

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 7/31/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$246,318.00			\$246,318.00
10510 - TBK - HRA Money Market	\$18,312.94			\$18,312.94
11540 - First Citizens Bank Operating	\$55,090.04			\$55,090.04
11541 - First Citizens Bank Sweep - Operating	\$887,378.43			\$887,378.43
12100 - Edward Jones Operating	\$77,869.35			\$77,869.35
12110 - Edward Jones Emergency Fund	\$152,104.89			\$152,104.89
12200 - Edward Jones Capital Improvement		\$728,340.65		\$728,340.65
13820 - Edward Jones Reserves			\$928,908.66	\$928,908.66
13841 - First Citizens Bank Reserves - CDARS			\$159,260.66	\$159,260.66
13850 - Edward Jones Trails Maintenance Reserves			\$166,226.34	\$166,226.34
14000 - Accounts Receivable	\$149,822.54			\$149,822.54
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,276.44			\$1,276.44
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$726.42			\$726.42
15500 - Interfund-Due To/Due From	\$5,778.56	(\$643.10)	(\$5,135.46)	-
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
Total Current Assets	\$1,606,574.60	\$727,697.55	\$1,249,260.20	\$3,583,532.35
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	\$5,472,589.07	\$727,697.55	\$1,249,260.20	\$7,449,546.82

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 7/31/2025

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$55,676.52	\$4,924.71	\$20,856.76	\$81,457.99
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$18,312.24			\$18,312.24
22000 - Prepaid Assessments	\$19,079.03			\$19,079.03
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	\$846.21			\$846.21
27100 - Pension	(\$0.03)			(\$0.03)
Total Current Liabilities	\$328,248.04	\$4,924.71	\$20,856.76	\$354,029.51
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	\$780,256.03	\$119,609.43	\$240,000.22	\$1,139,865.68
Total Equity	\$5,144,341.03	\$722,772.84	\$1,228,403.44	\$7,095,517.31
Total Liabilities / Equity	\$5,472,589.07	\$727,697.55	\$1,249,260.20	\$7,449,546.82