

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 1/31/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$50,844.26			\$50,844.26
10510 - TBK - HRA Money Market	\$84,713.81			\$84,713.81
11540 - First Citizens Bank Operating	\$100,705.61			\$100,705.61
11541 - First Citizens Bank Sweep - Operating	\$292,531.99			\$292,531.99
12100 - Edward Jones Operating	\$79,513.83			\$79,513.83
12110 - Edward Jones Emergency Fund	\$156,239.63			\$156,239.63
12200 - Edward Jones Capital Improvement		\$724,909.38		\$724,909.38
13820 - Edward Jones Reserves			\$807,287.70	\$807,287.70
13841 - First Citizens Bank Reserves - CDARS			\$162,382.16	\$162,382.16
13850 - Edward Jones Trails Maintenance Reserves			\$229,907.37	\$229,907.37
14000 - Accounts Receivable	\$2,538,125.42			\$2,538,125.42
14100 - Accounts Receivable - Other	\$44,349.32		\$4,800.00	\$49,149.32
14900 - Allowance for Doubtful Accounts	(\$21,361.21)			(\$21,361.21)
15100 - Accts Rec.-Employee Dep Health	\$1,368.72			\$1,368.72
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$726.42			\$726.42
15500 - Interfund-Due To/Due From	\$130,000.00	(\$125,000.00)	(\$5,000.00)	-
16000 - Prepaid Expenses	\$97,017.32			\$97,017.32
Total Current Assets	\$3,555,741.17	\$599,909.38	\$1,199,377.23	\$5,355,027.78
Fixed Assets				
18500 - Land: Admin-Shop-Rec Center	\$686,377.00			\$686,377.00
18510 - Building	\$4,049,998.37			\$4,049,998.37
18520 - Equipment	\$1,006,355.73			\$1,006,355.73
18530 - Lakes	\$425,755.00			\$425,755.00
18540 - Improvements	\$1,615,015.26			\$1,615,015.26
19900 - Accumulated Depreciation	(\$3,737,693.51)			(\$3,737,693.51)
Total Fixed Assets	\$4,045,807.85			\$4,045,807.85
Total Assets	\$7,601,549.02	\$599,909.38	\$1,199,377.23	\$9,400,835.63

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 1/31/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$218,601.96		\$1,044.00	\$219,645.96
20100 - Accrued Expenses	\$90,782.26			\$90,782.26
21000 - HRA Liability	\$85,100.28			\$85,100.28
22000 - Prepaid Assessments	\$1,917.02			\$1,917.02
23000 - Contract Liability	\$186,386.71			\$186,386.71
25000 - Other Current Liabilities	\$591.92			\$591.92
27100 - Pension	(\$0.31)			(\$0.31)
Total Current Liabilities	\$583,379.84		\$1,044.00	\$584,423.84
Equity				
30000 - Investment in property and equipment, net	\$4,005,961.65			\$4,005,961.65
31000 - Funds Transfer	\$500,108.63	(\$317,572.71)	(\$182,535.92)	-
32000 - Retained Earnings-Operating	\$305,336.27	\$257,880.95	\$258,297.73	\$821,514.95
33000 - Retained Earnings-Reserves			\$1,165,080.66	\$1,165,080.66
34000 - Retained Earnings-Capital Improvement		\$660,477.63		\$660,477.63
36000 - Net Income	\$2,206,762.63	(\$876.49)	(\$42,509.24)	\$2,163,376.90
Total Equity	\$7,018,169.18	\$599,909.38	\$1,198,333.23	\$8,816,411.79
Total Liabilities / Equity	\$7,601,549.02	\$599,909.38	\$1,199,377.23	\$9,400,835.63

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	2,218,105.00	185,480.83	2,032,624.17	2,218,105.00	185,480.83	2,032,624.17	2,225,770.00
40010 - Association Dues-Timeshare	-	22,538.75	(22,538.75)	-	22,538.75	(22,538.75)	270,465.00
40020 - Association Dues-STR	302,950.00	24,637.50	278,312.50	302,950.00	24,637.50	278,312.50	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	-	(41,297.50)	41,297.50	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	-	(5,133.33)	5,133.33	(61,600.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	-	-	-	(329,427.00)
40300 - Assessments-Uncollectible	-	(15,000.00)	15,000.00	-	(15,000.00)	15,000.00	(15,000.00)
40400 - Carry Forward	-	13,181.92	(13,181.92)	-	13,181.92	(13,181.92)	158,183.00
40500 - Late Charges	212.57	-	212.57	212.57	-	212.57	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	83.52	208.33	(124.81)	83.52	208.33	(124.81)	2,500.00
41000 - Lot Consolidation Fee	-	1,666.67	(1,666.67)	-	1,666.67	(1,666.67)	20,000.00
41010 - Other Income-Transfer Fees	3,600.00	5,000.00	(1,400.00)	3,600.00	5,000.00	(1,400.00)	60,000.00
41020 - Other Income-Misc	1.00	-	1.00	1.00	-	1.00	-
41250 - Credit card expense payment	-	-	-	-	-	-	100.00
41900 - Interest - Operating	(32.01)	2,083.33	(2,115.34)	(32.01)	2,083.33	(2,115.34)	25,000.00
Total Admin Service Income	2,524,920.08	193,366.50	2,331,553.58	2,524,920.08	193,366.50	2,331,553.58	2,193,071.00
Community Standards Income							
42000 - Filing Fee	270.00	440.00	(170.00)	270.00	440.00	(170.00)	13,500.00
42010 - Review & Inspect Fee	4,690.00	9,875.00	(5,185.00)	4,690.00	9,875.00	(5,185.00)	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	250.00	(250.00)	3,000.00
42300 - Community Enhancement	-	375.00	(375.00)	-	375.00	(375.00)	4,500.00
Total Community Standards Income	4,960.00	10,940.00	(5,980.00)	4,960.00	10,940.00	(5,980.00)	139,500.00
Property & Environment Income							
44000 - Fishing Permits	7,617.34	13,750.00	(6,132.66)	7,617.34	13,750.00	(6,132.66)	165,000.00
44010 - Boat Permits	520.00	1,375.00	(855.00)	520.00	1,375.00	(855.00)	16,500.00
44100 - Weed Control	-	41.67	(41.67)	-	41.67	(41.67)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	33.33	(33.33)	400.00
44300 - Other-DPE (Seed/Fertilizer)	-	625.00	(625.00)	-	625.00	(625.00)	7,500.00
Total Property & Environment Income	8,137.34	15,825.00	(7,687.66)	8,137.34	15,825.00	(7,687.66)	189,900.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	(1,012.92)	416.67	(1,429.59)	(1,012.92)	416.67	(1,429.59)	5,000.00
46100 - Newsletter Advertising	-	-	-	-	-	-	8,000.00
46200 - Rent-Clubhouse	1,475.00	916.67	558.33	1,475.00	916.67	558.33	11,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00
46220 - Accessory Rental- Stage & Sound	50.00	8.33	41.67	50.00	8.33	41.67	100.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46240 - Tulip Clubhouse Rental Insurance	850.00	-	850.00	850.00	-	850.00	-
46300 - Vista Garden Income	-	83.33	(83.33)	-	83.33	(83.33)	1,000.00
46400 - CMIA Conference Registrations	1,484.73	-	1,484.73	1,484.73	-	1,484.73	-
Total Community Lifestyle Income	2,846.81	1,425.00	1,421.81	2,846.81	1,425.00	1,421.81	26,600.00

Recreation Amenities Income							
48000 - PLPOA Members-Amenities	43,895.00	38,333.33	5,561.67	43,895.00	38,333.33	5,561.67	460,000.00
48200 - Timeshare Owners-Amenities	-	15,845.00	(15,845.00)	-	15,845.00	(15,845.00)	190,140.00
48300 - Sponsored Events/Programs	1,820.00	1,250.00	570.00	1,820.00	1,250.00	570.00	15,000.00
48400 - Rental Income	355.00	291.67	63.33	355.00	291.67	63.33	3,500.00
48500 - Retail	71.02	125.00	(53.98)	71.02	125.00	(53.98)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	708.33	(708.33)	-	708.33	(708.33)	8,500.00
48700 - Swim Lesson Revenue	60.00	750.00	(690.00)	60.00	750.00	(690.00)	9,000.00
Total Recreation Amenities Income	46,201.02	57,303.33	(11,102.31)	46,201.02	57,303.33	(11,102.31)	687,640.00
Total Operating Income	2,587,065.25	278,859.83	2,308,205.42	2,587,065.25	278,859.83	2,308,205.42	3,236,711.00

Operating Expense

Admin Service Expense							
50000 - Payroll-Admin	33,897.09	34,774.08	876.99	33,897.09	34,774.08	876.99	417,289.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	-	41.67	41.67	500.00
50020 - Payroll Taxes-Admin	3,310.69	3,294.67	(16.02)	3,310.69	3,294.67	(16.02)	39,536.00
50100 - Health Insurance-Admin	10,044.47	7,364.17	(2,680.30)	10,044.47	7,364.17	(2,680.30)	88,370.00
50110 - Dental Insurance-Admin	476.94	477.00	.06	476.94	477.00	.06	5,724.00
50120 - Vision Insurance-Admin	48.35	48.42	.07	48.35	48.42	.07	581.00
50130 - Retirement-Admin	1,801.51	1,925.00	123.49	1,801.51	1,925.00	123.49	23,100.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	1,600.00	1,400.00	(200.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	155.49	191.67	36.18	155.49	191.67	36.18	2,300.00
50160 - Life Insurance-All	-	200.00	200.00	-	200.00	200.00	2,400.00
50190 - Payroll-Paychex	454.11	1,083.33	629.22	454.11	1,083.33	629.22	13,000.00
50195 - Misc (Admin Cafeteria Plan)	385.00	200.00	(185.00)	385.00	200.00	(185.00)	2,400.00
50200 - Office Supplies	1,438.81	541.67	(897.14)	1,438.81	541.67	(897.14)	6,500.00
50250 - Software Expense	4,156.63	3,500.00	(656.63)	4,156.63	3,500.00	(656.63)	42,000.00
50251 - Office Equip Repair/Tech Help	1,046.15	1,083.33	37.18	1,046.15	1,083.33	37.18	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	250.00	250.00	3,000.00
50300 - Postage	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	41.67	41.67	500.00
50320 - Copies/Printing	-	41.67	41.67	-	41.67	41.67	500.00
50400 - Dues & Fees	-	125.00	125.00	-	125.00	125.00	1,500.00
50410 - Education-Seminars	-	625.00	625.00	-	625.00	625.00	7,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50420 - Subscriptions	-	33.33	33.33	-	33.33	33.33	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	25.00	25.00	300.00
50700 - Board Meetings/Discretionary	82.10	100.00	17.90	82.10	100.00	17.90	1,200.00
50710 - Online Elections	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
50900 - Misc. & Contingency	54.74	83.33	28.59	54.74	83.33	28.59	1,000.00
50950 - Advertisement	29.95	91.67	61.72	29.95	91.67	61.72	1,100.00
51000 - Audit	-	2,333.33	2,333.33	-	2,333.33	2,333.33	28,000.00
51100 - Legal	1,746.21	4,166.67	2,420.46	1,746.21	4,166.67	2,420.46	50,000.00
51101 - Legal - billed	-	(1,083.33)	(1,083.33)	-	(1,083.33)	(1,083.33)	(13,000.00)
51200 - Legal-Collections	1,346.00	3,333.33	1,987.33	1,346.00	3,333.33	1,987.33	40,000.00
51201 - Legal-Collections-billed	(1,727.50)	(1,666.67)	60.83	(1,727.50)	(1,666.67)	60.83	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	266.67	266.67	3,200.00
51510 - Income Tax	-	291.67	291.67	-	291.67	291.67	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	83.33	83.33	1,000.00
52010 - Master Insurance	156,277.86	19,833.33	(136,444.53)	156,277.86	19,833.33	(136,444.53)	238,000.00
53000 - Bank Charges	7.07	25.00	17.93	7.07	25.00	17.93	300.00
53010 - Credit Card Charges - Admin	-	500.00	500.00	-	500.00	500.00	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	8.33	8.33	100.00
Total Admin Service Expense	216,631.67	87,633.34	(128,998.33)	216,631.67	87,633.34	(128,998.33)	1,051,600.00
Community Standards Expense							
60000 - Payroll-DCS	35,218.09	32,552.33	(2,665.76)	35,218.09	32,552.33	(2,665.76)	390,628.00
60010 - Payroll-Overtime-DCS	65.35	166.67	101.32	65.35	166.67	101.32	2,000.00
60020 - Payroll Taxes-DCS	3,445.76	2,947.08	(498.68)	3,445.76	2,947.08	(498.68)	35,365.00
60100 - Health Insurance-DCS	3,838.68	4,777.50	938.82	3,838.68	4,777.50	938.82	57,330.00
60110 - Dental Insurance-DCS	443.73	443.75	.02	443.73	443.75	.02	5,325.00
60120 - Vision Insurance-DCS	50.12	50.17	.05	50.12	50.17	.05	602.00
60130 - Retirement-DCS	1,705.85	1,602.50	(103.35)	1,705.85	1,602.50	(103.35)	19,230.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	1,600.00	1,600.00	-	19,200.00
60150 - Insurance-Workers Comp-DCS	386.96	416.67	29.71	386.96	416.67	29.71	5,000.00
60200 - Office/Field Supplies/Expenses	316.43	416.67	100.24	316.43	416.67	100.24	5,000.00
60230 - Uniforms	57.95	62.50	4.55	57.95	62.50	4.55	750.00
60310 - DCS Copier	699.98	650.00	(49.98)	699.98	650.00	(49.98)	7,800.00
60320 - Printing Decs & Maps	-	41.67	41.67	-	41.67	41.67	500.00
60410 - Professional Fees	837.54	62.50	(775.04)	837.54	62.50	(775.04)	750.00
60430 - Training	-	125.00	125.00	-	125.00	125.00	1,500.00
60500 - DCS Vehicle Gas	102.77	225.00	122.23	102.77	225.00	122.23	2,700.00
60530 - Vehicle Exp-Sport S 63	-	83.33	83.33	-	83.33	83.33	1,000.00
60540 - Vehicle Exp-Sport SL 29	-	83.33	83.33	-	83.33	83.33	1,000.00
60700 - ECC Expenses	-	66.67	66.67	-	66.67	66.67	800.00
60900 - Contingency	-	35.00	35.00	-	35.00	35.00	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60910 - Capital Expenditures	168.00	125.00	(43.00)	168.00	125.00	(43.00)	1,500.00
60930 - Community Enhancement	6,672.60	-	(6,672.60)	6,672.60	-	(6,672.60)	65,000.00
Total Community Standards Expense	55,609.81	46,533.34	(9,076.47)	55,609.81	46,533.34	(9,076.47)	623,480.00
Property & Environment Expense							
61000 - Payroll-DPE	26,598.95	27,459.42	860.47	26,598.95	27,459.42	860.47	329,513.00
61010 - Payroll-Overtime-DPE	88.92	416.67	327.75	88.92	416.67	327.75	5,000.00
61020 - Payroll Taxes-DPE	2,606.45	2,500.00	(106.45)	2,606.45	2,500.00	(106.45)	30,000.00
61100 - Health Insurance-DPE	6,631.62	3,877.58	(2,754.04)	6,631.62	3,877.58	(2,754.04)	46,531.00
61110 - Dental Insurance-DPE	339.48	339.50	.02	339.48	339.50	.02	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	42.39	42.42	.03	509.00
61130 - Retirement-DPE	1,284.68	1,500.00	215.32	1,284.68	1,500.00	215.32	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	800.00	800.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	783.09	833.33	50.24	783.09	833.33	50.24	10,000.00
61200 - Office/Field Supplies	-	33.33	33.33	-	33.33	33.33	400.00
61210 - Tools, Supplies Expense	100.84	666.67	565.83	100.84	666.67	565.83	8,000.00
61220 - Janitorial Supplies	312.17	250.00	(62.17)	312.17	250.00	(62.17)	3,000.00
61230 - Uniforms	-	125.00	125.00	-	125.00	125.00	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	141.67	141.67	1,700.00
61350 - Enforcement/Signage	139.95	833.33	693.38	139.95	833.33	693.38	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	12.50	12.50	150.00
61352 - Signage	-	145.83	145.83	-	145.83	145.83	1,750.00
61410 - Seminars/Training/CE	51.89	125.00	73.11	51.89	125.00	73.11	1,500.00
61500 - Vehicle-Gas	581.86	1,000.00	418.14	581.86	1,000.00	418.14	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	125.00	125.00	-	125.00	125.00	1,500.00
61530 - Dept Auto #3/06 Ford	-	125.00	125.00	-	125.00	125.00	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	351.34	166.67	(184.67)	351.34	166.67	(184.67)	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	-	125.00	125.00	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	-	125.00	125.00	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	-	125.00	125.00	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	41.67	41.67	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	-	208.33	208.33	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	208.33	208.33	2,500.00
61600 - Facilities Maintenance	1,274.25	708.33	(565.92)	1,274.25	708.33	(565.92)	8,500.00
61601 - Equipment Maintenance	135.07	333.33	198.26	135.07	333.33	198.26	4,000.00
61602 - Trailer Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
61603 - Boating Improvements	-	-	-	-	-	-	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	1,246.35	750.00	(496.35)	1,246.35	750.00	(496.35)	9,000.00
61605 - Fence Maint & Construction	-	250.00	250.00	-	250.00	250.00	3,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61606 - Parks & Trails Expense	170.61	500.00	329.39	170.61	500.00	329.39	6,000.00
61610 - Consulting	-	208.33	208.33	-	208.33	208.33	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	291.67	291.67	3,500.00
61620 - Fire Mitigation	-	1,500.00	1,500.00	-	1,500.00	1,500.00	18,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	-	666.67	666.67	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	166.67	166.67	-	166.67	166.67	2,000.00
61632 - Water Quality Testing	-	83.33	83.33	-	83.33	83.33	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	-	2,250.00	2,250.00	27,000.00
61640 - Porta Potties	140.20	166.67	26.47	140.20	166.67	26.47	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	500.00	500.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	125.00	125.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	83.33	83.33	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	8.33	8.33	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	291.67	291.67	3,500.00
61960 - Stocking & Food Chain	-	9,166.67	9,166.67	-	9,166.67	9,166.67	110,000.00
Total Property & Environment Expense	43,680.11	60,485.58	16,805.47	43,680.11	60,485.58	16,805.47	730,827.00
Community Lifestyle Expense							
62250 - Website-Front Steps	198.70	625.00	426.30	198.70	625.00	426.30	7,500.00
62320 - Newsletter Prep/Printing/Postage	5,570.89	3,584.25	(1,986.64)	5,570.89	3,584.25	(1,986.64)	43,011.00
62800 - Community Activities & Events	3,109.02	1,750.00	(1,359.02)	3,109.02	1,750.00	(1,359.02)	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	41.67	41.67	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	-	291.67	291.67	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	125.00	125.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	66.67	66.67	800.00
62940 - Community Garden	-	266.67	266.67	-	266.67	266.67	3,200.00
Total Community Lifestyle Expense	8,878.61	6,750.93	(2,127.68)	8,878.61	6,750.93	(2,127.68)	81,011.00
Recreation Amenities Expense							
63000 - Payroll-DRA	30,105.04	30,926.42	821.38	30,105.04	30,926.42	821.38	371,117.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	62.50	62.50	750.00
63020 - Payroll Taxes-DRA	2,940.13	2,793.00	(147.13)	2,940.13	2,793.00	(147.13)	33,516.00
63100 - Health Insurance-DRA	1,850.97	1,775.92	(75.05)	1,850.97	1,775.92	(75.05)	21,311.00
63110 - Dental Insurance-DRA	170.04	170.08	.04	170.04	170.08	.04	2,041.00
63120 - Vision Insurance-DRA	40.62	40.67	.05	40.62	40.67	.05	488.00
63130 - Retirement-DRA	739.21	666.67	(72.54)	739.21	666.67	(72.54)	8,000.00
63140 - HRA-Health Reimbursement-DRA	400.00	400.00	-	400.00	400.00	-	4,800.00
63150 - Insurance-Workers Comp-DRA	303.46	375.00	71.54	303.46	375.00	71.54	4,500.00
63200 - Supplies-Building	610.71	833.33	222.62	610.71	833.33	222.62	10,000.00
63210 - Supplies-Programs	-	666.67	666.67	-	666.67	666.67	8,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63220 - Janitorial/Housekeeping	663.26	250.00	(413.26)	663.26	250.00	(413.26)	3,000.00
63230 - Uniforms	-	200.00	200.00	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	686.31	708.33	22.02	686.31	708.33	22.02	8,500.00
63251 - Tech Help	-	66.67	66.67	-	66.67	66.67	800.00
63255 - Credit Card Fees - Rec Center	914.46	1,583.33	668.87	914.46	1,583.33	668.87	19,000.00
63320 - Office Supplies/Printing	-	250.00	250.00	-	250.00	250.00	3,000.00
63400 - Dues/Subscriptions	-	83.33	83.33	-	83.33	83.33	1,000.00
63410 - Seminars/Training	-	-	-	-	-	-	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	20.83	20.83	250.00
63600 - Maintenance Building	1,534.00	1,666.67	132.67	1,534.00	1,666.67	132.67	20,000.00
63601 - Maintenance-Grounds & Parking	34.49	333.33	298.84	34.49	333.33	298.84	4,000.00
63602 - Maintenance-Pool	861.39	1,750.00	888.61	861.39	1,750.00	888.61	21,000.00
63800 - Pagosa Springs Porpoises Swim	50.00	525.00	475.00	50.00	525.00	475.00	6,300.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	395.83	395.83	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	41.67	41.67	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	-	416.67	416.67	5,000.00
63920 - Merchandise	9.71	125.00	115.29	9.71	125.00	115.29	1,500.00
64010 - Utilities-Gas Rec	3,258.38	4,134.17	875.79	3,258.38	4,134.17	875.79	49,610.00
64020 - Utilities-Electric Rec	4,054.72	3,978.33	(76.39)	4,054.72	3,978.33	(76.39)	47,740.00
64030 - Utilities-Water Rec	850.99	779.17	(71.82)	850.99	779.17	(71.82)	9,350.00
64040 - Utilities-Waste Control Rec	165.36	192.50	27.14	165.36	192.50	27.14	2,310.00
64050 - Irrigation Water Rec	-	137.50	137.50	-	137.50	137.50	1,650.00
64060 - Utilities-Alarm Rec	186.30	320.83	134.53	186.30	320.83	134.53	3,850.00
64070 - Utilities-TV-Telephone Rec	235.79	275.00	39.21	235.79	275.00	39.21	3,300.00
Total Recreation Amenities Expense	50,665.34	56,944.42	6,279.08	50,665.34	56,944.42	6,279.08	684,133.00
Utilities Expense							
70010 - Gas Admin	236.48	238.33	1.85	236.48	238.33	1.85	2,860.00
70020 - Electric Admin	336.28	433.33	97.05	336.28	433.33	97.05	5,200.00
70030 - Water Admin	85.69	320.83	235.14	85.69	320.83	235.14	3,850.00
70040 - Waste Control Admin	201.38	216.67	15.29	201.38	216.67	15.29	2,600.00
71010 - Gas Shop	298.09	229.17	(68.92)	298.09	229.17	(68.92)	2,750.00
71020 - Electric Shop	215.43	201.67	(13.76)	215.43	201.67	(13.76)	2,420.00
71030 - Water Shop	85.69	100.83	15.14	85.69	100.83	15.14	1,210.00
71040 - Waste Shop	146.28	183.33	37.05	146.28	183.33	37.05	2,200.00
72010 - Gas Clubhouse	495.54	412.50	(83.04)	495.54	412.50	(83.04)	4,950.00
72020 - Electric Clubhouse	156.98	229.17	72.19	156.98	229.17	72.19	2,750.00
72030 - Water Clubhouse	85.69	275.00	189.31	85.69	275.00	189.31	3,300.00
73000 - Cellular Phones	163.19	614.17	450.98	163.19	614.17	450.98	7,370.00
73010 - Telephone-All Depts Except Rec	360.30	458.33	98.03	360.30	458.33	98.03	5,500.00
74000 - Street Lights	135.14	183.33	48.19	135.14	183.33	48.19	2,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74010 - Water Other Assoc Lots	-	250.00	250.00	-	250.00	250.00	3,000.00
74020 - Aerator	1,450.62	666.67	(783.95)	1,450.62	666.67	(783.95)	8,000.00
74030 - Internet	384.30	458.33	74.03	384.30	458.33	74.03	5,500.00
Total Utilities Expense	4,837.08	5,471.66	634.58	4,837.08	5,471.66	634.58	65,660.00
Total Operating Expense	380,302.62	263,819.27	(116,483.35)	380,302.62	263,819.27	(116,483.35)	3,236,711.00
Net Operating Income (Loss)	2,206,762.63	15,040.56	2,191,722.07	2,206,762.63	15,040.56	2,191,722.07	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	41,297.50	(41,297.50)	-	41,297.50	(41,297.50)	495,570.00
80100 - Interest-Reserve	(1,559.02)	387.25	(1,946.27)	(1,559.02)	387.25	(1,946.27)	4,647.00
Total Reserve Income	(1,559.02)	41,684.75	(43,243.77)	(1,559.02)	41,684.75	(43,243.77)	500,217.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	-	5,133.33	(5,133.33)	61,600.00
81100 - Interest-Trails Maint Reserves	178.78	115.00	63.78	178.78	115.00	63.78	1,380.00
Total Trails Maintenance Income	178.78	5,248.33	(5,069.55)	178.78	5,248.33	(5,069.55)	62,980.00
Total Reserve Income	(1,380.24)	46,933.08	(48,313.32)	(1,380.24)	46,933.08	(48,313.32)	563,197.00
Reserve Expense							
84017 - NF Boundary Fence	-	979.42	979.42	-	979.42	979.42	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,374.00	4,374.00	-	4,374.00	4,374.00	52,488.00
84023 - Replace Mailbox - Reserves	40,085.00	3,333.33	(36,751.67)	40,085.00	3,333.33	(36,751.67)	40,000.00
84042 - Rec Center - Replace composite deck	-	2,480.42	2,480.42	-	2,480.42	2,480.42	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	-	2,086.83	2,086.83	-	2,086.83	2,086.83	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	844.67	844.67	10,136.00
Total Reserve Expense	40,085.00	14,098.67	(25,986.33)	40,085.00	14,098.67	(25,986.33)	169,184.00
Trails Maintenance Expense							
89004 - Repave Lake Forest	1,044.00	8,583.33	7,539.33	1,044.00	8,583.33	7,539.33	103,000.00
Total Trails Maintenance Expense	1,044.00	8,583.33	7,539.33	1,044.00	8,583.33	7,539.33	103,000.00
Total Reserve Expense	41,129.00	22,682.00	(18,447.00)	41,129.00	22,682.00	(18,447.00)	272,184.00
Net Reserve Income (Loss)	(42,509.24)	24,251.08	(66,760.32)	(42,509.24)	24,251.08	(66,760.32)	291,013.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	27,452.25	(27,452.25)	-	27,452.25	(27,452.25)	329,427.00
91900 - Interest-Capital Fund	(876.49)	833.33	(1,709.82)	(876.49)	833.33	(1,709.82)	10,000.00
Total Capital Improvement Income	(876.49)	28,285.58	(29,162.07)	(876.49)	28,285.58	(29,162.07)	339,427.00
Total Capital Income	(876.49)	28,285.58	(29,162.07)	(876.49)	28,285.58	(29,162.07)	339,427.00
Net Capital Income (Loss)	(876.49)	28,285.58	(29,162.07)	(876.49)	28,285.58	(29,162.07)	339,427.00
Net Total	2,163,376.90	67,577.22	2,095,799.68	2,163,376.90	67,577.22	2,095,799.68	630,440.00