

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 8/31/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$294,211.47			\$294,211.47
10510 - TBK - HRA Money Market	\$19,420.38			\$19,420.38
11540 - First Citizens Bank Operating	\$48,045.67			\$48,045.67
11541 - First Citizens Bank Sweep - Operating	\$887,732.70			\$887,732.70
12100 - Edward Jones Operating	\$77,902.32			\$77,902.32
12110 - Edward Jones Emergency Fund	\$152,342.31			\$152,342.31
12200 - Edward Jones Capital Improvement		\$723,203.01		\$723,203.01
13820 - Edward Jones Reserves			\$876,721.76	\$876,721.76
13841 - First Citizens Bank Reserves - CDARS			\$159,768.93	\$159,768.93
13850 - Edward Jones Trails Maintenance Reserves			\$166,602.81	\$166,602.81
14000 - Accounts Receivable	\$118,567.26			\$118,567.26
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,276.53			\$1,276.53
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$726.42			\$726.42
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
Total Current Assets	\$1,612,122.05	\$723,203.01	\$1,203,093.50	\$3,538,418.56
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	\$5,478,136.52	\$723,203.01	\$1,203,093.50	\$7,404,433.03

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 8/31/2025

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$35,771.06	\$4,294.77	\$4,500.00	\$44,565.83
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$116,506.36			\$116,506.36
22000 - Prepaid Assessments	\$19,966.16			\$19,966.16
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	\$846.21			\$846.21
27100 - Pension	(\$0.09)			(\$0.09)
Total Current Liabilities	\$407,423.77	\$4,294.77	\$4,500.00	\$416,218.54
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	\$706,627.75	\$115,744.83	\$210,190.28	\$1,032,562.86
Total Equity	\$5,070,712.75	\$718,908.24	\$1,198,593.50	\$6,988,214.49
Total Liabilities / Equity	\$5,478,136.52	\$723,203.01	\$1,203,093.50	\$7,404,433.03

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	-	-	2,041,759.58	2,042,830.00	(1,070.42)	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	278,720.00	270,000.00	8,720.00	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	15.85	-	15.85	28,454.47	30,000.00	(1,545.53)	30,000.00
40600 - Other Income-Lien Fees	-	-	-	8,575.00	7,000.00	1,575.00	7,000.00
40700 - Delinquent Postage Fees	(2.23)	208.33	(210.56)	1,796.70	1,666.64	130.06	2,500.00
41000 - Lot Consolidation Fee	-	1,666.67	(1,666.67)	11,525.00	13,333.36	(1,808.36)	20,000.00
41010 - Other Income-Transfer Fees	5,580.00	5,000.00	580.00	43,020.00	40,000.00	3,020.00	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	647.94	2,083.33	(1,435.39)	6,966.40	16,666.64	(9,700.24)	25,000.00
Total Admin Service Income	7,246.56	8,958.33	(1,711.77)	1,948,931.15	1,971,344.64	(22,413.49)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	1,420.00	1,506.00	(86.00)	10,488.00	10,230.00	258.00	13,500.00
42010 - Review & Inspect Fee	11,765.00	12,834.00	(1,069.00)	92,950.00	87,157.00	5,793.00	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	2,666.64	(2,666.64)	4,000.00
42300 - Community Enhancement	-	447.00	(447.00)	-	3,029.00	(3,029.00)	4,000.00
Total Community Standards Income	13,185.00	15,120.33	(1,935.33)	103,438.00	103,082.64	355.36	136,500.00
Property & Environment Income							
44000 - Fishing Permits	17,835.75	14,250.00	3,585.75	172,425.64	114,000.00	58,425.64	171,000.00
44010 - Boat Permits	670.00	1,375.00	(705.00)	16,240.00	11,000.00	5,240.00	16,500.00
44100 - Weed Control	-	58.33	(58.33)	-	466.64	(466.64)	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	333.36	(333.36)	500.00
44300 - Other-DPE (Seed/Fertilizer)	248.00	625.00	(377.00)	7,128.00	5,000.00	2,128.00	7,500.00
Total Property & Environment Income	18,753.75	16,350.00	2,403.75	195,793.64	130,800.00	64,993.64	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	500.00	(500.00)	467.08	2,400.00	(1,932.92)	4,000.00
46100 - Newsletter Advertising	-	-	-	1,722.94	2,000.00	(277.06)	8,000.00
46200 - Rent-Clubhouse	1,365.00	1,200.00	165.00	9,406.00	6,672.00	2,734.00	9,000.00
46210 - Kitchen Rental	-	100.00	(100.00)	-	500.00	(500.00)	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

Current Period				Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	66.64	(66.64)	100.00
46230 - Clubhouse Cleaning	-	-	-	300.00	600.00	(300.00)	900.00
46300 - Vista Garden Income	-	208.33	(208.33)	220.00	1,666.64	(1,446.64)	2,500.00
Total Community Lifestyle Income	1,365.00	2,016.66	(651.66)	12,116.02	13,905.28	(1,789.26)	25,100.00

Recreation Amenities Income

48000 - PLPOA Members-Amenities	65,047.40	28,000.00	37,047.40	304,721.40	262,000.00	42,721.40	366,954.00
48200 - Timeshare Owners-Amenities	-	-	-	126,760.00	190,140.00	(63,380.00)	253,520.00
48300 - Sponsored Events/Programs	945.00	1,075.00	(130.00)	8,732.03	15,657.00	(6,924.97)	20,500.00
48400 - Rental Income	163.00	291.67	(128.67)	1,976.00	2,333.36	(357.36)	3,500.00
48500 - Retail	28.39	166.67	(138.28)	614.34	1,333.36	(719.02)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	9,818.00	3,166.64	6,651.36	4,750.00
48700 - Swim Lesson Revenue	120.00	541.67	(421.67)	8,315.00	4,333.36	3,981.64	6,500.00
48800 - Youth/Event Programs	-	-	-	920.00	-	920.00	-
Total Recreation Amenities Income	66,303.79	30,470.84	35,832.95	461,856.77	478,963.72	(17,106.95)	657,724.00
Total Operating Income	106,854.10	72,916.16	33,937.94	2,722,135.58	2,698,096.28	24,039.30	3,022,702.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	30,513.67	36,267.17	5,753.50	272,227.05	290,137.36	17,910.31	435,206.00
50010 - Payroll-Overtime-Admin	120.75	41.67	(79.08)	423.17	333.36	(89.81)	500.00
50020 - Payroll Taxes-Admin	2,560.08	3,250.00	689.92	24,450.44	26,000.00	1,549.56	39,000.00
50100 - Health Insurance-Admin	4,476.64	6,041.67	1,565.03	41,864.50	48,333.36	6,468.86	72,500.00
50110 - Dental Insurance-Admin	292.29	391.67	99.38	3,266.92	3,133.36	(133.56)	4,700.00
50120 - Vision Insurance-Admin	30.56	58.33	27.77	397.37	466.64	69.27	700.00
50130 - Retirement-Admin	1,754.25	1,958.33	204.08	15,257.50	15,666.64	409.14	23,500.00
50140 - HRA-Health Reimbursement-Admin	-	1,800.00	1,800.00	12,000.00	14,400.00	2,400.00	21,600.00
50150 - Insurance-Workers Comp-Admin	191.96	166.67	(25.29)	1,282.51	1,333.36	50.85	2,000.00
50160 - Life Insurance-All	154.23	216.67	62.44	1,481.70	1,733.36	251.66	2,600.00
50190 - Payroll-Paychex	933.90	1,083.33	149.43	7,606.48	8,666.64	1,060.16	13,000.00
50195 - Misc (Admin Cafeteria Plan)	198.00	141.67	(56.33)	2,633.40	1,133.36	(1,500.04)	1,700.00
50200 - Office Supplies	53.36	558.33	504.97	1,801.32	4,466.64	2,665.32	6,700.00
50250 - Software Expense	3,973.72	2,375.00	(1,598.72)	26,659.72	19,000.00	(7,659.72)	28,500.00
50251 - Office Equip Repair/Tech Help	952.36	1,166.67	214.31	7,860.66	9,333.36	1,472.70	14,000.00
50260 - Equipment Leases	-	266.67	266.67	50.64	2,133.36	2,082.72	3,200.00
50300 - Postage	-	1,125.00	1,125.00	8,343.69	9,000.00	656.31	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	333.36	333.36	500.00
50320 - Copies/Printing	-	41.67	41.67	-	333.36	333.36	500.00
50400 - Dues & Fees	-	125.00	125.00	1,042.90	1,000.00	(42.90)	1,500.00
50410 - Education-Seminars	(525.00)	708.33	1,233.33	3,628.45	5,666.64	2,038.19	8,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50420 - Subscriptions	35.00	33.33	(1.67)	183.59	266.64	83.05	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	200.00	200.00	300.00
50700 - Board Meetings/Discretionary	676.94	108.33	(568.61)	1,505.62	866.64	(638.98)	1,300.00
50710 - Online Elections	-	10,000.00	10,000.00	20,121.82	10,000.00	(10,121.82)	10,000.00
50900 - Misc. & Contingency	60.10	83.33	23.23	1,231.75	666.64	(565.11)	1,000.00
50950 - Advertisement	209.65	100.00	(109.65)	786.75	800.00	13.25	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	18,666.64	18,666.64	28,000.00
51100 - Legal	688.00	4,166.67	3,478.67	51,537.36	33,333.36	(18,204.00)	50,000.00
51101 - Legal - billed	(2,887.22)	(1,250.00)	1,637.22	(4,818.22)	(10,000.00)	(5,181.78)	(15,000.00)
51200 - Legal-Collections	-	3,750.00	3,750.00	6,614.91	30,000.00	23,385.09	45,000.00
51201 - Legal-Collections-billed	(3,531.49)	(2,916.67)	614.82	(10,718.35)	(23,333.36)	(12,615.01)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	1,333.36	(1,777.46)	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	278.00	(2,929.00)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	666.64	666.64	1,000.00
52010 - Master Insurance	8,483.33	20,995.00	12,511.67	209,904.86	100,995.00	(108,909.86)	100,995.00
53000 - Bank Charges	-	25.00	25.00	(50.60)	200.00	250.60	300.00
53010 - Credit Card Charges - Admin	-	333.33	333.33	4,802.64	2,666.64	(2,136.00)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	66.64	66.64	100.00
Total Admin Service Expense	49,415.08	95,905.25	46,490.17	719,698.37	630,277.00	(89,421.37)	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	26,132.28	28,912.50	2,780.22	222,043.13	231,300.00	9,256.87	346,950.00
60010 - Payroll-Overtime-DCS	470.54	166.67	(303.87)	3,455.79	1,333.36	(2,122.43)	2,000.00
60020 - Payroll Taxes-DCS	2,223.16	2,583.33	360.17	20,277.39	20,666.64	389.25	31,000.00
60100 - Health Insurance-DCS	4,630.12	5,375.00	744.88	35,746.27	43,000.00	7,253.73	64,500.00
60110 - Dental Insurance-DCS	422.60	416.67	(5.93)	3,317.55	3,333.36	15.81	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	417.79	433.36	15.57	650.00
60130 - Retirement-DCS	916.96	1,166.67	249.71	6,311.59	9,333.36	3,021.77	14,000.00
60140 - HRA-Health Reimbursement-DCS	-	1,600.00	1,600.00	12,600.00	12,800.00	200.00	19,200.00
60150 - Insurance-Workers Comp-DCS	477.70	375.00	(102.70)	2,988.05	3,000.00	11.95	4,500.00
60200 - Office/Field Supplies/Expenses	614.97	333.33	(281.64)	5,783.37	2,666.64	(3,116.73)	4,000.00
60230 - Uniforms	879.82	36.00	(843.82)	1,518.88	323.00	(1,195.88)	500.00
60310 - DCS Copier	493.06	562.50	69.44	5,508.88	4,500.00	(1,008.88)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	139.86	666.64	526.78	1,000.00
60410 - Professional Fees	-	41.67	41.67	744.00	333.36	(410.64)	500.00
60430 - Training	29.81	116.67	86.86	3,865.58	933.36	(2,932.22)	1,400.00
60500 - DCS Vehicle Gas	244.46	225.00	(19.46)	1,792.66	1,800.00	7.34	2,700.00
60530 - Vehicle Exp-Sport S 63	112.00	70.83	(41.17)	624.69	566.64	(58.05)	850.00
60540 - Vehicle Exp-Sport SL 29	86.00	70.83	(15.17)	496.60	566.64	70.04	850.00
60700 - ECC Expenses	122.58	75.00	(47.58)	267.14	600.00	332.86	900.00
60900 - Contingency	62.08	36.00	(26.08)	278.29	323.00	44.71	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60910 - Capital Expenditures	-	125.00	125.00	72.43	1,000.00	927.57	1,500.00
60930 - Community Enhancement	4,349.27	5,000.00	650.73	34,512.48	38,000.00	3,487.52	65,000.00
Total Community Standards Expense	42,320.81	47,426.17	5,105.36	362,762.42	377,479.36	14,716.94	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	27,581.44	26,989.58	(591.86)	210,797.95	215,916.64	5,118.69	323,875.00
61010 - Payroll-Overtime-DPE	52.58	416.67	364.09	1,287.88	3,333.36	2,045.48	5,000.00
61020 - Payroll Taxes-DPE	2,309.32	2,608.33	299.01	19,037.57	20,866.64	1,829.07	31,300.00
61100 - Health Insurance-DPE	3,299.26	3,416.67	117.41	26,394.08	27,333.36	939.28	41,000.00
61110 - Dental Insurance-DPE	323.32	353.75	30.43	2,586.56	2,830.00	243.44	4,245.00
61120 - Vision Insurance-DPE	35.76	58.33	22.57	397.12	466.64	69.52	700.00
61130 - Retirement-DPE	1,488.35	1,500.00	11.65	12,129.71	12,000.00	(129.71)	18,000.00
61140 - HRA-Health Reimbursement-DPE	-	800.00	800.00	6,400.00	6,400.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	966.72	625.00	(341.72)	5,955.19	5,000.00	(955.19)	7,500.00
61200 - Office/Field Supplies	137.02	33.33	(103.69)	388.72	266.64	(122.08)	400.00
61210 - Tools, Supplies Expense	343.94	666.67	322.73	3,617.41	5,333.36	1,715.95	8,000.00
61220 - Janitorial Supplies	85.11	291.67	206.56	1,513.58	2,333.36	819.78	3,500.00
61230 - Uniforms	-	125.00	125.00	696.55	1,000.00	303.45	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	621.00	1,133.36	512.36	1,700.00
61350 - Enforcement/Signage	460.85	979.58	518.73	2,529.94	7,836.64	5,306.70	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	108.32	66.64	(41.68)	100.00
61352 - Signage	-	145.83	145.83	124.83	1,166.64	1,041.81	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	1,000.00	948.11	1,500.00
61500 - Vehicle-Gas	635.09	1,250.00	614.91	4,449.36	10,000.00	5,550.64	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	102.10	666.64	564.54	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	328.31	2,000.00	1,671.69	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	1,993.85	1,000.00	(993.85)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	502.33	1,000.00	497.67	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	489.65	1,000.00	510.35	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	206.16	1,000.00	793.84	1,500.00
61580 - Kubota Tractor 201	247.60	41.67	(205.93)	247.60	333.36	85.76	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	659.51	1,666.64	1,007.13	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	1,138.08	1,666.64	528.56	2,500.00
61600 - Facilities Maintenance	763.98	708.33	(55.65)	4,223.50	5,666.64	1,443.14	8,500.00
61601 - Equipment Maintenance	-	375.00	375.00	493.49	3,000.00	2,506.51	4,500.00
61602 - Trailer Maintenance	4.26	83.33	79.07	496.80	666.64	169.84	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	569.63	5,000.00	4,430.37	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	623.62	750.00	126.38	5,859.50	6,000.00	140.50	9,000.00
61605 - Fence Maint & Construction	9.08	166.67	157.59	37.91	1,333.36	1,295.45	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61606 - Parks & Trails Expense	726.52	500.00	(226.52)	6,422.18	4,000.00	(2,422.18)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	6,293.50	2,333.36	(3,960.14)	3,500.00
61620 - Fire Mitigation	(9,037.99)	1,916.67	10,954.66	177.79	15,333.36	15,155.57	23,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	5,667.94	5,333.36	(334.58)	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	242.39	2,000.00	1,757.61	2,500.00
61632 - Water Quality Testing	130.65	83.33	(47.32)	130.65	666.64	535.99	1,000.00
61633 - Weeds & Algae Control	3,196.88	2,250.00	(946.88)	27,982.81	18,000.00	(9,982.81)	27,000.00
61640 - Porta Potties	135.20	250.00	114.80	1,081.60	2,000.00	918.40	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	6,000.00	4,000.00	(2,000.00)	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	457.98	666.64	208.66	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	66.64	66.64	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	2,333.36	2,333.36	3,500.00
61960 - Stocking & Food Chain	-	-	-	96,310.00	84,000.00	(12,310.00)	119,000.00
Total Property & Environment Expense	34,518.56	52,335.40	17,816.84	467,202.92	499,683.20	32,480.28	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	617.15	333.33	(283.82)	3,062.90	2,666.64	(396.26)	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	19,509.45	16,000.00	(3,509.45)	32,000.00
62800 - Community Activities & Events	3,392.62	6,000.00	2,607.38	6,826.90	12,539.00	5,712.10	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	19.22	333.36	314.14	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	3,605.62	2,333.36	(1,272.26)	3,500.00
62830 - Clubhouse Cleaning Expense	300.00	125.00	(175.00)	300.00	1,000.00	700.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	500.00	500.00	750.00
62940 - Community Garden	280.98	333.33	52.35	2,623.48	2,666.64	43.16	4,000.00
Total Community Lifestyle Expense	4,590.75	7,187.50	2,596.75	35,947.57	38,039.00	2,091.43	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	24,465.16	30,875.00	6,409.84	230,493.78	247,000.00	16,506.22	370,500.00
63010 - Payroll-Overtime-DRA	327.75	62.50	(265.25)	448.51	500.00	51.49	750.00
63020 - Payroll Taxes-DRA	2,072.02	2,791.67	719.65	20,776.12	22,333.36	1,557.24	33,500.00
63100 - Health Insurance-DRA	1,624.85	2,625.00	1,000.15	15,487.54	21,000.00	5,512.46	31,500.00
63110 - Dental Insurance-DRA	161.94	250.00	88.06	1,611.77	2,000.00	388.23	3,000.00
63120 - Vision Insurance-DRA	43.28	50.00	6.72	393.29	400.00	6.71	600.00
63130 - Retirement-DRA	679.15	1,000.00	320.85	6,399.94	8,000.00	1,600.06	12,000.00
63140 - HRA-Health Reimbursement-DRA	-	800.00	800.00	4,600.00	6,400.00	1,800.00	9,600.00
63150 - Insurance-Workers Comp-DRA	374.62	208.33	(166.29)	2,465.25	1,666.64	(798.61)	2,500.00
63200 - Supplies-Building	-	916.67	916.67	4,045.14	7,333.36	3,288.22	11,000.00
63210 - Supplies-Programs	140.94	750.00	609.06	1,327.30	6,000.00	4,672.70	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63220 - Janitorial/Housekeeping	309.05	166.67	(142.38)	1,888.98	1,333.36	(555.62)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	5,126.72	4,666.64	(460.08)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	666.64	666.64	1,000.00
63255 - Credit Card Fees - Rec Center	1,362.07	1,583.33	221.26	9,227.07	12,666.64	3,439.57	19,000.00
63320 - Office Supplies/Printing	144.14	250.00	105.86	1,339.69	2,000.00	660.31	3,000.00
63400 - Dues/Subscriptions	48.05	41.67	(6.38)	623.45	333.36	(290.09)	500.00
63410 - Seminars/Training	-	-	-	483.55	1,100.00	616.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	166.64	166.64	250.00
63600 - Maintenance Building	144.08	1,666.67	1,522.59	6,394.92	13,333.36	6,938.44	20,000.00
63601 - Maintenance-Grounds & Parking	96.05	333.33	237.28	1,148.21	2,666.64	1,518.43	4,000.00
63602 - Maintenance-Pool	1,959.12	1,833.33	(125.79)	5,519.11	14,666.64	9,147.53	22,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	6,972.19	3,000.00	(3,972.19)	4,500.00
63810 - Swim Lesson Expense	1,445.00	395.83	(1,049.17)	3,735.00	3,166.64	(568.36)	4,750.00
63900 - Misc & Contingency	81.26	41.67	(39.59)	373.31	333.36	(39.95)	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	1,215.94	3,333.36	2,117.42	5,000.00
63920 - Merchandise	307.37	125.00	(182.37)	517.63	1,000.00	482.37	1,500.00
64010 - Utilities-Gas Rec	1,686.76	3,758.33	2,071.57	23,879.21	30,066.64	6,187.43	45,100.00
64020 - Utilities-Electric Rec	5,269.24	3,616.67	(1,652.57)	30,050.66	28,933.36	(1,117.30)	43,400.00
64030 - Utilities-Water Rec	1,805.46	708.33	(1,097.13)	6,961.21	5,666.64	(1,294.57)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,322.88	1,400.00	77.12	2,100.00
64050 - Irrigation Water Rec	29.46	125.00	95.54	85.56	1,000.00	914.44	1,500.00
64060 - Utilities-Alarm Rec	-	291.67	291.67	1,260.35	2,333.36	1,073.01	3,500.00
64070 - Utilities-TV-Telephone Rec	235.27	250.00	14.73	1,865.95	2,000.00	134.05	3,000.00
Total Recreation Amenities Expense	45,618.29	57,370.83	11,752.54	398,040.23	459,266.64	61,226.41	689,250.00
Utilities Expense							
70010 - Gas Admin	27.28	216.67	189.39	1,227.88	1,733.36	505.48	2,600.00
70020 - Electric Admin	338.83	393.33	54.50	2,641.79	3,146.64	504.85	4,720.00
70030 - Water Admin	1,122.61	291.67	(830.94)	2,469.42	2,333.36	(136.06)	3,500.00
70040 - Waste Control Admin	201.38	200.00	(1.38)	1,658.10	1,600.00	(58.10)	2,400.00
71010 - Gas Shop	30.28	208.33	178.05	1,256.12	1,666.64	410.52	2,500.00
71020 - Electric Shop	62.19	183.33	121.14	830.43	1,466.64	636.21	2,200.00
71030 - Water Shop	85.69	91.67	5.98	668.62	733.36	64.74	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	1,032.24	1,333.36	301.12	2,000.00
72010 - Gas Clubhouse	30.03	375.00	344.97	2,226.19	3,000.00	773.81	4,500.00
72020 - Electric Clubhouse	158.89	208.33	49.44	1,125.80	1,666.64	540.84	2,500.00
72030 - Water Clubhouse	505.97	250.00	(255.97)	1,545.76	2,000.00	454.24	3,000.00
73000 - Cellular Phones	183.02	312.50	129.48	3,202.57	2,500.00	(702.57)	3,750.00
73010 - Telephone-All Depts Except Rec	360.30	416.67	56.37	3,241.27	3,333.36	92.09	5,000.00
74000 - Street Lights	135.14	166.67	31.53	1,081.12	1,333.36	252.24	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74010 - Water Other Assoc Lots	217.80	416.67	198.87	646.67	3,333.36	2,686.69	5,000.00
74020 - Aerator	29.42	666.67	637.25	3,942.31	5,333.36	1,391.05	8,000.00
74030 - Internet	383.78	416.67	32.89	3,060.03	3,333.36	273.33	5,000.00
Total Utilities Expense	4,018.89	4,980.85	961.96	31,856.32	39,846.80	7,990.48	59,770.00
Total Operating Expense	180,482.38	265,206.00	84,723.62	2,015,507.83	2,044,592.00	29,084.17	3,022,702.00
Net Operating Income (Loss)	(73,628.28)	(192,289.84)	118,661.56	706,627.75	653,504.28	53,123.47	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	318,380.00	159,190.00	477,570.00
80100 - Interest-Reserve	2,702.89	1,916.67	786.22	16,668.18	15,333.36	1,334.82	23,000.00
Total Reserve Income	2,702.89	41,714.17	(39,011.28)	494,238.18	333,713.36	160,524.82	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	39,266.64	(39,266.64)	58,900.00
81100 - Interest-Trails Maint Reserves	376.47	1,000.00	(623.53)	1,708.79	8,000.00	(6,291.21)	12,000.00
Total Trails Maintenance Income	376.47	5,908.33	(5,531.86)	1,708.79	47,266.64	(45,557.85)	70,900.00
Total Reserve Income	3,079.36	47,622.50	(44,543.14)	495,946.97	380,980.00	114,966.97	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	-	5,230.33	5,230.33	18,013.00	41,842.64	23,829.64	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	11,792.00	11,792.00	17,688.00
84016 - Replace fishing pier dock	-	833.33	833.33	14,822.95	6,666.64	(8,156.31)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	7,835.36	7,835.36	11,753.00
84019 - Greenbelt Fire Mitigation	16,500.00	4,050.00	(12,450.00)	55,500.00	32,400.00	(23,100.00)	48,600.00
84023 - Replace Mailbox - Reserves	-	3,956.08	3,956.08	50,633.77	31,648.64	(18,985.13)	47,473.00
84025 - Server, Upgrades	-	-	-	19,757.93	-	(19,757.93)	-
84027 - Audio / Video Equipment	-	951.00	951.00	-	7,608.00	7,608.00	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	4,333.36	(2,291.64)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	10,282.64	10,282.64	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	4,724.75	3,043.36	(1,681.39)	4,565.00
84036 - Replace Boat & motor	16,389.30	2,266.67	(14,122.63)	16,389.30	18,133.36	1,744.06	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	29,683.09	14,320.00	(15,363.09)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	7,657.70	13,823.36	6,165.66	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	58,157.37	43,333.36	(14,824.01)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
84041 - Pool Furniture	-	-	-	3,791.83	-	(3,791.83)	-
Total Reserve Expense	32,889.30	32,549.51	(339.79)	285,756.69	260,396.08	(25,360.61)	390,594.00
Total Reserve Expense	32,889.30	32,549.51	(339.79)	285,756.69	260,396.08	(25,360.61)	390,594.00
Net Reserve Income (Loss)	(29,809.94)	15,072.99	(44,882.93)	210,190.28	120,583.92	89,606.36	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	302,951.36	26,475.64	454,427.00
91900 - Interest-Capital Fund	1,249.76	833.33	416.43	5,392.01	6,666.64	(1,274.63)	10,000.00
Total Capital Improvement Income	1,249.76	38,702.25	(37,452.49)	334,819.01	309,618.00	25,201.01	464,427.00
Total Capital Income	1,249.76	38,702.25	(37,452.49)	334,819.01	309,618.00	25,201.01	464,427.00
Capital Expense							
Capital Improvement Expense							
95003 - General Capital Expense	819.59	-	(819.59)	819.59	-	(819.59)	-
95005 - Improve Lake Facilities	1,144.77	-	(1,144.77)	1,144.77	-	(1,144.77)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	3,150.00	-	(3,150.00)	27,231.11	-	(27,231.11)	-
95013 - SVL Easement	-	-	-	180,000.00	-	(180,000.00)	-
95014 - SVL Improvements	-	-	-	9,782.71	-	(9,782.71)	-
Total Capital Improvement Expense	5,114.36	-	(5,114.36)	219,074.18	-	(219,074.18)	-
Total Capital Expense	5,114.36	-	(5,114.36)	219,074.18	-	(219,074.18)	-
Net Capital Income (Loss)	(3,864.60)	38,702.25	(42,566.85)	115,744.83	309,618.00	(193,873.17)	464,427.00
Net Total	(107,302.82)	(138,514.60)	31,211.78	1,032,562.86	1,083,706.20	(51,143.34)	645,303.00