
INTEROFFICE MEMORANDUM

TO: JONATHAN TURK

FROM: HEATHER LUNDY

SUBJECT: ACCOUNTING NOTES FOR OCTOBER 2025.

DATE: October 31, 2025

As of October 31, 2025, the Association has received \$1,991,240 or 97.8% of the total billed 2025 regular assessments of \$2,035,125. For the same period in 2024, the collections were approximately \$1,941,225 or 97.7% of the total of \$1,982,825 billed.

Certificates of Deposit as of October 31, 2025:

MATURITY	RATE	VALUE	FUND
12/19/2025	4.2%	\$35,000	Trails Reserve
1/15/2026	3.85%	\$125,000	Em Oper
1/22/2026	3.9%	\$175,000	Reserve
1/23/2026	3.95%	\$150,000	Capital
3/20/2026	4.10%	\$35,000	Trails Reserve
12/18/2026	3.95%	\$35,000	Trails Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 10/31/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$117,325.46			\$117,325.46
10510 - TBK - HRA Money Market	\$78,790.76			\$78,790.76
11540 - First Citizens Bank Operating	(\$4,087.44)			(\$4,087.44)
11541 - First Citizens Bank Sweep - Operating	\$780,733.31			\$780,733.31
12100 - Edward Jones Operating	\$79,457.56			\$79,457.56
12110 - Edward Jones Emergency Fund	\$152,525.24			\$152,525.24
12200 - Edward Jones Capital Improvement		\$719,579.75		\$719,579.75
13820 - Edward Jones Reserves			\$852,691.01	\$852,691.01
13841 - First Citizens Bank Reserves - CDARS			\$160,262.36	\$160,262.36
13850 - Edward Jones Trails Maintenance Reserves			\$168,557.03	\$168,557.03
14000 - Accounts Receivable	\$111,781.44			\$111,781.44
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,314.28			\$1,314.28
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	\$1,330,464.02	\$719,579.75	\$1,181,510.40	\$3,231,554.17
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	\$5,196,478.49	\$719,579.75	\$1,181,510.40	\$7,097,568.64

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 10/31/2025

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$742.06			\$742.06
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$79,187.49			\$79,187.49
22000 - Prepaid Assessments	\$21,993.58			\$21,993.58
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	\$846.21			\$846.21
27100 - Pension	(\$0.18)			(\$0.18)
Total Current Liabilities	\$337,103.23			\$337,103.23
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	\$495,290.26	\$116,416.34	\$193,107.18	\$804,813.78
Total Equity	\$4,859,375.26	\$719,579.75	\$1,181,510.40	\$6,760,465.41
Total Liabilities / Equity	\$5,196,478.49	\$719,579.75	\$1,181,510.40	\$7,097,568.64

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	-	-	2,041,959.58	2,042,830.00	(870.42)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	2,680.00	-	2,680.00	282,405.00	270,000.00	12,405.00	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	199.02	-	199.02	28,855.48	30,000.00	(1,144.52)	30,000.00
40600 - Other Income-Lien Fees	-	-	-	8,570.54	7,000.00	1,570.54	7,000.00
40700 - Delinquent Postage Fees	-	208.33	(208.33)	1,787.06	2,083.30	(296.24)	2,500.00
41000 - Lot Consolidation Fee	5,025.00	1,666.67	3,358.33	21,575.00	16,666.70	4,908.30	20,000.00
41010 - Other Income-Transfer Fees	5,940.00	5,000.00	940.00	55,980.00	50,000.00	5,980.00	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	1,992.15	2,083.33	(91.18)	9,390.29	20,833.30	(11,443.01)	25,000.00
Total Admin Service Income	15,836.17	8,958.33	6,877.84	1,978,636.95	1,989,261.30	(10,624.35)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	780.00	742.00	38.00	12,348.00	12,340.00	8.00	13,500.00
42010 - Review & Inspect Fee	7,065.00	6,324.00	741.00	112,470.00	105,130.00	7,340.00	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	3,333.30	(3,333.30)	4,000.00
42300 - Community Enhancement	4,388.00	221.00	4,167.00	4,388.00	3,655.00	733.00	4,000.00
Total Community Standards Income	12,233.00	7,620.33	4,612.67	129,206.00	124,458.30	4,747.70	136,500.00
Property & Environment Income							
44000 - Fishing Permits	8,344.70	14,250.00	(5,905.30)	189,354.99	142,500.00	46,854.99	171,000.00
44010 - Boat Permits	110.00	1,375.00	(1,265.00)	16,730.00	13,750.00	2,980.00	16,500.00
44100 - Weed Control	-	58.33	(58.33)	1,211.50	583.30	628.20	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	416.70	(416.70)	500.00
44300 - Other-DPE (Seed/Fertilizer)	516.00	625.00	(109.00)	8,508.00	6,250.00	2,258.00	7,500.00
Total Property & Environment Income	8,970.70	16,350.00	(7,379.30)	215,804.49	163,500.00	52,304.49	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	6,874.76	100.00	6,774.76	9,207.32	3,000.00	6,207.32	4,000.00
46100 - Newsletter Advertising	-	-	-	1,722.94	2,000.00	(277.06)	8,000.00
46200 - Rent-Clubhouse	275.00	456.00	(181.00)	11,341.00	8,328.00	3,013.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	500.00	(500.00)	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	83.33	(8.33)	-	83.30	(83.30)	100.00
46230 - Clubhouse Cleaning	-	-	-	300.00	600.00	(300.00)	900.00
46240 - Tulip Clubhouse Rental Insurance	200.00	-	200.00	200.00	-	200.00	-
46300 - Vista Garden Income	-	208.33	(208.33)	220.00	2,083.30	(1,863.30)	2,500.00
Total Community Lifestyle Income	7,349.76	772.66	6,577.10	22,991.26	16,594.60	6,396.66	25,100.00

Recreation Amenities Income

48000 - PLPOA Members-Amenities	26,724.00	26,000.00	724.00	373,535.40	316,954.00	56,581.40	366,954.00
48200 - Timeshare Owners-Amenities	-	63,380.00	(63,380.00)	253,520.00	253,520.00	-	253,520.00
48300 - Sponsored Events/Programs	1,345.00	1,142.00	203.00	10,892.03	17,941.00	(7,048.97)	20,500.00
48400 - Rental Income	116.50	291.67	(175.17)	2,277.00	2,916.70	(639.70)	3,500.00
48500 - Retail	70.79	166.67	(95.88)	750.15	1,666.70	(916.55)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	20.00	395.83	(375.83)	9,838.00	3,958.30	5,879.70	4,750.00
48700 - Swim Lesson Revenue	900.00	541.67	358.33	9,215.00	5,416.70	3,798.30	6,500.00
48800 - Youth/Event Programs	-	-	-	920.00	-	920.00	-
Total Recreation Amenities Income	29,176.29	91,917.84	(62,741.55)	660,947.58	602,373.40	58,574.18	657,724.00
Total Operating Income	73,565.92	125,619.16	(52,053.24)	3,007,586.28	2,896,187.60	111,398.68	3,022,702.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	33,331.34	36,267.17	2,935.83	337,329.78	362,671.70	25,341.92	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	423.17	416.70	(6.47)	500.00
50020 - Payroll Taxes-Admin	2,798.55	3,250.00	451.45	29,916.36	32,500.00	2,583.64	39,000.00
50100 - Health Insurance-Admin	6,068.87	6,041.67	(27.20)	52,410.01	60,416.70	8,006.69	72,500.00
50110 - Dental Insurance-Admin	489.69	391.67	(98.02)	4,175.40	3,916.70	(258.70)	4,700.00
50120 - Vision Insurance-Admin	51.50	58.33	6.83	500.37	583.30	82.93	700.00
50130 - Retirement-Admin	1,787.37	1,958.33	170.96	18,778.89	19,583.30	804.41	23,500.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,800.00	400.00	14,400.00	18,000.00	3,600.00	21,600.00
50150 - Insurance-Workers Comp-Admin	126.07	166.67	40.60	1,791.50	1,666.70	(124.80)	2,000.00
50160 - Life Insurance-All	188.73	216.67	27.94	1,859.16	2,166.70	307.54	2,600.00
50190 - Payroll-Paychex	676.74	1,083.33	406.59	9,210.95	10,833.30	1,622.35	13,000.00
50195 - Misc (Admin Cafeteria Plan)	-	141.67	141.67	2,831.40	1,416.70	(1,414.70)	1,700.00
50200 - Office Supplies	109.79	558.33	448.54	1,911.11	5,583.30	3,672.19	6,700.00
50250 - Software Expense	3,972.34	2,375.00	(1,597.34)	34,904.64	23,750.00	(11,154.64)	28,500.00
50251 - Office Equip Repair/Tech Help	1,190.97	1,166.67	(24.30)	10,004.10	11,666.70	1,662.60	14,000.00
50260 - Equipment Leases	-	266.67	266.67	50.64	2,666.70	2,616.06	3,200.00
50300 - Postage	671.56	1,125.00	453.44	9,015.25	11,250.00	2,234.75	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	416.70	416.70	500.00
50320 - Copies/Printing	-	41.67	41.67	-	416.70	416.70	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50400 - Dues & Fees	-	125.00	125.00	1,042.90	1,250.00	207.10	1,500.00
50410 - Education-Seminars	-	708.33	708.33	3,628.45	7,083.30	3,454.85	8,500.00
50420 - Subscriptions	-	33.33	33.33	183.59	333.30	149.71	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	250.00	250.00	300.00
50700 - Board Meetings/Discretionary	178.32	108.33	(69.99)	1,895.00	1,083.30	(811.70)	1,300.00
50710 - Online Elections	-	-	-	20,121.82	10,000.00	(10,121.82)	10,000.00
50900 - Misc. & Contingency	32.13	83.33	51.20	446.47	833.30	386.83	1,000.00
50950 - Advertisement	29.95	100.00	70.05	816.70	1,000.00	183.30	1,200.00
51000 - Audit	15,000.00	2,333.33	(12,666.67)	15,000.00	23,333.30	8,333.30	28,000.00
51100 - Legal	5,598.50	4,166.67	(1,431.83)	62,978.59	41,666.70	(21,311.89)	50,000.00
51101 - Legal - billed	(481.00)	(1,250.00)	(769.00)	(5,299.22)	(12,500.00)	(7,200.78)	(15,000.00)
51200 - Legal-Collections	103.67	3,750.00	3,646.33	7,755.92	37,500.00	29,744.08	45,000.00
51201 - Legal-Collections-billed	(1,100.87)	(2,916.67)	(1,815.80)	(12,130.30)	(29,166.70)	(17,036.40)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	1,666.70	(1,444.12)	2,000.00
51510 - Income Tax	24,870.00	34.75	(24,835.25)	28,077.00	347.50	(27,729.50)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	833.30	833.30	1,000.00
52010 - Master Insurance	10,327.53	-	(10,327.53)	240,030.64	100,995.00	(139,035.64)	100,995.00
53000 - Bank Charges	(14.92)	25.00	39.92	(50.52)	250.00	300.52	300.00
53010 - Credit Card Charges - Admin	-	333.33	333.33	4,802.64	3,333.30	(1,469.34)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	83.30	83.30	100.00
Total Admin Service Expense	107,406.83	64,910.25	(42,496.58)	901,923.23	760,097.50	(141,825.73)	889,918.00

Community Standards Expense

60000 - Payroll-DCS	32,215.29	28,912.50	(3,302.79)	280,950.46	289,125.00	8,174.54	346,950.00
60010 - Payroll-Overtime-DCS	211.69	166.67	(45.02)	4,080.27	1,666.70	(2,413.57)	2,000.00
60020 - Payroll Taxes-DCS	2,724.03	2,583.33	(140.70)	25,277.12	25,833.30	556.18	31,000.00
60100 - Health Insurance-DCS	4,630.12	5,375.00	744.88	45,006.51	53,750.00	8,743.49	64,500.00
60110 - Dental Insurance-DCS	422.60	416.67	(5.93)	4,162.75	4,166.70	3.95	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	524.59	541.70	17.11	650.00
60130 - Retirement-DCS	1,327.96	1,166.67	(161.29)	8,589.87	11,666.70	3,076.83	14,000.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	15,800.00	16,000.00	200.00	19,200.00
60150 - Insurance-Workers Comp-DCS	313.13	375.00	61.87	4,255.58	3,750.00	(505.58)	4,500.00
60200 - Office/Field Supplies/Expenses	356.25	333.33	(22.92)	6,687.46	3,333.30	(3,354.16)	4,000.00
60230 - Uniforms	-	43.00	43.00	1,518.88	417.00	(1,101.88)	500.00
60310 - DCS Copier	775.21	562.50	(212.71)	6,777.15	5,625.00	(1,152.15)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	139.86	833.30	693.44	1,000.00
60410 - Professional Fees	-	41.67	41.67	744.00	416.70	(327.30)	500.00
60430 - Training	41.35	116.67	75.32	3,906.93	1,166.70	(2,740.23)	1,400.00
60500 - DCS Vehicle Gas	182.33	225.00	42.67	1,974.99	2,250.00	275.01	2,700.00
60530 - Vehicle Exp-Sport S 63	-	70.83	70.83	650.69	708.30	57.61	850.00
60540 - Vehicle Exp-Sport SL 29	-	70.83	70.83	526.60	708.30	181.70	850.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	276.49	750.00	473.51	900.00
60900 - Contingency	-	43.00	43.00	278.29	417.00	138.71	500.00
60910 - Capital Expenditures	-	125.00	125.00	72.43	1,250.00	1,177.57	1,500.00
60930 - Community Enhancement	2,495.50	5,000.00	2,504.50	47,567.23	48,000.00	432.77	65,000.00
Total Community Standards Expense	47,348.86	47,440.17	91.31	459,768.15	472,375.70	12,607.55	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	27,294.00	26,989.58	(304.42)	260,960.90	269,895.80	8,934.90	323,875.00
61010 - Payroll-Overtime-DPE	199.81	416.67	216.86	1,487.69	4,166.70	2,679.01	5,000.00
61020 - Payroll Taxes-DPE	2,309.51	2,608.33	298.82	23,267.10	26,083.30	2,816.20	31,300.00
61100 - Health Insurance-DPE	3,419.06	3,416.67	(2.39)	32,717.24	34,166.70	1,449.46	41,000.00
61110 - Dental Insurance-DPE	323.32	353.75	30.43	3,169.95	3,537.50	367.55	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	487.46	583.30	95.84	700.00
61130 - Retirement-DPE	1,275.42	1,500.00	224.58	14,512.47	15,000.00	487.53	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	8,000.00	8,000.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	633.25	625.00	(8.25)	8,520.88	6,250.00	(2,270.88)	7,500.00
61200 - Office/Field Supplies	(77.18)	33.33	110.51	388.72	333.30	(55.42)	400.00
61210 - Tools, Supplies Expense	919.71	666.67	(253.04)	4,733.70	6,666.70	1,933.00	8,000.00
61220 - Janitorial Supplies	348.54	291.67	(56.87)	2,115.20	2,916.70	801.50	3,500.00
61230 - Uniforms	-	125.00	125.00	1,245.56	1,250.00	4.44	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	621.00	1,416.70	795.70	1,700.00
61350 - Enforcement/Signage	931.06	979.58	48.52	3,587.00	9,795.80	6,208.80	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	108.32	83.30	(25.02)	100.00
61352 - Signage	964.46	145.83	(818.63)	1,089.29	1,458.30	369.01	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	1,250.00	1,198.11	1,500.00
61500 - Vehicle-Gas	569.96	1,250.00	680.04	5,019.32	12,500.00	7,480.68	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	102.10	833.30	731.20	1,000.00
61530 - Dept Auto #3/06 Ford	78.02	250.00	171.98	406.33	2,500.00	2,093.67	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	1,993.85	1,250.00	(743.85)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	502.33	1,250.00	747.67	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	599.01	1,250.00	650.99	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	16.84	125.00	108.16	223.00	1,250.00	1,027.00	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	247.60	416.70	169.10	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	659.51	2,083.30	1,423.79	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	1,138.08	2,083.30	945.22	2,500.00
61600 - Facilities Maintenance	150.16	708.33	558.17	4,472.78	7,083.30	2,610.52	8,500.00
61601 - Equipment Maintenance	1.52	375.00	373.48	517.92	3,750.00	3,232.08	4,500.00
61602 - Trailer Maintenance	62.18	83.33	21.15	558.98	833.30	274.32	1,000.00
61603 - Boating Improvements	1,004.35	-	(1,004.35)	1,573.98	5,000.00	3,426.02	5,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	699.40	750.00	50.60	6,787.82	7,500.00	712.18	9,000.00
61605 - Fence Maint & Construction	1,461.36	166.67	(1,294.69)	1,499.27	1,666.70	167.43	2,000.00
61606 - Parks & Trails Expense	3.83	500.00	496.17	6,998.10	5,000.00	(1,998.10)	6,000.00
61610 - Consulting	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	6,293.50	2,916.70	(3,376.80)	3,500.00
61620 - Fire Mitigation	141.53	1,916.67	1,775.14	9,716.90	19,166.70	9,449.80	23,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	5,667.94	6,666.70	998.76	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	242.39	2,500.00	2,257.61	2,500.00
61632 - Water Quality Testing	750.00	83.33	(666.67)	880.65	833.30	(47.35)	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	28,502.72	22,500.00	(6,002.72)	27,000.00
61640 - Porta Potties	140.20	250.00	109.80	1,362.00	2,500.00	1,138.00	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	6,000.00	5,000.00	(1,000.00)	6,000.00
61645 - Pumping Services	800.00	125.00	(675.00)	800.00	1,250.00	450.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	457.98	833.30	375.32	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	83.30	83.30	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	2,916.70	2,916.70	3,500.00
61960 - Stocking & Food Chain	35,000.00	20,000.00	(15,000.00)	131,310.00	119,000.00	(12,310.00)	119,000.00
Total Property & Environment Expense	80,265.48	71,335.40	(8,930.08)	591,598.43	637,354.00	45,755.57	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	189.25	333.33	144.08	3,441.40	3,333.30	(108.10)	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	19,509.45	16,000.00	(3,509.45)	32,000.00
62800 - Community Activities & Events	-	300.00	300.00	8,379.05	13,139.00	4,759.95	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	19.22	416.70	397.48	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	3,625.77	2,916.70	(709.07)	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	300.00	1,250.00	950.00	1,500.00
62840 - Landscaping Clubhouse	117.48	62.50	(54.98)	117.48	625.00	507.52	750.00
62940 - Community Garden	-	333.33	333.33	2,623.48	3,333.30	709.82	4,000.00
Total Community Lifestyle Expense	306.73	1,487.50	1,180.77	38,015.85	41,014.00	2,998.15	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	27,329.18	30,875.00	3,545.82	281,865.12	308,750.00	26,884.88	370,500.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	448.51	625.00	176.49	750.00
63020 - Payroll Taxes-DRA	2,251.01	2,791.67	540.66	25,045.63	27,916.70	2,871.07	33,500.00
63100 - Health Insurance-DRA	1,624.85	2,625.00	1,000.15	18,737.24	26,250.00	7,512.76	31,500.00
63110 - Dental Insurance-DRA	161.94	250.00	88.06	1,935.65	2,500.00	564.35	3,000.00
63120 - Vision Insurance-DRA	43.28	50.00	6.72	479.85	500.00	20.15	600.00
63130 - Retirement-DRA	730.01	1,000.00	269.99	7,797.55	10,000.00	2,202.45	12,000.00
63140 - HRA-Health Reimbursement-DRA	400.00	800.00	400.00	5,200.00	8,000.00	2,800.00	9,600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63150 - Insurance-Workers Comp-DRA	245.55	208.33	(37.22)	3,460.04	2,083.30	(1,376.74)	2,500.00
63200 - Supplies-Building	-	916.67	916.67	4,913.88	9,166.70	4,252.82	11,000.00
63210 - Supplies-Programs	(16.02)	750.00	766.02	1,846.38	7,500.00	5,653.62	9,000.00
63220 - Janitorial/Housekeeping	171.90	166.67	(5.23)	2,060.88	1,666.70	(394.18)	2,000.00
63230 - Uniforms	-	-	-	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	6,408.40	5,833.30	(575.10)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	833.30	833.30	1,000.00
63255 - Credit Card Fees - Rec Center	922.38	1,583.33	660.95	12,541.19	15,833.30	3,292.11	19,000.00
63320 - Office Supplies/Printing	39.19	250.00	210.81	1,499.84	2,500.00	1,000.16	3,000.00
63400 - Dues/Subscriptions	313.00	41.67	(271.33)	984.50	416.70	(567.80)	500.00
63410 - Seminars/Training	244.49	-	(244.49)	728.04	1,650.00	921.96	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	208.30	208.30	250.00
63600 - Maintenance Building	1,983.57	1,666.67	(316.90)	9,107.41	16,666.70	7,559.29	20,000.00
63601 - Maintenance-Grounds & Parking	1,375.83	333.33	(1,042.50)	2,669.05	3,333.30	664.25	4,000.00
63602 - Maintenance-Pool	262.45	1,833.33	1,570.88	6,073.31	18,333.30	12,259.99	22,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	6,972.19	3,750.00	(3,222.19)	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	3,735.00	3,958.30	223.30	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	373.31	416.70	43.39	500.00
63910 - Non Capital Equipment Replacement	(539.83)	416.67	956.50	2,448.11	4,166.70	1,718.59	5,000.00
63920 - Merchandise	5.16	125.00	119.84	543.94	1,250.00	706.06	1,500.00
64010 - Utilities-Gas Rec	1,585.49	3,758.33	2,172.84	25,464.70	37,583.30	12,118.60	45,100.00
64020 - Utilities-Electric Rec	4,852.20	3,616.67	(1,235.53)	34,902.86	36,166.70	1,263.84	43,400.00
64030 - Utilities-Water Rec	773.25	708.33	(64.92)	8,549.57	7,083.30	(1,466.27)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,653.60	1,750.00	96.40	2,100.00
64050 - Irrigation Water Rec	15.74	125.00	109.26	133.18	1,250.00	1,116.82	1,500.00
64060 - Utilities-Alarm Rec	418.18	291.67	(126.51)	1,678.53	2,916.70	1,238.17	3,500.00
64070 - Utilities-TV-Telephone Rec	115.20	250.00	134.80	2,096.06	2,500.00	403.94	3,000.00
Total Recreation Amenities Expense	46,114.20	57,170.83	11,056.63	482,353.52	574,158.30	91,804.78	689,250.00

Utilities Expense

70010 - Gas Admin	29.34	216.67	187.33	1,257.22	2,166.70	909.48	2,600.00
70020 - Electric Admin	328.47	393.33	64.86	2,970.26	3,933.30	963.04	4,720.00
70030 - Water Admin	626.29	291.67	(334.62)	3,947.60	2,916.70	(1,030.90)	3,500.00
70040 - Waste Control Admin	201.38	200.00	(1.38)	2,060.86	2,000.00	(60.86)	2,400.00
71010 - Gas Shop	27.51	208.33	180.82	1,283.63	2,083.30	799.67	2,500.00
71020 - Electric Shop	61.64	183.33	121.69	892.07	1,833.30	941.23	2,200.00
71030 - Water Shop	85.69	91.67	5.98	840.00	916.70	76.70	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	1,290.30	1,666.70	376.40	2,000.00
72010 - Gas Clubhouse	37.57	375.00	337.43	2,263.76	3,750.00	1,486.24	4,500.00
72020 - Electric Clubhouse	128.92	208.33	79.41	1,254.72	2,083.30	828.58	2,500.00
72030 - Water Clubhouse	91.67	250.00	158.33	1,890.78	2,500.00	609.22	3,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73000 - Cellular Phones	552.59	312.50	(240.09)	4,820.51	3,125.00	(1,695.51)	3,750.00
73010 - Telephone-All Depts Except Rec	720.60	416.67	(303.93)	3,961.87	4,166.70	204.83	5,000.00
74000 - Street Lights	135.14	166.67	31.53	1,216.26	1,666.70	450.44	2,000.00
74010 - Water Other Assoc Lots	-	416.67	416.67	646.67	4,166.70	3,520.03	5,000.00
74020 - Aerator	-	666.67	666.67	3,971.73	6,666.70	2,694.97	8,000.00
74030 - Internet	504.43	416.67	(87.76)	4,068.60	4,166.70	98.10	5,000.00
Total Utilities Expense	3,677.52	4,980.85	1,303.33	38,636.84	49,808.50	11,171.66	59,770.00
Total Operating Expense	285,119.62	247,325.00	(37,794.62)	2,512,296.02	2,534,808.00	22,511.98	3,022,702.00
Net Operating Income (Loss)	(211,553.70)	(121,705.84)	(89,847.86)	495,290.26	361,379.60	133,910.66	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	397,975.00	79,595.00	477,570.00
80100 - Interest-Reserve	1,967.79	1,916.67	51.12	19,838.31	19,166.70	671.61	23,000.00
Total Reserve Income	1,967.79	41,714.17	(39,746.38)	497,408.31	417,141.70	80,266.61	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	49,083.30	(49,083.30)	58,900.00
81100 - Interest-Trails Maint Reserves	288.33	1,000.00	(711.67)	3,663.01	10,000.00	(6,336.99)	12,000.00
Total Trails Maintenance Income	288.33	5,908.33	(5,620.00)	3,663.01	59,083.30	(55,420.29)	70,900.00
Total Reserve Income	2,256.12	47,622.50	(45,366.38)	501,071.32	476,225.00	24,846.32	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	1,012.05	5,230.33	4,218.28	19,025.05	52,303.30	33,278.25	62,764.00
84012 - Refinish wood floors - Rec Center	10,029.00	1,474.00	(8,555.00)	10,029.00	14,740.00	4,711.00	17,688.00
84016 - Replace fishing pier dock	-	833.33	833.33	14,822.95	8,333.30	(6,489.65)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	9,794.20	9,794.20	11,753.00
84019 - Greenbelt Fire Mitigation	350.00	4,050.00	3,700.00	55,850.00	40,500.00	(15,350.00)	48,600.00
84023 - Replace Mailbox - Reserves	-	3,956.08	3,956.08	50,633.77	39,560.80	(11,072.97)	47,473.00
84025 - Server, Upgrades	-	951.00	951.00	19,757.93	9,510.00	(10,247.93)	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	5,416.70	(1,208.30)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	12,853.30	12,853.30	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	4,724.75	3,804.20	(920.55)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	16,389.30	22,666.70	6,277.40	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	29,683.09	17,900.00	(11,783.09)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	7,657.70	17,279.20	9,621.50	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	58,157.37	54,166.70	(3,990.67)	65,000.00
84040 - Maintenance Shop fencing	10,816.40	1,666.67	(9,149.73)	10,816.40	16,666.70	5,850.30	20,000.00
84041 - Pool Furniture	-	-	-	3,791.83	-	(3,791.83)	-
Total Reserve Expense	22,207.45	32,549.51	10,342.06	307,964.14	325,495.10	17,530.96	390,594.00
Total Reserve Expense	22,207.45	32,549.51	10,342.06	307,964.14	325,495.10	17,530.96	390,594.00
Net Reserve Income (Loss)	(19,951.33)	15,072.99	(35,024.32)	193,107.18	150,729.90	42,377.28	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	378,689.20	(49,262.20)	454,427.00
91900 - Interest-Capital Fund	4,116.03	833.33	3,282.70	9,601.96	8,333.30	1,268.66	10,000.00
Total Capital Improvement Income	4,116.03	38,702.25	(34,586.22)	339,028.96	387,022.50	(47,993.54)	464,427.00
Total Capital Income	4,116.03	38,702.25	(34,586.22)	339,028.96	387,022.50	(47,993.54)	464,427.00
Capital Expense							
Capital Improvement Expense							
95003 - General Capital Expense	-	-	-	819.59	-	(819.59)	-
95005 - Improve Lake Facilities	(15.16)	-	15.16	1,893.21	-	(1,893.21)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	-	-	-	27,231.11	-	(27,231.11)	-
95013 - SVL Easement	-	-	-	180,000.00	-	(180,000.00)	-
95014 - SVL Improvements	2,790.00	-	(2,790.00)	12,572.71	-	(12,572.71)	-
Total Capital Improvement Expense	2,774.84	-	(2,774.84)	222,612.62	-	(222,612.62)	-
Total Capital Expense	2,774.84	-	(2,774.84)	222,612.62	-	(222,612.62)	-
Net Capital Income (Loss)	1,341.19	38,702.25	(37,361.06)	116,416.34	387,022.50	(270,606.16)	464,427.00
Net Total	(230,163.84)	(67,930.60)	(162,233.24)	804,813.78	899,132.00	(94,318.22)	645,303.00