

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 3/31/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$481,188.74			\$481,188.74
10510 - TBK - HRA Money Market	\$85,699.30			\$85,699.30
11540 - First Citizens Bank Operating	\$113,464.57			\$113,464.57
11541 - First Citizens Bank Sweep - Operating	\$996,798.01			\$996,798.01
12100 - Edward Jones Operating	\$80,226.28			\$80,226.28
12110 - Edward Jones Emergency Fund	\$156,284.47			\$156,284.47
12200 - Edward Jones Capital Improvement		\$724,983.79		\$724,983.79
13820 - Edward Jones Reserves			\$800,501.62	\$800,501.62
13841 - First Citizens Bank Reserves - CDARS			\$162,935.83	\$162,935.83
13850 - Edward Jones Trails Maintenance Reserves			\$226,428.91	\$226,428.91
14000 - Accounts Receivable	\$1,400,202.28			\$1,400,202.28
14100 - Accounts Receivable - Other	\$44,349.32			\$44,349.32
14900 - Allowance for Doubtful Accounts	(\$16,101.67)			(\$16,101.67)
15100 - Accts Rec.-Employee Dep Health	\$1,078.06			\$1,078.06
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$726.42			\$726.42
15500 - Interfund-Due To/Due From	\$130,116.98	(\$125,000.00)	(\$5,000.00)	\$116.98
16000 - Prepaid Expenses	\$97,017.32			\$97,017.32
Total Current Assets	\$3,572,016.13	\$599,983.79	\$1,184,866.36	\$5,356,866.28
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	\$7,617,823.98	\$599,983.79	\$1,184,866.36	\$9,402,674.13

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 3/31/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$99,230.38		\$14,482.50	\$113,712.88
20100 - Accrued Expenses	\$90,782.26			\$90,782.26
21000 - HRA Liability	\$86,078.69			\$86,078.69
22000 - Prepaid Assessments	\$5,918.08			\$5,918.08
23000 - Contract Liability	\$186,386.71			\$186,386.71
25000 - Other Current Liabilities	\$846.21			\$846.21
27100 - Pension	(\$0.31)			(\$0.31)
Total Current Liabilities	\$469,242.02		\$14,482.50	\$483,724.52
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	\$2,337,175.41	(\$802.08)	(\$70,458.61)	\$2,265,914.72
Total Equity	\$7,148,581.96	\$599,983.79	\$1,170,383.86	\$8,918,949.61
Total Liabilities / Equity	\$7,617,823.98	\$599,983.79	\$1,184,866.36	\$9,402,674.13

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(335.00)	185,480.83	(185,815.83)	2,218,835.00	556,442.49	1,662,392.51	2,225,770.00
40010 - Association Dues-Timeshare	-	22,538.75	(22,538.75)	270,465.00	67,616.25	202,848.75	270,465.00
40020 - Association Dues-STR	(1,095.00)	24,637.50	(25,732.50)	301,125.00	73,912.50	227,212.50	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	-	(123,892.50)	123,892.50	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	-	(15,399.99)	15,399.99	(61,600.00)
40200 - Funds Transfer-Capital Improvement	-	(329,427.00)	329,427.00	-	(329,427.00)	329,427.00	(329,427.00)
40300 - Assessments-Uncollectible	-	-	-	-	(15,000.00)	15,000.00	(15,000.00)
40400 - Carry Forward	-	13,181.92	(13,181.92)	-	39,545.76	(39,545.76)	158,183.00
40500 - Late Charges	156.52	-	156.52	681.97	-	681.97	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	31.72	208.33	(176.61)	115.24	624.99	(509.75)	2,500.00
41000 - Lot Consolidation Fee	1,675.00	1,666.67	8.33	5,025.00	5,000.01	24.99	20,000.00
41010 - Other Income-Transfer Fees	4,500.00	5,000.00	(500.00)	12,060.00	15,000.00	(2,940.00)	60,000.00
41020 - Other Income-Misc	2,000.00	-	2,000.00	2,001.00	-	2,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	50.00	(50.00)	100.00
41900 - Interest - Operating	638.24	2,083.33	(1,445.09)	1,790.03	6,249.99	(4,459.96)	25,000.00
Total Admin Service Income	7,571.48	(121,035.50)	128,606.98	2,812,098.24	280,722.50	2,531,375.74	2,193,071.00
Community Standards Income							
42000 - Filing Fee	1,800.00	1,944.00	(144.00)	2,880.00	3,264.00	(384.00)	13,500.00
42010 - Review & Inspect Fee	9,790.00	9,875.00	(85.00)	22,335.00	29,625.00	(7,290.00)	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	750.00	(750.00)	3,000.00
42300 - Community Enhancement	-	375.00	(375.00)	(56.00)	1,125.00	(1,181.00)	4,500.00
Total Community Standards Income	11,590.00	12,444.00	(854.00)	25,159.00	34,764.00	(9,605.00)	139,500.00
Property & Environment Income							
44000 - Fishing Permits	26,308.76	13,750.00	12,558.76	37,753.26	41,250.00	(3,496.74)	165,000.00
44010 - Boat Permits	3,564.00	1,375.00	2,189.00	4,634.00	4,125.00	509.00	16,500.00
44100 - Weed Control	-	41.67	(41.67)	-	125.01	(125.01)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	99.99	(99.99)	400.00
44300 - Other-DPE (Seed/Fertilizer)	682.00	625.00	57.00	682.00	1,875.00	(1,193.00)	7,500.00
Total Property & Environment Income	30,554.76	15,825.00	14,729.76	43,069.26	47,475.00	(4,405.74)	189,900.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	449.16	416.67	32.49	(81.78)	1,250.01	(1,331.79)	5,000.00
46100 - Newsletter Advertising	-	-	-	-	-	-	8,000.00
46200 - Rent-Clubhouse	986.00	916.67	69.33	2,791.00	2,750.01	40.99	11,000.00
46210 - Kitchen Rental	-	-	-	-	-	-	600.00
46220 - Accessory Rental- Stage & Sound	365.00	8.33	356.67	415.00	24.99	390.01	100.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	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	250.00	-	250.00	1,150.00	-	1,150.00	-
46300 - Vista Garden Income	172.98	83.33	89.65	172.98	249.99	(77.01)	1,000.00
46400 - CMIA Conference Registrations	(1,530.00)	-	(1,530.00)	(45.27)	-	(45.27)	-
Total Community Lifestyle Income	693.14	1,425.00	(731.86)	4,401.93	4,275.00	126.93	26,600.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	37,638.00	38,333.33	(695.33)	107,679.00	114,999.99	(7,320.99)	460,000.00
48200 - Timeshare Owners-Amenities	25,550.00	15,845.00	9,705.00	73,085.00	47,535.00	25,550.00	190,140.00
48300 - Sponsored Events/Programs	1,110.00	1,250.00	(140.00)	4,155.00	3,750.00	405.00	15,000.00
48400 - Rental Income	181.50	291.67	(110.17)	779.50	875.01	(95.51)	3,500.00
48500 - Retail	65.14	125.00	(59.86)	243.78	375.00	(131.22)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	8,245.41	708.33	7,537.08	12,364.87	2,124.99	10,239.88	8,500.00
48601 - Pagosa Springs Porpoises Swim Fundraiser	3,234.87	-	3,234.87	5,534.87	-	5,534.87	-
48700 - Swim Lesson Revenue	360.00	750.00	(390.00)	1,500.00	2,250.00	(750.00)	9,000.00
48800 - Youth/Event Programs	-	-	-	200.00	-	200.00	-
Total Recreation Amenities Income	76,384.92	57,303.33	19,081.59	205,542.02	171,909.99	33,632.03	687,640.00
Total Operating Income	126,794.30	(34,038.17)	160,832.47	3,090,270.45	539,146.49	2,551,123.96	3,236,711.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	32,723.66	34,774.08	2,050.42	99,476.59	104,322.24	4,845.65	417,289.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	-	125.01	125.01	500.00
50020 - Payroll Taxes-Admin	2,967.90	3,294.67	326.77	9,368.17	9,884.01	515.84	39,536.00
50100 - Health Insurance-Admin	6,489.29	7,364.17	874.88	18,830.02	22,092.51	3,262.49	88,370.00
50110 - Dental Insurance-Admin	476.94	477.00	.06	1,430.82	1,431.00	.18	5,724.00
50120 - Vision Insurance-Admin	48.35	48.42	.07	145.05	145.26	.21	581.00
50130 - Retirement-Admin	1,785.99	1,925.00	139.01	5,375.64	5,775.00	399.36	23,100.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	4,800.00	4,200.00	(600.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	155.49	191.67	36.18	466.47	575.01	108.54	2,300.00
50160 - Life Insurance-All	-	200.00	200.00	377.46	600.00	222.54	2,400.00
50190 - Payroll-Paychex	905.29	1,083.33	178.04	3,358.71	3,249.99	(108.72)	13,000.00
50195 - Misc (Admin Cafeteria Plan)	-	200.00	200.00	581.35	600.00	18.65	2,400.00
50200 - Office Supplies	194.83	541.67	346.84	1,594.07	1,625.01	30.94	6,500.00
50250 - Software Expense	4,027.65	3,500.00	(527.65)	12,670.43	10,500.00	(2,170.43)	42,000.00
50251 - Office Equip Repair/Tech Help	1,014.45	1,083.33	68.88	4,480.40	3,249.99	(1,230.41)	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	750.00	750.00	3,000.00
50300 - Postage	-	1,000.00	1,000.00	1,000.00	3,000.00	2,000.00	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	125.01	125.01	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50320 - Copies/Printing	-	41.67	41.67	-	125.01	125.01	500.00
50400 - Dues & Fees	190.00	125.00	(65.00)	325.00	375.00	50.00	1,500.00
50410 - Education-Seminars	-	625.00	625.00	-	1,875.00	1,875.00	7,500.00
50420 - Subscriptions	148.59	33.33	(115.26)	148.59	99.99	(48.60)	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	75.00	75.00	300.00
50700 - Board Meetings/Discretionary	130.28	100.00	(30.28)	274.99	300.00	25.01	1,200.00
50710 - Online Elections	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
50900 - Misc. & Contingency	96.56	83.33	(13.23)	322.21	249.99	(72.22)	1,000.00
50950 - Advertisement	29.92	91.67	61.75	241.02	275.01	33.99	1,100.00
51000 - Audit	20,000.00	2,333.33	(17,666.67)	20,000.00	6,999.99	(13,000.01)	28,000.00
51100 - Legal	5,365.13	4,166.67	(1,198.46)	7,111.34	12,500.01	5,388.67	50,000.00
51101 - Legal - billed	-	(1,083.33)	(1,083.33)	-	(3,249.99)	(3,249.99)	(13,000.00)
51200 - Legal-Collections	343.39	3,333.33	2,989.94	1,689.39	9,999.99	8,310.60	40,000.00
51201 - Legal-Collections-billed	(559.75)	(1,666.67)	(1,106.92)	(2,688.64)	(5,000.01)	(2,311.37)	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	800.01	800.01	3,200.00
51510 - Income Tax	(44,349.32)	291.67	44,640.99	(44,349.32)	875.01	45,224.33	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	249.99	249.99	1,000.00
52010 - Master Insurance	(60,616.29)	19,833.33	80,449.62	105,979.10	59,499.99	(46,479.11)	238,000.00
53000 - Bank Charges	(5.08)	25.00	30.08	(59.79)	75.00	134.79	300.00
53010 - Credit Card Charges - Admin	(200.33)	500.00	700.33	(200.33)	1,500.00	1,700.33	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	24.99	24.99	100.00
Total Admin Service Expense	(27,037.06)	87,633.34	114,670.40	252,748.74	262,900.02	10,151.28	1,051,600.00
Community Standards Expense							
60000 - Payroll-DCS	29,933.85	32,552.33	2,618.48	94,750.95	97,656.99	2,906.04	390,628.00
60010 - Payroll-Overtime-DCS	223.84	166.67	(57.17)	578.51	500.01	(78.50)	2,000.00
60020 - Payroll Taxes-DCS	2,735.09	2,947.08	211.99	8,991.26	8,841.24	(150.02)	35,365.00
60100 - Health Insurance-DCS	3,838.67	4,777.50	938.83	11,416.03	14,332.50	2,916.47	57,330.00
60110 - Dental Insurance-DCS	443.73	443.75	.02	1,331.19	1,331.25	.06	5,325.00
60120 - Vision Insurance-DCS	50.12	50.17	.05	150.36	150.51	.15	602.00
60130 - Retirement-DCS	1,541.46	1,602.50	61.04	4,620.73	4,807.50	186.77	19,230.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	4,800.00	4,800.00	-	19,200.00
60150 - Insurance-Workers Comp-DCS	386.96	416.67	29.71	1,160.88	1,250.01	89.13	5,000.00
60200 - Office/Field Supplies/Expenses	328.09	416.67	88.58	754.92	1,250.01	495.09	5,000.00
60230 - Uniforms	-	62.50	62.50	57.95	187.50	129.55	750.00
60310 - DCS Copier	528.96	650.00	121.04	1,774.42	1,950.00	175.58	7,800.00
60320 - Printing Decs & Maps	628.52	41.67	(586.85)	661.49	125.01	(536.48)	500.00
60410 - Professional Fees	2,002.75	62.50	(1,940.25)	2,840.29	187.50	(2,652.79)	750.00
60430 - Training	-	125.00	125.00	-	375.00	375.00	1,500.00
60500 - DCS Vehicle Gas	440.72	225.00	(215.72)	701.61	675.00	(26.61)	2,700.00
60520 - Vehicle Exp-Ranger	-	-	-	38.00	-	(38.00)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60530 - Vehicle Exp-Sport S 63	(243.77)	83.33	327.10	(15.44)	249.99	265.43	1,000.00
60540 - Vehicle Exp-Sport SL 29	17.62	83.33	65.71	218.06	249.99	31.93	1,000.00
60700 - ECC Expenses	142.37	66.67	(75.70)	142.37	200.01	57.64	800.00
60900 - Contingency	-	43.00	43.00	-	113.00	113.00	500.00
60910 - Capital Expenditures	193.00	125.00	(68.00)	529.00	375.00	(154.00)	1,500.00
60930 - Community Enhancement	493.76	-	(493.76)	7,209.37	-	(7,209.37)	65,000.00
Total Community Standards Expense	45,285.74	46,541.34	1,255.60	142,711.95	139,608.02	(3,103.93)	623,480.00
Property & Environment Expense							
61000 - Payroll-DPE	23,408.82	27,459.42	4,050.60	73,459.08	82,378.26	8,919.18	329,513.00
61010 - Payroll-Overtime-DPE	81.13	416.67	335.54	1,549.89	1,250.01	(299.88)	5,000.00
61020 - Payroll Taxes-DPE	2,130.38	2,500.00	369.62	7,070.75	7,500.00	429.25	30,000.00
61100 - Health Insurance-DPE	1,205.40	3,877.58	2,672.18	10,689.26	11,632.74	943.48	46,531.00
61110 - Dental Insurance-DPE	339.48	339.50	.02	1,018.44	1,018.50	.06	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	127.17	127.26	.09	509.00
61130 - Retirement-DPE	1,144.44	1,500.00	355.56	3,633.73	4,500.00	866.27	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	2,400.00	2,400.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	783.09	833.33	50.24	2,349.27	2,499.99	150.72	10,000.00
61200 - Office/Field Supplies	21.65	33.33	11.68	39.94	99.99	60.05	400.00
61210 - Tools, Supplies Expense	345.20	666.67	321.47	694.64	2,000.01	1,305.37	8,000.00
61220 - Janitorial Supplies	23.13	250.00	226.87	685.94	750.00	64.06	3,000.00
61230 - Uniforms	-	125.00	125.00	-	375.00	375.00	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	425.01	425.01	1,700.00
61350 - Enforcement/Signage	-	833.33	833.33	139.95	2,499.99	2,360.04	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	37.50	37.50	150.00
61352 - Signage	-	145.83	145.83	-	437.49	437.49	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	375.00	323.11	1,500.00
61500 - Vehicle-Gas	653.26	1,000.00	346.74	1,884.94	3,000.00	1,115.06	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	7.01	125.00	117.99	7.01	375.00	367.99	1,500.00
61530 - Dept Auto #3/06 Ford	-	125.00	125.00	90.77	375.00	284.23	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	-	166.67	166.67	509.69	500.01	(9.68)	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	-	375.00	375.00	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	254.14	125.00	(129.14)	254.14	375.00	120.86	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	379.68	125.00	(254.68)	379.68	375.00	(4.68)	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	125.01	125.01	500.00
61590 - Kubota Tractor 2014	422.74	208.33	(214.41)	422.74	624.99	202.25	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	624.99	624.99	2,500.00
61600 - Facilities Maintenance	186.83	708.33	521.50	1,847.72	2,124.99	277.27	8,500.00
61601 - Equipment Maintenance	26.25	333.33	307.08	190.94	999.99	809.05	4,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61602 - Trailer Maintenance	63.61	83.33	19.72	63.61	249.99	186.38	1,000.00
61603 - Boating Improvements	-	-	-	-	-	-	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	399.56	750.00	350.44	2,152.26	2,250.00	97.74	9,000.00
61605 - Fence Maint & Construction	-	250.00	250.00	-	750.00	750.00	3,000.00
61606 - Parks & Trails Expense	96.90	500.00	403.10	438.12	1,500.00	1,061.88	6,000.00
61610 - Consulting	-	208.33	208.33	-	624.99	624.99	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	875.01	875.01	3,500.00
61620 - Fire Mitigation	3,802.09	1,500.00	(2,302.09)	3,802.09	4,500.00	697.91	18,000.00
61630 - Grass Seed/Fertilizer	2,070.00	666.67	(1,403.33)	2,070.00	2,000.01	(69.99)	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	166.67	166.67	-	500.01	500.01	2,000.00
61632 - Water Quality Testing	-	83.33	83.33	-	249.99	249.99	1,000.00
61633 - Weeds & Algae Control	7,215.50	2,250.00	(4,965.50)	7,215.50	6,750.00	(465.50)	27,000.00
61640 - Porta Potties	140.20	166.67	26.47	460.90	500.01	39.11	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	375.00	375.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	249.99	249.99	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	24.99	24.99	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	875.01	875.01	3,500.00
61960 - Stocking & Food Chain	57,965.00	9,166.67	(48,798.33)	57,965.00	27,500.01	(30,464.99)	110,000.00
Total Property & Environment Expense	104,007.88	60,485.58	(43,522.30)	183,665.06	181,456.74	(2,208.32)	730,827.00
Community Lifestyle Expense							
62250 - Website-Front Steps	198.70	625.00	426.30	596.10	1,875.00	1,278.90	7,500.00
62320 - Newsletter Prep/Printing/Postage	(2,393.67)	3,584.25	5,977.92	8,177.22	10,752.75	2,575.53	43,011.00
62800 - Community Activities & Events	-	1,750.00	1,750.00	3,109.02	5,250.00	2,140.98	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	125.01	125.01	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	-	875.01	875.01	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	375.00	375.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	200.01	200.01	800.00
62940 - Community Garden	-	266.67	266.67	-	800.01	800.01	3,200.00
Total Community Lifestyle Expense	(2,194.97)	6,750.93	8,945.90	11,882.34	20,252.79	8,370.45	81,011.00
Recreation Amenities Expense							
63000 - Payroll-DRA	26,980.22	30,926.42	3,946.20	82,280.99	92,779.26	10,498.27	371,117.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	187.50	187.50	750.00
63020 - Payroll Taxes-DRA	2,447.30	2,793.00	345.70	7,756.62	8,379.00	622.38	33,516.00
63100 - Health Insurance-DRA	637.33	1,775.92	1,138.59	4,264.27	5,327.76	1,063.49	21,311.00
63110 - Dental Insurance-DRA	170.04	170.08	.04	510.12	510.24	.12	2,041.00
63120 - Vision Insurance-DRA	40.62	40.67	.05	121.86	122.01	.15	488.00
63130 - Retirement-DRA	729.18	666.67	(62.51)	2,196.76	2,000.01	(196.75)	8,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63140 - HRA-Health Reimbursement-DRA	400.00	400.00	-	1,200.00	1,200.00	-	4,800.00
63150 - Insurance-Workers Comp-DRA	303.46	375.00	71.54	910.38	1,125.00	214.62	4,500.00
63200 - Supplies-Building	537.32	833.33	296.01	1,940.00	2,499.99	559.99	10,000.00
63210 - Supplies-Programs	342.48	666.67	324.19	592.07	2,000.01	1,407.94	8,000.00
63220 - Janitorial/Housekeeping	278.46	250.00	(28.46)	1,138.84	750.00	(388.84)	3,000.00
63230 - Uniforms	43.02	-	(43.02)	43.02	200.00	156.98	1,000.00
63250 - EZ Facility Software	686.31	708.33	22.02	2,058.93	2,124.99	66.06	8,500.00
63251 - Tech Help	-	66.67	66.67	-	200.01	200.01	800.00
63255 - Credit Card Fees - Rec Center	936.51	1,583.33	646.82	3,319.47	4,749.99	1,430.52	19,000.00
63320 - Office Supplies/Printing	130.02	250.00	119.98	149.02	750.00	600.98	3,000.00
63400 - Dues/Subscriptions	182.02	83.33	(98.69)	214.05	249.99	35.94	1,000.00
63410 - Seminars/Training	-	-	-	-	550.00	550.00	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	62.49	62.49	250.00
63600 - Maintenance Building	1,972.10	1,666.67	(305.43)	7,529.21	5,000.01	(2,529.20)	20,000.00
63601 - Maintenance-Grounds & Parking	187.02	333.33	146.31	221.51	999.99	778.48	4,000.00
63602 - Maintenance-Pool	302.95	1,750.00	1,447.05	1,378.63	5,250.00	3,871.37	21,000.00
63800 - Pagosa Springs Porpoises Swim	4,865.78	525.00	(4,340.78)	5,317.68	1,575.00	(3,742.68)	6,300.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	1,187.49	1,187.49	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	125.01	125.01	500.00
63910 - Non Capital Equipment Replacement	398.54	416.67	18.13	398.54	1,250.01	851.47	5,000.00
63920 - Merchandise	24.47	125.00	100.53	143.08	375.00	231.92	1,500.00
64010 - Utilities-Gas Rec	3,127.47	4,134.17	1,006.70	9,526.48	12,402.51	2,876.03	49,610.00
64020 - Utilities-Electric Rec	3,659.62	3,978.33	318.71	11,764.22	11,934.99	170.77	47,740.00
64030 - Utilities-Water Rec	813.47	779.17	(34.30)	2,465.61	2,337.51	(128.10)	9,350.00
64040 - Utilities-Waste Control Rec	165.36	192.50	27.14	496.08	577.50	81.42	2,310.00
64050 - Irrigation Water Rec	-	137.50	137.50	-	412.50	412.50	1,650.00
64060 - Utilities-Alarm Rec	-	320.83	320.83	186.30	962.49	776.19	3,850.00
64070 - Utilities-TV-Telephone Rec	235.79	275.00	39.21	707.37	825.00	117.63	3,300.00
Total Recreation Amenities Expense	50,596.86	56,744.42	6,147.56	148,831.11	170,983.26	22,152.15	684,133.00
Utilities Expense							
70010 - Gas Admin	-	238.33	238.33	448.62	714.99	266.37	2,860.00
70020 - Electric Admin	315.64	433.33	117.69	1,027.90	1,299.99	272.09	5,200.00
70030 - Water Admin	-	320.83	320.83	170.22	962.49	792.27	3,850.00
70040 - Waste Control Admin	165.38	216.67	51.29	586.14	650.01	63.87	2,600.00
71010 - Gas Shop	-	229.17	229.17	557.43	687.51	130.08	2,750.00
71020 - Electric Shop	124.91	201.67	76.76	479.58	605.01	125.43	2,420.00
71030 - Water Shop	-	100.83	100.83	170.22	302.49	132.27	1,210.00
71040 - Waste Shop	146.28	183.33	37.05	438.84	549.99	111.15	2,200.00
72010 - Gas Clubhouse	-	412.50	412.50	900.70	1,237.50	336.80	4,950.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72020 - Electric Clubhouse	130.75	229.17	98.42	445.22	687.51	242.29	2,750.00
72030 - Water Clubhouse	84.53	275.00	190.47	170.22	825.00	654.78	3,300.00
73000 - Cellular Phones	198.70	614.17	415.47	1,277.45	1,842.51	565.06	7,370.00
73010 - Telephone-All Depts Except Rec	362.61	458.33	95.72	1,085.52	1,374.99	289.47	5,500.00
74000 - Street Lights	135.14	183.33	48.19	405.42	549.99	144.57	2,200.00
74010 - Water Other Assoc Lots	-	250.00	250.00	-	750.00	750.00	3,000.00
74020 - Aerator	1,087.72	666.67	(421.05)	3,939.46	2,000.01	(1,939.45)	8,000.00
74030 - Internet	384.30	458.33	74.03	1,152.90	1,374.99	222.09	5,500.00
Total Utilities Expense	3,135.96	5,471.66	2,335.70	13,255.84	16,414.98	3,159.14	65,660.00
Total Operating Expense	173,794.41	263,627.27	89,832.86	753,095.04	791,615.81	38,520.77	3,236,711.00
Net Operating Income (Loss)	(47,000.11)	(297,665.44)	250,665.33	2,337,175.41	(252,469.32)	2,589,644.73	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	41,297.50	(41,297.50)	-	123,892.50	(123,892.50)	495,570.00
80100 - Interest-Reserve	(119.73)	387.25	(506.98)	(1,110.42)	1,161.75	(2,272.17)	4,647.00
Total Reserve Income	(119.73)	41,684.75	(41,804.48)	(1,110.42)	125,054.25	(126,164.67)	500,217.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	-	15,399.99	(15,399.99)	61,600.00
81100 - Interest-Trails Maint Reserves	420.14	115.00	305.14	833.82	345.00	488.82	1,380.00
Total Trails Maintenance Income	420.14	5,248.33	(4,828.19)	833.82	15,744.99	(14,911.17)	62,980.00
Total Reserve Income	300.41	46,933.08	(46,632.67)	(276.60)	140,799.24	(141,075.84)	563,197.00
Reserve Expense							
84017 - NF Boundary Fence	-	979.42	979.42	-	2,938.26	2,938.26	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,374.00	4,374.00	-	13,122.00	13,122.00	52,488.00
84023 - Replace Mailbox - Reserves	-	3,333.33	3,333.33	40,085.00	9,999.99	(30,085.01)	40,000.00
84042 - Rec Center - Replace composite deck	14,855.23	2,480.42	(12,374.81)	14,855.23	7,441.26	(7,413.97)	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	10,549.80	2,086.83	(8,462.97)	10,625.78	6,260.49	(4,365.29)	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	2,534.01	2,534.01	10,136.00
Total Reserve Expense	25,405.03	14,098.67	(11,306.36)	65,566.01	42,296.01	(23,270.00)	169,184.00
Trails Maintenance Expense							
89004 - Repave Lake Forest	482.50	8,583.33	8,100.83	4,616.00	25,749.99	21,133.99	103,000.00
Total Trails Maintenance Expense	482.50	8,583.33	8,100.83	4,616.00	25,749.99	21,133.99	103,000.00
Total Reserve Expense	25,887.53	22,682.00	(3,205.53)	70,182.01	68,046.00	(2,136.01)	272,184.00
Net Reserve Income (Loss)	(25,587.12)	24,251.08	(49,838.20)	(70,458.61)	72,753.24	(143,211.85)	291,013.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	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)	-	82,356.75	(82,356.75)	329,427.00
91900 - Interest-Capital Fund	(116.19)	833.33	(949.52)	(802.08)	2,499.99	(3,302.07)	10,000.00
Total Capital Improvement Income	(116.19)	28,285.58	(28,401.77)	(802.08)	84,856.74	(85,658.82)	339,427.00
Total Capital Income	(116.19)	28,285.58	(28,401.77)	(802.08)	84,856.74	(85,658.82)	339,427.00
Net Capital Income (Loss)	(116.19)	28,285.58	(28,401.77)	(802.08)	84,856.74	(85,658.82)	339,427.00
Net Total	(72,703.42)	(245,128.78)	172,425.36	2,265,914.72	(94,859.34)	2,360,774.06	630,440.00