

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 11/30/2025

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$104,902.33			\$104,902.33
10510 - TBK - HRA Money Market	\$80,630.28			\$80,630.28
11540 - First Citizens Bank Operating	\$90,872.58			\$90,872.58
11541 - First Citizens Bank Sweep - Operating	\$513,408.68			\$513,408.68
12100 - Edward Jones Operating	\$79,498.88			\$79,498.88
12110 - Edward Jones Emergency Fund	\$152,568.55			\$152,568.55
12200 - Edward Jones Capital Improvement		\$719,895.33		\$719,895.33
13820 - Edward Jones Reserves			\$826,707.89	\$826,707.89
13841 - First Citizens Bank Reserves - CDARS			\$160,758.88	\$160,758.88
13850 - Edward Jones Trails Maintenance Reserves			\$227,616.85	\$227,616.85
14000 - Accounts Receivable	\$103,508.27			\$103,508.27
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,275.82			\$1,275.82
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	\$1,139,288.80	\$719,895.33	\$1,215,083.62	\$3,074,267.75
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	\$5,005,303.27	\$719,895.33	\$1,215,083.62	\$6,940,282.22

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 11/30/2025

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$7,897.14		\$578.56	\$8,475.70
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$81,023.92			\$81,023.92
22000 - Prepaid Assessments	\$22,897.58			\$22,897.58
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	\$846.21			\$846.21
27100 - Pension	(\$0.21)			(\$0.21)
Total Current Liabilities	\$346,998.71		\$578.56	\$347,577.27
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	\$294,219.56	\$116,731.92	\$226,101.84	\$637,053.32
Total Equity	\$4,658,304.56	\$719,895.33	\$1,214,505.06	\$6,592,704.95
Total Liabilities / Equity	\$5,005,303.27	\$719,895.33	\$1,215,083.62	\$6,940,282.22

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	-	-	2,041,959.58	2,042,830.00	(870.42)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	1,675.00	-	1,675.00	284,080.00	270,000.00	14,080.00	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)	(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	258.75	-	258.75	29,114.23	30,000.00	(885.77)	30,000.00
40600 - Other Income-Lien Fees	-	-	-	8,570.54	7,000.00	1,570.54	7,000.00
40700 - Delinquent Postage Fees	-	208.33	(208.33)	1,787.06	2,291.63	(504.57)	2,500.00
41000 - Lot Consolidation Fee	1,675.00	1,666.67	8.33	23,250.00	18,333.37	4,916.63	20,000.00
41010 - Other Income-Transfer Fees	2,520.00	5,000.00	(2,480.00)	58,500.00	55,000.00	3,500.00	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	327.79	2,083.33	(1,755.54)	9,718.08	22,916.63	(13,198.55)	25,000.00
Total Admin Service Income	(52,443.46)	8,958.33	(61,401.79)	1,926,193.49	1,998,219.63	(72,026.14)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	400.00	227.00	173.00	12,748.00	12,567.00	181.00	13,500.00
42010 - Review & Inspect Fee	2,650.00	1,932.00	718.00	115,120.00	107,062.00	8,058.00	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	3,666.63	(3,666.63)	4,000.00
42300 - Community Enhancement	-	68.00	(68.00)	4,388.00	3,723.00	665.00	4,000.00
Total Community Standards Income	3,050.00	2,560.33	489.67	132,256.00	127,018.63	5,237.37	136,500.00
Property & Environment Income							
44000 - Fishing Permits	3,651.06	14,250.00	(10,598.94)	193,006.05	156,750.00	36,256.05	171,000.00
44010 - Boat Permits	-	1,375.00	(1,375.00)	16,730.00	15,125.00	1,605.00	16,500.00
44100 - Weed Control	-	58.33	(58.33)	1,211.50	641.63	569.87	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	458.37	(458.37)	500.00
44300 - Other-DPE (Seed/Fertilizer)	246.00	625.00	(379.00)	8,754.00	6,875.00	1,879.00	7,500.00
Total Property & Environment Income	3,897.06	16,350.00	(12,452.94)	219,701.55	179,850.00	39,851.55	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	2,659.73	500.00	2,159.73	11,867.05	3,500.00	8,367.05	4,000.00
46100 - Newsletter Advertising	814.74	6,000.00	(5,185.26)	2,537.68	8,000.00	(5,462.32)	8,000.00
46200 - Rent-Clubhouse	515.00	336.00	179.00	11,856.00	8,664.00	3,192.00	9,000.00
46210 - Kitchen Rental	-	-	-	-	500.00	(500.00)	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	91.63	(91.63)	100.00
46230 - Clubhouse Cleaning	-	-	-	300.00	600.00	(300.00)	900.00
46240 - Tulip Clubhouse Rental Insurance	100.00	-	100.00	300.00	-	300.00	-
46300 - Vista Garden Income	-	208.33	(208.33)	220.00	2,291.63	(2,071.63)	2,500.00
Total Community Lifestyle Income	4,089.47	7,052.66	(2,963.19)	27,080.73	23,647.26	3,433.47	25,100.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	26,343.00	25,000.00	1,343.00	399,878.40	341,954.00	57,924.40	366,954.00
48200 - Timeshare Owners-Amenities	-	-	-	253,520.00	253,520.00	-	253,520.00
48300 - Sponsored Events/Programs	175.00	1,142.00	(967.00)	11,067.03	19,083.00	(8,015.97)	20,500.00
48400 - Rental Income	65.00	291.67	(226.67)	2,342.00	3,208.37	(866.37)	3,500.00
48500 - Retail	36.82	166.67	(129.85)	786.97	1,833.37	(1,046.40)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	9,838.00	4,354.13	5,483.87	4,750.00
48700 - Swim Lesson Revenue	-	541.67	(541.67)	9,215.00	5,958.37	3,256.63	6,500.00
48800 - Youth/Event Programs	500.00	-	500.00	1,420.00	-	1,420.00	-
Total Recreation Amenities Income	27,119.82	27,537.84	(418.02)	688,067.40	629,911.24	58,156.16	657,724.00
Total Operating Income	(14,287.11)	62,459.16	(76,746.27)	2,993,299.17	2,958,646.76	34,652.41	3,022,702.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	31,785.34	36,267.17	4,481.83	369,115.12	398,938.87	29,823.75	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	423.17	458.37	35.20	500.00
50020 - Payroll Taxes-Admin	2,629.80	3,250.00	620.20	32,546.16	35,750.00	3,203.84	39,000.00
50100 - Health Insurance-Admin	6,068.87	6,041.67	(27.20)	58,478.88	66,458.37	7,979.49	72,500.00
50110 - Dental Insurance-Admin	454.24	391.67	(62.57)	4,629.64	4,308.37	(321.27)	4,700.00
50120 - Vision Insurance-Admin	-	58.33	58.33	500.37	641.63	141.26	700.00
50130 - Retirement-Admin	1,726.64	1,958.33	231.69	20,505.53	21,541.63	1,036.10	23,500.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,800.00	400.00	15,800.00	19,800.00	4,000.00	21,600.00
50150 - Insurance-Workers Comp-Admin	-	166.67	166.67	1,791.50	1,833.37	41.87	2,000.00
50160 - Life Insurance-All	-	216.67	216.67	1,859.16	2,383.37	524.21	2,600.00
50190 - Payroll-Paychex	1,144.37	1,083.33	(61.04)	10,355.32	11,916.63	1,561.31	13,000.00
50195 - Misc (Admin Cafeteria Plan)	198.00	141.67	(56.33)	3,029.40	1,558.37	(1,471.03)	1,700.00
50200 - Office Supplies	99.50	558.33	458.83	2,010.61	6,141.63	4,131.02	6,700.00
50250 - Software Expense	3,823.12	2,375.00	(1,448.12)	38,727.76	26,125.00	(12,602.76)	28,500.00
50251 - Office Equip Repair/Tech Help	928.31	1,166.67	238.36	10,932.41	12,833.37	1,900.96	14,000.00
50260 - Equipment Leases	-	266.67	266.67	50.64	2,933.37	2,882.73	3,200.00
50300 - Postage	1,000.00	1,125.00	125.00	10,015.25	12,375.00	2,359.75	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	458.37	458.37	500.00
50320 - Copies/Printing	-	41.67	41.67	-	458.37	458.37	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50400 - Dues & Fees	-	125.00	125.00	1,042.90	1,375.00	332.10	1,500.00
50410 - Education-Seminars	-	708.33	708.33	3,628.45	7,791.63	4,163.18	8,500.00
50420 - Subscriptions	-	33.33	33.33	183.59	366.63	183.04	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	275.00	275.00	300.00
50700 - Board Meetings/Discretionary	28.88	108.33	79.45	1,923.88	1,191.63	(732.25)	1,300.00
50710 - Online Elections	-	-	-	20,121.82	10,000.00	(10,121.82)	10,000.00
50900 - Misc. & Contingency	10.00	83.33	73.33	456.47	916.63	460.16	1,000.00
50950 - Advertisement	-	100.00	100.00	816.70	1,100.00	283.30	1,200.00
51000 - Audit	-	2,333.33	2,333.33	15,000.00	25,666.63	10,666.63	28,000.00
51100 - Legal	2,356.61	4,166.67	1,810.06	65,335.20	45,833.37	(19,501.83)	50,000.00
51101 - Legal - billed	(172.00)	(1,250.00)	(1,078.00)	(5,471.22)	(13,750.00)	(8,278.78)	(15,000.00)
51200 - Legal-Collections	307.00	3,750.00	3,443.00	8,062.92	41,250.00	33,187.08	45,000.00
51201 - Legal-Collections-billed	(821.62)	(2,916.67)	(2,095.05)	(12,951.92)	(32,083.37)	(19,131.45)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	1,833.37	(1,277.45)	2,000.00
51510 - Income Tax	-	34.75	34.75	28,077.00	382.25	(27,694.75)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	916.63	916.63	1,000.00
52010 - Master Insurance	10,317.53	-	(10,317.53)	250,348.17	100,995.00	(149,353.17)	100,995.00
53000 - Bank Charges	(40.00)	25.00	65.00	(90.52)	275.00	365.52	300.00
53010 - Credit Card Charges - Admin	-	333.33	333.33	4,802.64	3,666.63	(1,136.01)	4,000.00
53020 - Returned Checks	20.00	8.33	(11.67)	20.00	91.63	71.63	100.00
Total Admin Service Expense	63,264.59	64,910.25	1,645.66	965,187.82	825,007.75	(140,180.07)	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	27,513.92	28,912.50	1,398.58	308,464.38	318,037.50	9,573.12	346,950.00
60010 - Payroll-Overtime-DCS	189.67	166.67	(23.00)	4,269.94	1,833.37	(2,436.57)	2,000.00
60020 - Payroll Taxes-DCS	2,296.41	2,583.33	286.92	27,573.53	28,416.63	843.10	31,000.00
60100 - Health Insurance-DCS	4,630.12	5,375.00	744.88	49,636.63	59,125.00	9,488.37	64,500.00
60110 - Dental Insurance-DCS	422.60	416.67	(5.93)	4,585.35	4,583.37	(1.98)	5,000.00
60120 - Vision Insurance-DCS	-	54.17	54.17	524.59	595.87	71.28	650.00
60130 - Retirement-DCS	1,314.16	1,166.67	(147.49)	9,904.03	12,833.37	2,929.34	14,000.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	17,400.00	17,600.00	200.00	19,200.00
60150 - Insurance-Workers Comp-DCS	-	375.00	375.00	4,255.58	4,125.00	(130.58)	4,500.00
60200 - Office/Field Supplies/Expenses	108.57	333.33	224.76	6,796.03	3,666.63	(3,129.40)	4,000.00
60230 - Uniforms	-	33.00	33.00	1,518.88	450.00	(1,068.88)	500.00
60310 - DCS Copier	673.06	562.50	(110.56)	7,450.21	6,187.50	(1,262.71)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	139.86	916.63	776.77	1,000.00
60410 - Professional Fees	-	41.67	41.67	744.00	458.37	(285.63)	500.00
60430 - Training	-	116.67	116.67	3,906.93	1,283.37	(2,623.56)	1,400.00
60500 - DCS Vehicle Gas	366.23	225.00	(141.23)	2,341.22	2,475.00	133.78	2,700.00
60530 - Vehicle Exp-Sport S 63	1,618.55	70.83	(1,547.72)	2,269.24	779.13	(1,490.11)	850.00
60540 - Vehicle Exp-Sport SL 29	1,293.94	70.83	(1,223.11)	1,820.54	779.13	(1,041.41)	850.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	27.90	75.00	47.10	304.39	825.00	520.61	900.00
60900 - Contingency	450.00	33.00	(417.00)	728.29	450.00	(278.29)	500.00
60910 - Capital Expenditures	-	125.00	125.00	72.43	1,375.00	1,302.57	1,500.00
60930 - Community Enhancement	-	17,000.00	17,000.00	47,567.23	65,000.00	17,432.77	65,000.00
Total Community Standards Expense	42,505.13	59,420.17	16,915.04	502,273.28	531,795.87	29,522.59	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	22,747.00	26,989.58	4,242.58	283,707.90	296,885.38	13,177.48	323,875.00
61010 - Payroll-Overtime-DPE	60.14	416.67	356.53	1,547.83	4,583.37	3,035.54	5,000.00
61020 - Payroll Taxes-DPE	1,890.52	2,608.33	717.81	25,157.62	28,691.63	3,534.01	31,300.00
61100 - Health Insurance-DPE	2,929.10	3,416.67	487.57	35,646.34	37,583.37	1,937.03	41,000.00
61110 - Dental Insurance-DPE	323.32	353.75	30.43	3,493.27	3,891.25	397.98	4,245.00
61120 - Vision Insurance-DPE	-	58.33	58.33	487.46	641.63	154.17	700.00
61130 - Retirement-DPE	1,108.15	1,500.00	391.85	15,620.62	16,500.00	879.38	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	8,800.00	8,800.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	-	625.00	625.00	8,520.88	6,875.00	(1,645.88)	7,500.00
61200 - Office/Field Supplies	6.95	33.33	26.38	395.67	366.63	(29.04)	400.00
61210 - Tools, Supplies Expense	152.72	666.67	513.95	4,886.42	7,333.37	2,446.95	8,000.00
61220 - Janitorial Supplies	196.71	291.67	94.96	2,311.91	3,208.37	896.46	3,500.00
61230 - Uniforms	-	125.00	125.00	1,245.56	1,375.00	129.44	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	621.00	1,558.37	937.37	1,700.00
61350 - Enforcement/Signage	294.00	979.58	685.58	3,881.00	10,775.38	6,894.38	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	108.32	91.63	(16.69)	100.00
61352 - Signage	-	145.83	145.83	1,089.29	1,604.13	514.84	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	1,375.00	1,323.11	1,500.00
61500 - Vehicle-Gas	1,128.85	1,250.00	121.15	6,148.17	13,750.00	7,601.83	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	65.13	83.33	18.20	167.23	916.63	749.40	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	406.33	2,750.00	2,343.67	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	65.13	125.00	59.87	2,058.98	1,375.00	(683.98)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	502.33	1,375.00	872.67	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	599.01	1,375.00	775.99	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	223.00	1,375.00	1,152.00	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	247.60	458.37	210.77	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	659.51	2,291.63	1,632.12	2,500.00
61592 - Kubota Tractor 2022	187.34	208.33	20.99	1,325.42	2,291.63	966.21	2,500.00
61600 - Facilities Maintenance	375.00	708.33	333.33	4,847.78	7,791.63	2,943.85	8,500.00
61601 - Equipment Maintenance	-	375.00	375.00	517.92	4,125.00	3,607.08	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	558.98	916.63	357.65	1,000.00
61603 - Boating Improvements	-	-	-	1,573.98	5,000.00	3,426.02	5,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	37.50	750.00	712.50	6,825.32	8,250.00	1,424.68	9,000.00
61605 - Fence Maint & Construction	-	166.67	166.67	1,499.27	1,833.37	334.10	2,000.00
61606 - Parks & Trails Expense	195.61	500.00	304.39	7,193.71	5,500.00	(1,693.71)	6,000.00
61610 - Consulting	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	6,293.50	3,208.37	(3,085.13)	3,500.00
61620 - Fire Mitigation	-	1,916.67	1,916.67	9,716.90	21,083.37	11,366.47	23,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	5,667.94	7,333.37	1,665.43	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	-	-	242.39	2,500.00	2,257.61	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	880.65	916.63	35.98	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	28,502.72	24,750.00	(3,752.72)	27,000.00
61640 - Porta Potties	140.20	250.00	109.80	1,502.20	2,750.00	1,247.80	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	6,000.00	5,500.00	(500.00)	6,000.00
61645 - Pumping Services	-	125.00	125.00	800.00	1,375.00	575.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	457.98	916.63	458.65	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	91.63	91.63	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	3,208.37	3,208.37	3,500.00
61960 - Stocking & Food Chain	-	-	-	131,310.00	119,000.00	(12,310.00)	119,000.00
Total Property & Environment Expense	32,703.37	51,085.40	18,382.03	624,301.80	688,439.40	64,137.60	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	189.25	333.33	144.08	3,630.65	3,666.63	35.98	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	19,509.45	16,000.00	(3,509.45)	32,000.00
62800 - Community Activities & Events	14.43	600.00	585.57	8,393.48	13,739.00	5,345.52	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	19.22	458.37	439.15	500.00
62820 - Facilities-Clubhouse	34.33	291.67	257.34	3,660.10	3,208.37	(451.73)	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	300.00	1,375.00	1,075.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	117.48	687.50	570.02	750.00
62940 - Community Garden	-	333.33	333.33	2,623.48	3,666.63	1,043.15	4,000.00
Total Community Lifestyle Expense	238.01	1,787.50	1,549.49	38,253.86	42,801.50	4,547.64	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	22,830.29	30,875.00	8,044.71	304,695.41	339,625.00	34,929.59	370,500.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	448.51	687.50	238.99	750.00
63020 - Payroll Taxes-DRA	1,892.42	2,791.67	899.25	26,938.05	30,708.37	3,770.32	33,500.00
63100 - Health Insurance-DRA	1,624.85	2,625.00	1,000.15	20,362.09	28,875.00	8,512.91	31,500.00
63110 - Dental Insurance-DRA	161.94	250.00	88.06	2,097.59	2,750.00	652.41	3,000.00
63120 - Vision Insurance-DRA	-	50.00	50.00	479.85	550.00	70.15	600.00
63130 - Retirement-DRA	669.74	1,000.00	330.26	8,467.29	11,000.00	2,532.71	12,000.00
63140 - HRA-Health Reimbursement-DRA	400.00	800.00	400.00	5,600.00	8,800.00	3,200.00	9,600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63150 - Insurance-Workers Comp-DRA	-	208.33	208.33	3,460.04	2,291.63	(1,168.41)	2,500.00
63200 - Supplies-Building	363.38	916.67	553.29	5,277.26	10,083.37	4,806.11	11,000.00
63210 - Supplies-Programs	-	750.00	750.00	1,846.38	8,250.00	6,403.62	9,000.00
63220 - Janitorial/Housekeeping	1,096.68	166.67	(930.01)	3,157.56	1,833.37	(1,324.19)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	1,000.00	1,000.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	7,049.24	6,416.63	(632.61)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	916.63	916.63	1,000.00
63255 - Credit Card Fees - Rec Center	817.06	1,583.33	766.27	13,358.25	17,416.63	4,058.38	19,000.00
63320 - Office Supplies/Printing	-	250.00	250.00	1,499.84	2,750.00	1,250.16	3,000.00
63400 - Dues/Subscriptions	-	41.67	41.67	984.50	458.37	(526.13)	500.00
63410 - Seminars/Training	-	550.00	550.00	728.04	2,200.00	1,471.96	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	229.13	229.13	250.00
63600 - Maintenance Building	62.31	1,666.67	1,604.36	9,169.72	18,333.37	9,163.65	20,000.00
63601 - Maintenance-Grounds & Parking	155.00	333.33	178.33	2,824.05	3,666.63	842.58	4,000.00
63602 - Maintenance-Pool	173.68	1,833.33	1,659.65	6,246.99	20,166.63	13,919.64	22,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	6,972.19	4,125.00	(2,847.19)	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	3,735.00	4,354.13	619.13	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	373.31	458.37	85.06	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	2,448.11	4,583.37	2,135.26	5,000.00
63920 - Merchandise	12.16	125.00	112.84	556.10	1,375.00	818.90	1,500.00
64010 - Utilities-Gas Rec	4,820.01	3,758.33	(1,061.68)	30,284.71	41,341.63	11,056.92	45,100.00
64020 - Utilities-Electric Rec	7,131.01	3,616.67	(3,514.34)	42,033.87	39,783.37	(2,250.50)	43,400.00
64030 - Utilities-Water Rec	779.23	708.33	(70.90)	9,328.80	7,791.63	(1,537.17)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,818.96	1,925.00	106.04	2,100.00
64050 - Irrigation Water Rec	-	125.00	125.00	133.18	1,375.00	1,241.82	1,500.00
64060 - Utilities-Alarm Rec	-	291.67	291.67	1,678.53	3,208.37	1,529.84	3,500.00
64070 - Utilities-TV-Telephone Rec	235.56	250.00	14.44	2,451.98	2,750.00	298.02	3,000.00
Total Recreation Amenities Expense	44,031.52	57,920.83	13,889.31	526,505.40	632,079.13	105,573.73	689,250.00
Utilities Expense							
70010 - Gas Admin	93.84	216.67	122.83	1,351.06	2,383.37	1,032.31	2,600.00
70020 - Electric Admin	604.86	393.33	(211.53)	3,575.12	4,326.63	751.51	4,720.00
70030 - Water Admin	109.61	291.67	182.06	4,057.21	3,208.37	(848.84)	3,500.00
70040 - Waste Control Admin	183.38	200.00	16.62	2,244.24	2,200.00	(44.24)	2,400.00
71010 - Gas Shop	56.79	208.33	151.54	1,340.42	2,291.63	951.21	2,500.00
71020 - Electric Shop	158.93	183.33	24.40	1,051.00	2,016.63	965.63	2,200.00
71030 - Water Shop	85.69	91.67	5.98	925.69	1,008.37	82.68	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	1,436.58	1,833.37	396.79	2,000.00
72010 - Gas Clubhouse	180.64	375.00	194.36	2,444.40	4,125.00	1,680.60	4,500.00
72020 - Electric Clubhouse	302.28	208.33	(93.95)	1,557.00	2,291.63	734.63	2,500.00
72030 - Water Clubhouse	91.67	250.00	158.33	1,982.45	2,750.00	767.55	3,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73000 - Cellular Phones	367.17	312.50	(54.67)	5,187.68	3,437.50	(1,750.18)	3,750.00
73010 - Telephone-All Depts Except Rec	360.30	416.67	56.37	4,322.17	4,583.37	261.20	5,000.00
74000 - Street Lights	270.28	166.67	(103.61)	1,486.54	1,833.37	346.83	2,000.00
74010 - Water Other Assoc Lots	-	416.67	416.67	646.67	4,583.37	3,936.70	5,000.00
74020 - Aerator	645.18	666.67	21.49	4,616.91	7,333.37	2,716.46	8,000.00
74030 - Internet	384.07	416.67	32.60	4,332.31	4,583.37	251.06	5,000.00
Total Utilities Expense	4,040.97	4,980.85	939.88	42,557.45	54,789.35	12,231.90	59,770.00
Total Operating Expense	186,783.59	240,105.00	53,321.41	2,699,079.61	2,774,913.00	75,833.39	3,022,702.00
Net Operating Income (Loss)	(201,070.70)	(177,645.84)	(23,424.86)	294,219.56	183,733.76	110,485.80	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	437,772.50	39,797.50	477,570.00
80100 - Interest-Reserve	549.99	1,916.67	(1,366.68)	20,388.30	21,083.37	(695.07)	23,000.00
Total Reserve Income	549.99	41,714.17	(41,164.18)	497,958.30	458,855.87	39,102.43	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	58,900.00	4,908.33	53,991.67	58,900.00	53,991.63	4,908.37	58,900.00
81100 - Interest-Trails Maint Reserves	159.82	1,000.00	(840.18)	3,822.83	11,000.00	(7,177.17)	12,000.00
Total Trails Maintenance Income	59,059.82	5,908.33	53,151.49	62,722.83	64,991.63	(2,268.80)	70,900.00
Total Reserve Income	59,609.81	47,622.50	11,987.31	560,681.13	523,847.50	36,833.63	571,470.00
Reserve Expense							
84000 - Reserve Expense-Restricted	25,604.07	-	(25,604.07)	25,604.07	-	(25,604.07)	-
84001 - Exercise Equipment	-	5,230.33	5,230.33	19,025.05	57,533.63	38,508.58	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	10,029.00	16,214.00	6,185.00	17,688.00
84016 - Replace fishing pier dock	-	833.33	833.33	14,822.95	9,166.63	(5,656.32)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	10,773.62	10,773.62	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,050.00	4,050.00	55,850.00	44,550.00	(11,300.00)	48,600.00
84023 - Replace Mailbox - Reserves	-	3,956.08	3,956.08	50,633.77	43,516.88	(7,116.89)	47,473.00
84025 - Server, Upgrades	-	951.00	951.00	19,757.93	10,461.00	(9,296.93)	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	5,958.37	(666.63)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	14,138.63	14,138.63	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	4,724.75	4,184.62	(540.13)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	16,389.30	24,933.37	8,544.07	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	29,683.09	19,690.00	(9,993.09)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	7,657.70	19,007.12	11,349.42	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	58,157.37	59,583.37	1,426.00	65,000.00
84040 - Maintenance Shop fencing	1,011.08	1,666.67	655.59	11,827.48	18,333.37	6,505.89	20,000.00
84041 - Pool Furniture	-	-	-	3,791.83	-	(3,791.83)	-
Total Reserve Expense	26,615.15	32,549.51	5,934.36	334,579.29	358,044.61	23,465.32	390,594.00
Total Reserve Expense	26,615.15	32,549.51	5,934.36	334,579.29	358,044.61	23,465.32	390,594.00
Net Reserve Income (Loss)	32,994.66	15,072.99	17,921.67	226,101.84	165,802.89	60,298.95	180,876.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	416,558.12	(87,131.12)	454,427.00
91900 - Interest-Capital Fund	315.58	833.33	(517.75)	9,917.54	9,166.63	750.91	10,000.00
Total Capital Improvement Income	315.58	38,702.25	(38,386.67)	339,344.54	425,724.75	(86,380.21)	464,427.00
Total Capital Income	315.58	38,702.25	(38,386.67)	339,344.54	425,724.75	(86,380.21)	464,427.00
Capital Expense							
Capital Improvement Expense							
95003 - General Capital Expense	-	-	-	819.59	-	(819.59)	-
95005 - Improve Lake Facilities	-	-	-	1,893.21	-	(1,893.21)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	-	-	-	27,231.11	-	(27,231.11)	-
95013 - SVL Easement	-	-	-	180,000.00	-	(180,000.00)	-
95014 - SVL Improvements	-	-	-	12,572.71	-	(12,572.71)	-
Total Capital Improvement Expense	-	-	-	222,612.62	-	(222,612.62)	-
Total Capital Expense	-	-	-	222,612.62	-	(222,612.62)	-
Net Capital Income (Loss)	315.58	38,702.25	(38,386.67)	116,731.92	425,724.75	(308,992.83)	464,427.00
Net Total	(167,760.46)	(123,870.60)	(43,889.86)	637,053.32	775,261.40	(138,208.08)	645,303.00