

Pagosa Lakes POA Balance Sheet As Of 09/30/05
(Unaudited)

Account #	Description	Operating	Fund Balances		Totals
			Reserves	Other	
Assets					
Current Assets:					
1000-100	Petty Cash	800.00			800.00
1151-100	Checking-Bank of Colorado	86,202.68			86,202.68
1210-100	MM-Edward Jones Oper	527,000.95			527,000.95
1385-150	MM-Edward Jones Reserve		279,526.11		279,526.11
1385-155	FI-Edward Jones Reserve		461,000.00		461,000.00
1400-205	Accts. Rec. -H. O. Dues	119,099.50			119,099.50
1400-220	Accts. Rec.- Late Charges	17,050.00			17,050.00
1400-230	Accts. Rec.- Violations	3,950.00			3,950.00
1400-260	Accts. Rec. - Other	8,172.70			8,172.70
1400-270	Accts. Rec. -Legal	14,927.44			14,927.44
1400-280	Accts. Rec. -Balance Pre-2000	17,073.78			17,073.78
1530-200	Accts. Rec. -Emp Dep Health	873.92			873.92
1540-200	Accts. Rec.-Supplemental Hlth	(381.64)			(381.64)
1571-200	Due From Settlement/PPF	10,266.48			10,266.48
1600-200	Allowance for Doubtful Account	134,549.63			(134,549.63)
	Subtotal Current Assets:	670,486.18	740,526.11	0.00	1,411,012.29
Long Term Assets:					
1850-320	Land:Admin-Shop-Rec. Center	949,474.38			949,474.38
1850-321	Building	1,996,991.26			1,996,991.26
1855-300	Equipment	234,084.19			234,084.19
1860-325	Lakes/Lake Improvements	231,543.37			231,543.37
1990-300	Accumulated Depreciation	(1,358,565.00)			(1,358,565.00)
	Subtotal Long Term Assets:	2,053,528.20	0.00	0.00	2,053,528.20
	Total Assets	2,724,014.38	740,526.11	0.00	3,464,540.49
Liabilities & Equity					
Current Liabilities:					
2000-400	Accounts Payable	791.05			791.05
2010-400	Accrued Expenses	38,638.00			38,638.00
2200-400	Prepaid Assessments	5,058.06			5,058.06
2700-460	Pension	0.04			0.04
	Subtotal Current Liab:	44,487.15	0.00	0.00	44,487.15
Equity:					
3000-490	Donated Capital	2,121,280.83			2,121,280.83
3200-490	Retained Earnings-Operating	143,296.99			143,296.99
3300-490	Retained Earnings-Reserve		710,782.34		710,782.34
	Current Year Net Income/Loss	414,949.41	29,743.77	0.00	444,693.18
	Subtotal Equity:	2,679,527.23	740,526.11	0.00	3,420,053.34
	Total Liabilities & Equity	2,724,014.38	740,526.11	0.00	3,464,540.49