98,100.00	36,886.51	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	500.00	(500.00)	467.08	1,400.00	(932.92)	4,000.00
46100 - Newsletter Advertising	325.00	-	325.00	1,722.94	2,000.00	(277.06)	8,000.00
46200 - Rent-Clubhouse	2,785.00	1,200.00	1,585.00	7,136.00	4,272.00	2,864.00	9,000.00
46210 - Kitchen Rental	-	200.00	(200.00)	-	200.00	(200.00)	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

Current Period				Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	49.98	(49.98)	100.00
46230 - Clubhouse Cleaning	300.00	300.00	-	300.00	300.00	-	900.00
46300 - Vista Garden Income	-	208.33	(208.33)	130.00	1,249.98	(1,119.98)	2,500.00
Total Community Lifestyle Income	3,410.00	2,416.66	993.34	9,756.02	9,471.96	284.06	25,100.00

Recreation Amenities Income							
48000 - PLPOA Members-Amenities	40,738.00	29,000.00	11,738.00	199,470.00	205,000.00	(5,530.00)	366,954.00
48200 - Timeshare Owners-Amenities	-	-	-	126,760.00	126,760.00	-	253,520.00
48300 - Sponsored Events/Programs	580.00	2,688.00	(2,108.00)	6,982.03	12,566.00	(5,583.97)	20,500.00
48400 - Rental Income	298.00	291.67	6.33	1,538.50	1,750.02	(211.52)	3,500.00
48500 - Retail	24.71	166.67	(141.96)	422.58	1,000.02	(577.44)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	814.00	395.83	418.17	9,818.00	2,374.98	7,443.02	4,750.00
48700 - Swim Lesson Revenue	3,080.00	541.67	2,538.33	7,535.00	3,250.02	4,284.98	6,500.00
48800 - Youth/Event Programs	475.00	-	475.00	535.00	-	535.00	-
Total Recreation Amenities Income	46,009.71	33,083.84	12,925.87	353,061.11	352,701.04	360.07	657,724.00
Total Operating Income	125,594.27	70,229.16	55,365.11	2,499,083.37	2,485,677.96	13,405.41	3,022,702.00

Operating Expense

Admin Service Expense							
50000 - Payroll-Admin	31,469.66	36,267.17	4,797.51	209,253.99	217,603.02	8,349.03	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	250.67	250.02	(.65)	500.00
50020 - Payroll Taxes-Admin	2,741.98	3,250.00	508.02	19,155.26	19,500.00	344.74	39,000.00
50100 - Health Insurance-Admin	5,367.44	6,041.67	674.23	32,786.20	36,250.02	3,463.82	72,500.00
50110 - Dental Insurance-Admin	284.64	391.67	107.03	2,555.84	2,350.02	(205.82)	4,700.00
50120 - Vision Insurance-Admin	21.15	58.33	37.18	317.43	349.98	32.55	700.00
50130 - Retirement-Admin	1,718.89	1,958.33	239.44	11,732.27	11,749.98	17.71	23,500.00
50140 - HRA-Health Reimbursement-Admin	1,200.00	1,800.00	600.00	10,800.00	10,800.00	-	21,600.00
50150 - Insurance-Workers Comp-Admin	154.37	166.67	12.30	899.59	1,000.02	100.43	2,000.00
50160 - Life Insurance-All	173.21	216.67	43.46	1,142.76	1,300.02	157.26	2,600.00
50190 - Payroll-Paychex	1,186.45	1,083.33	(103.12)	5,855.50	6,499.98	644.48	13,000.00
50195 - Misc (Admin Cafeteria Plan)	209.00	141.67	(67.33)	1,601.00	850.02	(750.98)	1,700.00
50200 - Office Supplies	537.91	558.33	20.42	1,585.17	3,349.98	1,764.81	6,700.00
50250 - Software Expense	3,693.48	2,375.00	(1,318.48)	18,712.28	14,250.00	(4,462.28)	28,500.00
50251 - Office Equip Repair/Tech Help	939.35	1,166.67	227.32	5,988.92	7,000.02	1,011.10	14,000.00
50260 - Equipment Leases	-	266.67	266.67	50.64	1,600.02	1,549.38	3,200.00
50300 - Postage	3,670.14	1,125.00	(2,545.14)	8,343.69	6,750.00	(1,593.69)	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	250.02	250.02	500.00
50320 - Copies/Printing	-	41.67	41.67	-	250.02	250.02	500.00
50400 - Dues & Fees	394.00	125.00	(269.00)	1,042.90	750.00	(292.90)	1,500.00
50410 - Education-Seminars	-	708.33	708.33	3,628.45	4,249.98	621.53	8,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50420 - Subscriptions	-	33.33	33.33	148.59	199.98	51.39	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	150.00	150.00	300.00
50700 - Board Meetings/Discretionary	175.25	108.33	(66.92)	495.95	649.98	154.03	1,300.00
50710 - Online Elections	-	-	-	11,096.18	-	(11,096.18)	10,000.00
50900 - Misc. & Contingency	620.91	83.33	(537.58)	1,171.65	499.98	(671.67)	1,000.00
50950 - Advertisement	318.50	100.00	(218.50)	577.10	600.00	22.90	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	13,999.98	13,999.98	28,000.00
51100 - Legal	4,490.52	4,166.67	(323.85)	25,589.87	25,000.02	(589.85)	50,000.00
51101 - Legal - billed	-	(1,250.00)	(1,250.00)	(1,544.00)	(7,500.00)	(5,956.00)	(15,000.00)
51200 - Legal-Collections	200.00	3,750.00	3,550.00	6,434.93	22,500.00	16,065.07	45,000.00
51201 - Legal-Collections-billed	(429.76)	(2,916.67)	(2,486.91)	(5,691.86)	(17,500.02)	(11,808.16)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	1,000.02	(2,110.80)	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	208.50	(2,998.50)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	499.98	499.98	1,000.00
52010 - Master Insurance	16,916.68	-	(16,916.68)	65,139.68	80,000.00	14,860.32	100,995.00
53000 - Bank Charges	14.40	25.00	10.60	(70.60)	150.00	220.60	300.00
53010 - Credit Card Charges - Admin	-	333.33	333.33	4,802.64	1,999.98	(2,802.66)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	49.98	49.98	100.00
Total Admin Service Expense	76,068.17	64,910.25	(11,157.92)	450,170.51	469,461.50	19,290.99	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	27,012.78	28,912.50	1,899.72	163,039.00	173,475.00	10,436.00	346,950.00
60010 - Payroll-Overtime-DCS	34.82	166.67	131.85	1,930.91	1,000.02	(930.89)	2,000.00
60020 - Payroll Taxes-DCS	2,356.50	2,583.33	226.83	15,125.72	15,499.98	374.26	31,000.00
60100 - Health Insurance-DCS	4,630.13	5,375.00	744.87	28,373.59	32,250.00	3,876.41	64,500.00
60110 - Dental Insurance-DCS	422.60	416.67	(5.93)	2,472.35	2,500.02	27.67	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	310.99	325.02	14.03	650.00
60130 - Retirement-DCS	612.06	1,166.67	554.61	4,156.51	7,000.02	2,843.51	14,000.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	11,000.00	9,600.00	(1,400.00)	19,200.00
60150 - Insurance-Workers Comp-DCS	179.15	375.00	195.85	2,033.65	2,250.00	216.35	4,500.00
60200 - Office/Field Supplies/Expenses	2,509.51	333.33	(2,176.18)	4,662.28	1,999.98	(2,662.30)	4,000.00
60230 - Uniforms	639.06	47.00	(592.06)	639.06	247.00	(392.06)	500.00
60310 - DCS Copier	493.06	562.50	69.44	3,864.57	3,375.00	(489.57)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	139.86	499.98	360.12	1,000.00
60410 - Professional Fees	744.00	41.67	(702.33)	744.00	250.02	(493.98)	500.00
60430 - Training	-	116.67	116.67	3,835.77	700.02	(3,135.75)	1,400.00
60500 - DCS Vehicle Gas	552.31	225.00	(327.31)	1,305.53	1,350.00	44.47	2,700.00
60530 - Vehicle Exp-Sport S 63	-	70.83	70.83	512.69	424.98	(87.71)	850.00
60540 - Vehicle Exp-Sport SL 29	-	70.83	70.83	410.60	424.98	14.38	850.00
60700 - ECC Expenses	20.90	75.00	54.10	129.51	450.00	320.49	900.00
60900 - Contingency	33.00	47.00	14.00	124.56	247.00	122.44	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60910 - Capital Expenditures	-	125.00	125.00	72.43	750.00	677.57	1,500.00
60930 - Community Enhancement	18,351.50	5,000.00	(13,351.50)	30,086.55	28,000.00	(2,086.55)	65,000.00
Total Community Standards Expense	60,244.78	47,448.17	(12,796.61)	274,970.13	282,619.02	7,648.89	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	25,455.69	26,989.58	1,533.89	151,498.71	161,937.48	10,438.77	323,875.00
61010 - Payroll-Overtime-DPE	149.97	416.67	266.70	874.14	2,500.02	1,625.88	5,000.00
61020 - Payroll Taxes-DPE	2,230.61	2,608.33	377.72	13,958.09	15,649.98	1,691.89	31,300.00
61100 - Health Insurance-DPE	3,299.26	3,416.67	117.41	19,695.56	20,500.02	804.46	41,000.00
61110 - Dental Insurance-DPE	323.32	353.75	30.43	1,939.92	2,122.50	182.58	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	316.19	349.98	33.79	700.00
61130 - Retirement-DPE	1,390.22	1,500.00	109.78	9,007.78	9,000.00	(7.78)	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	5,600.00	4,800.00	(800.00)	9,600.00
61150 - Insurance-Workers Comp-DPE	269.77	625.00	355.23	4,022.75	3,750.00	(272.75)	7,500.00
61200 - Office/Field Supplies	32.05	33.33	1.28	162.17	199.98	37.81	400.00
61210 - Tools, Supplies Expense	612.85	666.67	53.82	2,690.86	4,000.02	1,309.16	8,000.00
61220 - Janitorial Supplies	213.48	291.67	78.19	755.85	1,750.02	994.17	3,500.00
61230 - Uniforms	464.71	125.00	(339.71)	696.55	750.00	53.45	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	621.00	850.02	229.02	1,700.00
61350 - Enforcement/Signage	-	979.58	979.58	1,044.58	5,877.48	4,832.90	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	108.32	49.98	(58.34)	100.00
61352 - Signage	-	145.83	145.83	124.83	874.98	750.15	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	750.00	698.11	1,500.00
61500 - Vehicle-Gas	1,145.07	1,250.00	104.93	3,283.81	7,500.00	4,216.19	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	102.10	499.98	397.88	1,000.00
61530 - Dept Auto #3/06 Ford	74.82	250.00	175.18	214.73	1,500.00	1,285.27	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	297.20	125.00	(172.20)	1,896.03	750.00	(1,146.03)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.39	750.00	475.61	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	489.65	750.00	260.35	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	206.16	750.00	543.84	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	250.02	250.02	500.00
61590 - Kubota Tractor 2014	467.18	208.33	(258.85)	659.51	1,249.98	590.47	2,500.00
61592 - Kubota Tractor 2022	538.76	208.33	(330.43)	538.76	1,249.98	711.22	2,500.00
61600 - Facilities Maintenance	237.25	708.33	471.08	2,806.31	4,249.98	1,443.67	8,500.00
61601 - Equipment Maintenance	159.97	375.00	215.03	285.79	2,250.00	1,964.21	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	40.27	499.98	459.71	1,000.00
61603 - Boating Improvements	569.63	1,000.00	430.37	569.63	3,000.00	2,430.37	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	596.68	750.00	153.32	4,213.64	4,500.00	286.36	9,000.00
61605 - Fence Maint & Construction	28.83	166.67	137.84	28.83	1,000.02	971.19	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61606 - Parks & Trails Expense	2,467.63	500.00	(1,967.63)	5,525.05	3,000.00	(2,525.05)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	5,265.50	1,750.02	(3,515.48)	3,500.00
61620 - Fire Mitigation	813.65	1,916.67	1,103.02	7,826.00	11,500.02	3,674.02	23,000.00
61630 - Grass Seed/Fertilizer	2,247.94	666.67	(1,581.27)	5,667.94	4,000.02	(1,667.92)	8,000.00
61631 - Insect, Disease & Noxious Weeds	242.39	500.00	257.61	242.39	1,500.00	1,257.61	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	499.98	499.98	1,000.00
61633 - Weeds & Algae Control	10,678.95	2,250.00	(8,428.95)	18,370.27	13,500.00	(4,870.27)	27,000.00
61640 - Porta Potties	135.20	250.00	114.80	811.20	1,500.00	688.80	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	6,000.00	3,000.00	(3,000.00)	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	750.00	750.00	1,500.00
61800 - Kids Fishing Derby & Events	110.23	83.33	(26.90)	110.23	499.98	389.75	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	49.98	49.98	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
61960 - Stocking & Food Chain	7,775.00	25,000.00	17,225.00	96,310.00	54,000.00	(42,310.00)	119,000.00
Total Property & Environment Expense	63,873.48	77,585.40	13,711.92	374,907.38	365,012.40	(9,894.98)	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	657.17	333.33	(323.84)	2,107.54	1,999.98	(107.56)	4,000.00
62320 - Newsletter Prep/Printing/Postage	5,211.63	-	(5,211.63)	19,509.45	16,000.00	(3,509.45)	32,000.00
62800 - Community Activities & Events	1,480.92	300.00	(1,180.92)	2,134.28	1,800.00	(334.28)	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	250.02	250.02	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	1,605.62	1,750.02	144.40	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	750.00	750.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	375.00	375.00	750.00
62940 - Community Garden	222.33	333.33	111.00	1,502.46	1,999.98	497.52	4,000.00
Total Community Lifestyle Expense	7,572.05	1,487.50	(6,084.55)	26,859.35	24,925.00	(1,934.35)	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	29,265.68	30,875.00	1,609.32	173,815.97	185,250.00	11,434.03	370,500.00
63010 - Payroll-Overtime-DRA	25.88	62.50	36.62	120.76	375.00	254.24	750.00
63020 - Payroll Taxes-DRA	2,552.04	2,791.67	239.63	15,922.97	16,750.02	827.05	33,500.00
63100 - Health Insurance-DRA	2,039.64	2,625.00	585.36	12,137.84	15,750.00	3,612.16	31,500.00
63110 - Dental Insurance-DRA	225.19	250.00	24.81	1,351.14	1,500.00	148.86	3,000.00
63120 - Vision Insurance-DRA	43.28	50.00	6.72	306.73	300.00	(6.73)	600.00
63130 - Retirement-DRA	818.21	1,000.00	181.79	5,064.34	6,000.00	935.66	12,000.00
63140 - HRA-Health Reimbursement-DRA	600.00	800.00	200.00	4,200.00	4,800.00	600.00	9,600.00
63150 - Insurance-Workers Comp-DRA	261.71	208.33	(53.38)	1,716.01	1,249.98	(466.03)	2,500.00
63200 - Supplies-Building	633.33	916.67	283.34	3,975.32	5,500.02	1,524.70	11,000.00
63210 - Supplies-Programs	247.49	750.00	502.51	1,069.80	4,500.00	3,430.20	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63220 - Janitorial/Housekeeping	413.72	166.67	(247.05)	1,042.51	1,000.02	(42.49)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	3,845.04	3,499.98	(345.06)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	499.98	499.98	1,000.00
63255 - Credit Card Fees - Rec Center	1,358.92	1,583.33	224.41	6,442.71	9,499.98	3,057.27	19,000.00
63320 - Office Supplies/Printing	218.17	250.00	31.83	789.71	1,500.00	710.29	3,000.00
63400 - Dues/Subscriptions	384.10	41.67	(342.43)	527.35	250.02	(277.33)	500.00
63410 - Seminars/Training	148.00	550.00	402.00	483.55	1,100.00	616.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	124.98	124.98	250.00
63600 - Maintenance Building	1,126.73	1,666.67	539.94	4,858.58	10,000.02	5,141.44	20,000.00
63601 - Maintenance-Grounds & Parking	328.42	333.33	4.91	683.84	1,999.98	1,316.14	4,000.00
63602 - Maintenance-Pool	1,583.76	1,833.33	249.57	3,243.98	10,999.98	7,756.00	22,000.00
63800 - Pagosa Springs Porpoises Swim	3,214.55	375.00	(2,839.55)	5,642.23	2,250.00	(3,392.23)	4,500.00
63810 - Swim Lesson Expense	1,330.00	395.83	(934.17)	1,810.00	2,374.98	564.98	4,750.00
63900 - Misc & Contingency	292.05	41.67	(250.38)	292.05	250.02	(42.03)	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	539.83	2,500.02	1,960.19	5,000.00
63920 - Merchandise	182.56	125.00	(57.56)	198.74	750.00	551.26	1,500.00
64010 - Utilities-Gas Rec	4,438.94	3,758.33	(680.61)	20,264.41	22,549.98	2,285.57	45,100.00
64020 - Utilities-Electric Rec	4,579.94	3,616.67	(963.27)	19,609.31	21,700.02	2,090.71	43,400.00
64030 - Utilities-Water Rec	1,090.59	708.33	(382.26)	5,155.75	4,249.98	(905.77)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	992.16	1,050.00	57.84	2,100.00
64050 - Irrigation Water Rec	16.55	125.00	108.45	16.55	750.00	733.45	1,500.00
64060 - Utilities-Alarm Rec	-	291.67	291.67	1,074.05	1,750.02	675.97	3,500.00
64070 - Utilities-TV-Telephone Rec	120.36	250.00	129.64	1,280.28	1,500.00	219.72	3,000.00
Total Recreation Amenities Expense	58,346.01	57,920.83	(425.18)	298,473.51	344,724.98	46,251.47	689,250.00
Utilities Expense							
70010 - Gas Admin	84.80	216.67	131.87	1,145.12	1,300.02	154.90	2,600.00
70020 - Electric Admin	265.70	393.33	127.63	1,963.04	2,359.98	396.94	4,720.00
70030 - Water Admin	217.41	291.67	74.26	628.16	1,750.02	1,121.86	3,500.00
70040 - Waste Control Admin	236.70	200.00	(36.70)	1,255.34	1,200.00	(55.34)	2,400.00
71010 - Gas Shop	46.36	208.33	161.97	1,173.36	1,249.98	76.62	2,500.00
71020 - Electric Shop	69.40	183.33	113.93	706.59	1,099.98	393.39	2,200.00
71030 - Water Shop	85.69	91.67	5.98	496.44	550.02	53.58	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	739.68	1,000.02	260.34	2,000.00
72010 - Gas Clubhouse	152.02	375.00	222.98	2,134.43	2,250.00	115.57	4,500.00
72020 - Electric Clubhouse	119.79	208.33	88.54	801.76	1,249.98	448.22	2,500.00
72030 - Water Clubhouse	181.47	250.00	68.53	592.22	1,500.00	907.78	3,000.00
73000 - Cellular Phones	444.77	312.50	(132.27)	2,574.24	1,875.00	(699.24)	3,750.00
73010 - Telephone-All Depts Except Rec	360.05	416.67	56.62	2,160.62	2,500.02	339.40	5,000.00
74000 - Street Lights	135.14	166.67	31.53	810.84	1,000.02	189.18	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74010 - Water Other Assoc Lots	-	416.67	416.67	428.87	2,500.02	2,071.15	5,000.00
74020 - Aerator	29.55	666.67	637.12	3,883.59	4,000.02	116.43	8,000.00
74030 - Internet	296.86	416.67	119.81	2,205.33	2,500.02	294.69	5,000.00
Total Utilities Expense	2,871.99	4,980.85	2,108.86	23,699.63	29,885.10	6,185.47	59,770.00
Total Operating Expense	268,976.48	254,333.00	(14,643.48)	1,449,080.51	1,516,628.00	67,547.49	3,022,702.00
Net Operating Income (Loss)	(143,382.21)	(184,103.84)	40,721.63	1,050,002.86	969,049.96	80,952.90	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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	238,785.00	238,785.00	477,570.00
80100 - Interest-Reserve	1,181.50	1,916.67	(735.17)	8,597.12	11,500.02	(2,902.90)	23,000.00
Total Reserve Income	1,181.50	41,714.17	(40,532.67)	486,167.12	250,285.02	235,882.10	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	29,449.98	(29,449.98)	58,900.00
81100 - Interest-Trails Maint Reserves	573.27	1,000.00	(426.73)	1,183.60	6,000.00	(4,816.40)	12,000.00
Total Trails Maintenance Income	573.27	5,908.33	(5,335.06)	1,183.60	35,449.98	(34,266.38)	70,900.00
Total Reserve Income	1,754.77	47,622.50	(45,867.73)	487,350.72	285,735.00	201,615.72	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	-	5,230.33	5,230.33	18,013.00	31,381.98	13,368.98	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	8,844.00	8,844.00	17,688.00
84016 - Replace fishing pier dock	7,134.93	833.33	(6,301.60)	13,724.12	4,999.98	(8,724.14)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	5,876.52	5,876.52	11,753.00
84019 - Greenbelt Fire Mitigation	18,500.00	4,050.00	(14,450.00)	18,500.00	24,300.00	5,800.00	48,600.00
84023 - Replace Mailbox - Reserves	2,954.94	3,956.08	1,001.14	50,394.68	23,736.48	(26,658.20)	47,473.00
84027 - Audio / Video Equipment	-	951.00	951.00	-	5,706.00	5,706.00	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	3,250.02	(3,374.98)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	7,711.98	7,711.98	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	4,567.61	2,282.52	(2,285.09)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	-	13,600.02	13,600.02	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	29,683.09	10,740.00	(18,943.09)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	7,657.70	10,367.52	2,709.82	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	55,647.13	32,500.02	(23,147.11)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
84041 - Pool Furniture	1,705.64	-	(1,705.64)	1,705.64	-	(1,705.64)	-
Total Reserve Expense	30,295.51	32,549.51	2,254.00	206,517.97	195,297.06	(11,220.91)	390,594.00
Total Reserve Expense	30,295.51	32,549.51	2,254.00	206,517.97	195,297.06	(11,220.91)	390,594.00
Net Reserve Income (Loss)	(28,540.74)	15,072.99	(43,613.73)	280,832.75	90,437.94	190,394.81	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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	227,213.52	102,213.48	454,427.00
91900 - Interest-Capital Fund	75.76	833.33	(757.57)	2,040.27	4,999.98	(2,959.71)	10,000.00
Total Capital Improvement Income	75.76	38,702.25	(38,626.49)	331,467.27	232,213.50	99,253.77	464,427.00
Total Capital Income	75.76	38,702.25	(38,626.49)	331,467.27	232,213.50	99,253.77	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	-	-	-	23,438.01	-	(23,438.01)	-
95013 - SVL Boat Ramp	180,000.00	-	(180,000.00)	181,217.00	-	(181,217.00)	-
Total Capital Improvement Expense	180,000.00	-	(180,000.00)	209,609.01	-	(209,609.01)	-
Total Capital Expense	180,000.00	-	(180,000.00)	209,609.01	-	(209,609.01)	-
Net Capital Income (Loss)	(179,924.24)	38,702.25	(218,626.49)	121,858.26	232,213.50	(110,355.24)	464,427.00
Net Total	(351,847.19)	(130,328.60)	(221,518.59)	1,452,693.87	1,291,701.40	160,992.47	645,303.00