Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 8/31/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	$951.60			$951.60
10500 - Cash-TBK Operating	$236,213.67			$236,213.67
10510 - TBK - HRA Money Market	$79,030.50			$79,030.50
11540 - First Citizens Bank Operating	($10,879.38)			($10,879.38)
11541 - First Citizens Bank Sweep - Operating	$1,056,607.08			$1,056,607.08
12100 - Edward Jones Operating	$80,218.69			$80,218.69
12110 - Edward Jones Emergency Fund	$157,507.26			$157,507.26
12200 - Edward Jones Capital Improvement		$1,054,896.89		$1,054,896.89
13820 - Edward Jones Reserves			$1,241,305.64	$1,241,305.64
13841 - First Citizens Bank Reserves - CDARS			$166,066.84	$166,066.84
13850 - Edward Jones Trails Maintenance Reserves			$99,608.01	$99,608.01
14000 - Accounts Receivable	$134,466.17			$134,466.17
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	$4,156.99			$4,156.99
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	**$1,994,640.26**	**$929,896.89**	**$1,501,980.49**	**$4,426,517.64**
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	**$6,040,448.11**	**$929,896.89**	**$1,501,980.49**	**$8,472,325.49**

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 8/31/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	$80,933.34	$61,665.72	$14,656.00	$157,255.06
20100 - Accrued Expenses	$90,782.26			$90,782.26
21000 - HRA Liability	$79,391.54			$79,391.54
22000 - Prepaid Assessments	$17,484.55			$17,484.55
23000 - Contract Liability	$186,386.71			$186,386.71
25000 - Other Current Liabilities	$481.21			$481.21
27100 - Pension	($0.01)			($0.01)
Total Current Liabilities	**$455,459.60**	**$61,665.72**	**$14,656.00**	**$531,781.32**
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	$774,306.92	$267,445.30	$245,314.56	$1,287,066.78
Total Equity	**$5,585,713.47**	**$868,231.17**	**$1,486,668.49**	**$7,940,613.13**
Total Liabilities / Equity	**$6,041,173.07**	**$929,896.89**	**$1,501,324.49**	**$8,472,394.45**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	1,483,846.64	734,913.36	2,225,770.00
40010 - Association Dues-Timeshare	-	22,538.75	(22,538.75)	270,465.00	180,310.00	90,155.00	270,465.00
40020 - Association Dues-STR	(1,095.00)	24,637.50	(25,732.50)	299,300.00	197,100.00	102,200.00	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	(495,570.00)	(330,380.00)	(165,190.00)	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	(61,600.00)	(41,066.64)	(20,533.36)	(61,600.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	(329,427.00)	(329,427.00)	-	(329,427.00)
40300 - Assessments-Uncollectible	-	-	-	(84.00)	(15,000.00)	14,916.00	(15,000.00)
40400 - Carry Forward	-	13,181.92	(13,181.92)	-	105,455.36	(105,455.36)	158,183.00
40500 - Late Charges	199.62	-	199.62	29,126.49	30,000.00	(873.51)	30,000.00
40600 - Other Income-Lien Fees	(525.00)	-	(525.00)	9,975.00	7,000.00	2,975.00	7,000.00
40700 - Delinquent Postage Fees	20.88	208.33	(187.45)	2,317.28	1,666.64	650.64	2,500.00
40800 - Delinquent Door Notice Fees	-	-	-	(14.31)	-	(14.31)	-
41000 - Lot Consolidation Fee	1,825.00	1,666.67	158.33	19,625.00	13,333.36	6,291.64	20,000.00
41010 - Other Income-Transfer Fees	5,040.00	5,000.00	40.00	36,540.00	40,000.00	(3,460.00)	60,000.00
41020 - Other Income-Misc	.01	-	.01	2,001.01	-	2,001.01	-
41250 - Credit card expense payment	-	-	-	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	100.00	-	100.00	300.00	-	300.00	-
41900 - Interest - Operating	1,863.28	2,083.33	(220.05)	7,299.79	16,666.64	(9,366.85)	25,000.00
Total Admin Service Income	**7,428.79**	**208,366.50**	**(200,937.71)**	**2,009,014.26**	**1,359,605.00**	**649,409.26**	**2,193,071.00**
Community Standards Income							
42000 - Filing Fee	1,110.00	1,506.00	(396.00)	10,308.00	10,230.00	78.00	13,500.00
42010 - Review & Inspect Fee	3,900.00	9,875.00	(5,975.00)	71,090.00	79,000.00	(7,910.00)	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	2,000.00	(2,000.00)	3,000.00
42300 - Community Enhancement	-	375.00	(375.00)	2,078.25	3,000.00	(921.75)	4,500.00
Total Community Standards Income	**5,010.00**	**12,006.00**	**(6,996.00)**	**83,476.25**	**94,230.00**	**(10,753.75)**	**139,500.00**
Property & Environment Income							
44000 - Fishing Permits	17,219.30	13,750.00	3,469.30	167,601.10	110,000.00	57,601.10	165,000.00
44010 - Boat Permits	570.00	1,375.00	(805.00)	15,877.00	11,000.00	4,877.00	16,500.00
44100 - Weed Control	-	41.67	(41.67)	225.00	333.36	(108.36)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	266.64	(266.64)	400.00
44300 - Other-DPE (Seed/Fertilizer)	300.00	625.00	(325.00)	3,362.00	5,000.00	(1,638.00)	7,500.00
Total Property & Environment Income	**18,089.30**	**15,825.00**	**2,264.30**	**187,065.10**	**126,600.00**	**60,465.10**	**189,900.00**
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	416.67	(416.67)	(81.78)	3,333.36	(3,415.14)	5,000.00
46100 - Newsletter Advertising	-	-	-	-	2,000.00	(2,000.00)	8,000.00
46200 - Rent-Clubhouse	140.00	916.67	(776.67)	7,726.00	7,333.36	392.64	11,000.00
46210 - Kitchen Rental	-	100.00	(100.00)	340.00	500.00	(160.00)	600.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	66.64	348.36	100.00
46230 - Clubhouse Cleaning	-	-	-	-	600.00	(600.00)	900.00
46240 - Tulip Clubhouse Rental Insurance	-	-	-	2,400.00	-	2,400.00	-
46300 - Vista Garden Income	-	83.33	(83.33)	380.64	666.64	(286.00)	1,000.00
46400 - CMIA Conference Registrations	-	-	-	(45.27)	-	(45.27)	-
Total Community Lifestyle Income	**140.00**	**1,525.00**	**(1,385.00)**	**11,134.59**	**14,500.00**	**(3,365.41)**	**26,600.00**
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	76,017.20	38,333.33	37,683.87	350,393.39	306,666.64	43,726.75	460,000.00
48200 - Timeshare Owners-Amenities	-	15,845.00	(15,845.00)	168,155.00	126,760.00	41,395.00	190,140.00
48300 - Sponsored Events/Programs	1,214.00	1,250.00	(36.00)	10,295.00	10,000.00	295.00	15,000.00
48400 - Rental Income	205.00	291.67	(86.67)	1,597.24	2,333.36	(736.12)	3,500.00
48500 - Retail	41.69	125.00	(83.31)	519.28	1,000.00	(480.72)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	708.33	(708.33)	20,024.97	5,666.64	14,358.33	8,500.00
48601 - Pagosa Springs Porpoises Swim Fundraiser	-	-	-	15,606.80	-	15,606.80	-
48700 - Swim Lesson Revenue	930.00	750.00	180.00	7,100.00	6,000.00	1,100.00	9,000.00
48800 - Youth/Event Programs	75.00	-	75.00	800.00	-	800.00	-
Total Recreation Amenities Income	**78,482.89**	**57,303.33**	**21,179.56**	**574,491.68**	**458,426.64**	**116,065.04**	**687,640.00**
Total Operating Income	**109,150.98**	**295,025.83**	**(185,874.85)**	**2,865,181.88**	**2,053,361.64**	**811,820.24**	**3,236,711.00**
Operating Expense							
Property & Environment Income							
4422-01 - Garden Grant - Payment	3,444.60	41.67	(3,402.93)	8,842.30	333.36	(8,508.94)	500.00
Total Property & Environment Income	**3,444.60**	**41.67**	**(3,402.93)**	**8,842.30**	**333.36**	**(8,508.94)**	**500.00**
Admin Service Expense							
50000 - Payroll-Admin	33,904.92	34,774.08	869.16	264,694.45	278,192.64	13,498.19	417,289.00
50010 - Payroll-Overtime-Admin	45.72	41.67	(4.05)	370.08	333.36	(36.72)	500.00
50020 - Payroll Taxes-Admin	2,435.35	3,294.67	859.32	22,906.74	26,357.36	3,450.62	39,536.00
50100 - Health Insurance-Admin	4,329.75	7,364.17	3,034.42	47,004.88	58,913.36	11,908.48	88,370.00
50110 - Dental Insurance-Admin	332.05	477.00	144.95	4,057.02	3,816.00	(241.02)	5,724.00
50120 - Vision Insurance-Admin	57.18	48.42	(8.76)	404.46	387.36	(17.10)	581.00
50130 - Retirement-Admin	1,152.38	1,925.00	772.62	13,042.54	15,400.00	2,357.46	23,100.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	10,800.00	11,200.00	400.00	16,800.00
50150 - Insurance-Workers Comp-Admin	92.63	191.67	99.04	1,118.40	1,533.36	414.96	2,300.00
50160 - Life Insurance-All	376.31	200.00	(176.31)	1,284.31	1,600.00	315.69	2,400.00
50190 - Payroll-Paychex	1,415.34	1,083.33	(332.01)	10,314.34	8,666.64	(1,647.70)	13,000.00
50195 - Misc (Admin Cafeteria Plan)	207.90	200.00	(7.90)	6,240.30	1,600.00	(4,640.30)	2,400.00
50200 - Office Supplies	343.73	541.67	197.94	3,439.93	4,333.36	893.43	6,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
50250 - Software Expense	4,069.14	3,500.00	(569.14)	32,885.66	28,000.00	(4,885.66)	42,000.00
50251 - Office Equip Repair/Tech Help	1,328.17	1,083.33	(244.84)	9,451.28	8,666.64	(784.64)	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
50300 - Postage	640.77	1,000.00	359.23	5,059.01	8,000.00	2,940.99	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	333.36	333.36	500.00
50320 - Copies/Printing	-	41.67	41.67	-	333.36	333.36	500.00
50400 - Dues & Fees	-	125.00	125.00	724.00	1,000.00	276.00	1,500.00
50410 - Education-Seminars	-	625.00	625.00	1,916.04	5,000.00	3,083.96	7,500.00
50420 - Subscriptions	-	33.33	33.33	193.59	266.64	73.05	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	200.00	200.00	300.00
50700 - Board Meetings/Discretionary	689.76	100.00	(589.76)	1,146.44	800.00	(346.44)	1,200.00
50710 - Online Elections	11,233.15	1,000.00	(10,233.15)	11,233.15	8,000.00	(3,233.15)	12,000.00
50900 - Misc. & Contingency	(1,025.46)	83.33	1,108.79	4,255.67	666.64	(3,589.03)	1,000.00
50950 - Advertisement	344.25	91.67	(252.58)	1,182.65	733.36	(449.29)	1,100.00
51000 - Audit	-	2,333.33	2,333.33	31,500.00	18,666.64	(12,833.36)	28,000.00
51100 - Legal	5,950.25	4,166.67	(1,783.58)	68,368.93	33,333.36	(35,035.57)	50,000.00
51101 - Legal - billed	(994.29)	(1,083.33)	(89.04)	(2,109.29)	(8,666.64)	(6,557.35)	(13,000.00)
51200 - Legal-Collections	2,976.47	3,333.33	356.86	9,661.20	26,666.64	17,005.44	40,000.00
51201 - Legal-Collections-billed	(1,537.17)	(1,666.67)	(129.50)	(10,494.79)	(13,333.36)	(2,838.57)	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	2,133.36	2,133.36	3,200.00
51510 - Income Tax	-	291.67	291.67	(19,670.76)	2,333.36	22,004.12	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	666.64	666.64	1,000.00
52010 - Master Insurance	-	19,833.33	19,833.33	191,164.79	158,666.64	(32,498.15)	238,000.00
53000 - Bank Charges	602.91	25.00	(577.91)	348.12	200.00	(148.12)	300.00
53010 - Credit Card Charges - Admin	-	500.00	500.00	(200.33)	4,000.00	4,200.33	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	66.64	66.64	100.00
Total Admin Service Expense	**70,571.21**	**87,633.34**	**17,062.13**	**722,292.81**	**701,066.72**	**(21,226.09)**	**1,051,600.00**
Community Standards Expense							
60000 - Payroll-DCS	27,523.32	32,552.33	5,029.01	263,342.56	260,418.64	(2,923.92)	390,628.00
60010 - Payroll-Overtime-DCS	38.17	166.67	128.50	1,546.49	1,333.36	(213.13)	2,000.00
60020 - Payroll Taxes-DCS	2,671.29	2,947.08	275.79	24,356.42	23,576.64	(779.78)	35,365.00
60100 - Health Insurance-DCS	5,728.78	4,777.50	(951.28)	36,937.31	38,220.00	1,282.69	57,330.00
60110 - Dental Insurance-DCS	398.46	443.75	45.29	4,078.12	3,550.00	(528.12)	5,325.00
60120 - Vision Insurance-DCS	56.96	50.17	(6.79)	431.18	401.36	(29.82)	602.00
60130 - Retirement-DCS	1,653.69	1,602.50	(51.19)	14,157.63	12,820.00	(1,337.63)	19,230.00
60140 - HRA-Health Reimbursement-DCS	1,800.00	1,600.00	(200.00)	12,000.00	12,800.00	800.00	19,200.00
60150 - Insurance-Workers Comp-DCS	230.38	416.67	186.29	2,782.99	3,333.36	550.37	5,000.00
60200 - Office/Field Supplies/Expenses	433.03	416.67	(16.36)	4,010.63	3,333.36	(677.27)	5,000.00
60230 - Uniforms	-	62.50	62.50	1,608.23	500.00	(1,108.23)	750.00
60310 - DCS Copier	1,493.82	650.00	(843.82)	6,310.04	5,200.00	(1,110.04)	7,800.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	333.36	(542.25)	500.00
60410 - Professional Fees	-	62.50	62.50	2,840.29	500.00	(2,340.29)	750.00
60430 - Training	-	125.00	125.00	139.59	1,000.00	860.41	1,500.00
60500 - DCS Vehicle Gas	325.74	225.00	(100.74)	2,788.52	1,800.00	(988.52)	2,700.00
60520 - Vehicle Exp-Ranger	-	-	-	38.00	-	(38.00)	-
60530 - Vehicle Exp-Sport S 63	41.75	83.33	41.58	48.31	666.64	618.33	1,000.00
60540 - Vehicle Exp-Sport SL 29	-	83.33	83.33	2,616.58	666.64	(1,949.94)	1,000.00
60700 - ECC Expenses	234.15	66.67	(167.48)	1,278.11	533.36	(744.75)	800.00
60900 - Contingency	283.00	36.00	(247.00)	835.51	323.00	(512.51)	500.00
60910 - Capital Expenditures	-	125.00	125.00	697.00	1,000.00	303.00	1,500.00
60930 - Community Enhancement	2,261.08	5,000.00	2,738.92	27,060.06	38,000.00	10,939.94	65,000.00
Total Community Standards Expense	**45,173.62**	**51,534.34**	**6,360.72**	**410,779.18**	**410,309.72**	**(469.46)**	**623,480.00**
Property & Environment Expense							
61000 - Payroll-DPE	24,313.53	27,459.42	3,145.89	200,730.48	219,675.36	18,944.88	329,513.00
61010 - Payroll-Overtime-DPE	138.24	416.67	278.43	2,663.42	3,333.36	669.94	5,000.00
61020 - Payroll Taxes-DPE	2,067.20	2,500.00	432.80	18,505.72	20,000.00	1,494.28	30,000.00
61100 - Health Insurance-DPE	3,908.44	3,877.58	(30.86)	30,231.37	31,020.64	789.27	46,531.00
61110 - Dental Insurance-DPE	265.64	339.50	73.86	3,099.44	2,716.00	(383.44)	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	339.12	339.36	.24	509.00
61130 - Retirement-DPE	1,231.96	1,500.00	268.04	9,596.91	12,000.00	2,403.09	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	5,600.00	6,400.00	800.00	9,600.00
61150 - Insurance-Workers Comp-DPE	466.28	833.33	367.05	5,632.06	6,666.64	1,034.58	10,000.00
61200 - Office/Field Supplies	104.10	33.33	(70.77)	696.52	266.64	(429.88)	400.00
61210 - Tools, Supplies Expense	417.27	666.67	249.40	4,671.28	5,333.36	662.08	8,000.00
61220 - Janitorial Supplies	195.79	250.00	54.21	2,108.58	2,000.00	(108.58)	3,000.00
61230 - Uniforms	-	125.00	125.00	829.80	1,000.00	170.20	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	1,133.36	1,133.36	1,700.00
61350 - Enforcement/Signage	3,454.61	833.33	(2,621.28)	6,272.24	6,666.64	394.40	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	100.00	100.00	150.00
61352 - Signage	-	145.83	145.83	496.34	1,166.64	670.30	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	1,000.00	948.11	1,500.00
61500 - Vehicle-Gas	727.14	1,000.00	272.86	7,303.42	8,000.00	696.58	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	125.00	125.00	128.52	1,000.00	871.48	1,500.00
61530 - Dept Auto #3/25 GMC 2500 HD Truck	-	125.00	125.00	885.34	1,000.00	114.66	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	-	166.67	166.67	608.18	1,333.36	725.18	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	405.57	1,000.00	594.43	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	921.14	125.00	(796.14)	1,397.10	1,000.00	(397.10)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	2,679.74	1,000.00	(1,679.74)	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
61580 - Kubota Tractor 201	-	41.67	41.67	-	333.36	333.36	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	422.74	1,666.64	1,243.90	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	435.10	1,666.64	1,231.54	2,500.00
61600 - Facilities Maintenance	543.55	708.33	164.78	3,806.03	5,666.64	1,860.61	8,500.00
61601 - Equipment Maintenance	-	333.33	333.33	226.56	2,666.64	2,440.08	4,000.00
61602 - Trailer Maintenance	74.57	83.33	8.76	1,117.19	666.64	(450.55)	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	179.24	5,000.00	4,820.76	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	444.97	750.00	305.03	5,597.61	6,000.00	402.39	9,000.00
61605 - Fence Maint & Construction	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
61606 - Parks & Trails Expense	3,132.30	500.00	(2,632.30)	6,354.52	4,000.00	(2,354.52)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	2,333.36	2,333.36	3,500.00
61620 - Fire Mitigation	452.34	1,500.00	1,047.66	5,383.70	12,000.00	6,616.30	18,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	4,695.50	5,333.36	637.86	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	166.67	166.67	1,147.62	1,333.36	185.74	2,000.00
61632 - Water Quality Testing	-	83.33	83.33	1,896.00	666.64	(1,229.36)	1,000.00
61633 - Weeds & Algae Control	2,014.04	2,250.00	235.96	25,760.50	18,000.00	(7,760.50)	27,000.00
61640 - Porta Potties	-	166.67	166.67	891.50	1,333.36	441.86	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	666.64	666.64	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	66.64	66.64	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	2,333.36	2,333.36	3,500.00
61960 - Stocking & Food Chain	-	9,166.67	9,166.67	94,440.00	73,333.36	(21,106.64)	110,000.00
Total Property & Environment Expense	**45,715.50**	**61,485.58**	**15,770.08**	**457,286.85**	**488,884.64**	**31,597.79**	**730,827.00**
Community Lifestyle Expense							
62250 - Website-Front Steps	218.20	625.00	406.80	1,728.59	5,000.00	3,271.41	7,500.00
62320 - Newsletter Prep/Printing/Postage	1,203.04	3,584.25	2,381.21	17,952.69	28,674.00	10,721.31	43,011.00
62800 - Community Activities & Events	687.32	1,750.00	1,062.68	7,102.17	14,000.00	6,897.83	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	333.36	333.36	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	126.44	2,333.36	2,206.92	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	533.36	533.36	800.00
62940 - Community Garden	143.85	266.67	122.82	3,939.98	2,133.36	(1,806.62)	3,200.00
Total Community Lifestyle Expense	**2,252.41**	**6,750.93**	**4,498.52**	**30,849.87**	**54,007.44**	**23,157.57**	**81,011.00**
Recreation Amenities Expense							
63000 - Payroll-DRA	25,844.48	30,926.42	5,081.94	226,984.68	247,411.36	20,426.68	371,117.00
63010 - Payroll-Overtime-DRA	30.92	62.50	31.58	342.61	500.00	157.39	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
63020 - Payroll Taxes-DRA	2,265.41	2,793.00	527.59	20,289.22	22,344.00	2,054.78	33,516.00
63100 - Health Insurance-DRA	1,825.97	1,775.92	(50.05)	14,566.30	14,207.36	(358.94)	21,311.00
63110 - Dental Insurance-DRA	132.82	170.08	37.26	1,551.54	1,360.64	(190.90)	2,041.00
63120 - Vision Insurance-DRA	24.73	40.67	15.94	222.55	325.36	102.81	488.00
63130 - Retirement-DRA	721.82	666.67	(55.15)	5,934.18	5,333.36	(600.82)	8,000.00
63140 - HRA-Health Reimbursement-DRA	400.00	400.00	-	2,800.00	3,200.00	400.00	4,800.00
63150 - Insurance-Workers Comp-DRA	180.71	375.00	194.29	2,182.55	3,000.00	817.45	4,500.00
63200 - Supplies-Building	503.53	833.33	329.80	5,275.55	6,666.64	1,391.09	10,000.00
63210 - Supplies-Programs	10.62	666.67	656.05	1,211.97	5,333.36	4,121.39	8,000.00
63220 - Janitorial/Housekeeping	502.01	250.00	(252.01)	2,808.07	2,000.00	(808.07)	3,000.00
63230 - Uniforms	-	200.00	200.00	831.39	800.00	(31.39)	1,000.00
63250 - EZ Facility Software	675.84	708.33	32.49	5,459.07	5,666.64	207.57	8,500.00
63251 - Tech Help	-	66.67	66.67	-	533.36	533.36	800.00
63255 - Credit Card Fees - Rec Center	1,642.43	1,583.33	(59.10)	10,358.46	12,666.64	2,308.18	19,000.00
63320 - Office Supplies/Printing	133.45	250.00	116.55	399.87	2,000.00	1,600.13	3,000.00
63400 - Dues/Subscriptions	34.20	83.33	49.13	689.24	666.64	(22.60)	1,000.00
63410 - Seminars/Training	-	-	-	-	1,100.00	1,100.00	2,200.00
63500 - Business Mileage	-	20.83	20.83	561.15	166.64	(394.51)	250.00
63600 - Maintenance Building	819.81	1,666.67	846.86	10,464.19	13,333.36	2,869.17	20,000.00
63601 - Maintenance-Grounds & Parking	106.93	333.33	226.40	549.92	2,666.64	2,116.72	4,000.00
63602 - Maintenance-Pool	534.67	1,750.00	1,215.33	17,836.86	14,000.00	(3,836.86)	21,000.00
63800 - Pagosa Springs Porpoises Swim	88.94	525.00	436.06	26,336.24	4,200.00	(22,136.24)	6,300.00
63810 - Swim Lesson Expense	1,540.00	395.83	(1,144.17)	2,700.00	3,166.64	466.64	4,750.00
63820 - Youth/Event Programs	-	-	-	385.00	-	(385.00)	-
63910 - Non Capital Equipment Replacement	-	416.67	416.67	398.54	3,333.36	2,934.82	5,000.00
63920 - Merchandise	12.83	125.00	112.17	944.91	1,000.00	55.09	1,500.00
64010 - Utilities-Gas Rec	1,347.88	4,134.17	2,786.29	18,515.69	33,073.36	14,557.67	49,610.00
64020 - Utilities-Electric Rec	5,806.09	3,978.33	(1,827.76)	34,639.89	31,826.64	(2,813.25)	47,740.00
64030 - Utilities-Water Rec	887.45	779.17	(108.28)	6,785.86	6,233.36	(552.50)	9,350.00
64040 - Utilities-Waste Control Rec	1,251.14	192.50	(1,058.64)	2,411.66	1,540.00	(871.66)	2,310.00
64050 - Irrigation Water Rec	-	137.50	137.50	26.23	1,100.00	1,073.77	1,650.00
64060 - Utilities-Alarm Rec	-	320.83	320.83	558.90	2,566.64	2,007.74	3,850.00
64070 - Utilities-TV-Telephone Rec	312.83	275.00	(37.83)	2,155.85	2,200.00	44.15	3,300.00
6920-00 - Recreation Center - Office Supplies/Printing	1,191.94	-	(1,191.94)	1,191.94	-	(1,191.94)	-
Total Recreation Amenities Expense	**48,829.45**	**56,902.75**	**8,073.30**	**428,370.08**	**455,522.00**	**27,151.92**	**683,633.00**
Utilities Expense							
70010 - Gas Admin	27.01	238.33	211.32	815.87	1,906.64	1,090.77	2,860.00
70020 - Electric Admin	801.37	433.33	(368.04)	2,779.93	3,466.64	686.71	5,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
70030 - Water Admin	641.33	320.83	(320.50)	1,836.45	2,566.64	730.19	3,850.00
70040 - Waste Control Admin	270.12	216.67	(53.45)	1,676.52	1,733.36	56.84	2,600.00
71010 - Gas Shop	27.86	229.17	201.31	921.10	1,833.36	912.26	2,750.00
71020 - Electric Shop	72.39	201.67	129.28	866.44	1,613.36	746.92	2,420.00
71030 - Water Shop	84.53	100.83	16.30	677.40	806.64	129.24	1,210.00
71040 - Waste Shop	149.28	183.33	34.05	1,176.24	1,466.64	290.40	2,200.00
72010 - Gas Clubhouse	31.32	412.50	381.18	1,534.83	3,300.00	1,765.17	4,950.00
72020 - Electric Clubhouse	394.00	229.17	(164.83)	1,245.90	1,833.36	587.46	2,750.00
72030 - Water Clubhouse	424.47	275.00	(149.47)	1,891.83	2,200.00	308.17	3,300.00
73000 - Cellular Phones	955.95	614.17	(341.78)	5,247.53	4,913.36	(334.17)	7,370.00
73010 - Telephone-All Depts Except Rec	380.78	458.33	77.55	3,342.51	3,666.64	324.13	5,500.00
74000 - Street Lights	135.14	183.33	48.19	1,081.12	1,466.64	385.52	2,200.00
74010 - Water Other Assoc Lots	139.74	250.00	110.26	586.98	2,000.00	1,413.02	3,000.00
74020 - Aerator	28.37	666.67	638.30	4,057.75	5,333.36	1,275.61	8,000.00
74030 - Internet	299.03	458.33	159.30	2,715.47	3,666.64	951.17	5,500.00
Total Utilities Expense	**4,862.69**	**5,471.66**	**608.97**	**32,453.87**	**43,773.28**	**11,319.41**	**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	**221,505.48**	**269,820.27**	**48,314.79**	**2,090,874.96**	**2,153,897.16**	**63,022.20**	**3,236,711.00**
Net Operating Income (Loss)	**(112,354.50)**	**25,205.56**	**(137,560.06)**	**774,306.92**	**(100,535.52)**	**874,842.44**	**-**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	330,380.00	165,190.00	495,570.00
80100 - Interest-Reserve	743.70	387.25	356.45	3,403.50	3,098.00	305.50	4,647.00
Total Reserve Income	**743.70**	**41,684.75**	**(40,941.05)**	**498,973.50**	**333,478.00**	**165,495.50**	**500,217.00**
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	61,600.00	41,066.64	20,533.36	61,600.00
81100 - Interest-Trails Maint Reserves	136.97	115.00	21.97	(76,267.33)	920.00	(77,187.33)	1,380.00
Total Trails Maintenance Income	**136.97**	**5,248.33**	**(5,111.36)**	**(14,667.33)**	**41,986.64**	**(56,653.97)**	**62,980.00**
Total Reserve Income	**880.67**	**46,933.08**	**(46,052.41)**	**484,306.17**	**375,464.64**	**108,841.53**	**563,197.00**
Reserve Expense							
Reserve Expense							
84000 - Reserve Expense-Restricted	14,282.55	-	(14,282.55)	14,282.55	-	(14,282.55)	-
84017 - NF Boundary Fence	-	979.42	979.42	-	7,835.36	7,835.36	11,753.00
84019 - Greenbelt Fire Mitigation	23,400.00	4,374.00	(19,026.00)	23,400.00	34,992.00	11,592.00	52,488.00
84023 - Replace Mailbox - Reserves	-	3,333.33	3,333.33	40,085.00	26,666.64	(13,418.36)	40,000.00
84042 - Rec Center - Replace composite deck	-	2,480.42	2,480.42	27,854.01	19,843.36	(8,010.65)	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	-	2,086.83	2,086.83	16,604.80	16,694.64	89.84	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	6,757.36	6,757.36	10,136.00
Total Reserve Expense	**37,682.55**	**14,098.67**	**(23,583.88)**	**122,226.36**	**112,789.36**	**(9,437.00)**	**169,184.00**
Trails Maintenance Expense							
89004 - Repave Lake Forest	-	8,583.33	8,583.33	116,765.25	68,666.64	(48,098.61)	103,000.00
Total Trails Maintenance Expense	**-**	**8,583.33**	**8,583.33**	**116,765.25**	**68,666.64**	**(48,098.61)**	**103,000.00**
Total Reserve Expense	**37,682.55**	**22,682.00**	**(15,000.55)**	**238,991.61**	**181,456.00**	**(57,535.61)**	**272,184.00**
Net Reserve Income (Loss)	**(36,801.88)**	**24,251.08**	**(61,052.96)**	**245,314.56**	**194,008.64**	**51,305.92**	**291,013.00**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	219,618.00	109,809.00	329,427.00
91900 - Interest-Capital Fund	1,367.69	833.33	534.36	81.73	6,666.64	(6,584.91)	10,000.00
Total Capital Improvement Income	**1,367.69**	**28,285.58**	**(26,917.89)**	**329,508.73**	**226,284.64**	**103,224.09**	**339,427.00**
Total Capital Income	**1,367.69**	**28,285.58**	**(26,917.89)**	**329,508.73**	**226,284.64**	**103,224.09**	**339,427.00**
Capital Expense							
Capital Improvement Expense							
95015 - Garden Bed Improvement	-	-	-	397.71	-	(397.71)	-
95017 - Recreation Center Addition	6,450.00	-	(6,450.00)	6,450.00	-	(6,450.00)	-
95019 - Rec Center - Playground Equipment	55,215.72	-	(55,215.72)	55,215.72	-	(55,215.72)	-
Total Capital Improvement Expense	**61,665.72**	**-**	**(61,665.72)**	**62,063.43**	**-**	**(62,063.43)**	**-**
Total Capital Expense	**61,665.72**	**-**	**(61,665.72)**	**62,063.43**	**-**	**(62,063.43)**	**-**
Net Capital Income (Loss)	**(60,298.03)**	**28,285.58**	**(88,583.61)**	**267,445.30**	**226,284.64**	**41,160.66**	**339,427.00**
Net Total	**(209,454.41)**	**77,742.22**	**(287,196.63)**	**1,287,066.78**	**319,757.76**	**967,309.02**	**630,440.00**