Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 7/31/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	$951.60			$951.60
10500 - Cash-TBK Operating	$284,126.27			$284,126.27
10510 - TBK - HRA Money Market	$87,630.58			$87,630.58
11540 - First Citizens Bank Operating	$34,605.34			$34,605.34
11541 - First Citizens Bank Sweep - Operating	$1,056,140.59			$1,056,140.59
12100 - Edward Jones Operating	$80,195.11			$80,195.11
12110 - Edward Jones Emergency Fund	$156,191.24			$156,191.24
12200 - Edward Jones Capital Improvement		$1,053,926.91		$1,053,926.91
13820 - Edward Jones Reserves			$1,264,693.82	$1,264,693.82
13841 - First Citizens Bank Reserves - CDARS			$165,617.51	$165,617.51
13850 - Edward Jones Trails Maintenance Reserves			$99,471.04	$99,471.04
14000 - Accounts Receivable	$150,968.17			$150,968.17
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	$3,192.43			$3,192.43
15200 - Accts Rec.-Prepaid Legal	$14.45			$14.45
15300 - Accts Rec.-Supplemental Health	$1,088.26			$1,088.26
15500 - Interfund-Due To/Due From	$130,000.00	($125,000.00)	($5,000.00)	-
16000 - Prepaid Expenses	$97,017.32			$97,017.32
Total Current Assets	**$2,110,369.01**	**$928,926.91**	**$1,524,782.37**	**$4,564,078.29**
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	**$6,156,176.86**	**$928,926.91**	**$1,524,782.37**	**$8,609,886.14**

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 7/31/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	$76,451.27	$397.71	$656.00	$77,504.98
20100 - Accrued Expenses	$90,782.26			$90,782.26
21000 - HRA Liability	$87,995.22			$87,995.22
22000 - Prepaid Assessments	$16,372.19			$16,372.19
23000 - Contract Liability	$186,386.71			$186,386.71
25000 - Other Current Liabilities	$846.21			$846.21
27100 - Pension	($0.01)			($0.01)
Total Current Liabilities	**$458,833.85**	**$397.71**	**$656.00**	**$459,887.56**
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	$258,809.19	$822,026.41
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	$886,661.42	$327,743.33	$282,116.44	$1,496,521.19
Total Equity	**$5,698,067.97**	**$928,529.20**	**$1,523,470.37**	**$8,150,067.54**
Total Liabilities / Equity	**$6,156,901.82**	**$928,926.91**	**$1,524,126.37**	**$8,609,955.10**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	185,480.83	(185,480.83)	2,218,760.00	1,298,365.81	920,394.19	2,225,770.00
40010 - Association Dues-Timeshare	-	22,538.75	(22,538.75)	270,465.00	157,771.25	112,693.75	270,465.00
40020 - Association Dues-STR	-	24,637.50	(24,637.50)	300,395.00	172,462.50	127,932.50	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	(495,570.00)	(289,082.50)	(206,487.50)	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	(61,600.00)	(35,933.31)	(25,666.69)	(61,600.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	(329,427.00)	(329,427.00)	-	(329,427.00)
40300 - Assessments-Uncollectible	(84.00)	-	(84.00)	(84.00)	(15,000.00)	14,916.00	(15,000.00)
40400 - Carry Forward	-	13,181.92	(13,181.92)	-	92,273.44	(92,273.44)	158,183.00
40500 - Late Charges	(123.89)	-	(123.89)	28,926.87	30,000.00	(1,073.13)	30,000.00
40600 - Other Income-Lien Fees	10,325.00	7,000.00	3,325.00	10,500.00	7,000.00	3,500.00	7,000.00
40700 - Delinquent Postage Fees	62.64	208.33	(145.69)	2,296.40	1,458.31	838.09	2,500.00
40800 - Delinquent Door Notice Fees	(14.31)	-	(14.31)	(14.31)	-	(14.31)	-
41000 - Lot Consolidation Fee	1,825.00	1,666.67	158.33	17,800.00	11,666.69	6,133.31	20,000.00
41010 - Other Income-Transfer Fees	5,040.00	5,000.00	40.00	31,500.00	35,000.00	(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	200.00	-	200.00	200.00	-	200.00	-
41900 - Interest - Operating	(621.80)	2,083.33	(2,705.13)	5,436.51	14,583.31	(9,146.80)	25,000.00
Total Admin Service Income	**16,608.64**	**215,366.50**	**(198,757.86)**	**2,001,585.47**	**1,151,238.50**	**850,346.97**	**2,193,071.00**
Community Standards Income							
42000 - Filing Fee	900.00	882.00	18.00	9,198.00	8,724.00	474.00	13,500.00
42010 - Review & Inspect Fee	3,080.00	9,875.00	(6,795.00)	67,190.00	69,125.00	(1,935.00)	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	1,750.00	(1,750.00)	3,000.00
42300 - Community Enhancement	29.75	375.00	(345.25)	2,078.25	2,625.00	(546.75)	4,500.00
Total Community Standards Income	**4,009.75**	**11,382.00**	**(7,372.25)**	**78,466.25**	**82,224.00**	**(3,757.75)**	**139,500.00**
Property & Environment Income							
44000 - Fishing Permits	34,586.71	13,750.00	20,836.71	150,381.80	96,250.00	54,131.80	165,000.00
44010 - Boat Permits	2,115.00	1,375.00	740.00	15,307.00	9,625.00	5,682.00	16,500.00
44100 - Weed Control	-	41.67	(41.67)	225.00	291.69	(66.69)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	233.31	(233.31)	400.00
44300 - Other-DPE (Seed/Fertilizer)	600.00	625.00	(25.00)	3,062.00	4,375.00	(1,313.00)	7,500.00
Total Property & Environment Income	**37,301.71**	**15,825.00**	**21,476.71**	**168,975.80**	**110,775.00**	**58,200.80**	**189,900.00**
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	416.67	(416.67)	(81.78)	2,916.69	(2,998.47)	5,000.00
46100 - Newsletter Advertising	-	-	-	-	2,000.00	(2,000.00)	8,000.00
46200 - Rent-Clubhouse	2,915.00	916.67	1,998.33	7,586.00	6,416.69	1,169.31	11,000.00
46210 - Kitchen Rental	240.00	200.00	40.00	340.00	400.00	(60.00)	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	415.00	58.31	356.69	100.00
46230 - Clubhouse Cleaning	-	300.00	(300.00)	-	600.00	(600.00)	900.00
46240 - Tulip Clubhouse Rental Insurance	600.00	-	600.00	2,400.00	-	2,400.00	-
46300 - Vista Garden Income	-	83.33	(83.33)	380.64	583.31	(202.67)	1,000.00
46400 - CMIA Conference Registrations	-	-	-	(45.27)	-	(45.27)	-
Total Community Lifestyle Income	**3,755.00**	**1,925.00**	**1,830.00**	**10,994.59**	**12,975.00**	**(1,980.41)**	**26,600.00**
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	49,023.19	38,333.33	10,689.86	274,376.19	268,333.31	6,042.88	460,000.00
48200 - Timeshare Owners-Amenities	-	15,845.00	(15,845.00)	168,155.00	110,915.00	57,240.00	190,140.00
48300 - Sponsored Events/Programs	1,641.00	1,250.00	391.00	9,081.00	8,750.00	331.00	15,000.00
48400 - Rental Income	193.74	291.67	(97.93)	1,392.24	2,041.69	(649.45)	3,500.00
48500 - Retail	1.00	125.00	(124.00)	477.59	875.00	(397.41)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	708.33	(708.33)	20,024.97	4,958.31	15,066.66	8,500.00
48601 - Pagosa Springs Porpoises Swim Fundraiser	-	-	-	15,606.80	-	15,606.80	-
48700 - Swim Lesson Revenue	960.00	750.00	210.00	6,170.00	5,250.00	920.00	9,000.00
48800 - Youth/Event Programs	-	-	-	725.00	-	725.00	-
Total Recreation Amenities Income	**51,818.93**	**57,303.33**	**(5,484.40)**	**496,008.79**	**401,123.31**	**94,885.48**	**687,640.00**
Total Operating Income	**113,494.03**	**301,801.83**	**(188,307.80)**	**2,756,030.90**	**1,758,335.81**	**997,695.09**	**3,236,711.00**
Operating Expense							
Property & Environment Income							
4422-01 - Garden Grant - Payment	5,397.70	41.67	(5,356.03)	5,397.70	291.69	(5,106.01)	500.00
Total Property & Environment Income	**5,397.70**	**41.67**	**(5,356.03)**	**5,397.70**	**291.69**	**(5,106.01)**	**500.00**
Admin Service Expense							
50000 - Payroll-Admin	38,874.75	34,774.08	(4,100.67)	230,789.53	243,418.56	12,629.03	417,289.00
50010 - Payroll-Overtime-Admin	324.36	41.67	(282.69)	324.36	291.69	(32.67)	500.00
50020 - Payroll Taxes-Admin	2,929.65	3,294.67	365.02	20,471.39	23,062.69	2,591.30	39,536.00
50100 - Health Insurance-Admin	6,064.26	7,364.17	1,299.91	42,675.13	51,549.19	8,874.06	88,370.00
50110 - Dental Insurance-Admin	1,473.09	477.00	(996.09)	3,724.97	3,339.00	(385.97)	5,724.00
50120 - Vision Insurance-Admin	57.18	48.42	(8.76)	347.28	338.94	(8.34)	581.00
50130 - Retirement-Admin	1,539.82	1,925.00	385.18	11,890.16	13,475.00	1,584.84	23,100.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	9,200.00	9,800.00	600.00	16,800.00
50150 - Insurance-Workers Comp-Admin	92.83	191.67	98.84	1,025.77	1,341.69	315.92	2,300.00
50160 - Life Insurance-All	(1.15)	200.00	201.15	908.00	1,400.00	492.00	2,400.00
50190 - Payroll-Paychex	2,681.20	1,083.33	(1,597.87)	8,899.00	7,583.31	(1,315.69)	13,000.00
50195 - Misc (Admin Cafeteria Plan)	219.45	200.00	(19.45)	6,032.40	1,400.00	(4,632.40)	2,400.00
50200 - Office Supplies	350.63	541.67	191.04	3,096.20	3,791.69	695.49	6,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
50250 - Software Expense	4,063.86	3,500.00	(563.86)	28,816.52	24,500.00	(4,316.52)	42,000.00
50251 - Office Equip Repair/Tech Help	1,044.46	1,083.33	38.87	8,123.11	7,583.31	(539.80)	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
50300 - Postage	(640.78)	1,000.00	1,640.78	4,418.24	7,000.00	2,581.76	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	291.69	291.69	500.00
50320 - Copies/Printing	-	41.67	41.67	-	291.69	291.69	500.00
50400 - Dues & Fees	224.00	125.00	(99.00)	724.00	875.00	151.00	1,500.00
50410 - Education-Seminars	-	625.00	625.00	1,916.04	4,375.00	2,458.96	7,500.00
50420 - Subscriptions	-	33.33	33.33	193.59	233.31	39.72	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	175.00	175.00	300.00
50700 - Board Meetings/Discretionary	43.10	100.00	56.90	456.68	700.00	243.32	1,200.00
50710 - Online Elections	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
50900 - Misc. & Contingency	388.95	83.33	(305.62)	5,281.13	583.31	(4,697.82)	1,000.00
50950 - Advertisement	154.15	91.67	(62.48)	838.40	641.69	(196.71)	1,100.00
51000 - Audit	-	2,333.33	2,333.33	31,500.00	16,333.31	(15,166.69)	28,000.00
51100 - Legal	31,710.56	4,166.67	(27,543.89)	62,418.68	29,166.69	(33,251.99)	50,000.00
51101 - Legal - billed	(215.00)	(1,083.33)	(868.33)	(1,115.00)	(7,583.31)	(6,468.31)	(13,000.00)
51200 - Legal-Collections	1,375.18	3,333.33	1,958.15	6,684.73	23,333.31	16,648.58	40,000.00
51201 - Legal-Collections-billed	92.96	(1,666.67)	(1,759.63)	(8,957.62)	(11,666.69)	(2,709.07)	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	1,866.69	1,866.69	3,200.00
51510 - Income Tax	56.64	291.67	235.03	(19,670.76)	2,041.69	21,712.45	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	583.31	583.31	1,000.00
52010 - Master Insurance	-	19,833.33	19,833.33	191,164.79	138,833.31	(52,331.48)	238,000.00
53000 - Bank Charges	(20.00)	25.00	45.00	(254.79)	175.00	429.79	300.00
53010 - Credit Card Charges - Admin	-	500.00	500.00	(200.33)	3,500.00	3,700.33	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	58.31	58.31	100.00
Total Admin Service Expense	**94,484.15**	**87,633.34**	**(6,850.81)**	**651,721.60**	**613,433.38**	**(38,288.22)**	**1,051,600.00**
Community Standards Expense							
60000 - Payroll-DCS	34,532.83	32,552.33	(1,980.50)	235,819.24	227,866.31	(7,952.93)	390,628.00
60010 - Payroll-Overtime-DCS	345.39	166.67	(178.72)	1,508.32	1,166.69	(341.63)	2,000.00
60020 - Payroll Taxes-DCS	3,213.54	2,947.08	(266.46)	21,685.13	20,629.56	(1,055.57)	35,365.00
60100 - Health Insurance-DCS	5,708.64	4,777.50	(931.14)	31,208.53	33,442.50	2,233.97	57,330.00
60110 - Dental Insurance-DCS	1,535.47	443.75	(1,091.72)	3,679.66	3,106.25	(573.41)	5,325.00
60120 - Vision Insurance-DCS	56.96	50.17	(6.79)	374.22	351.19	(23.03)	602.00
60130 - Retirement-DCS	2,092.69	1,602.50	(490.19)	12,503.94	11,217.50	(1,286.44)	19,230.00
60140 - HRA-Health Reimbursement-DCS	1,800.00	1,600.00	(200.00)	10,200.00	11,200.00	1,000.00	19,200.00
60150 - Insurance-Workers Comp-DCS	230.85	416.67	185.82	2,552.61	2,916.69	364.08	5,000.00
60200 - Office/Field Supplies/Expenses	152.50	416.67	264.17	3,577.60	2,916.69	(660.91)	5,000.00
60230 - Uniforms	385.26	62.50	(322.76)	1,608.23	437.50	(1,170.73)	750.00
60310 - DCS Copier	425.19	650.00	224.81	4,816.22	4,550.00	(266.22)	7,800.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
60320 - Printing Decs & Maps	-	41.67	41.67	875.61	291.69	(583.92)	500.00
60410 - Professional Fees	-	62.50	62.50	2,840.29	437.50	(2,402.79)	750.00
60430 - Training	139.59	125.00	(14.59)	139.59	875.00	735.41	1,500.00
60500 - DCS Vehicle Gas	1,076.51	225.00	(851.51)	2,462.78	1,575.00	(887.78)	2,700.00
60520 - Vehicle Exp-Ranger	-	-	-	38.00	-	(38.00)	-
60530 - Vehicle Exp-Sport S 63	-	83.33	83.33	6.56	583.31	576.75	1,000.00
60540 - Vehicle Exp-Sport SL 29	2,435.21	83.33	(2,351.88)	2,616.58	583.31	(2,033.27)	1,000.00
60700 - ECC Expenses	-	66.67	66.67	1,043.96	466.69	(577.27)	800.00
60900 - Contingency	-	40.00	40.00	552.51	287.00	(265.51)	500.00
60910 - Capital Expenditures	168.00	125.00	(43.00)	697.00	875.00	178.00	1,500.00
60930 - Community Enhancement	3,381.09	5,000.00	1,618.91	24,798.98	33,000.00	8,201.02	65,000.00
Total Community Standards Expense	**57,679.72**	**51,538.34**	**(6,141.38)**	**365,605.56**	**358,775.38**	**(6,830.18)**	**623,480.00**
Property & Environment Expense							
61000 - Payroll-DPE	25,791.73	27,459.42	1,667.69	176,416.95	192,215.94	15,798.99	329,513.00
61010 - Payroll-Overtime-DPE	289.79	416.67	126.88	2,525.18	2,916.69	391.51	5,000.00
61020 - Payroll Taxes-DPE	2,486.81	2,500.00	13.19	16,438.52	17,500.00	1,061.48	30,000.00
61100 - Health Insurance-DPE	3,908.44	3,877.58	(30.86)	26,322.93	27,143.06	820.13	46,531.00
61110 - Dental Insurance-DPE	1,136.40	339.50	(796.90)	2,833.80	2,376.50	(457.30)	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	296.73	296.94	.21	509.00
61130 - Retirement-DPE	1,139.28	1,500.00	360.72	8,364.95	10,500.00	2,135.05	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	4,800.00	5,600.00	800.00	9,600.00
61150 - Insurance-Workers Comp-DPE	467.24	833.33	366.09	5,165.78	5,833.31	667.53	10,000.00
61200 - Office/Field Supplies	190.00	33.33	(156.67)	592.42	233.31	(359.11)	400.00
61210 - Tools, Supplies Expense	1,204.37	666.67	(537.70)	4,254.01	4,666.69	412.68	8,000.00
61220 - Janitorial Supplies	104.32	250.00	145.68	1,912.79	1,750.00	(162.79)	3,000.00
61230 - Uniforms	-	125.00	125.00	829.80	875.00	45.20	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	991.69	991.69	1,700.00
61350 - Enforcement/Signage	1,038.89	833.33	(205.56)	2,817.63	5,833.31	3,015.68	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	87.50	87.50	150.00
61352 - Signage	-	145.83	145.83	496.34	1,020.81	524.47	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	875.00	823.11	1,500.00
61500 - Vehicle-Gas	3,077.94	1,000.00	(2,077.94)	6,576.28	7,000.00	423.72	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	125.00	125.00	128.52	875.00	746.48	1,500.00
61530 - Dept Auto #3/25 GMC 2500 HD Truck	-	125.00	125.00	885.34	875.00	(10.34)	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	98.49	166.67	68.18	608.18	1,166.69	558.51	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	405.57	875.00	469.43	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	475.96	875.00	399.04	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	2,679.74	875.00	(1,804.74)	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
61580 - Kubota Tractor 201	-	41.67	41.67	-	291.69	291.69	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	422.74	1,458.31	1,035.57	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	435.10	1,458.31	1,023.21	2,500.00
61600 - Facilities Maintenance	880.30	708.33	(171.97)	3,262.48	4,958.31	1,695.83	8,500.00
61601 - Equipment Maintenance	-	333.33	333.33	226.56	2,333.31	2,106.75	4,000.00
61602 - Trailer Maintenance	631.59	83.33	(548.26)	1,042.62	583.31	(459.31)	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	179.24	4,000.00	3,820.76	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	571.26	750.00	178.74	5,152.64	5,250.00	97.36	9,000.00
61605 - Fence Maint & Construction	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
61606 - Parks & Trails Expense	369.66	500.00	130.34	3,222.22	3,500.00	277.78	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	2,041.69	2,041.69	3,500.00
61620 - Fire Mitigation	157.44	1,500.00	1,342.56	4,931.36	10,500.00	5,568.64	18,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	4,695.50	4,666.69	(28.81)	8,000.00
61631 - Insect, Disease & Noxious Weeds	1,147.62	166.67	(980.95)	1,147.62	1,166.69	19.07	2,000.00
61632 - Water Quality Testing	1,896.00	83.33	(1,812.67)	1,896.00	583.31	(1,312.69)	1,000.00
61633 - Weeds & Algae Control	1,937.50	2,250.00	312.50	23,746.46	15,750.00	(7,996.46)	27,000.00
61640 - Porta Potties	-	166.67	166.67	891.50	1,166.69	275.19	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	875.00	875.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	583.31	583.31	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	58.31	58.31	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	2,041.69	2,041.69	3,500.00
61960 - Stocking & Food Chain	-	9,166.67	9,166.67	94,440.00	64,166.69	(30,273.31)	110,000.00
Total Property & Environment Expense	**49,367.46**	**61,485.58**	**12,118.12**	**411,571.35**	**427,399.06**	**15,827.71**	**730,827.00**
Community Lifestyle Expense							
62250 - Website-Front Steps	218.20	625.00	406.80	1,510.39	4,375.00	2,864.61	7,500.00
62320 - Newsletter Prep/Printing/Postage	1,500.00	3,584.25	2,084.25	16,749.65	25,089.75	8,340.10	43,011.00
62800 - Community Activities & Events	3,078.81	1,750.00	(1,328.81)	6,414.85	12,250.00	5,835.15	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	291.69	291.69	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	126.44	2,041.69	1,915.25	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	875.00	875.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	466.69	466.69	800.00
62940 - Community Garden	508.07	266.67	(241.40)	3,796.13	1,866.69	(1,929.44)	3,200.00
Total Community Lifestyle Expense	**5,305.08**	**6,750.93**	**1,445.85**	**28,597.46**	**47,256.51**	**18,659.05**	**81,011.00**
Recreation Amenities Expense							
63000 - Payroll-DRA	31,356.55	30,926.42	(430.13)	201,140.20	216,484.94	15,344.74	371,117.00
63010 - Payroll-Overtime-DRA	302.81	62.50	(240.31)	311.69	437.50	125.81	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
63020 - Payroll Taxes-DRA	2,725.26	2,793.00	67.74	18,023.81	19,551.00	1,527.19	33,516.00
63100 - Health Insurance-DRA	1,825.97	1,775.92	(50.05)	12,740.33	12,431.44	(308.89)	21,311.00
63110 - Dental Insurance-DRA	568.51	170.08	(398.43)	1,418.72	1,190.56	(228.16)	2,041.00
63120 - Vision Insurance-DRA	24.73	40.67	15.94	197.82	284.69	86.87	488.00
63130 - Retirement-DRA	785.76	666.67	(119.09)	5,212.36	4,666.69	(545.67)	8,000.00
63140 - HRA-Health Reimbursement-DRA	400.00	400.00	-	2,400.00	2,800.00	400.00	4,800.00
63150 - Insurance-Workers Comp-DRA	181.08	375.00	193.92	2,001.84	2,625.00	623.16	4,500.00
63200 - Supplies-Building	489.19	833.33	344.14	4,772.02	5,833.31	1,061.29	10,000.00
63210 - Supplies-Programs	133.00	666.67	533.67	1,201.35	4,666.69	3,465.34	8,000.00
63220 - Janitorial/Housekeeping	506.77	250.00	(256.77)	2,306.06	1,750.00	(556.06)	3,000.00
63230 - Uniforms	-	-	-	831.39	600.00	(231.39)	1,000.00
63250 - EZ Facility Software	675.84	708.33	32.49	4,783.23	4,958.31	175.08	8,500.00
63251 - Tech Help	-	66.67	66.67	-	466.69	466.69	800.00
63255 - Credit Card Fees - Rec Center	1,552.17	1,583.33	31.16	8,716.03	11,083.31	2,367.28	19,000.00
63320 - Office Supplies/Printing	16.06	250.00	233.94	266.42	1,750.00	1,483.58	3,000.00
63400 - Dues/Subscriptions	304.19	83.33	(220.86)	655.04	583.31	(71.73)	1,000.00
63410 - Seminars/Training	-	-	-	-	1,100.00	1,100.00	2,200.00
63500 - Business Mileage	-	20.83	20.83	561.15	145.81	(415.34)	250.00
63600 - Maintenance Building	636.77	1,666.67	1,029.90	9,644.38	11,666.69	2,022.31	20,000.00
63601 - Maintenance-Grounds & Parking	106.90	333.33	226.43	442.99	2,333.31	1,890.32	4,000.00
63602 - Maintenance-Pool	928.27	1,750.00	821.73	17,302.19	12,250.00	(5,052.19)	21,000.00
63800 - Pagosa Springs Porpoises Swim	5,622.02	525.00	(5,097.02)	26,247.30	3,675.00	(22,572.30)	6,300.00
63810 - Swim Lesson Expense	480.00	395.83	(84.17)	1,160.00	2,770.81	1,610.81	4,750.00
63820 - Youth/Event Programs	-	-	-	385.00	-	(385.00)	-
63910 - Non Capital Equipment Replacement	-	416.67	416.67	398.54	2,916.69	2,518.15	5,000.00
63920 - Merchandise	26.80	125.00	98.20	932.08	875.00	(57.08)	1,500.00
64010 - Utilities-Gas Rec	1,596.07	4,134.17	2,538.10	17,167.81	28,939.19	11,771.38	49,610.00
64020 - Utilities-Electric Rec	4,452.41	3,978.33	(474.08)	28,833.80	27,848.31	(985.49)	47,740.00
64030 - Utilities-Water Rec	1,842.82	779.17	(1,063.65)	5,898.41	5,454.19	(444.22)	9,350.00
64040 - Utilities-Waste Control Rec	165.36	192.50	27.14	1,160.52	1,347.50	186.98	2,310.00
64050 - Irrigation Water Rec	26.23	137.50	111.27	26.23	962.50	936.27	1,650.00
64060 - Utilities-Alarm Rec	186.30	320.83	134.53	558.90	2,245.81	1,686.91	3,850.00
64070 - Utilities-TV-Telephone Rec	430.16	275.00	(155.16)	1,843.02	1,925.00	81.98	3,300.00
Total Recreation Amenities Expense	**58,348.00**	**56,702.75**	**(1,645.25)**	**379,540.63**	**398,619.25**	**19,078.62**	**683,633.00**
Utilities Expense							
70010 - Gas Admin	54.40	238.33	183.93	788.86	1,668.31	879.45	2,860.00
70020 - Electric Admin	-	433.33	433.33	1,978.56	3,033.31	1,054.75	5,200.00
70030 - Water Admin	493.33	320.83	(172.50)	1,195.12	2,245.81	1,050.69	3,850.00
70040 - Waste Control Admin	183.38	216.67	33.29	1,406.40	1,516.69	110.29	2,600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
71010 - Gas Shop	54.40	229.17	174.77	893.24	1,604.19	710.95	2,750.00
71020 - Electric Shop	75.66	201.67	126.01	794.05	1,411.69	617.64	2,420.00
71030 - Water Shop	169.06	100.83	(68.23)	592.87	705.81	112.94	1,210.00
71040 - Waste Shop	146.28	183.33	37.05	1,026.96	1,283.31	256.35	2,200.00
72010 - Gas Clubhouse	60.45	412.50	352.05	1,503.51	2,887.50	1,383.99	4,950.00
72020 - Electric Clubhouse	-	229.17	229.17	851.90	1,604.19	752.29	2,750.00
72030 - Water Clubhouse	926.39	275.00	(651.39)	1,467.36	1,925.00	457.64	3,300.00
73000 - Cellular Phones	1,099.67	614.17	(485.50)	4,291.58	4,299.19	7.61	7,370.00
73010 - Telephone-All Depts Except Rec	751.56	458.33	(293.23)	2,961.73	3,208.31	246.58	5,500.00
74000 - Street Lights	135.14	183.33	48.19	945.98	1,283.31	337.33	2,200.00
74010 - Water Other Assoc Lots	-	250.00	250.00	447.24	1,750.00	1,302.76	3,000.00
74020 - Aerator	28.55	666.67	638.12	4,029.38	4,666.69	637.31	8,000.00
74030 - Internet	385.64	458.33	72.69	2,416.44	3,208.31	791.87	5,500.00
Total Utilities Expense	**4,563.91**	**5,471.66**	**907.75**	**27,591.18**	**38,301.62**	**10,710.44**	**65,660.00**
Trails Maintenance Expense							
89004 - Repave Lake Forest	-	-	-	(656.00)	-	656.00	-
Total Trails Maintenance Expense	**-**	**-**	**-**	**(656.00)**	**-**	**656.00**	**-**
Total Operating Expense	**275,146.02**	**269,624.27**	**(5,521.75)**	**1,869,369.48**	**1,884,076.89**	**14,707.41**	**3,236,711.00**
Net Operating Income (Loss)	**(161,651.99)**	**32,177.56**	**(193,829.55)**	**886,661.42**	**(125,741.08)**	**1,012,402.50**	**-**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
80000 - Reserve-Restricted	-	41,297.50	(41,297.50)	495,570.00	289,082.50	206,487.50	495,570.00
80100 - Interest-Reserve	1,648.93	387.25	1,261.68	2,659.80	2,710.75	(50.95)	4,647.00
Total Reserve Income	**1,648.93**	**41,684.75**	**(40,035.82)**	**498,229.80**	**291,793.25**	**206,436.55**	**500,217.00**
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	61,600.00	35,933.31	25,666.69	61,600.00
81100 - Interest-Trails Maint Reserves	(78,018.28)	115.00	(78,133.28)	(76,404.30)	805.00	(77,209.30)	1,380.00
Total Trails Maintenance Income	**(78,018.28)**	**5,248.33**	**(83,266.61)**	**(14,804.30)**	**36,738.31**	**(51,542.61)**	**62,980.00**
Total Reserve Income	**(76,369.35)**	**46,933.08**	**(123,302.43)**	**483,425.50**	**328,531.56**	**154,893.94**	**563,197.00**
Reserve Expense							
Reserve Expense							
84017 - NF Boundary Fence	-	979.42	979.42	-	6,855.94	6,855.94	11,753.00
84019 - Greenbelt Fire Mitigation	-	4,374.00	4,374.00	-	30,618.00	30,618.00	52,488.00
84023 - Replace Mailbox - Reserves	-	3,333.33	3,333.33	40,085.00	23,333.31	(16,751.69)	40,000.00
84042 - Rec Center - Replace composite deck	250.08	2,480.42	2,230.34	27,854.01	17,362.94	(10,491.07)	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	2,900.00	2,086.83	(813.17)	16,604.80	14,607.81	(1,996.99)	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	5,912.69	5,912.69	10,136.00
Total Reserve Expense	**3,150.08**	**14,098.67**	**10,948.59**	**84,543.81**	**98,690.69**	**14,146.88**	**169,184.00**
Trails Maintenance Expense							
89004 - Repave Lake Forest	32,878.81	8,583.33	(24,295.48)	116,765.25	60,083.31	(56,681.94)	103,000.00
Total Trails Maintenance Expense	**32,878.81**	**8,583.33**	**(24,295.48)**	**116,765.25**	**60,083.31**	**(56,681.94)**	**103,000.00**
Total Reserve Expense	**36,028.89**	**22,682.00**	**(13,346.89)**	**201,309.06**	**158,774.00**	**(42,535.06)**	**272,184.00**
Net Reserve Income (Loss)	**(112,398.24)**	**24,251.08**	**(136,649.32)**	**282,116.44**	**169,757.56**	**112,358.88**	**291,013.00**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	27,452.25	(27,452.25)	329,427.00	192,165.75	137,261.25	329,427.00
91900 - Interest-Capital Fund	(1,193.24)	833.33	(2,026.57)	(1,285.96)	5,833.31	(7,119.27)	10,000.00
Total Capital Improvement Income	**(1,193.24)**	**28,285.58**	**(29,478.82)**	**328,141.04**	**197,999.06**	**130,141.98**	**339,427.00**
Total Capital Income	**(1,193.24)**	**28,285.58**	**(29,478.82)**	**328,141.04**	**197,999.06**	**130,141.98**	**339,427.00**
Capital Expense							
Capital Improvement Expense							
95015 - Garden Bed Improvement	397.71	-	(397.71)	397.71	-	(397.71)	-
Total Capital Improvement Expense	**397.71**	**-**	**(397.71)**	**397.71**	**-**	**(397.71)**	**-**
Total Capital Expense	**397.71**	**-**	**(397.71)**	**397.71**	**-**	**(397.71)**	**-**
Net Capital Income (Loss)	**(1,590.95)**	**28,285.58**	**(29,876.53)**	**327,743.33**	**197,999.06**	**129,744.27**	**339,427.00**
Net Total	**(275,641.18)**	**84,714.22**	**(360,355.40)**	**1,496,521.19**	**242,015.54**	**1,254,505.65**	**630,440.00**