

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 5/31/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$376,389.44			\$376,389.44
10510 - TBK - HRA Money Market	\$86,824.36			\$86,824.36
11540 - First Citizens Bank Operating	\$95,961.57			\$95,961.57
11541 - First Citizens Bank Sweep - Operating	\$1,948,922.25			\$1,948,922.25
12100 - Edward Jones Operating	\$80,193.61			\$80,193.61
12110 - Edward Jones Emergency Fund	\$157,493.80			\$157,493.80
12200 - Edward Jones Capital Improvement		\$725,648.28		\$725,648.28
13820 - Edward Jones Reserves			\$771,681.75	\$771,681.75
13841 - First Citizens Bank Reserves - CDARS			\$163,811.74	\$163,811.74
13850 - Edward Jones Trails Maintenance Reserves			\$226,364.50	\$226,364.50
14000 - Accounts Receivable	\$240,184.72			\$240,184.72
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	\$1,136.67			\$1,136.67
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$761.51			\$761.51
15500 - Interfund-Due To/Due From	\$130,523.81	(\$125,000.00)	(\$5,000.00)	\$523.81
16000 - Prepaid Expenses	\$97,017.32			\$97,017.32
Total Current Assets	\$3,244,622.76	\$600,648.28	\$1,156,857.99	\$5,002,129.03
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	\$7,290,430.61	\$600,648.28	\$1,156,857.99	\$9,047,936.88

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 5/31/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$87,690.30		\$62.04	\$87,752.34
20100 - Accrued Expenses	\$90,782.26			\$90,782.26
21000 - HRA Liability	\$87,196.73			\$87,196.73
22000 - Prepaid Assessments	\$14,564.81			\$14,564.81
23000 - Contract Liability	\$186,386.71			\$186,386.71
25000 - Other Current Liabilities	\$846.21			\$846.21
27100 - Pension	(\$0.32)			(\$0.32)
Total Current Liabilities	\$467,466.70		\$62.04	\$467,528.74
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	\$2,011,557.36	(\$137.59)	(\$84,046.52)	\$1,927,373.25
Total Equity	\$6,822,963.91	\$600,648.28	\$1,156,795.95	\$8,580,408.14
Total Liabilities / Equity	\$7,290,430.61	\$600,648.28	\$1,156,857.99	\$9,047,936.88

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(75.00)	185,480.83	(185,555.83)	2,218,760.00	927,404.15	1,291,355.85	2,225,770.00
40010 - Association Dues-Timeshare	-	22,538.75	(22,538.75)	270,465.00	112,693.75	157,771.25	270,465.00
40020 - Association Dues-STR	730.00	24,637.50	(23,907.50)	297,110.00	123,187.50	173,922.50	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	-	(206,487.50)	206,487.50	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	-	(25,666.65)	25,666.65	(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)	-	65,909.60	(65,909.60)	158,183.00
40500 - Late Charges	28,434.44	30,000.00	(1,565.56)	29,364.14	30,000.00	(635.86)	30,000.00
40600 - Other Income-Lien Fees	175.00	-	175.00	175.00	-	175.00	7,000.00
40700 - Delinquent Postage Fees	-	208.33	(208.33)	146.56	1,041.65	(895.09)	2,500.00
41000 - Lot Consolidation Fee	-	1,666.67	(1,666.67)	8,675.00	8,333.35	341.65	20,000.00
41010 - Other Income-Transfer Fees	5,220.00	5,000.00	220.00	21,600.00	25,000.00	(3,400.00)	60,000.00
41020 - Other Income-Misc	-	-	-	2,001.00	-	2,001.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	100.00	(100.00)	100.00
41900 - Interest - Operating	1,220.32	2,083.33	(863.01)	5,118.27	10,416.65	(5,298.38)	25,000.00
Total Admin Service Income	35,704.76	238,391.50	(202,686.74)	2,853,414.97	727,505.50	2,125,909.47	2,193,071.00
Community Standards Income							
42000 - Filing Fee	2,025.00	1,347.00	678.00	7,050.00	6,916.00	134.00	13,500.00
42010 - Review & Inspect Fee	16,720.00	9,875.00	6,845.00	58,885.00	49,375.00	9,510.00	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	1,250.00	(1,250.00)	3,000.00
42300 - Community Enhancement	-	375.00	(375.00)	(68.00)	1,875.00	(1,943.00)	4,500.00
Total Community Standards Income	18,745.00	11,847.00	6,898.00	65,867.00	59,416.00	6,451.00	139,500.00
Property & Environment Income							
44000 - Fishing Permits	25,372.22	13,750.00	11,622.22	76,614.63	68,750.00	7,864.63	165,000.00
44010 - Boat Permits	2,840.00	1,375.00	1,465.00	9,992.00	6,875.00	3,117.00	16,500.00
44100 - Weed Control	-	41.67	(41.67)	-	208.35	(208.35)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	166.65	(166.65)	400.00
44300 - Other-DPE (Seed/Fertilizer)	700.00	625.00	75.00	2,182.00	3,125.00	(943.00)	7,500.00
Total Property & Environment Income	28,912.22	15,825.00	13,087.22	88,788.63	79,125.00	9,663.63	189,900.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	416.67	(416.67)	(81.78)	2,083.35	(2,165.13)	5,000.00
46100 - Newsletter Advertising	-	2,000.00	(2,000.00)	-	2,000.00	(2,000.00)	8,000.00
46200 - Rent-Clubhouse	770.00	916.67	(146.67)	3,886.00	4,583.35	(697.35)	11,000.00
46210 - Kitchen Rental	-	-	-	100.00	-	100.00	600.00
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	415.00	41.65	373.35	100.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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	1,550.00	-	1,550.00	-
46300 - Vista Garden Income	88.83	83.33	5.50	350.64	416.65	(66.01)	1,000.00
46400 - CMIA Conference Registrations	-	-	-	(45.27)	-	(45.27)	-
Total Community Lifestyle Income	1,108.83	3,425.00	(2,316.17)	6,174.59	9,125.00	(2,950.41)	26,600.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	38,619.00	38,333.33	285.67	177,654.00	191,666.65	(14,012.65)	460,000.00
48200 - Timeshare Owners-Amenities	-	15,845.00	(15,845.00)	120,620.00	79,225.00	41,395.00	190,140.00
48300 - Sponsored Events/Programs	795.00	1,250.00	(455.00)	5,885.00	6,250.00	(365.00)	15,000.00
48400 - Rental Income	146.00	291.67	(145.67)	1,044.00	1,458.35	(414.35)	3,500.00
48500 - Retail	89.54	125.00	(35.46)	417.37	625.00	(207.63)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	2,767.69	708.33	2,059.36	18,364.97	3,541.65	14,823.32	8,500.00
48601 - Pagosa Springs Porpoises Swim Fundraiser	405.37	-	405.37	15,606.80	-	15,606.80	-
48700 - Swim Lesson Revenue	1,020.00	750.00	270.00	2,520.00	3,750.00	(1,230.00)	9,000.00
48800 - Youth/Event Programs	-	-	-	200.00	-	200.00	-
Total Recreation Amenities Income	43,842.60	57,303.33	(13,460.73)	342,312.14	286,516.65	55,795.49	687,640.00
Total Operating Income	128,313.41	326,791.83	(198,478.42)	3,356,557.33	1,161,688.15	2,194,869.18	3,236,711.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	29,351.57	34,774.08	5,422.51	162,585.88	173,870.40	11,284.52	417,289.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	-	208.35	208.35	500.00
50020 - Payroll Taxes-Admin	2,588.59	3,294.67	706.08	15,016.76	16,473.35	1,456.59	39,536.00
50100 - Health Insurance-Admin	5,926.95	7,364.17	1,437.22	30,683.92	36,820.85	6,136.93	88,370.00
50110 - Dental Insurance-Admin	410.53	477.00	66.47	2,251.88	2,385.00	133.12	5,724.00
50120 - Vision Insurance-Admin	48.35	48.42	.07	241.75	242.10	.35	581.00
50130 - Retirement-Admin	1,584.34	1,925.00	340.66	8,766.00	9,625.00	859.00	23,100.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	7,600.00	7,000.00	(600.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	155.49	191.67	36.18	777.45	958.35	180.90	2,300.00
50160 - Life Insurance-All	177.23	200.00	22.77	720.42	1,000.00	279.58	2,400.00
50190 - Payroll-Paychex	1,745.81	1,083.33	(662.48)	5,469.60	5,416.65	(52.95)	13,000.00
50195 - Misc (Admin Cafeteria Plan)	219.45	200.00	(19.45)	1,193.50	1,000.00	(193.50)	2,400.00
50200 - Office Supplies	177.16	541.67	364.51	2,124.73	2,708.35	583.62	6,500.00
50250 - Software Expense	4,027.65	3,500.00	(527.65)	20,725.49	17,500.00	(3,225.49)	42,000.00
50251 - Office Equip Repair/Tech Help	1,019.49	1,083.33	63.84	5,541.11	5,416.65	(124.46)	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
50300 - Postage	1,640.78	1,000.00	(640.78)	2,640.78	5,000.00	2,359.22	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	208.35	208.35	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50320 - Copies/Printing	-	41.67	41.67	-	208.35	208.35	500.00
50400 - Dues & Fees	-	125.00	125.00	325.00	625.00	300.00	1,500.00
50410 - Education-Seminars	-	625.00	625.00	1,916.04	3,125.00	1,208.96	7,500.00
50420 - Subscriptions	45.00	33.33	(11.67)	193.59	166.65	(26.94)	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	125.00	125.00	300.00
50700 - Board Meetings/Discretionary	30.84	100.00	69.16	355.67	500.00	144.33	1,200.00
50710 - Online Elections	-	1,000.00	1,000.00	-	5,000.00	5,000.00	12,000.00
50900 - Misc. & Contingency	161.63	83.33	(78.30)	655.09	416.65	(238.44)	1,000.00
50950 - Advertisement	52.83	91.67	38.84	383.70	458.35	74.65	1,100.00
51000 - Audit	11,500.00	2,333.33	(9,166.67)	31,500.00	11,666.65	(19,833.35)	28,000.00
51100 - Legal	7,120.60	4,166.67	(2,953.93)	14,317.94	20,833.35	6,515.41	50,000.00
51101 - Legal - billed	(810.50)	(1,083.33)	(272.83)	(810.50)	(5,416.65)	(4,606.15)	(13,000.00)
51200 - Legal-Collections	1,854.39	3,333.33	1,478.94	3,543.78	16,666.65	13,122.87	40,000.00
51201 - Legal-Collections-billed	(2,769.39)	(1,666.67)	1,102.72	(6,467.90)	(8,333.35)	(1,865.45)	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	1,333.35	1,333.35	3,200.00
51510 - Income Tax	140.92	291.67	150.75	(19,727.40)	1,458.35	21,185.75	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	416.65	416.65	1,000.00
52010 - Master Insurance	-	19,833.33	19,833.33	191,164.79	99,166.65	(91,998.14)	238,000.00
53000 - Bank Charges	(115.00)	25.00	140.00	(169.79)	125.00	294.79	300.00
53010 - Credit Card Charges - Admin	-	500.00	500.00	(200.33)	2,500.00	2,700.33	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	41.65	41.65	100.00
Total Admin Service Expense	67,684.71	87,633.34	19,948.63	483,318.95	438,166.70	(45,152.25)	1,051,600.00
Community Standards Expense							
60000 - Payroll-DCS	32,281.79	32,552.33	270.54	169,186.58	162,761.65	(6,424.93)	390,628.00
60010 - Payroll-Overtime-DCS	235.95	166.67	(69.28)	1,045.18	833.35	(211.83)	2,000.00
60020 - Payroll Taxes-DCS	2,867.44	2,947.08	79.64	15,697.92	14,735.40	(962.52)	35,365.00
60100 - Health Insurance-DCS	3,888.66	4,777.50	888.84	19,791.20	23,887.50	4,096.30	57,330.00
60110 - Dental Insurance-DCS	472.91	443.75	(29.16)	2,144.19	2,218.75	74.56	5,325.00
60120 - Vision Insurance-DCS	56.96	50.17	(6.79)	260.30	250.85	(9.45)	602.00
60130 - Retirement-DCS	1,719.22	1,602.50	(116.72)	8,710.94	8,012.50	(698.44)	19,230.00
60140 - HRA-Health Reimbursement-DCS	1,800.00	1,600.00	(200.00)	8,400.00	8,000.00	(400.00)	19,200.00
60150 - Insurance-Workers Comp-DCS	386.96	416.67	29.71	1,934.80	2,083.35	148.55	5,000.00
60200 - Office/Field Supplies/Expenses	1,071.31	416.67	(654.64)	2,761.68	2,083.35	(678.33)	5,000.00
60230 - Uniforms	-	62.50	62.50	57.95	312.50	254.55	750.00
60310 - DCS Copier	693.99	650.00	(43.99)	4,186.84	3,250.00	(936.84)	7,800.00
60320 - Printing Decs & Maps	-	41.67	41.67	875.61	208.35	(667.26)	500.00
60410 - Professional Fees	-	62.50	62.50	2,840.29	312.50	(2,527.79)	750.00
60430 - Training	-	125.00	125.00	-	625.00	625.00	1,500.00
60500 - DCS Vehicle Gas	374.33	225.00	(149.33)	1,386.27	1,125.00	(261.27)	2,700.00
60520 - Vehicle Exp-Ranger	-	-	-	38.00	-	(38.00)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60530 - Vehicle Exp-Sport S 63	11.00	83.33	72.33	(4.44)	416.65	421.09	1,000.00
60540 - Vehicle Exp-Sport SL 29	(2,058.69)	83.33	2,142.02	(1,829.63)	416.65	2,246.28	1,000.00
60700 - ECC Expenses	-	66.67	66.67	1,043.96	333.35	(710.61)	800.00
60900 - Contingency	168.00	47.00	(121.00)	336.00	200.00	(136.00)	500.00
60910 - Capital Expenditures	-	125.00	125.00	529.00	625.00	96.00	1,500.00
60930 - Community Enhancement	9,867.96	5,000.00	(4,867.96)	17,109.39	23,000.00	5,890.61	65,000.00
Total Community Standards Expense	53,837.79	51,545.34	(2,292.45)	256,502.03	255,691.70	(810.33)	623,480.00
Property & Environment Expense							
61000 - Payroll-DPE	24,612.82	27,459.42	2,846.60	125,678.42	137,297.10	11,618.68	329,513.00
61010 - Payroll-Overtime-DPE	227.72	416.67	188.95	2,195.21	2,083.35	(111.86)	5,000.00
61020 - Payroll Taxes-DPE	2,190.94	2,500.00	309.06	11,800.53	12,500.00	699.47	30,000.00
61100 - Health Insurance-DPE	3,908.41	3,877.58	(30.83)	18,506.08	19,387.90	881.82	46,531.00
61110 - Dental Insurance-DPE	339.48	339.50	.02	1,697.40	1,697.50	.10	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	211.95	212.10	.15	509.00
61130 - Retirement-DPE	1,140.36	1,500.00	359.64	6,084.57	7,500.00	1,415.43	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	4,000.00	4,000.00	-	9,600.00
61150 - Insurance-Workers Comp-DPE	783.09	833.33	50.24	3,915.45	4,166.65	251.20	10,000.00
61200 - Office/Field Supplies	66.29	33.33	(32.96)	340.38	166.65	(173.73)	400.00
61210 - Tools, Supplies Expense	678.46	666.67	(11.79)	1,891.15	3,333.35	1,442.20	8,000.00
61220 - Janitorial Supplies	335.03	250.00	(85.03)	1,335.68	1,250.00	(85.68)	3,000.00
61230 - Uniforms	-	125.00	125.00	-	625.00	625.00	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	708.35	708.35	1,700.00
61350 - Enforcement/Signage	820.83	833.33	12.50	1,184.08	4,166.65	2,982.57	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	62.50	62.50	150.00
61352 - Signage	496.34	145.83	(350.51)	496.34	729.15	232.81	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	625.00	573.11	1,500.00
61500 - Vehicle-Gas	634.90	1,000.00	365.10	3,498.34	5,000.00	1,501.66	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	125.00	125.00	117.52	625.00	507.48	1,500.00
61530 - Dept Auto #3/25 GMC 2500 HD Truck	-	125.00	125.00	885.34	625.00	(260.34)	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	-	166.67	166.67	509.69	833.35	323.66	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	134.73	125.00	(9.73)	405.57	625.00	219.43	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	221.82	125.00	(96.82)	475.96	625.00	149.04	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	2,300.06	125.00	(2,175.06)	2,679.74	625.00	(2,054.74)	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	208.35	208.35	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	422.74	1,041.65	618.91	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
61600 - Facilities Maintenance	109.87	708.33	598.46	2,334.73	3,541.65	1,206.92	8,500.00
61601 - Equipment Maintenance	9.65	333.33	323.68	200.59	1,666.65	1,466.06	4,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61602 - Trailer Maintenance	-	83.33	83.33	63.61	416.65	353.04	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	-	2,000.00	2,000.00	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	611.59	750.00	138.41	3,627.78	3,750.00	122.22	9,000.00
61605 - Fence Maint & Construction	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
61606 - Parks & Trails Expense	2,073.21	500.00	(1,573.21)	2,852.56	2,500.00	(352.56)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
61620 - Fire Mitigation	169.86	1,500.00	1,330.14	4,634.23	7,500.00	2,865.77	18,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	4,695.50	3,333.35	(1,362.15)	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	166.67	166.67	-	833.35	833.35	2,000.00
61632 - Water Quality Testing	-	83.33	83.33	-	416.65	416.65	1,000.00
61633 - Weeds & Algae Control	3,429.63	2,250.00	(1,179.63)	19,179.52	11,250.00	(7,929.52)	27,000.00
61640 - Porta Potties	145.20	166.67	21.47	746.30	833.35	87.05	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	625.00	625.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	416.65	416.65	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	41.65	41.65	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
61960 - Stocking & Food Chain	18,225.00	9,166.67	(9,058.33)	94,440.00	45,833.35	(48,606.65)	110,000.00
Total Property & Environment Expense	64,507.68	61,485.58	(3,022.10)	321,158.85	304,427.90	(16,730.95)	730,827.00
Community Lifestyle Expense							
62250 - Website-Front Steps	198.70	625.00	426.30	993.50	3,125.00	2,131.50	7,500.00
62320 - Newsletter Prep/Printing/Postage	-	3,584.25	3,584.25	8,273.21	17,921.25	9,648.04	43,011.00
62800 - Community Activities & Events	-	1,750.00	1,750.00	3,314.07	8,750.00	5,435.93	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	208.35	208.35	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	625.00	625.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	333.35	333.35	800.00
62940 - Community Garden	124.00	266.67	142.67	505.17	1,333.35	828.18	3,200.00
Total Community Lifestyle Expense	322.70	6,750.93	6,428.23	13,085.95	33,754.65	20,668.70	81,011.00
Recreation Amenities Expense							
63000 - Payroll-DRA	26,283.87	30,926.42	4,642.55	142,570.80	154,632.10	12,061.30	371,117.00
63010 - Payroll-Overtime-DRA	-	62.50	62.50	-	312.50	312.50	750.00
63020 - Payroll Taxes-DRA	2,318.69	2,793.00	474.31	12,955.01	13,965.00	1,009.99	33,516.00
63100 - Health Insurance-DRA	3,039.61	1,775.92	(1,263.69)	9,088.39	8,879.60	(208.79)	21,311.00
63110 - Dental Insurance-DRA	170.05	170.08	.03	850.21	850.40	.19	2,041.00
63120 - Vision Insurance-DRA	24.73	40.67	15.94	148.36	203.35	54.99	488.00
63130 - Retirement-DRA	711.39	666.67	(44.72)	3,709.72	3,333.35	(376.37)	8,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63140 - HRA-Health Reimbursement-DRA	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
63150 - Insurance-Workers Comp-DRA	303.46	375.00	71.54	1,517.30	1,875.00	357.70	4,500.00
63200 - Supplies-Building	601.08	833.33	232.25	3,689.53	4,166.65	477.12	10,000.00
63210 - Supplies-Programs	-	666.67	666.67	1,068.35	3,333.35	2,265.00	8,000.00
63220 - Janitorial/Housekeeping	201.97	250.00	48.03	1,533.05	1,250.00	(283.05)	3,000.00
63230 - Uniforms	788.37	200.00	(588.37)	831.39	400.00	(431.39)	1,000.00
63250 - EZ Facility Software	686.31	708.33	22.02	3,431.55	3,541.65	110.10	8,500.00
63251 - Tech Help	-	66.67	66.67	-	333.35	333.35	800.00
63255 - Credit Card Fees - Rec Center	1,072.41	1,583.33	510.92	5,704.86	7,916.65	2,211.79	19,000.00
63320 - Office Supplies/Printing	60.10	250.00	189.90	209.12	1,250.00	1,040.88	3,000.00
63400 - Dues/Subscriptions	68.40	83.33	14.93	316.65	416.65	100.00	1,000.00
63410 - Seminars/Training	-	-	-	-	550.00	550.00	2,200.00
63500 - Business Mileage	-	20.83	20.83	168.20	104.15	(64.05)	250.00
63600 - Maintenance Building	37.17	1,666.67	1,629.50	8,677.66	8,333.35	(344.31)	20,000.00
63601 - Maintenance-Grounds & Parking	-	333.33	333.33	328.41	1,666.65	1,338.24	4,000.00
63602 - Maintenance-Pool	625.76	1,750.00	1,124.24	3,320.73	8,750.00	5,429.27	21,000.00
63800 - Pagosa Springs Porpoises Swim	1,143.27	525.00	(618.27)	10,343.71	2,625.00	(7,718.71)	6,300.00
63810 - Swim Lesson Expense	-	395.83	395.83	-	1,979.15	1,979.15	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	208.35	208.35	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	398.54	2,083.35	1,684.81	5,000.00
63920 - Merchandise	750.49	125.00	(625.49)	893.57	625.00	(268.57)	1,500.00
64010 - Utilities-Gas Rec	-	4,134.17	4,134.17	12,036.13	20,670.85	8,634.72	49,610.00
64020 - Utilities-Electric Rec	3,950.37	3,978.33	27.96	20,042.43	19,891.65	(150.78)	47,740.00
64030 - Utilities-Water Rec	788.83	779.17	(9.66)	3,254.44	3,895.85	641.41	9,350.00
64040 - Utilities-Waste Control Rec	168.36	192.50	24.14	829.80	962.50	132.70	2,310.00
64050 - Irrigation Water Rec	-	137.50	137.50	-	687.50	687.50	1,650.00
64060 - Utilities-Alarm Rec	186.30	320.83	134.53	372.60	1,604.15	1,231.55	3,850.00
64070 - Utilities-TV-Telephone Rec	355.02	275.00	(80.02)	1,182.75	1,375.00	192.25	3,300.00
Total Recreation Amenities Expense	44,736.01	56,944.42	12,208.41	251,473.26	284,672.10	33,198.84	684,133.00
Utilities Expense							
70010 - Gas Admin	-	238.33	238.33	680.88	1,191.65	510.77	2,860.00
70020 - Electric Admin	314.09	433.33	119.24	1,646.08	2,166.65	520.57	5,200.00
70030 - Water Admin	84.53	320.83	236.30	339.28	1,604.15	1,264.87	3,850.00
70040 - Waste Control Admin	270.12	216.67	(53.45)	1,039.64	1,083.35	43.71	2,600.00
71010 - Gas Shop	-	229.17	229.17	786.99	1,145.85	358.86	2,750.00
71020 - Electric Shop	80.68	201.67	120.99	647.05	1,008.35	361.30	2,420.00
71030 - Water Shop	84.53	100.83	16.30	339.28	504.15	164.87	1,210.00
71040 - Waste Shop	149.28	183.33	34.05	734.40	916.65	182.25	2,200.00
72010 - Gas Clubhouse	-	412.50	412.50	1,359.96	2,062.50	702.54	4,950.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72020 - Electric Clubhouse	129.43	229.17	99.74	701.77	1,145.85	444.08	2,750.00
72030 - Water Clubhouse	90.69	275.00	184.31	345.44	1,375.00	1,029.56	3,300.00
73000 - Cellular Phones	160.74	614.17	453.43	2,324.56	3,070.85	746.29	7,370.00
73010 - Telephone-All Depts Except Rec	381.26	458.33	77.07	1,829.39	2,291.65	462.26	5,500.00
74000 - Street Lights	135.14	183.33	48.19	675.70	916.65	240.95	2,200.00
74010 - Water Other Assoc Lots	-	250.00	250.00	217.80	1,250.00	1,032.20	3,000.00
74020 - Aerator	29.43	666.67	637.24	3,971.27	3,333.35	(637.92)	8,000.00
74030 - Internet	371.68	458.33	86.65	1,821.44	2,291.65	470.21	5,500.00
Total Utilities Expense	2,281.60	5,471.66	3,190.06	19,460.93	27,358.30	7,897.37	65,660.00
Total Operating Expense	233,370.49	269,831.27	36,460.78	1,344,999.97	1,344,071.35	(928.62)	3,236,711.00
Net Operating Income (Loss)	(105,057.08)	56,960.56	(162,017.64)	2,011,557.36	(182,383.20)	2,193,940.56	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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)	-	206,487.50	(206,487.50)	495,570.00
80100 - Interest-Reserve	699.71	387.25	312.46	72.79	1,936.25	(1,863.46)	4,647.00
Total Reserve Income	699.71	41,684.75	(40,985.04)	72.79	208,423.75	(208,350.96)	500,217.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	-	25,666.65	(25,666.65)	61,600.00
81100 - Interest-Trails Maint Reserves	414.42	115.00	299.42	1,496.91	575.00	921.91	1,380.00
Total Trails Maintenance Income	414.42	5,248.33	(4,833.91)	1,496.91	26,241.65	(24,744.74)	62,980.00
Total Reserve Income	1,114.13	46,933.08	(45,818.95)	1,569.70	234,665.40	(233,095.70)	563,197.00
Reserve Expense							
Reserve Expense							
84017 - NF Boundary Fence	-	979.42	979.42	-	4,897.10	4,897.10	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,374.00	4,374.00	-	21,870.00	21,870.00	52,488.00
84023 - Replace Mailbox - Reserves	-	3,333.33	3,333.33	40,085.00	16,666.65	(23,418.35)	40,000.00
84042 - Rec Center - Replace composite deck	9,980.84	2,480.42	(7,500.42)	26,965.42	12,402.10	(14,563.32)	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	62.04	2,086.83	2,024.79	13,704.80	10,434.15	(3,270.65)	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	4,223.35	4,223.35	10,136.00
Total Reserve Expense	10,042.88	14,098.67	4,055.79	80,755.22	70,493.35	(10,261.87)	169,184.00
Trails Maintenance Expense							
89004 - Repave Lake Forest	-	8,583.33	8,583.33	4,861.00	42,916.65	38,055.65	103,000.00
Total Trails Maintenance Expense	-	8,583.33	8,583.33	4,861.00	42,916.65	38,055.65	103,000.00
Total Reserve Expense	10,042.88	22,682.00	12,639.12	85,616.22	113,410.00	27,793.78	272,184.00
Net Reserve Income (Loss)	(8,928.75)	24,251.08	(33,179.83)	(84,046.52)	121,255.40	(205,301.92)	291,013.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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)	-	137,261.25	(137,261.25)	329,427.00
91900 - Interest-Capital Fund	502.04	833.33	(331.29)	(137.59)	4,166.65	(4,304.24)	10,000.00
Total Capital Improvement Income	502.04	28,285.58	(27,783.54)	(137.59)	141,427.90	(141,565.49)	339,427.00
Total Capital Income	502.04	28,285.58	(27,783.54)	(137.59)	141,427.90	(141,565.49)	339,427.00
Net Capital Income (Loss)	502.04	28,285.58	(27,783.54)	(137.59)	141,427.90	(141,565.49)	339,427.00
Net Total	(113,483.79)	109,497.22	(222,981.01)	1,927,373.25	80,300.10	1,847,073.15	630,440.00