

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 12/31/2025

Assets	Operating	Capital	Reserve	Total
<b>Current Assets</b>				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$65,329.67			\$65,329.67
10510 - TBK - HRA Money Market	\$80,960.13			\$80,960.13
11540 - First Citizens Bank Operating	(\$21,453.35)			(\$21,453.35)
11541 - First Citizens Bank Sweep - Operating	\$514,524.46			\$514,524.46
12100 - Edward Jones Operating	\$79,512.26			\$79,512.26
12110 - Edward Jones Emergency Fund	\$152,611.62			\$152,611.62
12200 - Edward Jones Capital Improvement		\$720,604.25		\$720,604.25
13820 - Edward Jones Reserves			\$842,829.50	\$842,829.50
13841 - First Citizens Bank Reserves - CDARS			\$161,865.83	\$161,865.83
13850 - Edward Jones Trails Maintenance Reserves			\$229,728.59	\$229,728.59
14000 - Accounts Receivable	\$87,551.18			\$87,551.18
14100 - Accounts Receivable - Other	\$48,097.64	\$5,181.62	\$11,418.55	\$64,697.81
14900 - Allowance for Doubtful Accounts	(\$21,361.21)			(\$21,361.21)
15100 - Accts Rec.-Employee Dep Health	\$1,326.11			\$1,326.11
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
<b>Total Current Assets</b>	<b>\$1,215,808.30</b>	<b>\$600,785.87</b>	<b>\$1,240,842.47</b>	<b>\$3,057,436.64</b>
<b>Fixed Assets</b>				
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)
<b>Total Fixed Assets</b>	<b>\$4,045,807.85</b>			<b>\$4,045,807.85</b>
<b>Total Assets</b>	<b>\$5,261,616.15</b>	<b>\$600,785.87</b>	<b>\$1,240,842.47</b>	<b>\$7,103,244.49</b>

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 12/31/2025

Liabilities / Equity	Operating	Capital	Reserve	Total
<b>Current Liabilities</b>				
20000 - Accounts Payable	\$66,410.84			\$66,410.84
20100 - Accrued Expenses	\$90,782.26			\$90,782.26
21000 - HRA Liability	\$81,350.08			\$81,350.08
22000 - Prepaid Assessments	\$24,688.05			\$24,688.05
23000 - Contract Liability	\$186,386.71			\$186,386.71
25000 - Other Current Liabilities	\$591.92			\$591.92
27100 - Pension	(\$0.26)			(\$0.26)
<b>Total Current Liabilities</b>	<b>\$450,209.60</b>			<b>\$450,209.60</b>
<b>Equity</b>				
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	\$358,123.35	(\$57,314.22)	(\$176,677.44)	\$124,131.69
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	(\$52,787.08)	\$315,195.17	\$434,975.17	\$697,383.26
<b>Total Equity</b>	<b>\$4,811,406.55</b>	<b>\$600,785.87</b>	<b>\$1,240,842.47</b>	<b>\$6,653,034.89</b>
<b>Total Liabilities / Equity</b>	<b>\$5,261,616.15</b>	<b>\$600,785.87</b>	<b>\$1,240,842.47</b>	<b>\$7,103,244.49</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Admin Service Income</b>							
40000 - Association Dues-Regular	139.14	-	139.14	2,042,098.72	2,042,830.00	(731.28)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	(1,170.00)	-	(1,170.00)	282,910.00	270,000.00	12,910.00	270,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(477,570.00)	(477,570.00)	-	(477,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	-	-	(58,900.00)	(58,900.00)	-	(58,900.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	(329,427.00)	(329,427.00)	-	(329,427.00)
40300 - Assessments-Uncollectible	9,033.18	-	9,033.18	8,608.18	(15,000.00)	23,608.18	(15,000.00)
40400 - Carry Forward	-	-	-	-	100,000.00	(100,000.00)	100,000.00
40500 - Late Charges	255.79	-	255.79	29,320.02	30,000.00	(679.98)	30,000.00
40600 - Other Income-Lien Fees	-	-	-	8,570.54	7,000.00	1,570.54	7,000.00
40700 - Delinquent Postage Fees	10.44	208.37	(197.93)	1,797.50	2,500.00	(702.50)	2,500.00
41000 - Lot Consolidation Fee	6,700.00	1,666.63	5,033.37	29,950.00	20,000.00	9,950.00	20,000.00
41010 - Other Income-Transfer Fees	6,120.00	5,000.00	1,120.00	64,620.00	60,000.00	4,620.00	60,000.00
41020 - Other Income-Misc	21,909.00	-	21,909.00	23,910.00	-	23,910.00	-
41250 - Credit card expense payment	-	-	-	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	(5,244.87)	-	(5,244.87)	9,755.13	-	9,755.13	-
41900 - Interest - Operating	5,351.08	2,083.37	3,267.71	15,069.16	25,000.00	(9,930.84)	25,000.00
<b>Total Admin Service Income</b>	<b>43,103.76</b>	<b>8,958.37</b>	<b>34,145.39</b>	<b>1,969,297.25</b>	<b>2,007,178.00</b>	<b>(37,880.75)</b>	<b>2,007,178.00</b>
<b>Community Standards Income</b>							
42000 - Filing Fee	330.00	933.00	(603.00)	13,078.00	13,500.00	(422.00)	13,500.00
42010 - Review & Inspect Fee	2,585.00	7,938.00	(5,353.00)	117,705.00	115,000.00	2,705.00	115,000.00
42100 - DCS Fines	-	333.37	(333.37)	-	4,000.00	(4,000.00)	4,000.00
42300 - Community Enhancement	(100.00)	277.00	(377.00)	4,884.00	4,000.00	884.00	4,000.00
<b>Total Community Standards Income</b>	<b>2,815.00</b>	<b>9,481.37</b>	<b>(6,666.37)</b>	<b>135,667.00</b>	<b>136,500.00</b>	<b>(833.00)</b>	<b>136,500.00</b>
<b>Property &amp; Environment Income</b>							
44000 - Fishing Permits	3,080.70	14,250.00	(11,169.30)	196,580.75	171,000.00	25,580.75	171,000.00
44010 - Boat Permits	120.00	1,375.00	(1,255.00)	16,850.00	16,500.00	350.00	16,500.00
44100 - Weed Control	-	58.37	(58.37)	1,211.50	700.00	511.50	700.00
44200 - Property/Environment-Fines	-	41.63	(41.63)	-	500.00	(500.00)	500.00
44300 - Other-DPE (Seed/Fertilizer)	-	625.00	(625.00)	8,754.00	7,500.00	1,254.00	7,500.00
<b>Total Property &amp; Environment Income</b>	<b>3,200.70</b>	<b>16,350.00</b>	<b>(13,149.30)</b>	<b>223,396.25</b>	<b>196,200.00</b>	<b>27,196.25</b>	<b>196,200.00</b>
<b>Community Lifestyle Income</b>							
46000 - Community Activities & Events Income	2,030.48	500.00	1,530.48	13,897.53	4,000.00	9,897.53	4,000.00
46100 - Newsletter Advertising	1,847.48	-	1,847.48	4,385.16	8,000.00	(3,614.84)	8,000.00
46200 - Rent-Clubhouse	1,435.00	336.00	1,099.00	13,291.00	9,000.00	4,291.00	9,000.00
46210 - Kitchen Rental	-	100.00	(100.00)	-	600.00	(600.00)	600.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
46220 - Accessory Rental- Stage & Sound	-	8.37	(8.37)	-	100.00	(100.00)	100.00
46230 - Clubhouse Cleaning	-	300.00	(300.00)	300.00	900.00	(600.00)	900.00
46240 - Tulip Clubhouse Rental Insurance	250.00	-	250.00	550.00	-	550.00	-
46300 - Vista Garden Income	-	208.37	(208.37)	220.00	2,500.00	(2,280.00)	2,500.00
<b>Total Community Lifestyle Income</b>	<b>5,562.96</b>	<b>1,452.74</b>	<b>4,110.22</b>	<b>32,643.69</b>	<b>25,100.00</b>	<b>7,543.69</b>	<b>25,100.00</b>
<b>Recreation Amenities Income</b>							
48000 - PLPOA Members-Amenities	19,030.03	25,000.00	(5,969.97)	418,908.43	366,954.00	51,954.43	366,954.00
48200 - Timeshare Owners-Amenities	-	-	-	253,520.00	253,520.00	-	253,520.00
48300 - Sponsored Events/Programs	1,045.00	1,417.00	(372.00)	12,112.03	20,500.00	(8,387.97)	20,500.00
48400 - Rental Income	187.00	291.63	(104.63)	2,529.00	3,500.00	(971.00)	3,500.00
48500 - Retail	53.43	166.63	(113.20)	840.40	2,000.00	(1,159.60)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.87	(395.87)	9,838.00	4,750.00	5,088.00	4,750.00
48700 - Swim Lesson Revenue	-	541.63	(541.63)	9,215.00	6,500.00	2,715.00	6,500.00
48800 - Youth/Event Programs	-	-	-	1,420.00	-	1,420.00	-
<b>Total Recreation Amenities Income</b>	<b>20,315.46</b>	<b>27,812.76</b>	<b>(7,497.30)</b>	<b>708,382.86</b>	<b>657,724.00</b>	<b>50,658.86</b>	<b>657,724.00</b>
<b>Total Operating Income</b>	<b>74,997.88</b>	<b>64,055.24</b>	<b>10,942.64</b>	<b>3,069,387.05</b>	<b>3,022,702.00</b>	<b>46,685.05</b>	<b>3,022,702.00</b>

## Operating Expense

### Admin Service Expense

50000 - Payroll-Admin	38,843.45	36,267.13	(2,576.32)	407,958.57	435,206.00	27,247.43	435,206.00
50010 - Payroll-Overtime-Admin	146.63	41.63	(105.00)	569.80	500.00	(69.80)	500.00
50020 - Payroll Taxes-Admin	3,236.73	3,250.00	13.27	35,782.89	39,000.00	3,217.11	39,000.00
50100 - Health Insurance-Admin	5,968.87	6,041.63	72.76	64,547.75	72,500.00	7,952.25	72,500.00
50110 - Dental Insurance-Admin	476.94	391.63	(85.31)	5,106.58	4,700.00	(406.58)	4,700.00
50120 - Vision Insurance-Admin	99.85	58.37	(41.48)	600.22	700.00	99.78	700.00
50130 - Retirement-Admin	1,928.73	1,958.37	29.64	22,434.26	23,500.00	1,065.74	23,500.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,800.00	400.00	17,200.00	21,600.00	4,400.00	21,600.00
50150 - Insurance-Workers Comp-Admin	311.75	166.63	(145.12)	2,103.25	2,000.00	(103.25)	2,000.00
50160 - Life Insurance-All	377.46	216.63	(160.83)	2,236.62	2,600.00	363.38	2,600.00
50190 - Payroll-Paychex	1,187.16	1,083.37	(103.79)	11,542.48	13,000.00	1,457.52	13,000.00
50195 - Misc (Admin Cafeteria Plan)	198.00	141.63	(56.37)	3,227.40	1,700.00	(1,527.40)	1,700.00
50200 - Office Supplies	1,219.50	558.37	(661.13)	3,230.11	6,700.00	3,469.89	6,700.00
50250 - Software Expense	4,303.11	2,375.00	(1,928.11)	43,030.87	28,500.00	(14,530.87)	28,500.00
50251 - Office Equip Repair/Tech Help	1,347.60	1,166.63	(180.97)	12,280.01	14,000.00	1,719.99	14,000.00
50260 - Equipment Leases	-	266.63	266.63	50.64	3,200.00	3,149.36	3,200.00
50300 - Postage	3,595.40	1,125.00	(2,470.40)	13,610.65	13,500.00	(110.65)	13,500.00
50310 - Admin Copier	-	41.63	41.63	-	500.00	500.00	500.00
50320 - Copies/Printing	-	41.63	41.63	-	500.00	500.00	500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50400 - Dues & Fees	200.00	125.00	(75.00)	1,242.90	1,500.00	257.10	1,500.00
50410 - Education-Seminars	50.00	708.37	658.37	3,678.45	8,500.00	4,821.55	8,500.00
50420 - Subscriptions	-	33.37	33.37	183.59	400.00	216.41	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	300.00	300.00	300.00
50700 - Board Meetings/Discretionary	190.06	108.37	(81.69)	2,113.94	1,300.00	(813.94)	1,300.00
50710 - Online Elections	-	-	-	20,121.82	10,000.00	(10,121.82)	10,000.00
50900 - Misc. & Contingency	37.00	83.37	46.37	493.47	1,000.00	506.53	1,000.00
50950 - Advertisement	149.75	100.00	(49.75)	966.45	1,200.00	233.55	1,200.00
51000 - Audit	15,250.00	2,333.37	(12,916.63)	30,250.00	28,000.00	(2,250.00)	28,000.00
51100 - Legal	4,462.94	4,166.63	(296.31)	69,798.14	50,000.00	(19,798.14)	50,000.00
51101 - Legal - billed	(200.00)	(1,250.00)	(1,050.00)	(5,671.22)	(15,000.00)	(9,328.78)	(15,000.00)
51200 - Legal-Collections	1,419.92	3,750.00	2,330.08	9,482.84	45,000.00	35,517.16	45,000.00
51201 - Legal-Collections-billed	(2,470.00)	(2,916.63)	(446.63)	(15,421.92)	(35,000.00)	(19,578.08)	(35,000.00)
51500 - Property Taxes	(3,110.82)	166.63	3,277.45	-	2,000.00	2,000.00	2,000.00
51510 - Income Tax	(3,077.00)	34.75	3,111.75	25,000.00	417.00	(24,583.00)	417.00
52000 - Insurance Deductibles	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
52010 - Master Insurance	(42,165.98)	-	42,165.98	208,182.19	100,995.00	(107,187.19)	100,995.00
53000 - Bank Charges	8.35	25.00	16.65	(82.17)	300.00	382.17	300.00
53010 - Credit Card Charges - Admin	-	333.37	333.37	4,802.64	4,000.00	(802.64)	4,000.00
53020 - Returned Checks	-	8.37	8.37	20.00	100.00	80.00	100.00
58000 - Depreciation Expense	195,315.25	-	(195,315.25)	195,315.25	-	(195,315.25)	-
<b>Total Admin Service Expense</b>	<b>230,700.65</b>	<b>64,910.25</b>	<b>(165,790.40)</b>	<b>1,195,988.47</b>	<b>889,918.00</b>	<b>(306,070.47)</b>	<b>889,918.00</b>
<b>Community Standards Expense</b>							
60000 - Payroll-DCS	41,604.27	28,912.50	(12,691.77)	350,068.65	346,950.00	(3,118.65)	346,950.00
60010 - Payroll-Overtime-DCS	326.44	166.63	(159.81)	4,596.38	2,000.00	(2,596.38)	2,000.00
60020 - Payroll Taxes-DCS	3,336.07	2,583.37	(752.70)	30,909.60	31,000.00	90.40	31,000.00
60100 - Health Insurance-DCS	4,505.12	5,375.00	869.88	54,241.75	64,500.00	10,258.25	64,500.00
60110 - Dental Insurance-DCS	443.73	416.63	(27.10)	5,029.08	5,000.00	(29.08)	5,000.00
60120 - Vision Insurance-DCS	103.52	54.13	(49.39)	628.11	650.00	21.89	650.00
60130 - Retirement-DCS	1,515.71	1,166.63	(349.08)	11,419.74	14,000.00	2,580.26	14,000.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	19,000.00	19,200.00	200.00	19,200.00
60150 - Insurance-Workers Comp-DCS	775.81	375.00	(400.81)	5,031.39	4,500.00	(531.39)	4,500.00
60200 - Office/Field Supplies/Expenses	1,434.03	333.37	(1,100.66)	8,230.06	4,000.00	(4,230.06)	4,000.00
60230 - Uniforms	-	50.00	50.00	1,518.88	500.00	(1,018.88)	500.00
60310 - DCS Copier	493.06	562.50	69.44	7,943.27	6,750.00	(1,193.27)	6,750.00
60320 - Printing Decs & Maps	-	83.37	83.37	139.86	1,000.00	860.14	1,000.00
60410 - Professional Fees	-	41.63	41.63	744.00	500.00	(244.00)	500.00
60430 - Training	212.99	116.63	(96.36)	4,119.92	1,400.00	(2,719.92)	1,400.00
60500 - DCS Vehicle Gas	146.58	225.00	78.42	2,487.80	2,700.00	212.20	2,700.00
60530 - Vehicle Exp-Sport S 63	-	70.87	70.87	2,269.24	850.00	(1,419.24)	850.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
60540 - Vehicle Exp-Sport SL 29	-	70.87	70.87	1,820.54	850.00	(970.54)	850.00
60700 - ECC Expenses	116.86	75.00	(41.86)	421.25	900.00	478.75	900.00
60900 - Contingency	168.00	50.00	(118.00)	896.29	500.00	(396.29)	500.00
60910 - Capital Expenditures	1,213.94	125.00	(1,088.94)	1,286.37	1,500.00	213.63	1,500.00
60930 - Community Enhancement	329.81	-	(329.81)	47,897.04	65,000.00	17,102.96	65,000.00
<b>Total Community Standards Expense</b>	<b>58,325.94</b>	<b>42,454.13</b>	<b>(15,871.81)</b>	<b>560,699.22</b>	<b>574,250.00</b>	<b>13,550.78</b>	<b>574,250.00</b>
<b>Property &amp; Environment Expense</b>							
61000 - Payroll-DPE	27,571.81	26,989.62	(582.19)	311,279.71	323,875.00	12,595.29	323,875.00
61010 - Payroll-Overtime-DPE	114.78	416.63	301.85	1,662.61	5,000.00	3,337.39	5,000.00
61020 - Payroll Taxes-DPE	2,427.05	2,608.37	181.32	27,584.67	31,300.00	3,715.33	31,300.00
61100 - Health Insurance-DPE	3,319.06	3,416.63	97.57	39,065.40	41,000.00	1,934.60	41,000.00
61110 - Dental Insurance-DPE	339.48	353.75	14.27	3,832.75	4,245.00	412.25	4,245.00
61120 - Vision Insurance-DPE	87.56	58.37	(29.19)	575.02	700.00	124.98	700.00
61130 - Retirement-DPE	1,238.11	1,500.00	261.89	16,858.73	18,000.00	1,141.27	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	9,600.00	9,600.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	1,570.03	625.00	(945.03)	10,090.91	7,500.00	(2,590.91)	7,500.00
61200 - Office/Field Supplies	155.59	33.37	(122.22)	551.26	400.00	(151.26)	400.00
61210 - Tools, Supplies Expense	1,277.97	666.63	(611.34)	6,164.39	8,000.00	1,835.61	8,000.00
61220 - Janitorial Supplies	-	291.63	291.63	2,311.91	3,500.00	1,188.09	3,500.00
61230 - Uniforms	-	125.00	125.00	1,245.56	1,500.00	254.44	1,500.00
61240 - Admin Office Cleaning	-	141.63	141.63	621.00	1,700.00	1,079.00	1,700.00
61350 - Enforcement/Signage	855.16	979.62	124.46	4,736.16	11,755.00	7,018.84	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.37	8.37	108.32	100.00	(8.32)	100.00
61352 - Signage	-	145.87	145.87	1,089.29	1,750.00	660.71	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	1,500.00	1,448.11	1,500.00
61500 - Vehicle-Gas	525.06	1,250.00	724.94	6,673.23	15,000.00	8,326.77	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	33.64	83.37	49.73	200.87	1,000.00	799.13	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	406.33	3,000.00	2,593.67	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	2,058.98	1,500.00	(558.98)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	14.72	125.00	110.28	517.05	1,500.00	982.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	275.08	125.00	(150.08)	874.09	1,500.00	625.91	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	223.00	1,500.00	1,277.00	1,500.00
61580 - Kubota Tractor 201	-	41.63	41.63	247.60	500.00	252.40	500.00
61590 - Kubota Tractor 2014	7,320.13	208.37	(7,111.76)	7,979.64	2,500.00	(5,479.64)	2,500.00
61592 - Kubota Tractor 2022	55.58	208.37	152.79	1,381.00	2,500.00	1,119.00	2,500.00
61600 - Facilities Maintenance	1,509.98	708.37	(801.61)	6,357.76	8,500.00	2,142.24	8,500.00
61601 - Equipment Maintenance	27.58	375.00	347.42	545.50	4,500.00	3,954.50	4,500.00
61602 - Trailer Maintenance	-	83.37	83.37	558.98	1,000.00	441.02	1,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
61603 - Boating Improvements	-	-	-	1,573.98	5,000.00	3,426.02	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	5,508.20	750.00	(4,758.20)	12,333.52	9,000.00	(3,333.52)	9,000.00
61605 - Fence Maint & Construction	-	166.63	166.63	1,499.27	2,000.00	500.73	2,000.00
61606 - Parks & Trails Expense	170.61	500.00	329.39	7,364.32	6,000.00	(1,364.32)	6,000.00
61610 - Consulting	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
61611 - Engineering/Survey	-	291.63	291.63	6,293.50	3,500.00	(2,793.50)	3,500.00
61620 - Fire Mitigation	122.55	1,916.63	1,794.08	9,839.45	23,000.00	13,160.55	23,000.00
61630 - Grass Seed/Fertilizer	-	666.63	666.63	5,667.94	8,000.00	2,332.06	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	-	-	242.39	2,500.00	2,257.61	2,500.00
61632 - Water Quality Testing	-	83.37	83.37	880.65	1,000.00	119.35	1,000.00
61633 - Weeds & Algae Control	-	2,250.00	2,250.00	28,502.72	27,000.00	(1,502.72)	27,000.00
61640 - Porta Potties	140.20	250.00	109.80	1,642.40	3,000.00	1,357.60	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	6,000.00	6,000.00	-	6,000.00
61645 - Pumping Services	-	125.00	125.00	800.00	1,500.00	700.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.37	83.37	457.98	1,000.00	542.02	1,000.00
61900 - Misc & Contingency	-	8.37	8.37	-	100.00	100.00	100.00
61910 - Common Area Improvements-Repairs-Equip	36.98	291.63	254.65	36.98	3,500.00	3,463.02	3,500.00
61960 - Stocking & Food Chain	-	-	-	131,310.00	119,000.00	(12,310.00)	119,000.00
<b>Total Property &amp; Environment Expense</b>	<b>55,496.91</b>	<b>51,085.60</b>	<b>(4,411.31)</b>	<b>679,898.71</b>	<b>739,525.00</b>	<b>59,626.29</b>	<b>739,525.00</b>
<b>Community Lifestyle Expense</b>							
62250 - Website-Front Steps	189.25	333.37	144.12	3,819.90	4,000.00	180.10	4,000.00
62320 - Newsletter Prep/Printing/Postage	3,889.00	16,000.00	12,111.00	23,398.45	32,000.00	8,601.55	32,000.00
62800 - Community Activities & Events	9,453.21	10,000.00	546.79	17,846.69	23,739.00	5,892.31	23,739.00
62810 - Clubhouse Rental Expense	-	41.63	41.63	19.22	500.00	480.78	500.00
62820 - Facilities-Clubhouse	17.22	291.63	274.41	3,677.32	3,500.00	(177.32)	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	300.00	1,500.00	1,200.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	117.48	750.00	632.52	750.00
62940 - Community Garden	14.03	333.37	319.34	2,637.51	4,000.00	1,362.49	4,000.00
<b>Total Community Lifestyle Expense</b>	<b>13,562.71</b>	<b>27,187.50</b>	<b>13,624.79</b>	<b>51,816.57</b>	<b>69,989.00</b>	<b>18,172.43</b>	<b>69,989.00</b>
<b>Recreation Amenities Expense</b>							
63000 - Payroll-DRA	28,738.52	30,875.00	2,136.48	333,433.93	370,500.00	37,066.07	370,500.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	448.51	750.00	301.49	750.00
63020 - Payroll Taxes-DRA	2,335.58	2,791.63	456.05	29,273.63	33,500.00	4,226.37	33,500.00
63100 - Health Insurance-DRA	1,574.85	2,625.00	1,050.15	22,011.94	31,500.00	9,488.06	31,500.00
63110 - Dental Insurance-DRA	170.04	250.00	79.96	2,267.63	3,000.00	732.37	3,000.00
63120 - Vision Insurance-DRA	83.90	50.00	(33.90)	563.75	600.00	36.25	600.00
63130 - Retirement-DRA	751.58	1,000.00	248.42	9,218.87	12,000.00	2,781.13	12,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
63140 - HRA-Health Reimbursement-DRA	400.00	800.00	400.00	6,000.00	9,600.00	3,600.00	9,600.00
63150 - Insurance-Workers Comp-DRA	608.41	208.37	(400.04)	4,068.45	2,500.00	(1,568.45)	2,500.00
63200 - Supplies-Building	1,009.07	916.63	(92.44)	6,286.33	11,000.00	4,713.67	11,000.00
63210 - Supplies-Programs	268.28	750.00	481.72	2,114.66	9,000.00	6,885.34	9,000.00
63220 - Janitorial/Housekeeping	817.44	166.63	(650.81)	3,975.00	2,000.00	(1,975.00)	2,000.00
63230 - Uniforms	836.04	-	(836.04)	836.04	1,000.00	163.96	1,000.00
63250 - EZ Facility Software	640.84	583.37	(57.47)	7,690.08	7,000.00	(690.08)	7,000.00
63251 - Tech Help	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
63255 - Credit Card Fees - Rec Center	774.64	1,583.37	808.73	14,132.89	19,000.00	4,867.11	19,000.00
63320 - Office Supplies/Printing	178.98	250.00	71.02	1,678.82	3,000.00	1,321.18	3,000.00
63400 - Dues/Subscriptions	96.10	41.63	(54.47)	1,080.60	500.00	(580.60)	500.00
63410 - Seminars/Training	185.00	-	(185.00)	913.04	2,200.00	1,286.96	2,200.00
63500 - Business Mileage	-	20.87	20.87	-	250.00	250.00	250.00
63600 - Maintenance Building	8,796.05	1,666.63	(7,129.42)	17,965.77	20,000.00	2,034.23	20,000.00
63601 - Maintenance-Grounds & Parking	213.52	333.37	119.85	3,037.57	4,000.00	962.43	4,000.00
63602 - Maintenance-Pool	1,390.35	1,833.37	443.02	7,637.34	22,000.00	14,362.66	22,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	6,972.19	4,500.00	(2,472.19)	4,500.00
63810 - Swim Lesson Expense	-	395.87	395.87	3,735.00	4,750.00	1,015.00	4,750.00
63900 - Misc & Contingency	-	41.63	41.63	373.31	500.00	126.69	500.00
63910 - Non Capital Equipment Replacement	1,007.35	416.63	(590.72)	3,455.46	5,000.00	1,544.54	5,000.00
63920 - Merchandise	36.97	125.00	88.03	593.07	1,500.00	906.93	1,500.00
64010 - Utilities-Gas Rec	3,747.92	3,758.37	10.45	34,032.63	45,100.00	11,067.37	45,100.00
64020 - Utilities-Electric Rec	3,876.80	3,616.63	(260.17)	45,910.67	43,400.00	(2,510.67)	43,400.00
64030 - Utilities-Water Rec	1,582.38	708.37	(874.01)	10,911.18	8,500.00	(2,411.18)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,984.32	2,100.00	115.68	2,100.00
64050 - Irrigation Water Rec	6.46	125.00	118.54	139.64	1,500.00	1,360.36	1,500.00
64060 - Utilities-Alarm Rec	-	291.63	291.63	1,678.53	3,500.00	1,821.47	3,500.00
64070 - Utilities-TV-Telephone Rec	235.56	250.00	14.44	2,687.54	3,000.00	312.46	3,000.00
<b>Total Recreation Amenities Expense</b>	<b>60,527.99</b>	<b>57,170.87</b>	<b>(3,357.12)</b>	<b>587,108.39</b>	<b>689,250.00</b>	<b>102,141.61</b>	<b>689,250.00</b>
<b>Utilities Expense</b>							
70010 - Gas Admin	384.52	216.63	(167.89)	1,735.58	2,600.00	864.42	2,600.00
70020 - Electric Admin	(796.88)	393.37	1,190.25	2,778.24	4,720.00	1,941.76	4,720.00
70030 - Water Admin	171.38	291.63	120.25	4,228.59	3,500.00	(728.59)	3,500.00
70040 - Waste Control Admin	219.38	200.00	(19.38)	2,463.62	2,400.00	(63.62)	2,400.00
71010 - Gas Shop	345.08	208.37	(136.71)	1,685.50	2,500.00	814.50	2,500.00
71020 - Electric Shop	125.26	183.37	58.11	1,176.26	2,200.00	1,023.74	2,200.00
71030 - Water Shop	171.38	91.63	(79.75)	1,097.07	1,100.00	2.93	1,100.00
71040 - Waste Shop	146.28	166.63	20.35	1,582.86	2,000.00	417.14	2,000.00
72010 - Gas Clubhouse	754.45	375.00	(379.45)	3,198.85	4,500.00	1,301.15	4,500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
72020 - Electric Clubhouse	171.43	208.37	36.94	1,728.43	2,500.00	771.57	2,500.00
72030 - Water Clubhouse	171.38	250.00	78.62	2,153.83	3,000.00	846.17	3,000.00
73000 - Cellular Phones	704.17	312.50	(391.67)	5,891.85	3,750.00	(2,141.85)	3,750.00
73010 - Telephone-All Depts Except Rec	360.30	416.63	56.33	4,682.47	5,000.00	317.53	5,000.00
74000 - Street Lights	135.14	166.63	31.49	1,621.68	2,000.00	378.32	2,000.00
74010 - Water Other Assoc Lots	217.80	416.63	198.83	864.47	5,000.00	4,135.53	5,000.00
74020 - Aerator	440.18	666.63	226.45	5,057.09	8,000.00	2,942.91	8,000.00
74030 - Internet	384.07	416.63	32.56	4,716.38	5,000.00	283.62	5,000.00
<b>Total Utilities Expense</b>	<b>4,105.32</b>	<b>4,980.65</b>	<b>875.33</b>	<b>46,662.77</b>	<b>59,770.00</b>	<b>13,107.23</b>	<b>59,770.00</b>
<b>Total Operating Expense</b>	<b>422,719.52</b>	<b>247,789.00</b>	<b>(174,930.52)</b>	<b>3,122,174.13</b>	<b>3,022,702.00</b>	<b>(99,472.13)</b>	<b>3,022,702.00</b>
<b>Net Operating Income (Loss)</b>	<b>(347,721.64)</b>	<b>(183,733.76)</b>	<b>(163,987.88)</b>	<b>(52,787.08)</b>	<b>-</b>	<b>(52,787.08)</b>	<b>-</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
80000 - Reserve-Restricted	-	39,797.50	(39,797.50)	477,570.00	477,570.00	-	477,570.00
80100 - Interest-Reserve	8,628.26	1,916.63	6,711.63	29,016.56	23,000.00	6,016.56	23,000.00
<b>Total Reserve Income</b>	<b>8,628.26</b>	<b>41,714.13</b>	<b>(33,085.87)</b>	<b>506,586.56</b>	<b>500,570.00</b>	<b>6,016.56</b>	<b>500,570.00</b>
<b>Trails Maintenance Income</b>							
81000 - Trails Maintenance Reserve	-	4,908.37	(4,908.37)	58,900.00	58,900.00	-	58,900.00
81100 - Interest-Trails Maint Reserves	2,111.74	1,000.00	1,111.74	5,934.57	12,000.00	(6,065.43)	12,000.00
<b>Total Trails Maintenance Income</b>	<b>2,111.74</b>	<b>5,908.37</b>	<b>(3,796.63)</b>	<b>64,834.57</b>	<b>70,900.00</b>	<b>(6,065.43)</b>	<b>70,900.00</b>
<b>Total Reserve Income</b>	<b>10,740.00</b>	<b>47,622.50</b>	<b>(36,882.50)</b>	<b>571,421.13</b>	<b>571,470.00</b>	<b>(48.87)</b>	<b>571,470.00</b>
<b>Reserve Expense</b>							
84000 - Reserve Expense-Restricted	-	-	-	25,604.07	-	(25,604.07)	-
84001 - Exercise Equipment	(17,193.63)	5,230.37	22,424.00	1,831.42	62,764.00	60,932.58	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	10,029.00	17,688.00	7,659.00	17,688.00
84016 - Replace fishing pier dock	(14,822.95)	833.37	15,656.32	-	10,000.00	10,000.00	10,000.00
84017 - NF Boundary Fence	-	979.38	979.38	-	11,753.00	11,753.00	11,753.00
84019 - Greenbelt Fire Mitigation	(22,175.61)	4,050.00	26,225.61	33,674.39	48,600.00	14,925.61	48,600.00
84023 - Replace Mailbox - Reserves	-	3,956.12	3,956.12	50,633.77	47,473.00	(3,160.77)	47,473.00
84025 - Server, Upgrades	(13,601.29)	951.00	14,552.29	6,156.64	11,412.00	5,255.36	11,412.00
84033 - Maintenance Shop - Sheds, Storage	(6,625.00)	541.63	7,166.63	-	6,500.00	6,500.00	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.37	1,285.37	-	15,424.00	15,424.00	15,424.00
84035 - Rec Center - Electrical	-	380.38	380.38	4,724.75	4,565.00	(159.75)	4,565.00
84036 - Replace Boat & motor	(16,389.30)	2,266.63	18,655.93	-	27,200.00	27,200.00	27,200.00
84037 - Replace mowers	(29,683.00)	1,790.00	31,473.00	.09	21,480.00	21,479.91	21,480.00
84038 - Tractor snow blower	(7,657.70)	1,727.88	9,385.58	-	20,735.00	20,735.00	20,735.00
84039 - Replace DPE vehicle	(58,157.37)	5,416.63	63,574.00	-	65,000.00	65,000.00	65,000.00
84040 - Maintenance Shop fencing	(11,827.48)	1,666.63	13,494.11	-	20,000.00	20,000.00	20,000.00
84041 - Pool Furniture	-	-	-	3,791.83	-	(3,791.83)	-
<b>Total Reserve Expense</b>	<b>(198,133.33)</b>	<b>32,549.39</b>	<b>230,682.72</b>	<b>136,445.96</b>	<b>390,594.00</b>	<b>254,148.04</b>	<b>390,594.00</b>
<b>Total Reserve Expense</b>	<b>(198,133.33)</b>	<b>32,549.39</b>	<b>230,682.72</b>	<b>136,445.96</b>	<b>390,594.00</b>	<b>254,148.04</b>	<b>390,594.00</b>
<b>Net Reserve Income (Loss)</b>	<b>208,873.33</b>	<b>15,073.11</b>	<b>193,800.22</b>	<b>434,975.17</b>	<b>180,876.00</b>	<b>254,099.17</b>	<b>180,876.00</b>

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Capital Income</b>							
<b>Capital Improvement Income</b>							
90000 - Capital Improvement Income	-	37,868.88	(37,868.88)	329,427.00	454,427.00	(125,000.00)	454,427.00
91900 - Interest-Capital Fund	5,890.54	833.37	5,057.17	15,808.08	10,000.00	5,808.08	10,000.00
<b>Total Capital Improvement Income</b>	<b>5,890.54</b>	<b>38,702.25</b>	<b>(32,811.71)</b>	<b>345,235.08</b>	<b>464,427.00</b>	<b>(119,191.92)</b>	<b>464,427.00</b>
<b>Total Capital Income</b>	<b>5,890.54</b>	<b>38,702.25</b>	<b>(32,811.71)</b>	<b>345,235.08</b>	<b>464,427.00</b>	<b>(119,191.92)</b>	<b>464,427.00</b>
<b>Capital Expense</b>							
<b>Capital Improvement Expense</b>							
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	-	-	-	-
<b>Total Capital Improvement Expense</b>	<b>(192,572.71)</b>	<b>-</b>	<b>192,572.71</b>	<b>30,039.91</b>	<b>-</b>	<b>(30,039.91)</b>	<b>-</b>
<b>Total Capital Expense</b>	<b>(192,572.71)</b>	<b>-</b>	<b>192,572.71</b>	<b>30,039.91</b>	<b>-</b>	<b>(30,039.91)</b>	<b>-</b>
<b>Net Capital Income (Loss)</b>	<b>198,463.25</b>	<b>38,702.25</b>	<b>159,761.00</b>	<b>315,195.17</b>	<b>464,427.00</b>	<b>(149,231.83)</b>	<b>464,427.00</b>
<b>Net Total</b>	<b>59,614.94</b>	<b>(129,958.40)</b>	<b>189,573.34</b>	<b>697,383.26</b>	<b>645,303.00</b>	<b>52,080.26</b>	<b>645,303.00</b>