

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 4/30/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$436,792.55			\$436,792.55
10510 - TBK - HRA Money Market	\$85,456.71			\$85,456.71
11540 - First Citizens Bank Operating	\$185,746.77			\$185,746.77
11541 - First Citizens Bank Sweep - Operating	\$1,709,979.77			\$1,709,979.77
12100 - Edward Jones Operating	\$80,207.34			\$80,207.34
12110 - Edward Jones Emergency Fund	\$157,457.70			\$157,457.70
12200 - Edward Jones Capital Improvement		\$725,146.24		\$725,146.24
13820 - Edward Jones Reserves			\$786,356.60	\$786,356.60
13841 - First Citizens Bank Reserves - CDARS			\$163,366.02	\$163,366.02
13850 - Edward Jones Trails Maintenance Reserves			\$226,195.08	\$226,195.08
14000 - Accounts Receivable	\$492,706.23			\$492,706.23
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	\$1,136.60			\$1,136.60
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$761.51			\$761.51
15500 - Interfund-Due To/Due From	\$138,309.10	(\$125,000.00)	(\$5,000.00)	\$8,309.10
16000 - Prepaid Expenses	\$97,017.32			\$97,017.32
Total Current Assets	\$3,414,785.30	\$600,146.24	\$1,170,917.70	\$5,185,849.24
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	\$7,460,593.15	\$600,146.24	\$1,170,917.70	\$9,231,657.09

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$156,587.13		\$5,193.00	\$161,780.13
20100 - Accrued Expenses	\$90,782.26			\$90,782.26
21000 - HRA Liability	\$85,832.54			\$85,832.54
22000 - Prepaid Assessments	\$11,941.27			\$11,941.27
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	\$532,375.81		\$5,193.00	\$537,568.81
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	\$2,116,810.79	(\$639.63)	(\$75,117.77)	\$2,041,053.39
Total Equity	\$6,928,217.34	\$600,146.24	\$1,165,724.70	\$8,694,088.28
Total Liabilities / Equity	\$7,460,593.15	\$600,146.24	\$1,170,917.70	\$9,231,657.09

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	185,480.83	(185,480.83)	2,218,835.00	741,923.32	1,476,911.68	2,225,770.00
40010 - Association Dues-Timeshare	-	22,538.75	(22,538.75)	270,465.00	90,155.00	180,310.00	270,465.00
40020 - Association Dues-STR	(4,745.00)	24,637.50	(29,382.50)	296,380.00	98,550.00	197,830.00	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	-	(165,190.00)	165,190.00	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	-	(20,533.32)	20,533.32	(61,600.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	-	(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)	-	52,727.68	(52,727.68)	158,183.00
40500 - Late Charges	247.73	-	247.73	929.70	-	929.70	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	31.32	208.33	(177.01)	146.56	833.32	(686.76)	2,500.00
41000 - Lot Consolidation Fee	3,650.00	1,666.67	1,983.33	8,675.00	6,666.68	2,008.32	20,000.00
41010 - Other Income-Transfer Fees	4,320.00	5,000.00	(680.00)	16,380.00	20,000.00	(3,620.00)	60,000.00
41020 - Other Income-Misc	-	-	-	2,001.00	-	2,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	75.00	(75.00)	100.00
41900 - Interest - Operating	2,107.92	2,083.33	24.59	3,897.95	8,333.32	(4,435.37)	25,000.00
Total Admin Service Income	5,611.97	208,391.50	(202,779.53)	2,817,710.21	489,114.00	2,328,596.21	2,193,071.00
Community Standards Income							
42000 - Filing Fee	2,145.00	2,305.00	(160.00)	5,025.00	5,569.00	(544.00)	13,500.00
42010 - Review & Inspect Fee	19,830.00	9,875.00	9,955.00	42,165.00	39,500.00	2,665.00	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	1,000.00	(1,000.00)	3,000.00
42300 - Community Enhancement	(12.00)	375.00	(387.00)	(68.00)	1,500.00	(1,568.00)	4,500.00
Total Community Standards Income	21,963.00	12,805.00	9,158.00	47,122.00	47,569.00	(447.00)	139,500.00
Property & Environment Income							
44000 - Fishing Permits	13,489.15	13,750.00	(260.85)	51,242.41	55,000.00	(3,757.59)	165,000.00
44010 - Boat Permits	2,518.00	1,375.00	1,143.00	7,152.00	5,500.00	1,652.00	16,500.00
44100 - Weed Control	-	41.67	(41.67)	-	166.68	(166.68)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	133.32	(133.32)	400.00
44300 - Other-DPE (Seed/Fertilizer)	800.00	625.00	175.00	1,482.00	2,500.00	(1,018.00)	7,500.00
Total Property & Environment Income	16,807.15	15,825.00	982.15	59,876.41	63,300.00	(3,423.59)	189,900.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	416.67	(416.67)	(81.78)	1,666.68	(1,748.46)	5,000.00
46100 - Newsletter Advertising	-	-	-	-	-	-	8,000.00
46200 - Rent-Clubhouse	325.00	916.67	(591.67)	3,116.00	3,666.68	(550.68)	11,000.00
46210 - Kitchen Rental	100.00	-	100.00	100.00	-	100.00	600.00
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	415.00	33.32	381.68	100.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	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	150.00	-	150.00	1,300.00	-	1,300.00	-
46300 - Vista Garden Income	88.83	83.33	5.50	261.81	333.32	(71.51)	1,000.00
46400 - CMIA Conference Registrations	-	-	-	(45.27)	-	(45.27)	-
Total Community Lifestyle Income	663.83	1,425.00	(761.17)	5,065.76	5,700.00	(634.24)	26,600.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	31,356.00	38,333.33	(6,977.33)	139,035.00	153,333.32	(14,298.32)	460,000.00
48200 - Timeshare Owners-Amenities	47,535.00	15,845.00	31,690.00	120,620.00	63,380.00	57,240.00	190,140.00
48300 - Sponsored Events/Programs	935.00	1,250.00	(315.00)	5,090.00	5,000.00	90.00	15,000.00
48400 - Rental Income	118.50	291.67	(173.17)	898.00	1,166.68	(268.68)	3,500.00
48500 - Retail	84.05	125.00	(40.95)	327.83	500.00	(172.17)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	3,232.41	708.33	2,524.08	15,597.28	2,833.32	12,763.96	8,500.00
48601 - Pagosa Springs Porpoises Swim Fundraiser	9,666.56	-	9,666.56	15,201.43	-	15,201.43	-
48700 - Swim Lesson Revenue	-	750.00	(750.00)	1,500.00	3,000.00	(1,500.00)	9,000.00
48800 - Youth/Event Programs	-	-	-	200.00	-	200.00	-
Total Recreation Amenities Income	92,927.52	57,303.33	35,624.19	298,469.54	229,213.32	69,256.22	687,640.00
Total Operating Income	137,973.47	295,749.83	(157,776.36)	3,228,243.92	834,896.32	2,393,347.60	3,236,711.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	33,757.72	34,774.08	1,016.36	133,234.31	139,096.32	5,862.01	417,289.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	-	166.68	166.68	500.00
50020 - Payroll Taxes-Admin	3,060.00	3,294.67	234.67	12,428.17	13,178.68	750.51	39,536.00
50100 - Health Insurance-Admin	5,926.95	7,364.17	1,437.22	24,756.97	29,456.68	4,699.71	88,370.00
50110 - Dental Insurance-Admin	410.53	477.00	66.47	1,841.35	1,908.00	66.65	5,724.00
50120 - Vision Insurance-Admin	48.35	48.42	.07	193.40	193.68	.28	581.00
50130 - Retirement-Admin	1,806.02	1,925.00	118.98	7,181.66	7,700.00	518.34	23,100.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	6,200.00	5,600.00	(600.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	155.49	191.67	36.18	621.96	766.68	144.72	2,300.00
50160 - Life Insurance-All	165.73	200.00	34.27	543.19	800.00	256.81	2,400.00
50190 - Payroll-Paychex	365.08	1,083.33	718.25	3,723.79	4,333.32	609.53	13,000.00
50195 - Misc (Admin Cafeteria Plan)	196.35	200.00	3.65	777.70	800.00	22.30	2,400.00
50200 - Office Supplies	353.50	541.67	188.17	1,947.57	2,166.68	219.11	6,500.00
50250 - Software Expense	4,027.41	3,500.00	(527.41)	16,697.84	14,000.00	(2,697.84)	42,000.00
50251 - Office Equip Repair/Tech Help	41.22	1,083.33	1,042.11	4,521.62	4,333.32	(188.30)	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
50300 - Postage	-	1,000.00	1,000.00	1,000.00	4,000.00	3,000.00	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	166.68	166.68	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50320 - Copies/Printing	-	41.67	41.67	-	166.68	166.68	500.00
50400 - Dues & Fees	-	125.00	125.00	325.00	500.00	175.00	1,500.00
50410 - Education-Seminars	1,916.04	625.00	(1,291.04)	1,916.04	2,500.00	583.96	7,500.00
50420 - Subscriptions	-	33.33	33.33	148.59	133.32	(15.27)	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	100.00	100.00	300.00
50700 - Board Meetings/Discretionary	49.84	100.00	50.16	324.83	400.00	75.17	1,200.00
50710 - Online Elections	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
50900 - Misc. & Contingency	171.25	83.33	(87.92)	493.46	333.32	(160.14)	1,000.00
50950 - Advertisement	89.85	91.67	1.82	330.87	366.68	35.81	1,100.00
51000 - Audit	-	2,333.33	2,333.33	20,000.00	9,333.32	(10,666.68)	28,000.00
51100 - Legal	86.00	4,166.67	4,080.67	7,197.34	16,666.68	9,469.34	50,000.00
51101 - Legal - billed	-	(1,083.33)	(1,083.33)	-	(4,333.32)	(4,333.32)	(13,000.00)
51200 - Legal-Collections	-	3,333.33	3,333.33	1,689.39	13,333.32	11,643.93	40,000.00
51201 - Legal-Collections-billed	(1,009.87)	(1,666.67)	(656.80)	(3,698.51)	(6,666.68)	(2,968.17)	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	1,066.68	1,066.68	3,200.00
51510 - Income Tax	24,481.00	291.67	(24,189.33)	(19,868.32)	1,166.68	21,035.00	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	333.32	333.32	1,000.00
52010 - Master Insurance	85,185.69	19,833.33	(65,352.36)	191,164.79	79,333.32	(111,831.47)	238,000.00
53000 - Bank Charges	5.00	25.00	20.00	(54.79)	100.00	154.79	300.00
53010 - Credit Card Charges - Admin	-	500.00	500.00	(200.33)	2,000.00	2,200.33	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	33.32	33.32	100.00
Total Admin Service Expense	162,689.15	87,633.34	(75,055.81)	415,437.89	350,533.36	(64,904.53)	1,051,600.00
Community Standards Expense							
60000 - Payroll-DCS	42,153.84	32,552.33	(9,601.51)	136,904.79	130,209.32	(6,695.47)	390,628.00
60010 - Payroll-Overtime-DCS	230.72	166.67	(64.05)	809.23	666.68	(142.55)	2,000.00
60020 - Payroll Taxes-DCS	3,839.22	2,947.08	(892.14)	12,830.48	11,788.32	(1,042.16)	35,365.00
60100 - Health Insurance-DCS	4,486.51	4,777.50	290.99	15,902.54	19,110.00	3,207.46	57,330.00
60110 - Dental Insurance-DCS	340.09	443.75	103.66	1,671.28	1,775.00	103.72	5,325.00
60120 - Vision Insurance-DCS	52.98	50.17	(2.81)	203.34	200.68	(2.66)	602.00
60130 - Retirement-DCS	2,370.99	1,602.50	(768.49)	6,991.72	6,410.00	(581.72)	19,230.00
60140 - HRA-Health Reimbursement-DCS	1,800.00	1,600.00	(200.00)	6,600.00	6,400.00	(200.00)	19,200.00
60150 - Insurance-Workers Comp-DCS	386.96	416.67	29.71	1,547.84	1,666.68	118.84	5,000.00
60200 - Office/Field Supplies/Expenses	935.45	416.67	(518.78)	1,690.37	1,666.68	(23.69)	5,000.00
60230 - Uniforms	-	62.50	62.50	57.95	250.00	192.05	750.00
60310 - DCS Copier	1,718.43	650.00	(1,068.43)	3,492.85	2,600.00	(892.85)	7,800.00
60320 - Printing Decs & Maps	214.12	41.67	(172.45)	875.61	166.68	(708.93)	500.00
60410 - Professional Fees	-	62.50	62.50	2,840.29	250.00	(2,590.29)	750.00
60430 - Training	-	125.00	125.00	-	500.00	500.00	1,500.00
60500 - DCS Vehicle Gas	310.33	225.00	(85.33)	1,011.94	900.00	(111.94)	2,700.00
60520 - Vehicle Exp-Ranger	-	-	-	38.00	-	(38.00)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60530 - Vehicle Exp-Sport S 63	-	83.33	83.33	(15.44)	333.32	348.76	1,000.00
60540 - Vehicle Exp-Sport SL 29	11.00	83.33	72.33	229.06	333.32	104.26	1,000.00
60700 - ECC Expenses	901.59	66.67	(834.92)	1,043.96	266.68	(777.28)	800.00
60900 - Contingency	168.00	40.00	(128.00)	168.00	153.00	(15.00)	500.00
60910 - Capital Expenditures	-	125.00	125.00	529.00	500.00	(29.00)	1,500.00
60930 - Community Enhancement	32.06	18,000.00	17,967.94	7,241.43	18,000.00	10,758.57	65,000.00
Total Community Standards Expense	59,952.29	64,538.34	4,586.05	202,664.24	204,146.36	1,482.12	623,480.00
Property & Environment Expense							
61000 - Payroll-DPE	27,606.52	27,459.42	(147.10)	101,065.60	109,837.68	8,772.08	329,513.00
61010 - Payroll-Overtime-DPE	417.60	416.67	(.93)	1,967.49	1,666.68	(300.81)	5,000.00
61020 - Payroll Taxes-DPE	2,538.84	2,500.00	(38.84)	9,609.59	10,000.00	390.41	30,000.00
61100 - Health Insurance-DPE	3,908.41	3,877.58	(30.83)	14,597.67	15,510.32	912.65	46,531.00
61110 - Dental Insurance-DPE	339.48	339.50	.02	1,357.92	1,358.00	.08	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	169.56	169.68	.12	509.00
61130 - Retirement-DPE	1,310.48	1,500.00	189.52	4,944.21	6,000.00	1,055.79	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	3,200.00	3,200.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	783.09	833.33	50.24	3,132.36	3,333.32	200.96	10,000.00
61200 - Office/Field Supplies	234.15	33.33	(200.82)	274.09	133.32	(140.77)	400.00
61210 - Tools, Supplies Expense	518.05	666.67	148.62	1,212.69	2,666.68	1,453.99	8,000.00
61220 - Janitorial Supplies	314.71	250.00	(64.71)	1,000.65	1,000.00	(.65)	3,000.00
61230 - Uniforms	-	125.00	125.00	-	500.00	500.00	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	566.68	566.68	1,700.00
61350 - Enforcement/Signage	223.30	833.33	610.03	363.25	3,333.32	2,970.07	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	50.00	50.00	150.00
61352 - Signage	-	145.83	145.83	-	583.32	583.32	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	500.00	448.11	1,500.00
61500 - Vehicle-Gas	978.50	1,000.00	21.50	2,863.44	4,000.00	1,136.56	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	110.51	125.00	14.49	117.52	500.00	382.48	1,500.00
61530 - Dept Auto #3/25 GMC 2500 HD Truck	794.57	125.00	(669.57)	885.34	500.00	(385.34)	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	-	166.67	166.67	509.69	666.68	156.99	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	270.84	125.00	(145.84)	270.84	500.00	229.16	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	254.14	500.00	245.86	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	379.68	500.00	120.32	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	166.68	166.68	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	422.74	833.32	410.58	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	833.32	833.32	2,500.00
61600 - Facilities Maintenance	377.14	708.33	331.19	2,224.86	2,833.32	608.46	8,500.00
61601 - Equipment Maintenance	-	333.33	333.33	190.94	1,333.32	1,142.38	4,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61602 - Trailer Maintenance	-	83.33	83.33	63.61	333.32	269.71	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	-	1,000.00	1,000.00	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	863.93	750.00	(113.93)	3,016.19	3,000.00	(16.19)	9,000.00
61605 - Fence Maint & Construction	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
61606 - Parks & Trails Expense	341.23	500.00	158.77	779.35	2,000.00	1,220.65	6,000.00
61610 - Consulting	-	208.33	208.33	-	833.32	833.32	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
61620 - Fire Mitigation	662.28	1,500.00	837.72	4,464.37	6,000.00	1,535.63	18,000.00
61630 - Grass Seed/Fertilizer	2,625.50	666.67	(1,958.83)	4,695.50	2,666.68	(2,028.82)	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	166.67	166.67	-	666.68	666.68	2,000.00
61632 - Water Quality Testing	-	83.33	83.33	-	333.32	333.32	1,000.00
61633 - Weeds & Algae Control	8,534.39	2,250.00	(6,284.39)	15,749.89	9,000.00	(6,749.89)	27,000.00
61640 - Porta Potties	140.20	166.67	26.47	601.10	666.68	65.58	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	500.00	500.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	333.32	333.32	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	33.32	33.32	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
61960 - Stocking & Food Chain	18,250.00	9,166.67	(9,083.33)	76,215.00	36,666.68	(39,548.32)	110,000.00
Total Property & Environment Expense	72,986.11	61,485.58	(11,500.53)	256,651.17	242,942.32	(13,708.85)	730,827.00
Community Lifestyle Expense							
62250 - Website-Front Steps	198.70	625.00	426.30	794.80	2,500.00	1,705.20	7,500.00
62320 - Newsletter Prep/Printing/Postage	95.99	3,584.25	3,488.26	8,273.21	14,337.00	6,063.79	43,011.00
62800 - Community Activities & Events	205.05	1,750.00	1,544.95	3,314.07	7,000.00	3,685.93	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	166.68	166.68	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	500.00	500.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	266.68	266.68	800.00
62940 - Community Garden	381.17	266.67	(114.50)	381.17	1,066.68	685.51	3,200.00
Total Community Lifestyle Expense	880.91	6,750.93	5,870.02	12,763.25	27,003.72	14,240.47	81,011.00
Recreation Amenities Expense							
63000 - Payroll-DRA	34,005.94	30,926.42	(3,079.52)	116,286.93	123,705.68	7,418.75	371,117.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	250.00	250.00	750.00
63020 - Payroll Taxes-DRA	2,879.70	2,793.00	(86.70)	10,636.32	11,172.00	535.68	33,516.00
63100 - Health Insurance-DRA	1,784.51	1,775.92	(8.59)	6,048.78	7,103.68	1,054.90	21,311.00
63110 - Dental Insurance-DRA	170.04	170.08	.04	680.16	680.32	.16	2,041.00
63120 - Vision Insurance-DRA	1.77	40.67	38.90	123.63	162.68	39.05	488.00
63130 - Retirement-DRA	801.57	666.67	(134.90)	2,998.33	2,666.68	(331.65)	8,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63140 - HRA-Health Reimbursement-DRA	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
63150 - Insurance-Workers Comp-DRA	303.46	375.00	71.54	1,213.84	1,500.00	286.16	4,500.00
63200 - Supplies-Building	1,148.45	833.33	(315.12)	3,088.45	3,333.32	244.87	10,000.00
63210 - Supplies-Programs	476.28	666.67	190.39	1,068.35	2,666.68	1,598.33	8,000.00
63220 - Janitorial/Housekeeping	192.24	250.00	57.76	1,331.08	1,000.00	(331.08)	3,000.00
63230 - Uniforms	-	-	-	43.02	200.00	156.98	1,000.00
63250 - EZ Facility Software	686.31	708.33	22.02	2,745.24	2,833.32	88.08	8,500.00
63251 - Tech Help	-	66.67	66.67	-	266.68	266.68	800.00
63255 - Credit Card Fees - Rec Center	1,312.98	1,583.33	270.35	4,632.45	6,333.32	1,700.87	19,000.00
63320 - Office Supplies/Printing	-	250.00	250.00	149.02	1,000.00	850.98	3,000.00
63400 - Dues/Subscriptions	34.20	83.33	49.13	248.25	333.32	85.07	1,000.00
63410 - Seminars/Training	-	-	-	-	550.00	550.00	2,200.00
63500 - Business Mileage	168.20	20.83	(147.37)	168.20	83.32	(84.88)	250.00
63600 - Maintenance Building	1,111.28	1,666.67	555.39	8,640.49	6,666.68	(1,973.81)	20,000.00
63601 - Maintenance-Grounds & Parking	106.90	333.33	226.43	328.41	1,333.32	1,004.91	4,000.00
63602 - Maintenance-Pool	1,316.34	1,750.00	433.66	2,694.97	7,000.00	4,305.03	21,000.00
63800 - Pagosa Springs Porpoises Swim	3,882.76	525.00	(3,357.76)	9,200.44	2,100.00	(7,100.44)	6,300.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	1,583.32	1,583.32	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	166.68	166.68	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	398.54	1,666.68	1,268.14	5,000.00
63920 - Merchandise	-	125.00	125.00	143.08	500.00	356.92	1,500.00
64010 - Utilities-Gas Rec	2,509.65	4,134.17	1,624.52	12,036.13	16,536.68	4,500.55	49,610.00
64020 - Utilities-Electric Rec	4,327.84	3,978.33	(349.51)	16,092.06	15,913.32	(178.74)	47,740.00
64030 - Utilities-Water Rec	-	779.17	779.17	2,465.61	3,116.68	651.07	9,350.00
64040 - Utilities-Waste Control Rec	165.36	192.50	27.14	661.44	770.00	108.56	2,310.00
64050 - Irrigation Water Rec	-	137.50	137.50	-	550.00	550.00	1,650.00
64060 - Utilities-Alarm Rec	-	320.83	320.83	186.30	1,283.32	1,097.02	3,850.00
64070 - Utilities-TV-Telephone Rec	120.36	275.00	154.64	827.73	1,100.00	272.27	3,300.00
Total Recreation Amenities Expense	57,906.14	56,744.42	(1,161.72)	206,737.25	227,727.68	20,990.43	684,133.00
Utilities Expense							
70010 - Gas Admin	232.26	238.33	6.07	680.88	953.32	272.44	2,860.00
70020 - Electric Admin	304.09	433.33	129.24	1,331.99	1,733.32	401.33	5,200.00
70030 - Water Admin	84.53	320.83	236.30	254.75	1,283.32	1,028.57	3,850.00
70040 - Waste Control Admin	183.38	216.67	33.29	769.52	866.68	97.16	2,600.00
71010 - Gas Shop	229.56	229.17	(.39)	786.99	916.68	129.69	2,750.00
71020 - Electric Shop	86.79	201.67	114.88	566.37	806.68	240.31	2,420.00
71030 - Water Shop	84.53	100.83	16.30	254.75	403.32	148.57	1,210.00
71040 - Waste Shop	146.28	183.33	37.05	585.12	733.32	148.20	2,200.00
72010 - Gas Clubhouse	459.26	412.50	(46.76)	1,359.96	1,650.00	290.04	4,950.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72020 - Electric Clubhouse	127.12	229.17	102.05	572.34	916.68	344.34	2,750.00
72030 - Water Clubhouse	84.53	275.00	190.47	254.75	1,100.00	845.25	3,300.00
73000 - Cellular Phones	886.37	614.17	(272.20)	2,163.82	2,456.68	292.86	7,370.00
73010 - Telephone-All Depts Except Rec	362.61	458.33	95.72	1,448.13	1,833.32	385.19	5,500.00
74000 - Street Lights	135.14	183.33	48.19	540.56	733.32	192.76	2,200.00
74010 - Water Other Assoc Lots	-	250.00	250.00	217.80	1,000.00	782.20	3,000.00
74020 - Aerator	2.38	666.67	664.29	3,941.84	2,666.68	(1,275.16)	8,000.00
74030 - Internet	296.86	458.33	161.47	1,449.76	1,833.32	383.56	5,500.00
Total Utilities Expense	3,705.69	5,471.66	1,765.97	17,179.33	21,886.64	4,707.31	65,660.00
Total Operating Expense	358,120.29	282,624.27	(75,496.02)	1,111,433.13	1,074,240.08	(37,193.05)	3,236,711.00
Net Operating Income (Loss)	(220,146.82)	13,125.56	(233,272.38)	2,116,810.79	(239,343.76)	2,356,154.55	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
80000 - Reserve-Restricted	-	41,297.50	(41,297.50)	-	165,190.00	(165,190.00)	495,570.00
80100 - Interest-Reserve	483.50	387.25	96.25	(626.92)	1,549.00	(2,175.92)	4,647.00
Total Reserve Income	483.50	41,684.75	(41,201.25)	(626.92)	166,739.00	(167,365.92)	500,217.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	-	20,533.32	(20,533.32)	61,600.00
81100 - Interest-Trails Maint Reserves	248.67	115.00	133.67	1,082.49	460.00	622.49	1,380.00
Total Trails Maintenance Income	248.67	5,248.33	(4,999.66)	1,082.49	20,993.32	(19,910.83)	62,980.00
Total Reserve Income	732.17	46,933.08	(46,200.91)	455.57	187,732.32	(187,276.75)	563,197.00
Reserve Expense							
Reserve Expense							
84017 - NF Boundary Fence	-	979.42	979.42	-	3,917.68	3,917.68	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,374.00	4,374.00	-	17,496.00	17,496.00	52,488.00
84023 - Replace Mailbox - Reserves	-	3,333.33	3,333.33	40,085.00	13,333.32	(26,751.68)	40,000.00
84042 - Rec Center - Replace composite deck	2,129.35	2,480.42	351.07	16,984.58	9,921.68	(7,062.90)	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	3,016.98	2,086.83	(930.15)	13,642.76	8,347.32	(5,295.44)	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	3,378.68	3,378.68	10,136.00
Total Reserve Expense	5,146.33	14,098.67	8,952.34	70,712.34	56,394.68	(14,317.66)	169,184.00
Trails Maintenance Expense							
89004 - Repave Lake Forest	245.00	8,583.33	8,338.33	4,861.00	34,333.32	29,472.32	103,000.00
Total Trails Maintenance Expense	245.00	8,583.33	8,338.33	4,861.00	34,333.32	29,472.32	103,000.00
Total Reserve Expense	5,391.33	22,682.00	17,290.67	75,573.34	90,728.00	15,154.66	272,184.00
Net Reserve Income (Loss)	(4,659.16)	24,251.08	(28,910.24)	(75,117.77)	97,004.32	(172,122.09)	291,013.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	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)	-	109,809.00	(109,809.00)	329,427.00
91900 - Interest-Capital Fund	162.45	833.33	(670.88)	(639.63)	3,333.32	(3,972.95)	10,000.00
Total Capital Improvement Income	162.45	28,285.58	(28,123.13)	(639.63)	113,142.32	(113,781.95)	339,427.00
Total Capital Income	162.45	28,285.58	(28,123.13)	(639.63)	113,142.32	(113,781.95)	339,427.00
Net Capital Income (Loss)	162.45	28,285.58	(28,123.13)	(639.63)	113,142.32	(113,781.95)	339,427.00
Net Total	(224,643.53)	65,662.22	(290,305.75)	2,041,053.39	(29,197.12)	2,070,250.51	630,440.00