
INTEROFFICE MEMORANDUM

TO: JONATHAN TURK

FROM: HEATHER LUNDY

SUBJECT: ACCOUNTING NOTES FOR SEPTEMBER 2025.

DATE: September 30, 2025

As of September 30, 2025, the Association has received \$1,990,570 or 97.8% of the total billed 2025 regular assessments of \$2,035,125. For the same period in 2024, the collections were approximately \$1,936,350 or 97.7% of the total of \$1,982,825 billed.

Certificates of Deposit as of September 30, 2025:

MATURITY	RATE	VALUE	FUND
10/17/2025	4%	\$175,000	Reserve
10/22/2025	4%	\$150,000	Capital
10/24/2025	4%	\$75,000	Operating
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 9/30/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$238,480.98			\$238,480.98
10510 - TBK - HRA Money Market	\$79,337.42			\$79,337.42
11540 - First Citizens Bank Operating	(\$16,559.62)			(\$16,559.62)
11541 - First Citizens Bank Sweep - Operating	\$888,075.66			\$888,075.66
12100 - Edward Jones Operating	\$77,928.69			\$77,928.69
12110 - Edward Jones Emergency Fund	\$152,380.93			\$152,380.93
12200 - Edward Jones Capital Improvement		\$718,238.56		\$718,238.56
13820 - Edward Jones Reserves			\$872,930.67	\$872,930.67
13841 - First Citizens Bank Reserves - CDARS			\$160,262.36	\$160,262.36
13850 - Edward Jones Trails Maintenance Reserves			\$168,268.70	\$168,268.70
14000 - Accounts Receivable	\$111,779.79			\$111,779.79
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,278.73			\$1,278.73
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	\$1,545,297.09	\$718,238.56	\$1,201,461.73	\$3,464,997.38
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	\$5,411,311.56	\$718,238.56	\$1,201,461.73	\$7,331,011.85

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 9/30/2025

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$14,546.97			\$14,546.97
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$79,333.31			\$79,333.31
22000 - Prepaid Assessments	\$22,063.70			\$22,063.70
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	\$846.21			\$846.21
27100 - Pension	(\$0.15)			(\$0.15)
Total Current Liabilities	\$351,124.11			\$351,124.11
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	\$696,102.45	\$115,075.15	\$213,058.51	\$1,024,236.11
Total Equity	\$5,060,187.45	\$718,238.56	\$1,201,461.73	\$6,979,887.74
Total Liabilities / Equity	\$5,411,311.56	\$718,238.56	\$1,201,461.73	\$7,331,011.85

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	50.00	-	50.00	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	1,005.00	-	1,005.00	279,725.00	270,000.00	9,725.00	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	151.99	-	151.99	28,656.46	30,000.00	(1,343.54)	30,000.00
40600 - Other Income-Lien Fees	(4.46)	-	(4.46)	8,570.54	7,000.00	1,570.54	7,000.00
40700 - Delinquent Postage Fees	(9.64)	208.33	(217.97)	1,787.06	1,874.97	(87.91)	2,500.00
41000 - Lot Consolidation Fee	5,025.00	1,666.67	3,358.33	16,550.00	15,000.03	1,549.97	20,000.00
41010 - Other Income-Transfer Fees	7,020.00	5,000.00	2,020.00	50,040.00	45,000.00	5,040.00	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	429.45	2,083.33	(1,653.88)	7,395.85	18,749.97	(11,354.12)	25,000.00
Total Admin Service Income	13,667.34	8,958.33	4,709.01	1,962,798.49	1,980,302.97	(17,504.48)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	1,080.00	1,368.00	(288.00)	11,568.00	11,598.00	(30.00)	13,500.00
42010 - Review & Inspect Fee	12,455.00	11,649.00	806.00	105,405.00	98,806.00	6,599.00	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	2,999.97	(2,999.97)	4,000.00
42300 - Community Enhancement	-	405.00	(405.00)	-	3,434.00	(3,434.00)	4,000.00
Total Community Standards Income	13,535.00	13,755.33	(220.33)	116,973.00	116,837.97	135.03	136,500.00
Property & Environment Income							
44000 - Fishing Permits	8,476.65	14,250.00	(5,773.35)	180,902.29	128,250.00	52,652.29	171,000.00
44010 - Boat Permits	350.00	1,375.00	(1,025.00)	16,590.00	12,375.00	4,215.00	16,500.00
44100 - Weed Control	1,211.50	58.33	1,153.17	1,211.50	524.97	686.53	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	375.03	(375.03)	500.00
44300 - Other-DPE (Seed/Fertilizer)	654.00	625.00	29.00	7,782.00	5,625.00	2,157.00	7,500.00
Total Property & Environment Income	10,692.15	16,350.00	(5,657.85)	206,485.79	147,150.00	59,335.79	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	649.46	500.00	149.46	1,116.54	2,900.00	(1,783.46)	4,000.00
46100 - Newsletter Advertising	-	-	-	1,722.94	2,000.00	(277.06)	8,000.00
46200 - Rent-Clubhouse	1,660.00	1,200.00	460.00	11,066.00	7,872.00	3,194.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	500.00	(500.00)	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	74.97	(74.97)	100.00
46230 - Clubhouse Cleaning	-	-	-	300.00	600.00	(300.00)	900.00
46300 - Vista Garden Income	-	208.33	(208.33)	220.00	1,874.97	(1,654.97)	2,500.00
Total Community Lifestyle Income	2,309.46	1,916.66	392.80	14,425.48	15,821.94	(1,396.46)	25,100.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	42,090.00	28,954.00	13,136.00	346,811.40	290,954.00	55,857.40	366,954.00
48200 - Timeshare Owners-Amenities	126,760.00	-	126,760.00	253,520.00	190,140.00	63,380.00	253,520.00
48300 - Sponsored Events/Programs	815.00	1,142.00	(327.00)	9,547.03	16,799.00	(7,251.97)	20,500.00
48400 - Rental Income	184.50	291.67	(107.17)	2,160.50	2,625.03	(464.53)	3,500.00
48500 - Retail	65.02	166.67	(101.65)	679.36	1,500.03	(820.67)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	9,818.00	3,562.47	6,255.53	4,750.00
48700 - Swim Lesson Revenue	-	541.67	(541.67)	8,315.00	4,875.03	3,439.97	6,500.00
48800 - Youth/Event Programs	-	-	-	920.00	-	920.00	-
Total Recreation Amenities Income	169,914.52	31,491.84	138,422.68	631,771.29	510,455.56	121,315.73	657,724.00
Total Operating Income	210,118.47	72,472.16	137,646.31	2,932,454.05	2,770,568.44	161,885.61	3,022,702.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	31,771.39	36,267.17	4,495.78	303,998.44	326,404.53	22,406.09	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	423.17	375.03	(48.14)	500.00
50020 - Payroll Taxes-Admin	2,667.37	3,250.00	582.63	27,117.81	29,250.00	2,132.19	39,000.00
50100 - Health Insurance-Admin	4,476.64	6,041.67	1,565.03	46,341.14	54,375.03	8,033.89	72,500.00
50110 - Dental Insurance-Admin	418.79	391.67	(27.12)	3,685.71	3,525.03	(160.68)	4,700.00
50120 - Vision Insurance-Admin	51.50	58.33	6.83	448.87	524.97	76.10	700.00
50130 - Retirement-Admin	1,734.02	1,958.33	224.31	16,991.52	17,624.97	633.45	23,500.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,800.00	400.00	13,000.00	16,200.00	3,200.00	21,600.00
50150 - Insurance-Workers Comp-Admin	382.92	166.67	(216.25)	1,665.43	1,500.03	(165.40)	2,000.00
50160 - Life Insurance-All	188.73	216.67	27.94	1,670.43	1,950.03	279.60	2,600.00
50190 - Payroll-Paychex	927.73	1,083.33	155.60	8,534.21	9,749.97	1,215.76	13,000.00
50195 - Misc (Admin Cafeteria Plan)	198.00	141.67	(56.33)	2,831.40	1,275.03	(1,556.37)	1,700.00
50200 - Office Supplies	-	558.33	558.33	1,801.32	5,024.97	3,223.65	6,700.00
50250 - Software Expense	4,272.58	2,375.00	(1,897.58)	30,932.30	21,375.00	(9,557.30)	28,500.00
50251 - Office Equip Repair/Tech Help	952.47	1,166.67	214.20	8,813.13	10,500.03	1,686.90	14,000.00
50260 - Equipment Leases	-	266.67	266.67	50.64	2,400.03	2,349.39	3,200.00
50300 - Postage	-	1,125.00	1,125.00	8,343.69	10,125.00	1,781.31	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	375.03	375.03	500.00
50320 - Copies/Printing	-	41.67	41.67	-	375.03	375.03	500.00
50400 - Dues & Fees	-	125.00	125.00	1,042.90	1,125.00	82.10	1,500.00
50410 - Education-Seminars	-	708.33	708.33	3,628.45	6,374.97	2,746.52	8,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50420 - Subscriptions	-	33.33	33.33	183.59	299.97	116.38	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	225.00	225.00	300.00
50700 - Board Meetings/Discretionary	211.06	108.33	(102.73)	1,716.68	974.97	(741.71)	1,300.00
50710 - Online Elections	-	-	-	20,121.82	10,000.00	(10,121.82)	10,000.00
50900 - Misc. & Contingency	(817.41)	83.33	900.74	414.34	749.97	335.63	1,000.00
50950 - Advertisement	-	100.00	100.00	786.75	900.00	113.25	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	20,999.97	20,999.97	28,000.00
51100 - Legal	5,842.73	4,166.67	(1,676.06)	57,380.09	37,500.03	(19,880.06)	50,000.00
51101 - Legal - billed	-	(1,250.00)	(1,250.00)	(4,818.22)	(11,250.00)	(6,431.78)	(15,000.00)
51200 - Legal-Collections	1,037.34	3,750.00	2,712.66	7,652.25	33,750.00	26,097.75	45,000.00
51201 - Legal-Collections-billed	(311.08)	(2,916.67)	(2,605.59)	(11,029.43)	(26,250.03)	(15,220.60)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	1,500.03	(1,610.79)	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	312.75	(2,894.25)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	749.97	749.97	1,000.00
52010 - Master Insurance	19,798.25	-	(19,798.25)	229,703.11	100,995.00	(128,708.11)	100,995.00
53000 - Bank Charges	15.00	25.00	10.00	(35.60)	225.00	260.60	300.00
53010 - Credit Card Charges - Admin	-	333.33	333.33	4,802.64	2,999.97	(1,802.67)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	74.97	74.97	100.00
Total Admin Service Expense	75,218.03	64,910.25	(10,307.78)	794,516.40	695,187.25	(99,329.15)	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	26,692.04	28,912.50	2,220.46	248,735.17	260,212.50	11,477.33	346,950.00
60010 - Payroll-Overtime-DCS	412.79	166.67	(246.12)	3,868.58	1,500.03	(2,368.55)	2,000.00
60020 - Payroll Taxes-DCS	2,275.70	2,583.33	307.63	22,553.09	23,249.97	696.88	31,000.00
60100 - Health Insurance-DCS	4,630.12	5,375.00	744.88	40,376.39	48,375.00	7,998.61	64,500.00
60110 - Dental Insurance-DCS	422.60	416.67	(5.93)	3,740.15	3,750.03	9.88	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	471.19	487.53	16.34	650.00
60130 - Retirement-DCS	950.32	1,166.67	216.35	7,261.91	10,500.03	3,238.12	14,000.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	14,200.00	14,400.00	200.00	19,200.00
60150 - Insurance-Workers Comp-DCS	954.40	375.00	(579.40)	3,942.45	3,375.00	(567.45)	4,500.00
60200 - Office/Field Supplies/Expenses	547.84	333.33	(214.51)	6,331.21	2,999.97	(3,331.24)	4,000.00
60230 - Uniforms	-	51.00	51.00	1,518.88	374.00	(1,144.88)	500.00
60310 - DCS Copier	493.06	562.50	69.44	6,001.94	5,062.50	(939.44)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	139.86	749.97	610.11	1,000.00
60410 - Professional Fees	-	41.67	41.67	744.00	375.03	(368.97)	500.00
60430 - Training	-	116.67	116.67	3,865.58	1,050.03	(2,815.55)	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	1,792.66	2,025.00	232.34	2,700.00
60530 - Vehicle Exp-Sport S 63	26.00	70.83	44.83	650.69	637.47	(13.22)	850.00
60540 - Vehicle Exp-Sport SL 29	30.00	70.83	40.83	526.60	637.47	110.87	850.00
60700 - ECC Expenses	9.35	75.00	65.65	276.49	675.00	398.51	900.00
60900 - Contingency	-	51.00	51.00	278.29	374.00	95.71	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60910 - Capital Expenditures	-	125.00	125.00	72.43	1,125.00	1,052.57	1,500.00
60930 - Community Enhancement	10,559.25	5,000.00	(5,559.25)	45,071.73	43,000.00	(2,071.73)	65,000.00
Total Community Standards Expense	49,656.87	47,456.17	(2,200.70)	412,419.29	424,935.53	12,516.24	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	22,868.95	26,989.58	4,120.63	233,666.90	242,906.22	9,239.32	323,875.00
61010 - Payroll-Overtime-DPE	-	416.67	416.67	1,287.88	3,750.03	2,462.15	5,000.00
61020 - Payroll Taxes-DPE	1,920.02	2,608.33	688.31	20,957.59	23,474.97	2,517.38	31,300.00
61100 - Health Insurance-DPE	2,904.10	3,416.67	512.57	29,298.18	30,750.03	1,451.85	41,000.00
61110 - Dental Insurance-DPE	260.07	353.75	93.68	2,846.63	3,183.75	337.12	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	442.29	524.97	82.68	700.00
61130 - Retirement-DPE	1,107.34	1,500.00	392.66	13,237.05	13,500.00	262.95	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	7,200.00	7,200.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	1,932.44	625.00	(1,307.44)	7,887.63	5,625.00	(2,262.63)	7,500.00
61200 - Office/Field Supplies	77.18	33.33	(43.85)	465.90	299.97	(165.93)	400.00
61210 - Tools, Supplies Expense	196.58	666.67	470.09	3,813.99	6,000.03	2,186.04	8,000.00
61220 - Janitorial Supplies	253.08	291.67	38.59	1,766.66	2,625.03	858.37	3,500.00
61230 - Uniforms	549.01	125.00	(424.01)	1,245.56	1,125.00	(120.56)	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	621.00	1,275.03	654.03	1,700.00
61350 - Enforcement/Signage	126.00	979.58	853.58	2,655.94	8,816.22	6,160.28	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	108.32	74.97	(33.35)	100.00
61352 - Signage	-	145.83	145.83	124.83	1,312.47	1,187.64	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	1,125.00	1,073.11	1,500.00
61500 - Vehicle-Gas	-	1,250.00	1,250.00	4,449.36	11,250.00	6,800.64	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	102.10	749.97	647.87	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	328.31	2,250.00	1,921.69	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	1,993.85	1,125.00	(868.85)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	502.33	1,125.00	622.67	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	109.36	125.00	15.64	599.01	1,125.00	525.99	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	206.16	1,125.00	918.84	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	247.60	375.03	127.43	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	659.51	1,874.97	1,215.46	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	1,138.08	1,874.97	736.89	2,500.00
61600 - Facilities Maintenance	99.12	708.33	609.21	4,322.62	6,374.97	2,052.35	8,500.00
61601 - Equipment Maintenance	22.91	375.00	352.09	516.40	3,375.00	2,858.60	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	496.80	749.97	253.17	1,000.00
61603 - Boating Improvements	-	-	-	569.63	5,000.00	4,430.37	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	228.92	750.00	521.08	6,088.42	6,750.00	661.58	9,000.00
61605 - Fence Maint & Construction	-	166.67	166.67	37.91	1,500.03	1,462.12	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61606 - Parks & Trails Expense	572.09	500.00	(72.09)	6,994.27	4,500.00	(2,494.27)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	6,293.50	2,625.03	(3,668.47)	3,500.00
61620 - Fire Mitigation	9,397.58	1,916.67	(7,480.91)	9,575.37	17,250.03	7,674.66	23,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	5,667.94	6,000.03	332.09	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	242.39	2,250.00	2,007.61	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	130.65	749.97	619.32	1,000.00
61633 - Weeds & Algae Control	519.91	2,250.00	1,730.09	28,502.72	20,250.00	(8,252.72)	27,000.00
61640 - Porta Potties	140.20	250.00	109.80	1,221.80	2,250.00	1,028.20	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	6,000.00	4,500.00	(1,500.00)	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	457.98	749.97	291.99	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	74.97	74.97	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	2,625.03	2,625.03	3,500.00
61960 - Stocking & Food Chain	-	15,000.00	15,000.00	96,310.00	99,000.00	2,690.00	119,000.00
Total Property & Environment Expense	44,130.03	66,335.40	22,205.37	511,332.95	566,018.60	54,685.65	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	189.25	333.33	144.08	3,252.15	2,999.97	(252.18)	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	19,509.45	16,000.00	(3,509.45)	32,000.00
62800 - Community Activities & Events	1,552.15	300.00	(1,252.15)	8,379.05	12,839.00	4,459.95	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	19.22	375.03	355.81	500.00
62820 - Facilities-Clubhouse	20.15	291.67	271.52	3,625.77	2,625.03	(1,000.74)	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	300.00	1,125.00	825.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	562.50	562.50	750.00
62940 - Community Garden	-	333.33	333.33	2,623.48	2,999.97	376.49	4,000.00
Total Community Lifestyle Expense	1,761.55	1,487.50	(274.05)	37,709.12	39,526.50	1,817.38	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	24,042.16	30,875.00	6,832.84	254,535.94	277,875.00	23,339.06	370,500.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	448.51	562.50	113.99	750.00
63020 - Payroll Taxes-DRA	2,018.50	2,791.67	773.17	22,794.62	25,125.03	2,330.41	33,500.00
63100 - Health Insurance-DRA	1,624.85	2,625.00	1,000.15	17,112.39	23,625.00	6,512.61	31,500.00
63110 - Dental Insurance-DRA	161.94	250.00	88.06	1,773.71	2,250.00	476.29	3,000.00
63120 - Vision Insurance-DRA	43.28	50.00	6.72	436.57	450.00	13.43	600.00
63130 - Retirement-DRA	667.60	1,000.00	332.40	7,067.54	9,000.00	1,932.46	12,000.00
63140 - HRA-Health Reimbursement-DRA	400.00	800.00	400.00	4,800.00	7,200.00	2,400.00	9,600.00
63150 - Insurance-Workers Comp-DRA	749.24	208.33	(540.91)	3,214.49	1,874.97	(1,339.52)	2,500.00
63200 - Supplies-Building	868.74	916.67	47.93	4,913.88	8,250.03	3,336.15	11,000.00
63210 - Supplies-Programs	535.10	750.00	214.90	1,862.40	6,750.00	4,887.60	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,888.98	1,500.03	(388.95)	2,000.00
63230 - Uniforms	-	-	-	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	5,767.56	5,249.97	(517.59)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	749.97	749.97	1,000.00
63255 - Credit Card Fees - Rec Center	2,114.74	1,583.33	(531.41)	11,341.81	14,249.97	2,908.16	19,000.00
63320 - Office Supplies/Printing	120.96	250.00	129.04	1,460.65	2,250.00	789.35	3,000.00
63400 - Dues/Subscriptions	48.05	41.67	(6.38)	671.50	375.03	(296.47)	500.00
63410 - Seminars/Training	-	550.00	550.00	483.55	1,650.00	1,166.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	187.47	187.47	250.00
63600 - Maintenance Building	728.92	1,666.67	937.75	7,123.84	15,000.03	7,876.19	20,000.00
63601 - Maintenance-Grounds & Parking	145.01	333.33	188.32	1,293.22	2,999.97	1,706.75	4,000.00
63602 - Maintenance-Pool	291.75	1,833.33	1,541.58	5,810.86	16,499.97	10,689.11	22,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	6,972.19	3,375.00	(3,597.19)	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	3,735.00	3,562.47	(172.53)	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	373.31	375.03	1.72	500.00
63910 - Non Capital Equipment Replacement	1,772.00	416.67	(1,355.33)	2,987.94	3,750.03	762.09	5,000.00
63920 - Merchandise	21.15	125.00	103.85	538.78	1,125.00	586.22	1,500.00
64010 - Utilities-Gas Rec	-	3,758.33	3,758.33	23,879.21	33,824.97	9,945.76	45,100.00
64020 - Utilities-Electric Rec	4,852.20	3,616.67	(1,235.53)	34,902.86	32,550.03	(2,352.83)	43,400.00
64030 - Utilities-Water Rec	815.11	708.33	(106.78)	7,776.32	6,374.97	(1,401.35)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,488.24	1,575.00	86.76	2,100.00
64050 - Irrigation Water Rec	31.88	125.00	93.12	117.44	1,125.00	1,007.56	1,500.00
64060 - Utilities-Alarm Rec	-	291.67	291.67	1,260.35	2,625.03	1,364.68	3,500.00
64070 - Utilities-TV-Telephone Rec	114.91	250.00	135.09	1,980.86	2,250.00	269.14	3,000.00
Total Recreation Amenities Expense	42,974.29	57,720.83	14,746.54	440,814.52	516,987.47	76,172.95	689,250.00
Utilities Expense							
70010 - Gas Admin	-	216.67	216.67	1,227.88	1,950.03	722.15	2,600.00
70020 - Electric Admin	-	393.33	393.33	2,641.79	3,539.97	898.18	4,720.00
70030 - Water Admin	851.89	291.67	(560.22)	3,321.31	2,625.03	(696.28)	3,500.00
70040 - Waste Control Admin	201.38	200.00	(1.38)	1,859.48	1,800.00	(59.48)	2,400.00
71010 - Gas Shop	-	208.33	208.33	1,256.12	1,874.97	618.85	2,500.00
71020 - Electric Shop	-	183.33	183.33	830.43	1,649.97	819.54	2,200.00
71030 - Water Shop	85.69	91.67	5.98	754.31	825.03	70.72	1,100.00
71040 - Waste Shop	111.78	166.67	54.89	1,144.02	1,500.03	356.01	2,000.00
72010 - Gas Clubhouse	-	375.00	375.00	2,226.19	3,375.00	1,148.81	4,500.00
72020 - Electric Clubhouse	-	208.33	208.33	1,125.80	1,874.97	749.17	2,500.00
72030 - Water Clubhouse	253.35	250.00	(3.35)	1,799.11	2,250.00	450.89	3,000.00
73000 - Cellular Phones	1,065.35	312.50	(752.85)	4,267.92	2,812.50	(1,455.42)	3,750.00
73010 - Telephone-All Depts Except Rec	-	416.67	416.67	3,241.27	3,750.03	508.76	5,000.00
74000 - Street Lights	-	166.67	166.67	1,081.12	1,500.03	418.91	2,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74010 - Water Other Assoc Lots	-	416.67	416.67	646.67	3,750.03	3,103.36	5,000.00
74020 - Aerator	29.42	666.67	637.25	3,971.73	6,000.03	2,028.30	8,000.00
74030 - Internet	504.14	416.67	(87.47)	3,564.17	3,750.03	185.86	5,000.00
Total Utilities Expense	3,103.00	4,980.85	1,877.85	34,959.32	44,827.65	9,868.33	59,770.00
Total Operating Expense	216,843.77	242,891.00	26,047.23	2,231,751.60	2,287,483.00	55,731.40	3,022,702.00
Net Operating Income (Loss)	(6,725.30)	(170,418.84)	163,693.54	700,702.45	483,085.44	217,617.01	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	39,797.50	(39,797.50)	477,570.00	358,177.50	119,392.50	477,570.00
80100 - Interest-Reserve	1,202.34	1,916.67	(714.33)	17,870.52	17,250.03	620.49	23,000.00
Total Reserve Income	1,202.34	41,714.17	(40,511.83)	495,440.52	375,427.53	120,012.99	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	44,174.97	(44,174.97)	58,900.00
81100 - Interest-Trails Maint Reserves	1,665.89	1,000.00	665.89	3,374.68	9,000.00	(5,625.32)	12,000.00
Total Trails Maintenance Income	1,665.89	5,908.33	(4,242.44)	3,374.68	53,174.97	(49,800.29)	70,900.00
Total Reserve Income	2,868.23	47,622.50	(44,754.27)	498,815.20	428,602.50	70,212.70	571,470.00
Reserve Expense							
84001 - Exercise Equipment	-	5,230.33	5,230.33	18,013.00	47,072.97	29,059.97	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	13,266.00	13,266.00	17,688.00
84016 - Replace fishing pier dock	-	833.33	833.33	14,822.95	7,499.97	(7,322.98)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	8,814.78	8,814.78	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,050.00	4,050.00	55,500.00	36,450.00	(19,050.00)	48,600.00
84023 - Replace Mailbox - Reserves	-	3,956.08	3,956.08	50,633.77	35,604.72	(15,029.05)	47,473.00
84025 - Server, Upgrades	-	951.00	951.00	19,757.93	8,559.00	(11,198.93)	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	4,875.03	(1,749.97)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	11,567.97	11,567.97	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	4,724.75	3,423.78	(1,300.97)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	16,389.30	20,400.03	4,010.73	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	29,683.09	16,110.00	(13,573.09)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	7,657.70	15,551.28	7,893.58	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	58,157.37	48,750.03	(9,407.34)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	15,000.03	15,000.03	20,000.00
84041 - Pool Furniture	-	-	-	3,791.83	-	(3,791.83)	-
Total Reserve Expense	-	32,549.51	32,549.51	285,756.69	292,945.59	7,188.90	390,594.00
Total Reserve Expense	-	32,549.51	32,549.51	285,756.69	292,945.59	7,188.90	390,594.00
Net Reserve Income (Loss)	2,868.23	15,072.99	(12,204.76)	213,058.51	135,656.91	77,401.60	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	340,820.28	(11,393.28)	454,427.00
91900 - Interest-Capital Fund	93.92	833.33	(739.41)	5,485.93	7,499.97	(2,014.04)	10,000.00
Total Capital Improvement Income	93.92	38,702.25	(38,608.33)	334,912.93	348,320.25	(13,407.32)	464,427.00
Total Capital Income	93.92	38,702.25	(38,608.33)	334,912.93	348,320.25	(13,407.32)	464,427.00
Capital Expense							
Capital Improvement Expense							
95003 - General Capital Expense	-	-	-	819.59	-	(819.59)	-
95005 - Improve Lake Facilities	763.60	-	(763.60)	1,908.37	-	(1,908.37)	-
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	-	-	-	9,782.71	-	(9,782.71)	-
Total Capital Improvement Expense	763.60	-	(763.60)	219,837.78	-	(219,837.78)	-
Total Capital Expense	763.60	-	(763.60)	219,837.78	-	(219,837.78)	-
Net Capital Income (Loss)	(669.68)	38,702.25	(39,371.93)	115,075.15	348,320.25	(233,245.10)	464,427.00
Net Total	(4,526.75)	(116,643.60)	112,116.85	1,028,836.11	967,062.60	61,773.51	645,303.00