Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 9/30/2026

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	$951.60			$951.60
10500 - Cash-TBK Operating	$121,166.79			$121,166.79
10510 - TBK - HRA Money Market	$75,371.04			$75,371.04
11540 - First Citizens Bank Operating	$80,232.30			$80,232.30
11541 - First Citizens Bank Sweep - Operating	$955,853.09			$955,853.09
12100 - Edward Jones Operating	$80,202.73			$80,202.73
12110 - Edward Jones Emergency Fund	$157,509.49			$157,509.49
12200 - Edward Jones Capital Improvement		$993,842.34		$993,842.34
13820 - Edward Jones Reserves			$1,219,923.46	$1,219,923.46
13841 - First Citizens Bank Reserves - CDARS			$166,502.83	$166,502.83
13850 - Edward Jones Trails Maintenance Reserves			$178,334.64	$178,334.64
14000 - Accounts Receivable	$127,153.52			$127,153.52
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	$5,121.55			$5,121.55
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	**$1,859,929.79**	**$868,842.34**	**$1,559,760.93**	**$4,288,533.06**
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	**$5,905,737.64**	**$868,842.34**	**$1,559,760.93**	**$8,334,340.91**

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 9/30/2026

Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	$71,883.48		$10,000.00	$81,883.48
20100 - Accrued Expenses	$90,782.26			$90,782.26
21000 - HRA Liability	$75,728.39			$75,728.39
22000 - Prepaid Assessments	$17,999.19			$17,999.19
23000 - Contract Liability	$186,386.71			$186,386.71
25000 - Other Current Liabilities	$854.78			$854.78
27100 - Pension	($0.01)			($0.01)
Total Current Liabilities	**$443,634.80**		**$10,000.00**	**$453,634.80**
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	$650,765.25	$268,056.47	$308,407.00	$1,227,228.72
Total Equity	**$5,462,171.80**	**$868,842.34**	**$1,549,760.93**	**$7,880,775.07**
Total Liabilities / Equity	**$5,905,806.60**	**$868,842.34**	**$1,559,760.93**	**$8,334,409.87**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	175.00	185,480.83	(185,305.83)	2,218,935.00	1,669,327.47	549,607.53	2,225,770.00
40010 - Association Dues-Timeshare	-	22,538.75	(22,538.75)	270,465.00	202,848.75	67,616.25	270,465.00
40020 - Association Dues-STR	(730.00)	24,637.50	(25,367.50)	298,570.00	221,737.50	76,832.50	295,650.00
40100 - Funds Transfer-General Reserves	-	(41,297.50)	41,297.50	(495,570.00)	(371,677.50)	(123,892.50)	(495,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	(5,133.33)	5,133.33	(61,600.00)	(46,199.97)	(15,400.03)	(61,600.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	(329,427.00)	(329,427.00)	-	(329,427.00)
40300 - Assessments-Uncollectible	(2,759.06)	-	(2,759.06)	(2,843.06)	(15,000.00)	12,156.94	(15,000.00)
40400 - Carry Forward	-	13,181.92	(13,181.92)	-	118,637.28	(118,637.28)	158,183.00
40500 - Late Charges	336.44	-	336.44	29,462.93	30,000.00	(537.07)	30,000.00
40600 - Other Income-Lien Fees	(175.00)	-	(175.00)	9,800.00	7,000.00	2,800.00	7,000.00
40700 - Delinquent Postage Fees	21.96	208.33	(186.37)	2,339.24	1,874.97	464.27	2,500.00
40800 - Delinquent Door Notice Fees	-	-	-	(14.31)	-	(14.31)	-
41000 - Lot Consolidation Fee	5,475.00	1,666.67	3,808.33	25,100.00	15,000.03	10,099.97	20,000.00
41010 - Other Income-Transfer Fees	4,680.00	5,000.00	(320.00)	41,220.00	45,000.00	(3,780.00)	60,000.00
41020 - Other Income-Misc	2,319.00	-	2,319.00	4,320.01	-	4,320.01	-
41250 - Credit card expense payment	-	-	-	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	-	-	-	300.00	-	300.00	-
41900 - Interest - Operating	427.19	2,083.33	(1,656.14)	7,726.98	18,749.97	(11,022.99)	25,000.00
Total Admin Service Income	**9,770.53**	**208,366.50**	**(198,595.97)**	**2,018,784.79**	**1,567,971.50**	**450,813.29**	**2,193,071.00**
Community Standards Income							
42000 - Filing Fee	970.00	1,368.00	(398.00)	11,278.00	11,598.00	(320.00)	13,500.00
42010 - Review & Inspect Fee	4,380.00	9,875.00	(5,495.00)	75,470.00	88,875.00	(13,405.00)	118,500.00
42100 - DCS Fines	-	250.00	(250.00)	-	2,250.00	(2,250.00)	3,000.00
42300 - Community Enhancement	357.00	375.00	(18.00)	2,435.25	3,375.00	(939.75)	4,500.00
Total Community Standards Income	**5,707.00**	**11,868.00**	**(6,161.00)**	**89,183.25**	**106,098.00**	**(16,914.75)**	**139,500.00**
Property & Environment Income							
44000 - Fishing Permits	10,118.11	13,750.00	(3,631.89)	177,719.21	123,750.00	53,969.21	165,000.00
44010 - Boat Permits	340.00	1,375.00	(1,035.00)	16,217.00	12,375.00	3,842.00	16,500.00
44100 - Weed Control	-	41.67	(41.67)	225.00	375.03	(150.03)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	299.97	(299.97)	400.00
4422-02 - Garden Grant - Reimbursement	8,455.48	-	8,455.48	8,455.48	-	8,455.48	-
44300 - Other-DPE (Seed/Fertilizer)	450.00	625.00	(175.00)	3,812.00	5,625.00	(1,813.00)	7,500.00
Total Property & Environment Income	**19,363.59**	**15,825.00**	**3,538.59**	**206,428.69**	**142,425.00**	**64,003.69**	**189,900.00**
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	416.67	(416.67)	(81.78)	3,750.03	(3,831.81)	5,000.00
46100 - Newsletter Advertising	-	-	-	-	2,000.00	(2,000.00)	8,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
46200 - Rent-Clubhouse	750.00	916.67	(166.67)	8,476.00	8,250.03	225.97	11,000.00
46210 - Kitchen Rental	100.00	-	100.00	440.00	500.00	(60.00)	600.00
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	415.00	74.97	340.03	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	749.97	(369.33)	1,000.00
46400 - CMIA Conference Registrations	-	-	-	(45.27)	-	(45.27)	-
Total Community Lifestyle Income	**850.00**	**1,425.00**	**(575.00)**	**11,984.59**	**15,925.00**	**(3,940.41)**	**26,600.00**
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	28,391.00	38,333.33	(9,942.33)	378,784.39	344,999.97	33,784.42	460,000.00
48200 - Timeshare Owners-Amenities	-	15,845.00	(15,845.00)	168,155.00	142,605.00	25,550.00	190,140.00
48300 - Sponsored Events/Programs	1,460.00	1,250.00	210.00	11,755.00	11,250.00	505.00	15,000.00
48400 - Rental Income	158.00	291.67	(133.67)	1,755.24	2,625.03	(869.79)	3,500.00
48500 - Retail	.09	125.00	(124.91)	519.37	1,125.00	(605.63)	1,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	708.33	(708.33)	20,024.97	6,374.97	13,650.00	8,500.00
48601 - Pagosa Springs Porpoises Swim Fundraiser	-	-	-	15,606.80	-	15,606.80	-
48700 - Swim Lesson Revenue	-	750.00	(750.00)	7,100.00	6,750.00	350.00	9,000.00
48800 - Youth/Event Programs	-	-	-	800.00	-	800.00	-
Total Recreation Amenities Income	**30,009.09**	**57,303.33**	**(27,294.24)**	**604,500.77**	**515,729.97**	**88,770.80**	**687,640.00**
Total Operating Income	**65,700.21**	**294,787.83**	**(229,087.62)**	**2,930,882.09**	**2,348,149.47**	**582,732.62**	**3,236,711.00**
Operating Expense							
Property & Environment Income							
4422-01 - Garden Grant - Payment	1,034.07	41.67	(992.40)	9,876.37	375.03	(9,501.34)	500.00
Total Property & Environment Income	**1,034.07**	**41.67**	**(992.40)**	**9,876.37**	**375.03**	**(9,501.34)**	**500.00**
Admin Service Expense							
50000 - Payroll-Admin	30,023.80	34,774.08	4,750.28	294,718.25	312,966.72	18,248.47	417,289.00
50010 - Payroll-Overtime-Admin	192.60	41.67	(150.93)	562.68	375.03	(187.65)	500.00
50020 - Payroll Taxes-Admin	2,508.26	3,294.67	786.41	25,415.00	29,652.03	4,237.03	39,536.00
50100 - Health Insurance-Admin	5,101.12	7,364.17	2,263.05	52,106.00	66,277.53	14,171.53	88,370.00
50110 - Dental Insurance-Admin	132.82	477.00	344.18	4,189.84	4,293.00	103.16	5,724.00
50120 - Vision Insurance-Admin	21.86	48.42	26.56	426.32	435.78	9.46	581.00
50130 - Retirement-Admin	1,329.58	1,925.00	595.42	14,372.12	17,325.00	2,952.88	23,100.00
50140 - HRA-Health Reimbursement-Admin	-	1,400.00	1,400.00	10,800.00	12,600.00	1,800.00	16,800.00
50150 - Insurance-Workers Comp-Admin	95.63	191.67	96.04	1,214.03	1,725.03	511.00	2,300.00
50160 - Life Insurance-All	187.58	200.00	12.42	1,471.89	1,800.00	328.11	2,400.00
50190 - Payroll-Paychex	704.30	1,083.33	379.03	11,018.64	9,749.97	(1,268.67)	13,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
50195 - Misc (Admin Cafeteria Plan)	207.90	200.00	(7.90)	6,448.20	1,800.00	(4,648.20)	2,400.00
50200 - Office Supplies	520.78	541.67	20.89	3,960.71	4,875.03	914.32	6,500.00
50250 - Software Expense	4,063.86	3,500.00	(563.86)	36,949.52	31,500.00	(5,449.52)	42,000.00
50251 - Office Equip Repair/Tech Help	1,318.20	1,083.33	(234.87)	10,769.48	9,749.97	(1,019.51)	13,000.00
50260 - Equipment Leases	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
50300 - Postage	1,090.03	1,000.00	(90.03)	6,149.04	9,000.00	2,850.96	12,000.00
50310 - Admin Copier	-	41.67	41.67	-	375.03	375.03	500.00
50320 - Copies/Printing	-	41.67	41.67	-	375.03	375.03	500.00
50400 - Dues & Fees	-	125.00	125.00	724.00	1,125.00	401.00	1,500.00
50410 - Education-Seminars	-	625.00	625.00	1,916.04	5,625.00	3,708.96	7,500.00
50420 - Subscriptions	-	33.33	33.33	193.59	299.97	106.38	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	225.00	225.00	300.00
50700 - Board Meetings/Discretionary	161.90	100.00	(61.90)	1,308.34	900.00	(408.34)	1,200.00
50710 - Online Elections	-	1,000.00	1,000.00	11,233.15	9,000.00	(2,233.15)	12,000.00
50900 - Misc. & Contingency	28.59	83.33	54.74	4,284.26	749.97	(3,534.29)	1,000.00
50950 - Advertisement	(154.15)	91.67	245.82	1,028.50	825.03	(203.47)	1,100.00
51000 - Audit	-	2,333.33	2,333.33	31,500.00	20,999.97	(10,500.03)	28,000.00
51100 - Legal	4,626.85	4,166.67	(460.18)	72,995.78	37,500.03	(35,495.75)	50,000.00
51101 - Legal - billed	(624.00)	(1,083.33)	(459.33)	(2,733.29)	(9,749.97)	(7,016.68)	(13,000.00)
51200 - Legal-Collections	2,697.00	3,333.33	636.33	12,358.20	29,999.97	17,641.77	40,000.00
51201 - Legal-Collections-billed	(2,616.05)	(1,666.67)	949.38	(13,110.84)	(15,000.03)	(1,889.19)	(20,000.00)
51500 - Property Taxes	-	266.67	266.67	-	2,400.03	2,400.03	3,200.00
51510 - Income Tax	-	291.67	291.67	(19,670.76)	2,625.03	22,295.79	3,500.00
52000 - Insurance Deductibles	-	83.33	83.33	-	749.97	749.97	1,000.00
52010 - Master Insurance	-	19,833.33	19,833.33	191,164.79	178,499.97	(12,664.82)	238,000.00
53000 - Bank Charges	(481.11)	25.00	506.11	(132.99)	225.00	357.99	300.00
53010 - Credit Card Charges - Admin	-	500.00	500.00	(200.33)	4,500.00	4,700.33	6,000.00
53020 - Returned Checks	-	8.33	8.33	-	74.97	74.97	100.00
Total Admin Service Expense	**51,137.35**	**87,633.34**	**36,495.99**	**773,430.16**	**788,700.06**	**15,269.90**	**1,051,600.00**
Community Standards Expense							
60000 - Payroll-DCS	28,307.88	32,552.33	4,244.45	291,650.44	292,970.97	1,320.53	390,628.00
60010 - Payroll-Overtime-DCS	60.79	166.67	105.88	1,607.28	1,500.03	(107.25)	2,000.00
60020 - Payroll Taxes-DCS	2,751.31	2,947.08	195.77	27,107.73	26,523.72	(584.01)	35,365.00
60100 - Health Insurance-DCS	6,134.10	4,777.50	(1,356.60)	43,071.41	42,997.50	(73.91)	57,330.00
60110 - Dental Insurance-DCS	398.46	443.75	45.29	4,476.58	3,993.75	(482.83)	5,325.00
60120 - Vision Insurance-DCS	65.79	50.17	(15.62)	496.97	451.53	(45.44)	602.00
60130 - Retirement-DCS	1,702.12	1,602.50	(99.62)	15,859.75	14,422.50	(1,437.25)	19,230.00
60140 - HRA-Health Reimbursement-DCS	-	1,600.00	1,600.00	12,000.00	14,400.00	2,400.00	19,200.00
60150 - Insurance-Workers Comp-DCS	230.38	416.67	186.29	3,013.37	3,750.03	736.66	5,000.00
60200 - Office/Field Supplies/Expenses	144.19	416.67	272.48	4,154.82	3,750.03	(404.79)	5,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
60230 - Uniforms	-	62.50	62.50	1,608.23	562.50	(1,045.73)	750.00
60310 - DCS Copier	425.19	650.00	224.81	6,735.23	5,850.00	(885.23)	7,800.00
60320 - Printing Decs & Maps	-	41.67	41.67	875.61	375.03	(500.58)	500.00
60410 - Professional Fees	-	62.50	62.50	2,840.29	562.50	(2,277.79)	750.00
60430 - Training	44.00	125.00	81.00	183.59	1,125.00	941.41	1,500.00
60500 - DCS Vehicle Gas	286.92	225.00	(61.92)	3,075.44	2,025.00	(1,050.44)	2,700.00
60520 - Vehicle Exp-Ranger	-	-	-	38.00	-	(38.00)	-
60530 - Vehicle Exp-Sport S 63	30.00	83.33	53.33	78.31	749.97	671.66	1,000.00
60540 - Vehicle Exp-Sport SL 29	1,068.97	83.33	(985.64)	3,685.55	749.97	(2,935.58)	1,000.00
60700 - ECC Expenses	-	66.67	66.67	1,278.11	600.03	(678.08)	800.00
60900 - Contingency	168.00	51.00	(117.00)	1,003.51	374.00	(629.51)	500.00
60910 - Capital Expenditures	-	125.00	125.00	697.00	1,125.00	428.00	1,500.00
60930 - Community Enhancement	3,126.07	5,000.00	1,873.93	30,186.13	43,000.00	12,813.87	65,000.00
Total Community Standards Expense	**44,944.17**	**51,549.34**	**6,605.17**	**455,723.35**	**461,859.06**	**6,135.71**	**623,480.00**
Property & Environment Expense							
61000 - Payroll-DPE	23,991.25	27,459.42	3,468.17	224,721.73	247,134.78	22,413.05	329,513.00
61010 - Payroll-Overtime-DPE	97.40	416.67	319.27	2,760.82	3,750.03	989.21	5,000.00
61020 - Payroll Taxes-DPE	2,129.11	2,500.00	370.89	20,634.83	22,500.00	1,865.17	30,000.00
61100 - Health Insurance-DPE	3,908.44	3,877.58	(30.86)	34,139.81	34,898.22	758.41	46,531.00
61110 - Dental Insurance-DPE	265.64	339.50	73.86	3,365.08	3,055.50	(309.58)	4,074.00
61120 - Vision Insurance-DPE	42.39	42.42	.03	381.51	381.78	.27	509.00
61130 - Retirement-DPE	1,379.64	1,500.00	120.36	10,976.55	13,500.00	2,523.45	18,000.00
61140 - HRA-Health Reimbursement-DPE	-	800.00	800.00	5,600.00	7,200.00	1,600.00	9,600.00
61150 - Insurance-Workers Comp-DPE	466.28	833.33	367.05	6,098.34	7,499.97	1,401.63	10,000.00
61200 - Office/Field Supplies	44.32	33.33	(10.99)	740.84	299.97	(440.87)	400.00
61210 - Tools, Supplies Expense	353.90	666.67	312.77	5,025.18	6,000.03	974.85	8,000.00
61220 - Janitorial Supplies	235.63	250.00	14.37	2,344.21	2,250.00	(94.21)	3,000.00
61230 - Uniforms	-	125.00	125.00	829.80	1,125.00	295.20	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	-	1,275.03	1,275.03	1,700.00
61350 - Enforcement/Signage	159.50	833.33	673.83	6,431.74	7,499.97	1,068.23	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	12.50	12.50	-	112.50	112.50	150.00
61352 - Signage	-	145.83	145.83	496.34	1,312.47	816.13	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	1,125.00	1,073.11	1,500.00
61500 - Vehicle-Gas	818.92	1,000.00	181.08	8,122.34	9,000.00	877.66	12,000.00
61510 - Dept Auto #1/2011 Toyota P/U	126.72	125.00	(1.72)	255.24	1,125.00	869.76	1,500.00
61530 - Dept Auto #3/25 GMC 2500 HD Truck	-	125.00	125.00	885.34	1,125.00	239.66	1,500.00
61540 - Dept Auto #4/2013 Ford Truck	-	166.67	166.67	608.18	1,500.03	891.85	2,000.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	405.57	1,125.00	719.43	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	1,397.10	1,125.00	(272.10)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	2,679.74	1,125.00	(1,554.74)	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	375.03	375.03	500.00
61590 - Kubota Tractor 2014	11.86	208.33	196.47	434.60	1,874.97	1,440.37	2,500.00
61592 - Kubota Tractor 2022	-	208.33	208.33	435.10	1,874.97	1,439.87	2,500.00
61600 - Facilities Maintenance	40.90	708.33	667.43	3,846.93	6,374.97	2,528.04	8,500.00
61601 - Equipment Maintenance	69.16	333.33	264.17	295.72	2,999.97	2,704.25	4,000.00
61602 - Trailer Maintenance	110.98	83.33	(27.65)	1,228.17	749.97	(478.20)	1,000.00
61603 - Boating Improvements	148.60	-	(148.60)	327.84	5,000.00	4,672.16	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	707.98	750.00	42.02	6,305.59	6,750.00	444.41	9,000.00
61605 - Fence Maint & Construction	842.79	250.00	(592.79)	842.79	2,250.00	1,407.21	3,000.00
61606 - Parks & Trails Expense	-	500.00	500.00	6,354.52	4,500.00	(1,854.52)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	-	2,625.03	2,625.03	3,500.00
61620 - Fire Mitigation	140.31	1,500.00	1,359.69	5,524.01	13,500.00	7,975.99	18,000.00
61630 - Grass Seed/Fertilizer	-	666.67	666.67	4,695.50	6,000.03	1,304.53	8,000.00
61631 - Insect, Disease & Noxious Weeds	-	166.67	166.67	1,147.62	1,500.03	352.41	2,000.00
61632 - Water Quality Testing	911.32	83.33	(827.99)	2,807.32	749.97	(2,057.35)	1,000.00
61633 - Weeds & Algae Control	3,258.94	2,250.00	(1,008.94)	29,019.44	20,250.00	(8,769.44)	27,000.00
61640 - Porta Potties	145.20	166.67	21.47	1,036.70	1,500.03	463.33	2,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	-	749.97	749.97	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	74.97	74.97	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	2,625.03	2,625.03	3,500.00
61960 - Stocking & Food Chain	-	9,166.67	9,166.67	94,440.00	82,500.03	(11,939.97)	110,000.00
Total Property & Environment Expense	**40,407.18**	**60,485.58**	**20,078.40**	**497,694.03**	**549,370.22**	**51,676.19**	**730,827.00**
Community Lifestyle Expense							
62250 - Website-Front Steps	218.20	625.00	406.80	1,946.79	5,625.00	3,678.21	7,500.00
62320 - Newsletter Prep/Printing/Postage	1,203.04	3,584.25	2,381.21	19,155.73	32,258.25	13,102.52	43,011.00
62800 - Community Activities & Events	-	1,750.00	1,750.00	7,102.17	15,750.00	8,647.83	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	375.03	375.03	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	126.44	2,625.03	2,498.59	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
62840 - Landscaping Clubhouse	-	66.67	66.67	-	600.03	600.03	800.00
62940 - Community Garden	-	266.67	266.67	3,939.98	2,400.03	(1,539.95)	3,200.00
Total Community Lifestyle Expense	**1,421.24**	**6,750.93**	**5,329.69**	**32,271.11**	**60,758.37**	**28,487.26**	**81,011.00**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Recreation Amenities Expense							
63000 - Payroll-DRA	29,421.06	30,926.42	1,505.36	256,405.74	278,337.78	21,932.04	371,117.00
63010 - Payroll-Overtime-DRA	315.20	62.50	(252.70)	657.81	562.50	(95.31)	750.00
63020 - Payroll Taxes-DRA	2,333.27	2,793.00	459.73	22,622.49	25,137.00	2,514.51	33,516.00
63100 - Health Insurance-DRA	1,825.97	1,775.92	(50.05)	16,392.27	15,983.28	(408.99)	21,311.00
63110 - Dental Insurance-DRA	265.64	170.08	(95.56)	1,817.18	1,530.72	(286.46)	2,041.00
63120 - Vision Insurance-DRA	33.56	40.67	7.11	256.11	366.03	109.92	488.00
63130 - Retirement-DRA	817.13	666.67	(150.46)	6,751.31	6,000.03	(751.28)	8,000.00
63140 - HRA-Health Reimbursement-DRA	-	400.00	400.00	2,800.00	3,600.00	800.00	4,800.00
63150 - Insurance-Workers Comp-DRA	180.71	375.00	194.29	2,363.26	3,375.00	1,011.74	4,500.00
63200 - Supplies-Building	799.85	833.33	33.48	6,075.40	7,499.97	1,424.57	10,000.00
63210 - Supplies-Programs	144.17	666.67	522.50	1,356.14	6,000.03	4,643.89	8,000.00
63220 - Janitorial/Housekeeping	182.15	250.00	67.85	2,990.22	2,250.00	(740.22)	3,000.00
63230 - Uniforms	-	-	-	831.39	800.00	(31.39)	1,000.00
63250 - EZ Facility Software	634.00	708.33	74.33	6,093.07	6,374.97	281.90	8,500.00
63251 - Tech Help	-	66.67	66.67	-	600.03	600.03	800.00
63255 - Credit Card Fees - Rec Center	2,411.86	1,583.33	(828.53)	12,770.32	14,249.97	1,479.65	19,000.00
63320 - Office Supplies/Printing	8.85	250.00	241.15	408.72	2,250.00	1,841.28	3,000.00
63400 - Dues/Subscriptions	34.20	83.33	49.13	723.44	749.97	26.53	1,000.00
63410 - Seminars/Training	-	550.00	550.00	-	1,650.00	1,650.00	2,200.00
63500 - Business Mileage	-	20.83	20.83	561.15	187.47	(373.68)	250.00
63600 - Maintenance Building	41.12	1,666.67	1,625.55	10,505.31	15,000.03	4,494.72	20,000.00
63601 - Maintenance-Grounds & Parking	40.63	333.33	292.70	590.55	2,999.97	2,409.42	4,000.00
63602 - Maintenance-Pool	514.00	1,750.00	1,236.00	18,350.86	15,750.00	(2,600.86)	21,000.00
63800 - Pagosa Springs Porpoises Swim	(2,485.00)	525.00	3,010.00	23,851.24	4,725.00	(19,126.24)	6,300.00
63810 - Swim Lesson Expense	1,130.52	395.83	(734.69)	3,830.52	3,562.47	(268.05)	4,750.00
63820 - Youth/Event Programs	-	-	-	385.00	-	(385.00)	-
63910 - Non Capital Equipment Replacement	-	416.67	416.67	398.54	3,750.03	3,351.49	5,000.00
63920 - Merchandise	14.69	125.00	110.31	959.60	1,125.00	165.40	1,500.00
64010 - Utilities-Gas Rec	1,805.53	4,134.17	2,328.64	20,321.22	37,207.53	16,886.31	49,610.00
64020 - Utilities-Electric Rec	5,217.37	3,978.33	(1,239.04)	39,857.26	35,804.97	(4,052.29)	47,740.00
64030 - Utilities-Water Rec	782.67	779.17	(3.50)	7,568.53	7,012.53	(556.00)	9,350.00
64040 - Utilities-Waste Control Rec	165.36	192.50	27.14	2,577.02	1,732.50	(844.52)	2,310.00
64050 - Irrigation Water Rec	-	137.50	137.50	26.23	1,237.50	1,211.27	1,650.00
64060 - Utilities-Alarm Rec	-	320.83	320.83	558.90	2,887.47	2,328.57	3,850.00
64070 - Utilities-TV-Telephone Rec	312.83	275.00	(37.83)	2,468.68	2,475.00	6.32	3,300.00
6920-00 - Recreation Center - Office Supplies/Printing	16.04	-	(16.04)	1,207.98	-	(1,207.98)	-
Total Recreation Amenities Expense	**46,963.38**	**57,252.75**	**10,289.37**	**475,333.46**	**512,774.75**	**37,441.29**	**683,633.00**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Utilities Expense							
70010 - Gas Admin	33.05	238.33	205.28	848.92	2,144.97	1,296.05	2,860.00
70020 - Electric Admin	360.17	433.33	73.16	3,140.10	3,899.97	759.87	5,200.00
70030 - Water Admin	563.88	320.83	(243.05)	2,400.33	2,887.47	487.14	3,850.00
70040 - Waste Control Admin	183.38	216.67	33.29	1,859.90	1,950.03	90.13	2,600.00
71010 - Gas Shop	27.01	229.17	202.16	948.11	2,062.53	1,114.42	2,750.00
71020 - Electric Shop	74.86	201.67	126.81	941.30	1,815.03	873.73	2,420.00
71030 - Water Shop	84.53	100.83	16.30	761.93	907.47	145.54	1,210.00
71040 - Waste Shop	146.28	183.33	37.05	1,322.52	1,649.97	327.45	2,200.00
72010 - Gas Clubhouse	29.60	412.50	382.90	1,564.43	3,712.50	2,148.07	4,950.00
72020 - Electric Clubhouse	140.86	229.17	88.31	1,386.76	2,062.53	675.77	2,750.00
72030 - Water Clubhouse	269.57	275.00	5.43	2,161.40	2,475.00	313.60	3,300.00
73000 - Cellular Phones	559.43	614.17	54.74	5,806.96	5,527.53	(279.43)	7,370.00
73010 - Telephone-All Depts Except Rec	(370.78)	458.33	829.11	2,971.73	4,124.97	1,153.24	5,500.00
74000 - Street Lights	135.14	183.33	48.19	1,216.26	1,649.97	433.71	2,200.00
74010 - Water Other Assoc Lots	114.72	250.00	135.28	701.70	2,250.00	1,548.30	3,000.00
74020 - Aerator	28.49	666.67	638.18	4,086.24	6,000.03	1,913.79	8,000.00
74030 - Internet	298.30	458.33	160.03	3,013.77	4,124.97	1,111.20	5,500.00
Total Utilities Expense	**2,678.49**	**5,471.66**	**2,793.17**	**35,132.36**	**49,244.94**	**14,112.58**	**65,660.00**
Trails Maintenance Expense							
89004 - Repave Lake Forest	656.00	-	(656.00)	656.00	-	(656.00)	-
Total Trails Maintenance Expense	**656.00**	**-**	**(656.00)**	**656.00**	**-**	**(656.00)**	**-**
Total Operating Expense	**189,241.88**	**269,185.27**	**79,943.39**	**2,280,116.84**	**2,423,082.43**	**142,965.59**	**3,236,711.00**
Net Operating Income (Loss)	**(123,541.67)**	**25,602.56**	**(149,144.23)**	**650,765.25**	**(74,932.96)**	**725,698.21**	**-**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	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	371,677.50	123,892.50	495,570.00
80100 - Interest-Reserve	1,053.81	387.25	666.56	4,457.31	3,485.25	972.06	4,647.00
Total Reserve Income	**1,053.81**	**41,684.75**	**(40,630.94)**	**500,027.31**	**375,162.75**	**124,864.56**	**500,217.00**
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	5,133.33	(5,133.33)	61,600.00	46,199.97	15,400.03	61,600.00
81100 - Interest-Trails Maint Reserves	78,726.63	115.00	78,611.63	2,459.30	1,035.00	1,424.30	1,380.00
Total Trails Maintenance Income	**78,726.63**	**5,248.33**	**73,478.30**	**64,059.30**	**47,234.97**	**16,824.33**	**62,980.00**
Total Reserve Income	**79,780.44**	**46,933.08**	**32,847.36**	**564,086.61**	**422,397.72**	**141,688.89**	**563,197.00**
Reserve Expense							
Reserve Expense							
84000 - Reserve Expense-Restricted	-	-	-	14,282.55	-	(14,282.55)	-
84017 - NF Boundary Fence	-	979.42	979.42	-	8,814.78	8,814.78	11,753.00
84019 - Greenbelt Fire Mitigation	18,000.00	4,374.00	(13,626.00)	41,400.00	39,366.00	(2,034.00)	52,488.00
84023 - Replace Mailbox - Reserves	-	3,333.33	3,333.33	40,085.00	29,999.97	(10,085.03)	40,000.00
84042 - Rec Center - Replace composite deck	-	2,480.42	2,480.42	27,854.01	22,323.78	(5,530.23)	29,765.00
84043 - Rec Pool - pumps, filters, mechanical equipment	-	2,086.83	2,086.83	16,604.80	18,781.47	2,176.67	25,042.00
84044 - Sprayer System	-	844.67	844.67	-	7,602.03	7,602.03	10,136.00
Total Reserve Expense	**18,000.00**	**14,098.67**	**(3,901.33)**	**140,226.36**	**126,888.03**	**(13,338.33)**	**169,184.00**
Trails Maintenance Expense							
89004 - Repave Lake Forest	(1,312.00)	8,583.33	9,895.33	115,453.25	77,249.97	(38,203.28)	103,000.00
Total Trails Maintenance Expense	**(1,312.00)**	**8,583.33**	**9,895.33**	**115,453.25**	**77,249.97**	**(38,203.28)**	**103,000.00**
Total Reserve Expense	**16,688.00**	**22,682.00**	**5,994.00**	**255,679.61**	**204,138.00**	**(51,541.61)**	**272,184.00**
Net Reserve Income (Loss)	**63,092.44**	**24,251.08**	**38,841.36**	**308,407.00**	**218,259.72**	**90,147.28**	**291,013.00**

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	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	247,070.25	82,356.75	329,427.00
91900 - Interest-Capital Fund	611.17	833.33	(222.16)	692.90	7,499.97	(6,807.07)	10,000.00
Total Capital Improvement Income	**611.17**	**28,285.58**	**(27,674.41)**	**330,119.90**	**254,570.22**	**75,549.68**	**339,427.00**
Total Capital Income	**611.17**	**28,285.58**	**(27,674.41)**	**330,119.90**	**254,570.22**	**75,549.68**	**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)	-
95019 - Rec Center - Playground Equipment	-	-	-	55,215.72	-	(55,215.72)	-
Total Capital Improvement Expense	**-**	**-**	**-**	**62,063.43**	**-**	**(62,063.43)**	**-**
Total Capital Expense	**-**	**-**	**-**	**62,063.43**	**-**	**(62,063.43)**	**-**
Net Capital Income (Loss)	**611.17**	**28,285.58**	**(27,674.41)**	**268,056.47**	**254,570.22**	**13,486.25**	**339,427.00**
Net Total	**(59,838.06)**	**78,139.22**	**(137,977.28)**	**1,227,228.72**	**397,896.98**	**829,331.74**	**630,440.00**