

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 2/28/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$403,985.45			\$403,985.45
10510 - TBK - HRA Money Market	\$84,553.65			\$84,553.65
11540 - First Citizens Bank Operating	\$90,539.79			\$90,539.79
11541 - First Citizens Bank Sweep - Operating	\$752,693.81			\$752,693.81
12100 - Edward Jones Operating	\$80,267.39			\$80,267.39
12110 - Edward Jones Emergency Fund	\$156,279.87			\$156,279.87
12200 - Edward Jones Capital Improvement		\$725,099.98		\$725,099.98
13820 - Edward Jones Reserves			\$812,188.26	\$812,188.26
13841 - First Citizens Bank Reserves - CDARS			\$162,849.93	\$162,849.93
13850 - Edward Jones Trails Maintenance Reserves			\$229,098.27	\$229,098.27
14000 - Accounts Receivable	\$1,738,503.17			\$1,738,503.17
14100 - Accounts Receivable - Other	\$44,349.32			\$44,349.32
14900 - Allowance for Doubtful Accounts	(\$21,361.21)			(\$21,361.21)
15100 - Accts Rec.-Employee Dep Health	\$1,077.85			\$1,077.85
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$1,222.68			\$1,222.68
15500 - Interfund-Due To/Due From	\$137,494.43	(\$125,000.00)	(\$5,000.00)	\$7,494.43
16000 - Prepaid Expenses	\$97,017.32			\$97,017.32
Total Current Assets	\$3,567,589.57	\$600,099.98	\$1,199,136.46	\$5,366,826.01
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	\$7,613,397.42	\$600,099.98	\$1,199,136.46	\$9,412,633.86

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 2/28/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$51,319.15		\$3,165.48	\$54,484.63
20100 - Accrued Expenses	\$90,782.26			\$90,782.26
21000 - HRA Liability	\$84,936.84			\$84,936.84
22000 - Prepaid Assessments	\$3,757.02			\$3,757.02
23000 - Contract Liability	\$186,386.71			\$186,386.71
25000 - Other Current Liabilities	\$633.66			\$633.66
27100 - Pension	(\$0.29)			(\$0.29)
Total Current Liabilities	\$417,815.35		\$3,165.48	\$420,980.83
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	\$2,384,175.52	(\$685.89)	(\$44,871.49)	\$2,338,618.14
Total Equity	\$7,195,582.07	\$600,099.98	\$1,195,970.98	\$8,991,653.03
Total Liabilities / Equity	\$7,613,397.42	\$600,099.98	\$1,199,136.46	\$9,412,633.86

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	1,065.00	185,480.83	(184,415.83)	2,219,170.00	370,961.66	1,848,208.34	2,225,770.00
40010 - Association Dues-Timeshare	270,465.00	22,538.75	247,926.25	270,465.00	45,077.50	225,387.50	270,465.00
40020 - Association Dues-STR	(730.00)	24,637.50	(25,367.50)	302,220.00	49,275.00	252,945.00	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	-	(82,595.00)	82,595.00	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	-	(10,266.66)	10,266.66	(61,600.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	-	-	-	(329,427.00)
40300 - Assessments-Uncollectible	-	-	-	-	(15,000.00)	15,000.00	(15,000.00)
40400 - Carry Forward	-	13,181.92	(13,181.92)	-	26,363.84	(26,363.84)	158,183.00
40500 - Late Charges	312.88	-	312.88	525.45	-	525.45	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	-	208.33	(208.33)	83.52	416.66	(333.14)	2,500.00
41000 - Lot Consolidation Fee	3,350.00	1,666.67	1,683.33	3,350.00	3,333.34	16.66	20,000.00
41010 - Other Income-Transfer Fees	3,960.00	5,000.00	(1,040.00)	7,560.00	10,000.00	(2,440.00)	60,000.00
41020 - Other Income-Misc	-	-	-	1.00	-	1.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	25.00	(25.00)	100.00
41900 - Interest - Operating	1,183.80	2,083.33	(899.53)	1,151.79	4,166.66	(3,014.87)	25,000.00
Total Admin Service Income	279,606.68	208,391.50	71,215.18	2,804,526.76	401,758.00	2,402,768.76	2,193,071.00
Community Standards Income							
42000 - Filing Fee	810.00	880.00	(70.00)	1,080.00	1,320.00	(240.00)	13,500.00
42010 - Review & Inspect Fee	7,855.00	9,875.00	(2,020.00)	12,545.00	19,750.00	(7,205.00)	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	500.00	(500.00)	3,000.00
42300 - Community Enhancement	(56.00)	375.00	(431.00)	(56.00)	750.00	(806.00)	4,500.00
Total Community Standards Income	8,609.00	11,380.00	(2,771.00)	13,569.00	22,320.00	(8,751.00)	139,500.00
Property & Environment Income							
44000 - Fishing Permits	3,827.16	13,750.00	(9,922.84)	11,444.50	27,500.00	(16,055.50)	165,000.00
44010 - Boat Permits	550.00	1,375.00	(825.00)	1,070.00	2,750.00	(1,680.00)	16,500.00
44100 - Weed Control	-	41.67	(41.67)	-	83.34	(83.34)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	66.66	(66.66)	400.00
44300 - Other-DPE (Seed/Fertilizer)	-	625.00	(625.00)	-	1,250.00	(1,250.00)	7,500.00
Total Property & Environment Income	4,377.16	15,825.00	(11,447.84)	12,514.50	31,650.00	(19,135.50)	189,900.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	481.98	416.67	65.31	(530.94)	833.34	(1,364.28)	5,000.00
46100 - Newsletter Advertising	-	-	-	-	-	-	8,000.00
46200 - Rent-Clubhouse	330.00	916.67	(586.67)	1,805.00	1,833.34	(28.34)	11,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	50.00	16.66	33.34	100.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	50.00	-	50.00	900.00	-	900.00	-
46300 - Vista Garden Income	-	83.33	(83.33)	-	166.66	(166.66)	1,000.00
46400 - CMIA Conference Registrations	-	-	-	1,484.73	-	1,484.73	-
Total Community Lifestyle Income	861.98	1,425.00	(563.02)	3,708.79	2,850.00	858.79	26,600.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	26,146.00	38,333.33	(12,187.33)	70,041.00	76,666.66	(6,625.66)	460,000.00
48200 - Timeshare Owners-Amenities	47,535.00	15,845.00	31,690.00	47,535.00	31,690.00	15,845.00	190,140.00
48300 - Sponsored Events/Programs	1,225.00	1,250.00	(25.00)	3,045.00	2,500.00	545.00	15,000.00
48400 - Rental Income	243.00	291.67	(48.67)	598.00	583.34	14.66	3,500.00
48500 - Retail	107.62	125.00	(17.38)	178.64	250.00	(71.36)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	4,119.46	708.33	3,411.13	4,119.46	1,416.66	2,702.80	8,500.00
48601 - Pagosa Springs Porpoises Swim Fundraiser	2,300.00	-	2,300.00	2,300.00	-	2,300.00	-
48700 - Swim Lesson Revenue	1,080.00	750.00	330.00	1,140.00	1,500.00	(360.00)	9,000.00
48800 - Youth/Event Programs	200.00	-	200.00	200.00	-	200.00	-
Total Recreation Amenities Income	82,956.08	57,303.33	25,652.75	129,157.10	114,606.66	14,550.44	687,640.00
Total Operating Income	376,410.90	294,324.83	82,086.07	2,963,476.15	573,184.66	2,390,291.49	3,236,711.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	32,855.84	34,774.08	1,918.24	66,752.93	69,548.16	2,795.23	417,289.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	-	83.34	83.34	500.00
50020 - Payroll Taxes-Admin	3,089.58	3,294.67	205.09	6,400.27	6,589.34	189.07	39,536.00
50100 - Health Insurance-Admin	2,296.26	7,364.17	5,067.91	12,340.73	14,728.34	2,387.61	88,370.00
50110 - Dental Insurance-Admin	476.94	477.00	.06	953.88	954.00	.12	5,724.00
50120 - Vision Insurance-Admin	48.35	48.42	.07	96.70	96.84	.14	581.00
50130 - Retirement-Admin	1,788.14	1,925.00	136.86	3,589.65	3,850.00	260.35	23,100.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	3,200.00	2,800.00	(400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	155.49	191.67	36.18	310.98	383.34	72.36	2,300.00
50160 - Life Insurance-All	377.46	200.00	(177.46)	377.46	400.00	22.54	2,400.00
50190 - Payroll-Paychex	1,999.31	1,083.33	(915.98)	2,453.42	2,166.66	(286.76)	13,000.00
50195 - Misc (Admin Cafeteria Plan)	196.35	200.00	3.65	581.35	400.00	(181.35)	2,400.00
50200 - Office Supplies	(39.57)	541.67	581.24	1,399.24	1,083.34	(315.90)	6,500.00
50250 - Software Expense	4,486.15	3,500.00	(986.15)	8,642.78	7,000.00	(1,642.78)	42,000.00
50251 - Office Equip Repair/Tech Help	2,419.80	1,083.33	(1,336.47)	3,465.95	2,166.66	(1,299.29)	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	500.00	500.00	3,000.00
50300 - Postage	1,000.00	1,000.00	-	1,000.00	2,000.00	1,000.00	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	83.34	83.34	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50320 - Copies/Printing	-	41.67	41.67	-	83.34	83.34	500.00
50400 - Dues & Fees	135.00	125.00	(10.00)	135.00	250.00	115.00	1,500.00
50410 - Education-Seminars	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
50420 - Subscriptions	-	33.33	33.33	-	66.66	66.66	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	50.00	50.00	300.00
50700 - Board Meetings/Discretionary	62.61	100.00	37.39	144.71	200.00	55.29	1,200.00
50710 - Online Elections	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
50900 - Misc. & Contingency	170.91	83.33	(87.58)	225.65	166.66	(58.99)	1,000.00
50950 - Advertisement	181.15	91.67	(89.48)	211.10	183.34	(27.76)	1,100.00
51000 - Audit	-	2,333.33	2,333.33	-	4,666.66	4,666.66	28,000.00
51100 - Legal	-	4,166.67	4,166.67	1,746.21	8,333.34	6,587.13	50,000.00
51101 - Legal - billed	-	(1,083.33)	(1,083.33)	-	(2,166.66)	(2,166.66)	(13,000.00)
51200 - Legal-Collections	-	3,333.33	3,333.33	1,346.00	6,666.66	5,320.66	40,000.00
51201 - Legal-Collections-billed	(401.39)	(1,666.67)	(1,265.28)	(2,128.89)	(3,333.34)	(1,204.45)	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	533.34	533.34	3,200.00
51510 - Income Tax	-	291.67	291.67	-	583.34	583.34	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	166.66	166.66	1,000.00
52010 - Master Insurance	10,317.53	19,833.33	9,515.80	166,595.39	39,666.66	(126,928.73)	238,000.00
53000 - Bank Charges	(61.78)	25.00	86.78	(54.71)	50.00	104.71	300.00
53010 - Credit Card Charges - Admin	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	16.66	16.66	100.00
Total Admin Service Expense	63,154.13	87,633.34	24,479.21	279,785.80	175,266.68	(104,519.12)	1,051,600.00
Community Standards Expense							
60000 - Payroll-DCS	29,599.01	32,552.33	2,953.32	64,817.10	65,104.66	287.56	390,628.00
60010 - Payroll-Overtime-DCS	289.32	166.67	(122.65)	354.67	333.34	(21.33)	2,000.00
60020 - Payroll Taxes-DCS	2,810.41	2,947.08	136.67	6,256.17	5,894.16	(362.01)	35,365.00
60100 - Health Insurance-DCS	3,738.68	4,777.50	1,038.82	7,577.36	9,555.00	1,977.64	57,330.00
60110 - Dental Insurance-DCS	443.73	443.75	.02	887.46	887.50	.04	5,325.00
60120 - Vision Insurance-DCS	50.12	50.17	.05	100.24	100.34	.10	602.00
60130 - Retirement-DCS	1,373.42	1,602.50	229.08	3,079.27	3,205.00	125.73	19,230.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	3,200.00	3,200.00	-	19,200.00
60150 - Insurance-Workers Comp-DCS	386.96	416.67	29.71	773.92	833.34	59.42	5,000.00
60200 - Office/Field Supplies/Expenses	110.40	416.67	306.27	426.83	833.34	406.51	5,000.00
60230 - Uniforms	-	62.50	62.50	57.95	125.00	67.05	750.00
60310 - DCS Copier	545.48	650.00	104.52	1,245.46	1,300.00	54.54	7,800.00
60320 - Printing Decs & Maps	32.97	41.67	8.70	32.97	83.34	50.37	500.00
60410 - Professional Fees	-	62.50	62.50	837.54	125.00	(712.54)	750.00
60430 - Training	-	125.00	125.00	-	250.00	250.00	1,500.00
60500 - DCS Vehicle Gas	158.12	225.00	66.88	260.89	450.00	189.11	2,700.00
60520 - Vehicle Exp-Ranger	38.00	-	(38.00)	38.00	-	(38.00)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60530 - Vehicle Exp-Sport S 63	228.33	83.33	(145.00)	228.33	166.66	(61.67)	1,000.00
60540 - Vehicle Exp-Sport SL 29	200.44	83.33	(117.11)	200.44	166.66	(33.78)	1,000.00
60700 - ECC Expenses	-	66.67	66.67	-	133.34	133.34	800.00
60900 - Contingency	-	35.00	35.00	-	70.00	70.00	500.00
60910 - Capital Expenditures	168.00	125.00	(43.00)	336.00	250.00	(86.00)	1,500.00
60930 - Community Enhancement	43.01	-	(43.01)	6,715.61	-	(6,715.61)	65,000.00
Total Community Standards Expense	41,816.40	46,533.34	4,716.94	97,426.21	93,066.68	(4,359.53)	623,480.00
Property & Environment Expense							
61000 - Payroll-DPE	23,451.31	27,459.42	4,008.11	50,050.26	54,918.84	4,868.58	329,513.00
61010 - Payroll-Overtime-DPE	1,379.84	416.67	(963.17)	1,468.76	833.34	(635.42)	5,000.00
61020 - Payroll Taxes-DPE	2,333.92	2,500.00	166.08	4,940.37	5,000.00	59.63	30,000.00
61100 - Health Insurance-DPE	2,852.24	3,877.58	1,025.34	9,483.86	7,755.16	(1,728.70)	46,531.00
61110 - Dental Insurance-DPE	339.48	339.50	.02	678.96	679.00	.04	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	84.78	84.84	.06	509.00
61130 - Retirement-DPE	1,204.61	1,500.00	295.39	2,489.29	3,000.00	510.71	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	1,600.00	1,600.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	783.09	833.33	50.24	1,566.18	1,666.66	100.48	10,000.00
61200 - Office/Field Supplies	18.29	33.33	15.04	18.29	66.66	48.37	400.00
61210 - Tools, Supplies Expense	248.60	666.67	418.07	349.44	1,333.34	983.90	8,000.00
61220 - Janitorial Supplies	350.64	250.00	(100.64)	662.81	500.00	(162.81)	3,000.00
61230 - Uniforms	-	125.00	125.00	-	250.00	250.00	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	283.34	283.34	1,700.00
61350 - Enforcement/Signage	-	833.33	833.33	139.95	1,666.66	1,526.71	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	25.00	25.00	150.00
61352 - Signage	-	145.83	145.83	-	291.66	291.66	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	250.00	198.11	1,500.00
61500 - Vehicle-Gas	649.82	1,000.00	350.18	1,231.68	2,000.00	768.32	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	125.00	125.00	-	250.00	250.00	1,500.00
61530 - Dept Auto #3/06 Ford	90.77	125.00	34.23	90.77	250.00	159.23	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	158.35	166.67	8.32	509.69	333.34	(176.35)	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	-	250.00	250.00	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	-	250.00	250.00	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	-	250.00	250.00	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	83.34	83.34	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	-	416.66	416.66	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	416.66	416.66	2,500.00
61600 - Facilities Maintenance	386.64	708.33	321.69	1,660.89	1,416.66	(244.23)	8,500.00
61601 - Equipment Maintenance	29.62	333.33	303.71	164.69	666.66	501.97	4,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61602 - Trailer Maintenance	-	83.33	83.33	-	166.66	166.66	1,000.00
61603 - Boating Improvements	-	-	-	-	-	-	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	506.35	750.00	243.65	1,752.70	1,500.00	(252.70)	9,000.00
61605 - Fence Maint & Construction	-	250.00	250.00	-	500.00	500.00	3,000.00
61606 - Parks & Trails Expense	170.61	500.00	329.39	341.22	1,000.00	658.78	6,000.00
61610 - Consulting	-	208.33	208.33	-	416.66	416.66	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	583.34	583.34	3,500.00
61620 - Fire Mitigation	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	166.67	166.67	-	333.34	333.34	2,000.00
61632 - Water Quality Testing	-	83.33	83.33	-	166.66	166.66	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	-	4,500.00	4,500.00	27,000.00
61640 - Porta Potties	180.50	166.67	(13.83)	320.70	333.34	12.64	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	250.00	250.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	166.66	166.66	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	16.66	16.66	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	583.34	583.34	3,500.00
61960 - Stocking & Food Chain	-	9,166.67	9,166.67	-	18,333.34	18,333.34	110,000.00
Total Property & Environment Expense	35,977.07	60,485.58	24,508.51	79,657.18	120,971.16	41,313.98	730,827.00
Community Lifestyle Expense							
62250 - Website-Front Steps	198.70	625.00	426.30	397.40	1,250.00	852.60	7,500.00
62320 - Newsletter Prep/Printing/Postage	5,000.00	3,584.25	(1,415.75)	10,570.89	7,168.50	(3,402.39)	43,011.00
62800 - Community Activities & Events	-	1,750.00	1,750.00	3,109.02	3,500.00	390.98	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	83.34	83.34	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	-	583.34	583.34	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	250.00	250.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	133.34	133.34	800.00
62940 - Community Garden	-	266.67	266.67	-	533.34	533.34	3,200.00
Total Community Lifestyle Expense	5,198.70	6,750.93	1,552.23	14,077.31	13,501.86	(575.45)	81,011.00
Recreation Amenities Expense							
63000 - Payroll-DRA	25,195.73	30,926.42	5,730.69	55,300.77	61,852.84	6,552.07	371,117.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	125.00	125.00	750.00
63020 - Payroll Taxes-DRA	2,369.19	2,793.00	423.81	5,309.32	5,586.00	276.68	33,516.00
63100 - Health Insurance-DRA	1,775.97	1,775.92	(.05)	3,626.94	3,551.84	(75.10)	21,311.00
63110 - Dental Insurance-DRA	170.04	170.08	.04	340.08	340.16	.08	2,041.00
63120 - Vision Insurance-DRA	40.62	40.67	.05	81.24	81.34	.10	488.00
63130 - Retirement-DRA	728.37	666.67	(61.70)	1,467.58	1,333.34	(134.24)	8,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63140 - HRA-Health Reimbursement-DRA	400.00	400.00	-	800.00	800.00	-	4,800.00
63150 - Insurance-Workers Comp-DRA	303.46	375.00	71.54	606.92	750.00	143.08	4,500.00
63200 - Supplies-Building	791.97	833.33	41.36	1,402.68	1,666.66	263.98	10,000.00
63210 - Supplies-Programs	249.59	666.67	417.08	249.59	1,333.34	1,083.75	8,000.00
63220 - Janitorial/Housekeeping	197.12	250.00	52.88	860.38	500.00	(360.38)	3,000.00
63230 - Uniforms	-	-	-	-	200.00	200.00	1,000.00
63250 - EZ Facility Software	686.31	708.33	22.02	1,372.62	1,416.66	44.04	8,500.00
63251 - Tech Help	-	66.67	66.67	-	133.34	133.34	800.00
63255 - Credit Card Fees - Rec Center	1,468.50	1,583.33	114.83	2,382.96	3,166.66	783.70	19,000.00
63320 - Office Supplies/Printing	19.00	250.00	231.00	19.00	500.00	481.00	3,000.00
63400 - Dues/Subscriptions	32.03	83.33	51.30	32.03	166.66	134.63	1,000.00
63410 - Seminars/Training	-	550.00	550.00	-	550.00	550.00	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	41.66	41.66	250.00
63600 - Maintenance Building	4,023.11	1,666.67	(2,356.44)	5,557.11	3,333.34	(2,223.77)	20,000.00
63601 - Maintenance-Grounds & Parking	-	333.33	333.33	34.49	666.66	632.17	4,000.00
63602 - Maintenance-Pool	214.29	1,750.00	1,535.71	1,075.68	3,500.00	2,424.32	21,000.00
63800 - Pagosa Springs Porpoises Swim	401.90	525.00	123.10	451.90	1,050.00	598.10	6,300.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	791.66	791.66	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	83.34	83.34	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	-	833.34	833.34	5,000.00
63920 - Merchandise	108.90	125.00	16.10	118.61	250.00	131.39	1,500.00
64010 - Utilities-Gas Rec	3,140.63	4,134.17	993.54	6,399.01	8,268.34	1,869.33	49,610.00
64020 - Utilities-Electric Rec	4,049.88	3,978.33	(71.55)	8,104.60	7,956.66	(147.94)	47,740.00
64030 - Utilities-Water Rec	801.15	779.17	(21.98)	1,652.14	1,558.34	(93.80)	9,350.00
64040 - Utilities-Waste Control Rec	165.36	192.50	27.14	330.72	385.00	54.28	2,310.00
64050 - Irrigation Water Rec	-	137.50	137.50	-	275.00	275.00	1,650.00
64060 - Utilities-Alarm Rec	-	320.83	320.83	186.30	641.66	455.36	3,850.00
64070 - Utilities-TV-Telephone Rec	235.79	275.00	39.21	471.58	550.00	78.42	3,300.00
Total Recreation Amenities Expense	47,568.91	57,294.42	9,725.51	98,234.25	114,238.84	16,004.59	684,133.00
Utilities Expense							
70010 - Gas Admin	212.14	238.33	26.19	448.62	476.66	28.04	2,860.00
70020 - Electric Admin	375.98	433.33	57.35	712.26	866.66	154.40	5,200.00
70030 - Water Admin	84.53	320.83	236.30	170.22	641.66	471.44	3,850.00
70040 - Waste Control Admin	219.38	216.67	(2.71)	420.76	433.34	12.58	2,600.00
71010 - Gas Shop	259.34	229.17	(30.17)	557.43	458.34	(99.09)	2,750.00
71020 - Electric Shop	139.24	201.67	62.43	354.67	403.34	48.67	2,420.00
71030 - Water Shop	84.53	100.83	16.30	170.22	201.66	31.44	1,210.00
71040 - Waste Shop	146.28	183.33	37.05	292.56	366.66	74.10	2,200.00
72010 - Gas Clubhouse	405.16	412.50	7.34	900.70	825.00	(75.70)	4,950.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72020 - Electric Clubhouse	157.49	229.17	71.68	314.47	458.34	143.87	2,750.00
72030 - Water Clubhouse	-	275.00	275.00	85.69	550.00	464.31	3,300.00
73000 - Cellular Phones	915.56	614.17	(301.39)	1,078.75	1,228.34	149.59	7,370.00
73010 - Telephone-All Depts Except Rec	362.61	458.33	95.72	722.91	916.66	193.75	5,500.00
74000 - Street Lights	135.14	183.33	48.19	270.28	366.66	96.38	2,200.00
74010 - Water Other Assoc Lots	-	250.00	250.00	-	500.00	500.00	3,000.00
74020 - Aerator	1,401.12	666.67	(734.45)	2,851.74	1,333.34	(1,518.40)	8,000.00
74030 - Internet	384.30	458.33	74.03	768.60	916.66	148.06	5,500.00
Total Utilities Expense	5,282.80	5,471.66	188.86	10,119.88	10,943.32	823.44	65,660.00
Total Operating Expense	198,998.01	264,169.27	65,171.26	579,300.63	527,988.54	(51,312.09)	3,236,711.00
Net Operating Income (Loss)	177,412.89	30,155.56	147,257.33	2,384,175.52	45,196.12	2,338,979.40	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	41,297.50	(41,297.50)	-	82,595.00	(82,595.00)	495,570.00
80100 - Interest-Reserve	568.33	387.25	181.08	(990.69)	774.50	(1,765.19)	4,647.00
Total Reserve Income	568.33	41,684.75	(41,116.42)	(990.69)	83,369.50	(84,360.19)	500,217.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	-	10,266.66	(10,266.66)	61,600.00
81100 - Interest-Trails Maint Reserves	234.90	115.00	119.90	413.68	230.00	183.68	1,380.00
Total Trails Maintenance Income	234.90	5,248.33	(5,013.43)	413.68	10,496.66	(10,082.98)	62,980.00
Total Reserve Income	803.23	46,933.08	(46,129.85)	(577.01)	93,866.16	(94,443.17)	563,197.00
Reserve Expense							
84017 - NF Boundary Fence	-	979.42	979.42	-	1,958.84	1,958.84	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,374.00	4,374.00	-	8,748.00	8,748.00	52,488.00
84023 - Replace Mailbox - Reserves	-	3,333.33	3,333.33	40,085.00	6,666.66	(33,418.34)	40,000.00
84042 - Rec Center - Replace composite deck	-	2,480.42	2,480.42	-	4,960.84	4,960.84	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	75.98	2,086.83	2,010.85	75.98	4,173.66	4,097.68	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	1,689.34	1,689.34	10,136.00
Total Reserve Expense	75.98	14,098.67	14,022.69	40,160.98	28,197.34	(11,963.64)	169,184.00
Trails Maintenance Expense							
89004 - Repave Lake Forest	3,089.50	8,583.33	5,493.83	4,133.50	17,166.66	13,033.16	103,000.00
Total Trails Maintenance Expense	3,089.50	8,583.33	5,493.83	4,133.50	17,166.66	13,033.16	103,000.00
Total Reserve Expense	3,165.48	22,682.00	19,516.52	44,294.48	45,364.00	1,069.52	272,184.00
Net Reserve Income (Loss)	(2,362.25)	24,251.08	(26,613.33)	(44,871.49)	48,502.16	(93,373.65)	291,013.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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)	-	54,904.50	(54,904.50)	329,427.00
91900 - Interest-Capital Fund	190.60	833.33	(642.73)	(685.89)	1,666.66	(2,352.55)	10,000.00
Total Capital Improvement Income	190.60	28,285.58	(28,094.98)	(685.89)	56,571.16	(57,257.05)	339,427.00
Total Capital Income	190.60	28,285.58	(28,094.98)	(685.89)	56,571.16	(57,257.05)	339,427.00
Net Capital Income (Loss)	190.60	28,285.58	(28,094.98)	(685.89)	56,571.16	(57,257.05)	339,427.00
Net Total	175,241.24	82,692.22	92,549.02	2,338,618.14	150,269.44	2,188,348.70	630,440.00