Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

AGENDA

Town Council Meeting
July 21, 2026 @ 5:00 PM

REMOTE PARTICIPATION

Join Zoom Meeting By Computer - https://zoom.us/j/94262129511
Dial by Phone - 1-669-900-6833 US - Meeting ID:942 6212 9511
A Zoom link is made available. The Town cannot guarantee internet service or online broadcasting.
Remote participation is at the risk of attendees. The meeting will continue in person regardless of the broadcast capability.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST

V. PUBLIC COMMENT

VI. CONSENT AGENDA

1. **Approval of the July 7, 13 & 16, 2026 Meeting Minutes**
2. **June Financial Statement and Payments**
3. **Quarterly Investment Report**

VII. PRESENTATION

1. **2025 Audit Presentation**

VIII. REPORTS TO COUNCIL

1. **Sales Tax Brief**
2. **Other Department Reports**
   a. Administration Report

Public comment and agenda comment item sign-up sheets are available at the meeting
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk

b. Development Department Reports-July 2026

c. Lodging Tax Report

d. Municipal Court Department Report

e. Police Department Report June 2026

f. Parks and Recreation Update

IX. UNFINISHED BUSINESS

1. **Strategic Planning Update and Discussion**

2. **Ordinance 1029, Second Reading, Amending the Municipal Code to Align with Certain Provisions of State Law**

3. **Ordinance 1035, Second Reading, Rezoning Portion of Block 40 from R-12 to MU-R**

X. NEW BUSINESS

1. **Lions Pride Mobile Food Cart - Outdoor Commercial Establishment**

2. **Resolution 2026-12, Supporting the Submittal of a Colorado Department of Local Affairs Division of Housing Grant Application for Creating Rental Units for Moderate Income Affordable Housing**

3. **Acceptance of Public Improvements and Bill of Sale Associated with Timberline Apartments Development**

4. **Data Center Use Classification**

5. **Updates to the Region 9 Economic Development District's Archuleta Community Development Action Plan**

XI. PUBLIC COMMENT

XII. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS

XIII. EXECUTIVE SESSION

1. **Executive Session pursuant to §24-6-402(4)(b), C.R.S., to receive legal advice on questions related to Country Center Dr., in which event the session, or portions of the session, will not be recorded**

Public comment and agenda comment item sign-up sheets are available at the meeting
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk

2. **Executive Session per C.R.S. 24-6-402(4)(a): Discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102**

XIV. RECONVENE IN REGULAR SESSION

1. **Council may act in regular session on item(s) discussed in Executive Session**

XV. UPCOMING COUNCIL MEETINGS

July 28, 2026 at 5:00 pm: Joint Town-County Work session at County Offices
August 4, 2026 at 5:00 pm: Regular Council Meeting
August 18, 2026 at 5:00 pm: Regular Council Meeting
September 1, 2026 at 5:00 pm: Regular Council Meeting
September 15, 2026 at 5:00 pm: Regular Council Meeting

XVI. ADJOURNMENT

Shari Pierce
Mayor

Public comment and agenda comment item sign-up sheets are available at the meeting
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk

Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES
Town Council Meeting
July 7, 2026 @ 5:00 PM

A regular meeting of the Pagosa Springs Town Council was called to order on July 7, 2026 at 5:00 PM in the Town Hall, located at 551 Hot Springs Blvd.

COUNCIL PRESENT: Mayor Pierce, Council Member Williams, Council Member Bergon, Council Member Martinez, Council Member deGraaf, Council Member Shabro

COUNCIL ABSENT: Council Member Lindner

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

V. PUBLIC COMMENT

Mr. Bill Hudson said he is concerned about the potential workforce housing purchase becoming the taxpayer's problem if the Town of Pagosa Springs goes into long-term debt. He hopes there is one person on the council that will protect the taxpayers and their rights by making this a ballot issue.

VI. CONSENT AGENDA

1. Approval of the June 16th and 29th Meeting Minutes

2. Letter of Support PARC

Council Member deGraaf moved to approve the consent agenda, Council Member Bergon seconded. Motion Passed

VII. NEW BUSINESS

1. New Hotel and Restaurant Liquor License - Cattlemen's Cafe 729 San Juan St. Units A & B

The applicant, Cattlemen's Cafe LLC dba Cattlemen's Bar & Grill has requested the Town Council to grant a new Hotel & Restaurant liquor license for their business located at 729 San Juan St. Units A & B. All application items are complete, fees are paid, public notices are posted, and background checks have been completed.

Council Member Martinez wanted to know if the Hotel & Restaurant license meant a hotel would be part of the application or if it was just the category of the license. Administrative Assistant Traci Bishop said that the license they are applying for falls under the same license codes and there is no intent for a hotel at that location, just the restaurant.

Council Member Bergon moved to approve a new Hotel & Restaurant Liquor License for Cattlemen's Cafe LLC dba Cattlemen's Bar & Grill located at 729 San Juan St. Units A & B, Council Member Martinez seconded. Motion Passed

2. Approving updates to the Intergovernmental Agreement with Archuleta County regarding the staffing of the Town Tourism Department, Administration of the Pagosa Springs Area Tourism Board, and to promote and manage Pagosa Springs and Archuleta County as a Tourism Destination

Town Manager David Harris said staff is recommending approval of the Intergovernmental Agreement (IGA) with Archuleta County. The proposed updates have already been approved by Archuleta County a couple of weeks ago.

Council Member Williams thinks it is important for the town to cooperate with the county as much as we can within several departments to harmonize across the two jurisdictions. Mayor Pierce agrees it's important for the community for both to work together on promoting the destination as a whole. Council Member deGraaf appreciates the changes that were made and the clarity that is provided, but he is not in favor of this IGA.

Council Member Williams moved to approve updates to the Intergovernmental Agreement with Archuleta County regarding the staffing of the Town Tourism Department, Administration of the Pagosa Springs Area Tourism Board, and to promote and manage Pagosa Springs and Archuleta County as a Tourism Destination, Council Member Martinez seconded. Motion passed with one nay (Council Member deGraaf). Motion Passed

3. Ordinance 1035, First Reading, Rezoning Portion of Block 40 from R-12 to MU-R

Senior Planner Katelyn Tunnell presented a request to rezone five properties located at 141,

157, 173, 181, & 189 South 6th Street, from Town Residential-Medium Density (R-12) to Mixed-Use Residential (MU-R). A public hearing was held on June 10, 2026. The Planning Commission recommends the approval of the proposed rezone without conditions. Approval of Ordinance 1035 would allow the rezoning.

Mayor Pierce wanted to clarify that it took several residents in order to do this, not just one applicant. Tunnell said there are five lots in total with four different owners, and all four owners agreed with one of the owners being the applicant. Council Member Williams said this presents a unique opportunity for us to help our residents, and it creates an atmosphere we want in our town.

Council Member Williams moved to approve Ordinance 1035, Series 2026, on first reading, rezoning the five (5) eastern lots within Block 40 of the Townsite of Pagosa Springs from Town Residential – Medium Density (R-12) to Mixed Use Residential (MU-R)., Council Member deGraaf seconded. Motion Passed

VIII. UNFINISHED BUSINESS

1. Ordinance 1033, Second Reading, Amending the Municipal Code regarding Cemetery Rules and Regulations

Ordinance 1033 amends Chapter 7, Article 1 of the Municipal Code by adding Section 7.1.5 to the Municipal Code declaring violations of the Rules and Regulations to be a public nuisance, which may be abated pursuant to the provisions of enforcement of nuisances. This amendment will provide the Town with an enforcement mechanism for the Hill Top Cemetery Rules and Regulations.

Council Member deGraaf moved to approve Ordinance 1033 Series 2026, Second Reading, an Ordinance of the Town of Pagosa Springs Amending the Municipal Code with Respect to Hill Top Cemetery, Council Member Williams seconded. Motion Passed

2. Ordinance 1029, First Reading, Amending the Municipal Code to Align with Certain Provisions of State Law

Ordinance 1029 provides a stop-gap measure and a starting point for aligning penalty authority with state law. The Town Council has already approved Ordinance 1029 in May. However, the fines and penalties were not properly noticed on the Town's website.

Council Member Williams moved to approve Ordinance 1029, first reading, amending the Municipal Code to align with certain provisions of State Law, Council Member Bergon seconded. Motion Passed

IX. PUBLIC COMMENT

Mr. Bill Hudson said he would like to see public parks uptown since the downtown area has 12 parks. He would like to see the wildlife area in the Pagosa West subdivision protected by the council pursuing GOCO grants to purchase the land.

X. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS

Council Member Martinez said he had a chance to meet with the President of the Jicarilla Apache Nation, and he would like to help bless the new park once it is named if it has some of the Jicarilla heritage within its name. Martinez would like staff to re-open the discussion on naming the park. Mayor Pierce would like to thank Archuleta County for putting on the parade and Vets for Vets for the event at Yamaguchi Park. She said there were a lot of activities in the community, and she liked how it made our visitors feel welcomed. Town Manager Harris wanted to thank the balloonist for also making an appearance for the Fourth of July festivities. Mr. Harris said there is a Com-Fest event on July 17th. He also announced Assistant Chief Brooks Brown is retiring, and the new Assistant Chief is Zach Leewit. Next week, a new engineer will start in Development.

XI. UPCOMING COUNCIL MEETINGS

July 21, 2026 at 5:00 pm: Regular Council Meeting
August 4, 2026 at 5:00 pm: Regular Council Meeting
August 18, 2026 at 5:00 pm: Regular Council Meeting
September 1, 2026 at 5:00 pm: Regular Council Meeting
September 15, 2026 at 5:00 pm: Regular Council Meeting

XII. EXECUTIVE SESSION

1. **Executive Session pursuant to §24-6-402(4)(e), C.R.S., determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators Intergovernmental Agreement between the Town and Archuleta County regarding the staffing of the Tourism Department, administration of the Pagosa Springs Area Tourism Board, and administration of lodging tax funding, and §24-6-402(4)(b), C.R.S., to receive legal advice on the potential contract and legal questions related to the foregoing issues, in which event the session, or portions of the session, will not be recorded.**

2. **Executive Session per C.R.S. 24-6-402(4)(a): Discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102**

3. **Executive Session per C.R.S. 24-6-402(4)(a): Discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project Cottonwood**

Council Member Bergon moved to enter executive session pursuant to §24-6-402(4)(e), C.R.S., determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators Intergovernmental Agreement between the Town and Archuleta County regarding the staffing of the Tourism Department, administration of the Pagosa Springs Area Tourism Board, and administration of lodging tax funding, and per §24-6-402(4)(b), C.R.S., to receive legal advice on the

potential contract and legal questions related to the foregoing issues, in which event the session, or portions of the session, will not be recorded, also executive session per C.R.S. 24-6-402(4)(a): discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102, and another executive session per C.R.S. 24-6-402(4)(a): discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project Cottonwood, Council Member Williams seconded. Motion Passed

The Town Council entered executive session at 5:48 pm. Mayor Pierce called the meeting back into regular session at 7:10 pm.

XIII. RECONVENE IN REGULAR SESSION

1. Council may act in regular session on item(s) discussed in Executive Session

XIV. ADJOURNMENT

Mayor Pierce adjourned the meeting at 7:15 pm.

Shari Pierce
Mayor

Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES
Town Council Meeting
July 13, 2026 @ 5:00 PM

A special meeting of the Pagosa Springs Town Council was called to order on July 13, 2026 at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

COUNCIL PRESENT: Mayor Pierce, Council Member Williams, Council Member Bergon, Council Member Martinez, Council Member Shabro

COUNCIL ABSENT: Council Member deGraaf, Council Member Lindner

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

V. EXECUTIVE SESSION

1. **Executive Session per C.R.S. 24-6-402(4)(a): Discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102**

Council Member Bergon moved to enter executive session per C.R.S. 24-6-402(4)(a) for discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102, Council Member Martinez seconded. Motion Passed

Council entered executive session at 5:03 pm. Mayor Pierce called the meeting back in

regular session at 5:58 pm.

A special meeting will be held on Thursday, July 16, 2026 at 5:00 pm.

VI. RECONVENE IN REGULAR SESSION

1. Council may act in regular session on item(s) discussed in Executive Session

VII. ADJOURNMENT

Mayor Pierce adjourned the meeting at 5:59 pm

Shari Pierce
Mayor

Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES
Town Council Meeting
July 16, 2026 @ 5:00 PM

A special meeting of the Pagosa Springs Town Council was called to order on July 16, 2026 at 5:00 PM in the Town Hall, located at 551 Hot Springs Blvd.

COUNCIL PRESENT: Mayor Pierce, Council Member Williams, Council Member Bergon, Council Member Martinez, Council Member deGraaf, Council Member Lindner

COUNCIL ABSENT: Council Member Shabro

I. CALL MEETING TO ORDER

II. ROLL CALL

III. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

IV. EXECUTIVE SESSION

1. **Executive Session per C.R.S. 24-6-402(4)(a): Discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102**

Council Member deGraaf moved to enter executive session per C.R.S. 24-6-402(4)(a) for discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102, Council Member Bergon seconded. Motion Passed

Council entered executive session at 5:02 pm. Mayor Pierce called the meeting back in regular session at 5:31 pm.

V. ADJOURNMENT

Mayor Pierce adjourned the meeting at 5:32 pm.

Shari Pierce
Mayor

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: April Hessman

PROJECT:	June Financial Statement and Payments
ACTION:	Information Only

PURPOSE/BACKGROUND:
Staff provides Town Council monthly financial information including the payments made each month. The attachments represent June's financial statement to date with actual expenditures in comparison to the 2026 budget as well as the payments made during June.

Staff is working to apply payments to the correct department and GL code, causing some items to be applied to unbudgeted general ledger codes. We believe it is best to show the true costs as suggested by GFOA.

Staff has been able to move several vendors to ACH payment saving time and money in printing and mailing checks. The vendor receives their payments faster with less chance of errors through the postal system.

ATTACHMENTS:
1. June 2026 Financial Stmt
2. June 2026 Payments

TOWN OF PAGOSA SPRINGS
COMBINED CASH INVESTMENT
JUNE 30, 2026

COMBINED CASH ACCOUNTS

01-10300	CASH IN CHECKING FSWB	62,588.69
01-10310	BANK OF THE SAN JUANS CHECKING	306,480.43
01-10320	BANK OF THE SAN JUANS SAVINGS	4,473,653.91
01-10330	BANK SAN JUANS GEN WKG SAVINGS	186,913.33
01-10450	FSWB ESCROW ACCT	450.00
01-10500	CASH - XPRESS DEPOSIT ACCOUNT	52,888.07
01-10550	CASH - COLOTRUST PLUS INVEST	5,922,447.52
01-10565	CASH - CSLIP INVESTMENT POOL	4,775,114.95
	TOTAL COMBINED CASH	15,780,536.90
	TOTAL UNALLOCATED CASH	15,780,536.90

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,758,886.52
21	ALLOCATION TO CONSERVATION TRUST FUND	112,829.33
31	ALLOCATION TO TRUST/IMPACT FUND	1,150,565.05
41	ALLOCATION TO LODGERS TAX FUND	1,563,384.78
51	ALLOCATION TO CAPITAL IMPROVEMENT FUND	4,210,987.43
53	ALLOCATION TO SANITATION FUND	3,543,239.43
54	ALLOCATION TO SEWER INFRASTRUC-FACILITY FUND	308,656.22
55	ALLOCATION TO GEOTHERMAL FUND	131,988.14
	TOTAL ALLOCATIONS TO OTHER FUNDS	15,780,536.90
	ALLOCATION FROM COMBINED CASH FUND - 01-10100	(15,780,536.90)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

GENERAL FUND

ASSETS

10-10100	CASH IN COMBINED CASH FUND	4,758,886.52	
10-10275	ROAD CUT FSWB 558761984	12,948.95	
10-10500	PETTY CASH	300.00	
10-10530	ACCTS RECEIVABLE - GEN FUND	1,754.42	
10-10700	DUE FROM CAPITAL FUND - LOAN	281,029.00	
10-10701	ADVANCE TO SANITATION	39,725.56	
10-10800	EMPLOYEE ASSET ACCOUNT	401.67	
10-10900	LEASE RECEIVABLE	885,162.77	
10-11500	PROPERTY TAX	175,019.00	
10-11510	SALES TAX	800,186.25	
10-11511	MARIJUANA TAX	4,689.00	
	TOTAL ASSETS		6,960,103.14

LIABILITIES AND EQUITY

LIABILITIES

10-20100	ACCOUNTS PAYABLE	309,765.68	
10-21000	WAGES PAYABLE	126,002.88	
10-21300	FEDERAL INCOME TAX WITHHELD	15,115.23	
10-21400	STATE INCOME TAX WITHHELD	6,311.00	
10-21500	FICA TAXES WITHHELD	23,482.56	
10-21550	SUTA PAYABLE	2,520.58	
10-21600	CAFETERIA PLAN	(1,140.42)	
10-21605	HEALTH SAVINGS ACCOUNTS	1,650.86	
10-21610	MASA INSURANCE	275.50	
10-21615	VISION INSURANCE	(476.02)	
10-21620	DENTAL INSURANCE	(358.13)	
10-21630	LIFE INSURANCE	263.55	
10-21635	VOLUNTARY LIFE INSURANCE	312.97	
10-21640	NEW YORK LIFE PAYABLE	(70.00)	
10-21645	SHORT TERM DISABILITY	(1,618.22)	
10-21650	AFLAC PAYABLE	(554.04)	
10-21655	SUPP INSURANCE	(1,100.13)	
10-21700	POLICE PENSION	7,846.92	
10-21800	CCOERA PENSION FUND	41,460.60	
10-21900	HEALTH INSURANCE	(170,586.93)	
10-22100	ROAD CUT BONDS	13,197.11	
10-22250	DEFERRED INFLOW-LEASES	809,313.79	
10-22260	DEFERRED INFLOW-PROPERTY TAXES	175,019.00	
	TOTAL LIABILITIES		1,356,634.34

FUND EQUITY

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

GENERAL FUND

	UNAPPROPRIATED FUND BALANCE:			
10-29800	FUND BALANCE	5,471,944.81		
10-29810	FUND BALANCE - ASSIGNED	107,364.73		
	REVENUE OVER EXPENDITURES - YTD	24,159.26		
	BALANCE - CURRENT DATE		5,603,468.80	
	TOTAL FUND EQUITY			5,603,468.80
	TOTAL LIABILITIES AND EQUITY			6,960,103.14

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-31-101	PROPERTY TAX	17,492.52	126,120.31	176,338.00	50,217.69	71.5
10-31-102	SPECIFIC OWNERSHIP/MVL TAX	2,222.99	9,928.62	18,000.00	8,071.38	55.2
10-31-103	SALES TAX	312,381.74	2,151,085.80	4,936,362.00	2,785,276.20	43.6
10-31-104	CIGARETTE TAX	1,067.80	4,540.63	14,000.00	9,459.37	32.4
10-31-105	MARIJUANA TAX	1,940.19	13,741.04	85,050.00	71,308.96	16.2
10-31-106	SEVERANCE TAX	.00	.00	5,000.00	5,000.00	.0
	TOTAL TAXES	335,105.24	2,305,416.40	5,234,750.00	2,929,333.60	44.0
	LICENSES AND PERMITS					
10-32-200	LIQUOR LICENSES	2,242.50	6,272.50	11,475.00	5,202.50	54.7
10-32-201	MARIJUANA LICENSES	.00	8,000.00	16,000.00	8,000.00	50.0
10-32-202	VACATION RENTAL LICENSES	750.00	47,400.00	53,000.00	5,600.00	89.4
10-32-203	BUSINESS LICENSES	5,215.00	30,368.00	40,000.00	9,632.00	75.9
10-32-206	BUILDING PERMITS	25,806.00	60,292.00	75,000.00	14,708.00	80.4
10-32-207	PLANNING PERMITS	2,251.00	9,383.50	11,000.00	1,616.50	85.3
	TOTAL LICENSES AND PERMITS	36,264.50	161,716.00	206,475.00	44,759.00	78.3
	INTERGOVERNMENTAL REVENUES					
10-33-304	ARCHULETA COUNTY	.00	.00	56,265.00	56,265.00	.0
10-33-305	STATE OF COLORADO GRANTS	.00	232,793.00	.00	(232,793.00)	.0
10-33-306	DOLA GRANTS	.00	43,087.98	97,000.00	53,912.02	44.4
	TOTAL INTERGOVERNMENTAL REVENUES	.00	275,880.98	153,265.00	(122,615.98)	180.0
	CHARGES FOR SERVICES					
10-34-400	DEPT. SPECIFIC SVC. CHARGE FEE	.00	.00	21,000.00	21,000.00	.0
10-34-401	CHARGES FOR ADDED SERVICES	23,605.50	23,605.50	.00	(23,605.50)	.0
10-34-402	DEPARTMENT SPEC. CHG FOR SVC	2,439.50	8,296.60	17,000.00	8,703.40	48.8
10-34-403	PROGRAM/EVENT FEES	24,464.00	90,344.00	112,500.00	22,156.00	80.3
10-34-410	CHGS FOR ADDED SERVICES-POLICE	2,711.83	59,255.77	107,000.00	47,744.23	55.4
10-34-411	CHGS FOR ADDED SERVICES-REC	3,000.00	6,000.00	.00	(6,000.00)	.0
	TOTAL CHARGES FOR SERVICES	56,220.83	187,501.87	257,500.00	69,998.13	72.8

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES, FEES & FORFEITURES					
10-35-500	DEPARTMENT SPECIFIC FINES	5,670.00	32,407.00	48,000.00	15,593.00	67.5
10-35-501	DEPARTMENT SPECIFIC SURCHARGES	1,036.00	4,271.00	8,000.00	3,729.00	53.4
10-35-502	CONVENIENCE/CC FEES	550.18	3,645.62	9,000.00	5,354.38	40.5
	TOTAL FINES, FEES & FORFEITURES	7,256.18	40,323.62	65,000.00	24,676.38	62.0
	MISCELLANEOUS REVENUES					
10-36-601	MISCELLANEOUS REVENUE	254.11	26,558.23	18,000.00	(8,558.23)	147.6
10-36-603	INTEREST INCOME	13,994.80	90,420.86	148,293.00	57,872.14	61.0
	TOTAL MISCELLANEOUS REVENUES	14,248.91	116,979.09	166,293.00	49,313.91	70.4
	CONTRIBUTIONS & OTHR GRANT REV					
10-37-702	SCHOLARSHIP FUNDING	8,292.80	15,610.59	32,000.00	16,389.41	48.8
	TOTAL CONTRIBUTIONS & OTHR GRANT REV	8,292.80	15,610.59	32,000.00	16,389.41	48.8
	LEASES & RENTS					
10-38-802	GROUND LEASE REVENUE	31,502.48	82,528.75	72,834.00	(9,694.75)	113.3
10-38-803	MINERAL LEASING REVENUE	.00	.00	1,000.00	1,000.00	.0
10-38-804	FRANCHISE FEES-TELEPHONE	.00	.00	2,200.00	2,200.00	.0
10-38-805	FRANCHISE FEES-CABLE TV	.00	212.63	1,500.00	1,287.37	14.2
10-38-806	FRANCHISE FEES-GAS	.00	8,493.11	22,330.00	13,836.89	38.0
10-38-812	DEPT. SPEC. LEASES-P&R ADMIN	5,887.52	21,206.32	36,525.00	15,318.68	58.1
10-38-813	DEPT. SPEC. RENT FEES-P&R ADMN	450.00	19,872.50	30,500.00	10,627.50	65.2
	TOTAL LEASES & RENTS	37,840.00	132,313.31	166,889.00	34,575.69	79.3
	INTERFUND TRANSFERS					
10-39-906	TRANSFER FROM TRUST FUND	.00	.00	4,750.00	4,750.00	.0
	TOTAL INTERFUND TRANSFERS	.00	.00	4,750.00	4,750.00	.0
	TOTAL FUND REVENUE	495,228.46	3,235,741.86	6,286,922.00	3,051,180.14	51.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COURTS					
10-41-401	SALARIES	21,692.66	127,345.75	284,720.00	157,374.25	44.7
10-41-402	PART TIME	4,367.17	25,962.21	50,587.00	24,624.79	51.3
10-41-403	OVERTIME	.00	555.14	1,000.00	444.86	55.5
10-41-411	FICA	1,921.26	11,515.41	25,651.00	14,135.59	44.9
10-41-412	EMPLOYEE INSURANCE	4,554.81	22,722.88	47,783.00	25,060.12	47.6
10-41-413	RETIREMENT	1,659.12	9,741.69	22,405.00	12,663.31	43.5
10-41-423	WORKERS COMPENSATION INSURANCE	56.58	226.91	354.00	127.09	64.1
10-41-501	OFFICE SUPPLIES	234.25	777.41	2,150.00	1,372.59	36.2
10-41-502	OPERATING SUPPLIES	473.16	473.16	.00	(473.16)	.0
10-41-503	MAINTENANCE & CLEANING SUPPLIE	.00	25.56	150.00	124.44	17.0
10-41-504	POSTAGE/SHIPPING	.00	23.90	1,200.00	1,176.10	2.0
10-41-505	COPY/PRINTING	298.46	1,151.85	5,800.00	4,648.15	19.9
10-41-506	LOGO WEAR	.00	.00	100.00	100.00	.0
10-41-511	FUEL/OIL/OPERATING FLUIDS	123.69	214.60	250.00	35.40	85.8
10-41-521	DEPARTMENT MATERIALS	.00	.00	800.00	800.00	.0
10-41-542	EQUIPMENT PARTS	238.00	238.00	.00	(238.00)	.0
10-41-543	SMALL TOOLS	.00	271.06	.00	(271.06)	.0
10-41-551	FURNISHINGS & FIXTURES	.00	163.91	450.00	286.09	36.4
10-41-581	SMALL EQUIPMENT	.00	.00	150.00	150.00	.0
10-41-582	EQUIPMENT	.00	920.98	.00	(920.98)	.0
10-41-583	COMPUTER/IT EQUIPMENT	.00	1,766.86	.00	(1,766.86)	.0
10-41-584	SOFTWARE SUBSCRIPTIONS	3,267.17	27,630.48	26,999.00	(631.48)	102.3
10-41-621	TELEPHONE SERVICE-UTILITY	189.38	906.07	2,456.00	1,549.93	36.9
10-41-622	TELEPHONE-EE ISSUED CELL PHONE	81.94	245.84	512.00	266.16	48.0
10-41-632	LAUNDRY/CLEANING SERVICES	.00	58.50	200.00	141.50	29.3
10-41-646	R&M-OTHER	.00	.00	125.00	125.00	.0
10-41-691	DISPOSAL/RECYCLING/SHREDDING	78.56	254.78	650.00	395.22	39.2
10-41-704	CONTRACTED SERVICES (OTHER PRO	2,745.25	13,611.05	27,405.00	13,793.95	49.7
10-41-705	IT SERVICES	1,142.93	6,573.90	12,076.00	5,502.10	54.4
10-41-707	SECURITY	.00	.00	4,500.00	4,500.00	.0
10-41-708	TRANSLATION SERVICES	.00	79.89	1,500.00	1,420.11	5.3
10-41-711	TRAVEL-TRANSPORTATION	166.90	185.90	1,764.00	1,578.10	10.5
10-41-712	TRAVEL-MEALS	.00	1,306.50	3,774.00	2,467.50	34.6
10-41-713	TRAVEL-LODGING	866.00	2,516.00	7,890.00	5,374.00	31.9
10-41-722	MEETING-REGISTRATION	154.00	1,258.00	2,825.00	1,567.00	44.5
10-41-731	RENTAL-EQUIPMENT	.00	230.06	1,731.00	1,500.94	13.3
10-41-751	BOOKS & SUBSCRIPTIONS	.00	.00	1,000.00	1,000.00	.0
10-41-761	INSURANCE & BONDS	104.94	445.62	669.00	223.38	66.6
10-41-792	DUES & MEMBERSHIPS	450.00	660.00	835.00	175.00	79.0
10-41-794	TEAM BUILDING	32.50	180.28	500.00	319.72	36.1
10-41-796	BOARD EXPENSES/VOLUNTEER APPRE	159.22	357.05	2,000.00	1,642.95	17.9
	TOTAL COURTS	45,057.95	260,597.20	542,961.00	282,363.80	48.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE					
10-49-401	SALARIES	64,179.01	442,619.32	955,361.00	512,741.68	46.3
10-49-402	PART TIME	100.88	2,150.04	33,722.00	31,571.96	6.4
10-49-403	OVERTIME	1,697.20	15,693.22	25,000.00	9,306.78	62.8
10-49-404	ON-CALL	1,300.00	9,291.47	18,250.00	8,958.53	50.9
10-49-406	ADDED DUTY/BILLABLE OT/GRANTS	3,149.82	14,482.18	27,000.00	12,517.82	53.6
10-49-411	FICA	1,302.66	10,127.59	22,822.00	12,694.41	44.4
10-49-412	EMPLOYEE INSURANCE	12,490.36	80,079.87	216,730.00	136,650.13	37.0
10-49-413	RETIREMENT	10,574.66	70,640.19	146,674.00	76,033.81	48.2
10-49-423	WORKERS COMPENSATION INSURANCE	5,112.52	20,502.53	30,450.00	9,947.47	67.3
10-49-501	OFFICE SUPPLIES	45.98	360.36	1,537.00	1,176.64	23.5
10-49-502	OPERATING SUPPLIES	221.74	1,201.43	11,000.00	9,798.57	10.9
10-49-503	MAINTENANCE & CLEANING SUPPLIE	.00	.00	125.00	125.00	.0
10-49-504	POSTAGE/SHIPPING	73.09	506.44	1,000.00	493.56	50.6
10-49-505	COPY/PRINTING	115.00	461.26	6,425.00	5,963.74	7.2
10-49-506	LOGO WEAR	64.24	1,769.41	6,000.00	4,230.59	29.5
10-49-511	FUEL/OIL/OPERATING FLUIDS	5,070.91	14,126.33	35,000.00	20,873.67	40.4
10-49-521	DEPARTMENT MATERIALS	.00	.00	100.00	100.00	.0
10-49-543	SMALL TOOLS	63.32	432.26	500.00	67.74	86.5
10-49-544	TOOLS	2,683.25	2,683.25	.00	(2,683.25)	.0
10-49-551	FURNISHINGS & FIXTURES	.00	.00	1,300.00	1,300.00	.0
10-49-561	COMMUNITY ENGAGEMENT/COMMUNITY	430.80	2,406.93	5,000.00	2,593.07	48.1
10-49-581	SMALL EQUIPMENT	.00	.00	500.00	500.00	.0
10-49-582	EQUIPMENT	.00	.00	21,777.00	21,777.00	.0
10-49-583	COMPUTER/IT EQUIPMENT	.00	11,281.29	3,000.00	(8,281.29)	376.0
10-49-584	SOFTWARE SUBSCRIPTIONS	876.86	11,733.91	18,257.00	6,523.09	64.3
10-49-621	TELEPHONE SERVICE-UTILITY	318.98	1,526.84	3,957.00	2,430.16	38.6
10-49-622	TELEPHONE-EE ISSUED CELL PHONE	.00	4,794.42	13,000.00	8,205.58	36.9
10-49-642	R&M-EQUIPMENT	.00	.00	2,000.00	2,000.00	.0
10-49-691	DISPOSAL/RECYCLING/SHREDDING	78.57	254.79	650.00	395.21	39.2
10-49-704	CONTRACTED SERVICES (OTHER PRO	83,842.95	260,072.76	513,026.00	252,953.24	50.7
10-49-705	IT SERVICES	2,593.13	14,977.60	34,692.00	19,714.40	43.2
10-49-708	TRANSLATION SERVICES	23.90	49.32	342.00	292.68	14.4
10-49-711	TRAVEL-TRANSPORTATION	100.75	333.50	3,000.00	2,666.50	11.1
10-49-712	TRAVEL-MEALS	520.00	3,202.00	6,200.00	2,998.00	51.7
10-49-713	TRAVEL-LODGING	1,090.05	3,249.03	8,000.00	4,750.97	40.6
10-49-721	MEETING & TRAINING-SUPPLIES	.00	.00	500.00	500.00	.0
10-49-722	MEETING-REGISTRATION	.00	545.00	.00	(545.00)	.0
10-49-751	BOOKS & SUBSCRIPTIONS	.00	280.00	2,356.00	2,076.00	11.9
10-49-761	INSURANCE & BONDS	21,441.05	64,323.15	84,911.00	20,587.85	75.8
10-49-791	ADVERTISING/PUBLIC NOTIFICATIO	.00	450.00	500.00	50.00	90.0
10-49-792	DUES & MEMBERSHIPS	.00	860.00	1,135.00	275.00	75.8
10-49-793	TRAINING & SCHOOLS	.00	16,907.97	27,000.00	10,092.03	62.6
10-49-794	TEAM BUILDING	77.50	650.43	1,100.00	449.57	59.1
	TOTAL POLICE	219,639.18	1,085,026.09	2,289,899.00	1,204,872.91	47.4

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS & REC. ADMIN					
10-54-401	SALARIES	11,924.85	76,086.88	155,021.00	78,934.12	49.1
10-54-406	ADDED DUTY/BILLABLE OT/GRANTS	685.32	685.32	.00	(685.32)	.0
10-54-411	FICA	884.11	5,691.22	11,896.00	6,204.78	47.8
10-54-412	EMPLOYEE INSURANCE	3,468.43	20,672.49	45,433.00	24,760.51	45.5
10-54-413	RETIREMENT	1,154.46	7,503.99	15,502.00	7,998.01	48.4
10-54-414	PHONE STIPEND	40.00	235.22	480.00	244.78	49.0
10-54-423	WORKERS COMPENSATION INSURANCE	308.30	1,236.35	1,591.00	354.65	77.7
10-54-501	OFFICE SUPPLIES	178.66	474.33	500.00	25.67	94.9
10-54-502	OPERATING SUPPLIES	.00	.00	200.00	200.00	.0
10-54-503	MAINTENANCE & CLEANING SUPPLIE	(50.04)	(39.16)	.00	39.16	.0
10-54-505	COPY/PRINTING	.00	420.88	500.00	79.12	84.2
10-54-584	SOFTWARE SUBSCRIPTIONS	134.41	705.52	634.00	(71.52)	111.3
10-54-601	GAS-UTILITY	823.95	5,423.72	14,989.00	9,565.28	36.2
10-54-602	ELECTRIC-UTILITY	2,764.42	11,328.28	29,068.00	17,739.72	39.0
10-54-603	WATER-UTILITY	403.22	1,562.78	11,322.00	9,759.22	13.8
10-54-604	SEWER-UTILITY	712.50	4,275.00	9,150.00	4,875.00	46.7
10-54-621	TELEPHONE SERVICE-UTILITY	114.56	545.55	1,252.00	706.45	43.6
10-54-705	IT SERVICES	380.98	2,191.29	4,025.00	1,833.71	54.4
10-54-731	RENTAL-EQUIPMENT	134.13	670.65	2,081.00	1,410.35	32.2
10-54-742	CONVENIENCE (CREDIT CARD PROCE	236.14	3,991.14	6,000.00	2,008.86	66.5
10-54-761	INSURANCE & BONDS	330.35	660.70	250.00	(410.70)	264.3
10-54-771	INITIATIVES & ECONOMIC DEVELOP	.00	384.00	5,000.00	4,616.00	7.7
10-54-793	TRAINING & SCHOOLS	.00	149.00	.00	(149.00)	.0
10-54-794	TEAM BUILDING	.00	167.23	200.00	32.77	83.6
10-54-796	BOARD EXPENSES/VOLUNTEER APPRE	1,090.07	6,232.43	8,465.00	2,232.57	73.6
10-54-812	FURNITURE & FIXTURES	.00	.00	1,500.00	1,500.00	.0
	TOTAL PARKS & REC. ADMIN	25,718.82	151,254.81	325,059.00	173,804.19	46.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION					
10-55-401	SALARIES	19,451.82	123,408.13	249,025.00	125,616.87	49.6
10-55-402	PART TIME	33,402.00	35,562.00	81,500.00	45,938.00	43.6
10-55-403	OVERTIME	1,050.03	1,050.03	.00	(1,050.03)	.0
10-55-406	ADDED DUTY/BILLABLE OT/GRANTS	412.76	4,839.78	.00	(4,839.78)	.0
10-55-411	FICA	4,076.70	12,140.64	19,050.00	6,909.36	63.7
10-55-412	EMPLOYEE INSURANCE	4,752.56	28,339.61	53,504.00	25,164.39	53.0
10-55-413	RETIREMENT	1,857.04	11,996.76	23,479.00	11,482.24	51.1
10-55-414	PHONE STIPEND	40.00	235.22	480.00	244.78	49.0
10-55-423	WORKERS COMPENSATION INSURANCE	1,459.94	5,854.73	4,903.00	(951.73)	119.4
10-55-501	OFFICE SUPPLIES	.00	(56.28)	500.00	556.28	(11.3)
10-55-502	OPERATING SUPPLIES	2,062.04	15,860.69	32,500.00	16,639.31	48.8
10-55-505	COPY/PRINTING	.00	134.13	2,000.00	1,865.87	6.7
10-55-506	LOGO WEAR	125.00	960.14	900.00	(60.14)	106.7
10-55-511	FUEL/OIL/OPERATING FLUIDS	153.02	255.30	1,000.00	744.70	25.5
10-55-543	SMALL TOOLS	50.81	3,331.58	1,500.00	(1,831.58)	222.1
10-55-551	FURNISHINGS & FIXTURES	.00	54.96	.00	(54.96)	.0
10-55-561	COMMUNITY ENGAGEMENT/COMMUNITY	863.52	863.52	16,600.00	15,736.48	5.2
10-55-581	SMALL EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
10-55-584	SOFTWARE SUBSCRIPTIONS	236.61	9,108.83	9,192.00	83.17	99.1
10-55-621	TELEPHONE SERVICE-UTILITY	119.57	570.62	1,497.00	926.38	38.1
10-55-632	LAUNDRY/CLEANING SERVICES	.00	1,168.75	3,500.00	2,331.25	33.4
10-55-704	CONTRACTED SERVICES (OTHER PRO	9,415.25	11,915.25	16,000.00	4,084.75	74.5
10-55-705	IT SERVICES	761.96	4,382.62	8,051.00	3,668.38	54.4
10-55-711	TRAVEL-TRANSPORTATION	.00	(42.07)	2,500.00	2,542.07	(1.7)
10-55-712	TRAVEL-MEALS	.00	22.00	700.00	678.00	3.1
10-55-713	TRAVEL-LODGING	.00	.00	3,000.00	3,000.00	.0
10-55-721	MEETING & TRAINING-SUPPLIES	.00	194.99	200.00	5.01	97.5
10-55-722	MEETING-REGISTRATION	.00	(121.00)	1,000.00	1,121.00	(12.1)
10-55-731	RENTAL-EQUIPMENT	.00	11,000.00	11,000.00	.00	100.0
10-55-732	RENTAL-MISC.	.00	.00	2,900.00	2,900.00	.0
10-55-761	INSURANCE & BONDS	.00	487.29	1,321.00	833.71	36.9
10-55-771	INITIATIVES & ECONOMIC DEVELOP	1,500.00	1,500.00	4,500.00	3,000.00	33.3
10-55-782	KIDS CAMP-TRAINING/CERTIFICATI	125.38	1,391.40	2,400.00	1,008.60	58.0
10-55-783	KIDS CAMP-STAFF UNIFORMS	.00	549.00	1,000.00	451.00	54.9
10-55-784	KIDS CAMP-SUPPLIES & SNACKS	919.73	2,413.20	8,000.00	5,586.80	30.2
10-55-785	KIDS CAMP-CONTRACTED ACTIVITIE	853.21	853.21	3,000.00	2,146.79	28.4
10-55-786	KIDS CAMP-ADVERTISING	.00	.00	750.00	750.00	.0
10-55-791	ADVERTISING/PUBLIC NOTIFICATIO	1,155.42	2,422.92	3,700.00	1,277.08	65.5
10-55-792	DUES & MEMBERSHIPS	.00	.00	800.00	800.00	.0
10-55-793	TRAINING & SCHOOLS	.00	179.53	500.00	320.47	35.9
10-55-794	TEAM BUILDING	.00	223.70	600.00	376.30	37.3
	TOTAL RECREATION	84,844.37	293,051.18	574,052.00	281,000.82	51.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMM. DEVEL. ADMIN					
10-62-401	SALARIES	8,512.66	54,315.27	110,665.00	56,349.73	49.1
10-62-411	FICA	623.08	4,048.49	8,503.00	4,454.51	47.6
10-62-412	EMPLOYEE INSURANCE	821.00	4,934.10	9,872.00	4,937.90	50.0
10-62-413	RETIREMENT	851.26	5,533.19	11,066.00	5,532.81	50.0
10-62-414	PHONE STIPEND	40.00	235.22	480.00	244.78	49.0
10-62-423	WORKERS COMPENSATION INSURANCE	314.36	1,260.67	1,612.00	351.33	78.2
10-62-501	OFFICE SUPPLIES	.00	36.20	400.00	363.80	9.1
10-62-504	POSTAGE/SHIPPING	.00	.00	200.00	200.00	.0
10-62-505	COPY/PRINTING	.00	25.00	1,700.00	1,675.00	1.5
10-62-507	PERSONAL PROTECTIVE EQUIP.	.00	.00	100.00	100.00	.0
10-62-511	FUEL/OIL/OPERATING FLUIDS	.00	.00	400.00	400.00	.0
10-62-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	37.72	.00	(37.72)	.0
10-62-581	SMALL EQUIPMENT	.00	.00	300.00	300.00	.0
10-62-582	EQUIPMENT	52.75	52.75	.00	(52.75)	.0
10-62-583	COMPUTER/IT EQUIPMENT	55.95	55.95	.00	(55.95)	.0
10-62-584	SOFTWARE SUBSCRIPTIONS	81.21	4,502.38	12,952.00	8,449.62	34.8
10-62-621	TELEPHONE SERVICE-UTILITY	30.89	147.65	340.00	192.35	43.4
10-62-705	IT SERVICES	380.98	2,191.29	4,025.00	1,833.71	54.4
10-62-708	TRANSLATION SERVICES	.00	.00	200.00	200.00	.0
10-62-711	TRAVEL-TRANSPORTATION	.00	233.22	700.00	466.78	33.3
10-62-712	TRAVEL-MEALS	.00	39.47	545.00	505.53	7.2
10-62-713	TRAVEL-LODGING	.00	210.00	1,800.00	1,590.00	11.7
10-62-722	MEETING-REGISTRATION	.00	285.00	1,700.00	1,415.00	16.8
10-62-761	INSURANCE & BONDS	230.51	691.53	922.00	230.47	75.0
10-62-792	DUES & MEMBERSHIPS	.00	.00	1,030.00	1,030.00	.0
10-62-793	TRAINING & SCHOOLS	.00	.00	400.00	400.00	.0
10-62-794	TEAM BUILDING	.00	363.28	800.00	436.72	45.4
	TOTAL COMM. DEVEL. ADMIN	11,994.65	79,198.38	170,712.00	91,513.62	46.4

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	BUILDING					
10-63-401	SALARIES	12,272.68	78,306.21	148,417.00	70,110.79	52.8
10-63-402	PART TIME	.00	.00	36,528.00	36,528.00	.0
10-63-411	FICA	866.78	5,632.55	14,222.00	8,589.45	39.6
10-63-412	EMPLOYEE INSURANCE	3,849.93	23,110.82	46,264.00	23,153.18	50.0
10-63-413	RETIREMENT	1,159.48	7,536.62	14,842.00	7,305.38	50.8
10-63-414	PHONE STIPEND	40.00	235.22	960.00	724.78	24.5
10-63-423	WORKERS COMPENSATION INSURANCE	366.22	1,468.61	2,695.00	1,226.39	54.5
10-63-501	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
10-63-504	POSTAGE/SHIPPING	.00	.00	100.00	100.00	.0
10-63-505	COPY/PRINTING	31.99	31.99	450.00	418.01	7.1
10-63-506	LOGO WEAR	.00	.00	450.00	450.00	.0
10-63-507	PERSONAL PROTECTIVE EQUIP.	.00	.00	150.00	150.00	.0
10-63-511	FUEL/OIL/OPERATING FLUIDS	.00	122.20	.00	(122.20)	.0
10-63-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	.00	250.00	250.00	.0
10-63-583	COMPUTER/IT EQUIPMENT	.00	17.43	325.00	307.57	5.4
10-63-584	SOFTWARE SUBSCRIPTIONS	71.93	1,269.96	2,120.00	850.04	59.9
10-63-621	TELEPHONE SERVICE-UTILITY	69.81	335.44	1,301.00	965.56	25.8
10-63-622	TELEPHONE-EE ISSUED CELL PHONE	101.94	305.84	638.00	332.16	47.9
10-63-704	CONTRACTED SERVICES (OTHER PRO	.00	.00	1,800.00	1,800.00	.0
10-63-705	IT SERVICES	761.96	4,382.62	8,051.00	3,668.38	54.4
10-63-711	TRAVEL-TRANSPORTATION	.00	225.96	1,400.00	1,174.04	16.1
10-63-712	TRAVEL-MEALS	.00	938.00	1,360.00	422.00	69.0
10-63-713	TRAVEL-LODGING	.00	2,749.79	4,500.00	1,750.21	61.1
10-63-721	MEETING & TRAINING-SUPPLIES	.00	.00	400.00	400.00	.0
10-63-722	MEETING-REGISTRATION	.00	.00	4,350.00	4,350.00	.0
10-63-751	BOOKS & SUBSCRIPTIONS	.00	.00	400.00	400.00	.0
10-63-792	DUES & MEMBERSHIPS	.00	.00	800.00	800.00	.0
10-63-793	TRAINING & SCHOOLS	.00	1,107.35	3,000.00	1,892.65	36.9
	TOTAL BUILDING	19,592.72	127,776.61	296,273.00	168,496.39	43.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING					
10-64-401	SALARIES	13,105.84	89,311.95	223,955.00	134,643.05	39.9
10-64-411	FICA	932.06	6,446.12	17,133.00	10,686.88	37.6
10-64-412	EMPLOYEE INSURANCE	4,406.32	28,012.84	71,792.00	43,779.16	39.0
10-64-413	RETIREMENT	962.98	6,877.58	22,395.00	15,517.42	30.7
10-64-414	PHONE STIPEND	.00	.00	480.00	480.00	.0
10-64-423	WORKERS COMPENSATION INSURANCE	493.04	1,977.21	2,539.00	561.79	77.9
10-64-501	OFFICE SUPPLIES	89.06	122.03	600.00	477.97	20.3
10-64-504	POSTAGE/SHIPPING	.00	.00	750.00	750.00	.0
10-64-505	COPY/PRINTING	.00	30.46	500.00	469.54	6.1
10-64-511	FUEL/OIL/OPERATING FLUIDS	.00	50.00	.00	(50.00)	.0
10-64-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	.00	400.00	400.00	.0
10-64-583	COMPUTER/IT EQUIPMENT	.00	.00	150.00	150.00	.0
10-64-584	SOFTWARE SUBSCRIPTIONS	195.38	8,384.15	9,819.00	1,434.85	85.4
10-64-621	TELEPHONE SERVICE-UTILITY	92.68	439.98	984.00	544.02	44.7
10-64-622	TELEPHONE-EE ISSUED CELL PHONE	163.88	342.14	.00	(342.14)	.0
10-64-704	CONTRACTED SERVICES (OTHER PRO	220.00	660.00	1,850.00	1,190.00	35.7
10-64-705	IT SERVICES	380.98	2,520.44	8,051.00	5,530.56	31.3
10-64-711	TRAVEL-TRANSPORTATION	25.00	101.54	1,400.00	1,298.46	7.3
10-64-712	TRAVEL-MEALS	.00	196.00	1,225.00	1,029.00	16.0
10-64-713	TRAVEL-LODGING	.00	938.50	4,000.00	3,061.50	23.5
10-64-722	MEETING-REGISTRATION	.00	555.00	2,200.00	1,645.00	25.2
10-64-743	RECORDING FEES	126.00	265.50	1,400.00	1,134.50	19.0
10-64-751	BOOKS & SUBSCRIPTIONS	.00	.00	335.00	335.00	.0
10-64-791	ADVERTISING/PUBLIC NOTIFICATIO	.00	814.90	1,000.00	185.10	81.5
10-64-792	DUES & MEMBERSHIPS	.00	468.00	1,200.00	732.00	39.0
10-64-793	TRAINING & SCHOOLS	.00	449.00	600.00	151.00	74.8
10-64-794	TEAM BUILDING	.00	.00	200.00	200.00	.0
10-64-796	BOARD EXPENSES/VOLUNTEER APPRE	1,090.07	6,627.20	18,138.00	11,510.80	36.5
	TOTAL PLANNING	22,283.29	155,590.54	393,096.00	237,505.46	39.6

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	HOUSING					
10-65-401	SALARIES	6,963.46	44,430.56	90,525.00	46,094.44	49.1
10-65-411	FICA	496.52	3,227.38	6,925.00	3,697.62	46.6
10-65-412	EMPLOYEE INSURANCE	2,183.70	13,108.65	26,208.00	13,099.35	50.0
10-65-413	RETIREMENT	696.34	4,526.21	9,052.00	4,525.79	50.0
10-65-423	WORKERS COMPENSATION INSURANCE	257.16	1,031.27	1,319.00	287.73	78.2
10-65-501	OFFICE SUPPLIES	.00	.00	300.00	300.00	.0
10-65-504	POSTAGE/SHIPPING	.00	.00	75.00	75.00	.0
10-65-584	SOFTWARE SUBSCRIPTIONS	54.71	592.72	641.00	48.28	92.5
10-65-603	WATER-UTILITY	359.33	1,897.17	5,377.00	3,479.83	35.3
10-65-604	SEWER-UTILITY	570.00	3,420.00	7,320.00	3,900.00	46.7
10-65-622	TELEPHONE-EE ISSUED CELL PHONE	81.94	245.84	512.00	266.16	48.0
10-65-704	CONTRACTED SERVICES (OTHER PRO	.00	.00	35,000.00	35,000.00	.0
10-65-705	IT SERVICES	190.49	1,095.66	2,012.00	916.34	54.5
10-65-711	TRAVEL-TRANSPORTATION	.00	.00	300.00	300.00	.0
10-65-712	TRAVEL-MEALS	.00	.00	200.00	200.00	.0
10-65-713	TRAVEL-LODGING	407.64	407.64	800.00	392.36	51.0
10-65-721	MEETING & TRAINING-SUPPLIES	.00	.00	200.00	200.00	.0
10-65-722	MEETING-REGISTRATION	.00	.00	500.00	500.00	.0
10-65-771	INITIATIVES & ECONOMIC DEVELOP	.00	.00	4,750.00	4,750.00	.0
10-65-792	DUES & MEMBERSHIPS	1,642.06	1,642.06	2,700.00	1,057.94	60.8
10-65-793	TRAINING & SCHOOLS	.00	.00	500.00	500.00	.0
10-65-796	BOARD EXPENSES/VOLUNTEER APPRE	.00	296.43	.00	(296.43)	.0
	TOTAL HOUSING	13,903.35	75,921.59	195,216.00	119,294.41	38.9

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PROJECTS					
10-66-401	SALARIES	6,381.54	40,717.60	82,960.00	42,242.40	49.1
10-66-411	FICA	471.58	3,063.74	6,383.00	3,319.26	48.0
10-66-412	EMPLOYEE INSURANCE	817.04	4,908.36	9,817.00	4,908.64	50.0
10-66-413	RETIREMENT	638.16	4,148.04	8,296.00	4,147.96	50.0
10-66-414	PHONE STIPEND	40.00	235.22	480.00	244.78	49.0
10-66-423	WORKERS COMPENSATION INSURANCE	235.66	945.06	1,209.00	263.94	78.2
10-66-501	OFFICE SUPPLIES	.00	.00	200.00	200.00	.0
10-66-504	POSTAGE/SHIPPING	.00	.00	200.00	200.00	.0
10-66-505	COPY/PRINTING	.00	2.50	200.00	197.50	1.3
10-66-507	PERSONAL PROTECTIVE EQUIP.	.00	.00	150.00	150.00	.0
10-66-511	FUEL/OIL/OPERATING FLUIDS	157.23	157.23	.00	(157.23)	.0
10-66-543	SMALL TOOLS	2,941.78	2,941.78	.00	(2,941.78)	.0
10-66-584	SOFTWARE SUBSCRIPTIONS	198.28	1,056.89	1,556.00	499.11	67.9
10-66-621	TELEPHONE SERVICE-UTILITY	30.89	147.65	340.00	192.35	43.4
10-66-705	IT SERVICES	190.49	1,095.66	2,012.00	916.34	54.5
10-66-711	TRAVEL-TRANSPORTATION	.00	39.00	350.00	311.00	11.1
10-66-712	TRAVEL-MEALS	325.00	367.28	340.00	(27.28)	108.0
10-66-713	TRAVEL-LODGING	491.08	491.08	1,125.00	633.92	43.7
10-66-722	MEETING-REGISTRATION	.00	.00	1,100.00	1,100.00	.0
10-66-791	ADVERTISING/PUBLIC NOTIFICATIO	.00	.00	100.00	100.00	.0
10-66-792	DUES & MEMBERSHIPS	164.00	164.00	150.00	(14.00)	109.3
10-66-793	TRAINING & SCHOOLS	.00	2,395.00	400.00	(1,995.00)	598.8
10-66-812	FURNITURE & FIXTURES-CAPITAL A	.00	.00	200.00	200.00	.0
	TOTAL PROJECTS	13,082.73	62,876.09	117,568.00	54,691.91	53.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMIN. SERVICES ADMIN					
10-80-501	OFFICE SUPPLIES	24.37	85.72	2,000.00	1,914.28	4.3
10-80-502	OPERATING SUPPLIES	.00	.00	500.00	500.00	.0
10-80-503	MAINTENANCE & CLEANING SUPPLIE	.00	.00	100.00	100.00	.0
10-80-504	POSTAGE/SHIPPING	.00	390.00	2,000.00	1,610.00	19.5
10-80-505	COPY/PRINTING	554.51	1,092.44	1,500.00	407.56	72.8
10-80-521	DEPARTMENT MATERIALS	.00	.00	1,000.00	1,000.00	.0
10-80-551	FURNISHINGS & FIXTURES	.00	.00	1,500.00	1,500.00	.0
10-80-561	COMMUNITY ENGAGEMENT/COMMUNITY	24.91	160.64	.00	(160.64)	.0
10-80-583	COMPUTER/IT EQUIPMENT	.00	26,171.60	28,600.00	2,428.40	91.5
10-80-584	SOFTWARE SUBSCRIPTIONS	17.76	14,412.74	19,500.00	5,087.26	73.9
10-80-601	GAS-UTILITY	462.56	3,488.02	8,430.00	4,941.98	41.4
10-80-602	ELECTRIC-UTILITY	3,022.20	8,726.20	19,203.00	10,476.80	45.4
10-80-603	WATER-UTILITY	255.38	1,362.20	5,645.00	4,282.80	24.1
10-80-604	SEWER-UTILITY	285.00	1,710.00	3,660.00	1,950.00	46.7
10-80-621	TELEPHONE SERVICE-UTILITY	45.10	275.05	3,070.00	2,794.95	9.0
10-80-623	INTERNET SERVICE	55.00	315.00	.00	(315.00)	.0
10-80-691	DISPOSAL/RECYCLING/SHREDDING	78.57	254.78	500.00	245.22	51.0
10-80-702	ATTORNEY	15,572.00	104,441.50	120,000.00	15,558.50	87.0
10-80-703	AUDIT	11,348.38	12,153.75	14,637.00	2,483.25	83.0
10-80-705	IT SERVICES	.17	.80	.00	(.80)	.0
10-80-706	EVENT SERVICES	.00	.00	18,000.00	18,000.00	.0
10-80-731	RENTAL-EQUIPMENT	95.00	570.00	1,250.00	680.00	45.6
10-80-741	FEES	21.75	194.56	1,500.00	1,305.44	13.0
10-80-742	CONVENIENCE (CREDIT CARD PROCE	161.24	1,923.74	3,000.00	1,076.26	64.1
10-80-743	RECORDING FEES	129.00	301.00	1,000.00	699.00	30.1
10-80-751	BOOKS & SUBSCRIPTIONS	.00	.00	150.00	150.00	.0
10-80-761	INSURANCE & BONDS	561.06	1,683.18	4,363.00	2,679.82	38.6
10-80-792	DUES & MEMBERSHIPS	.00	10,766.00	11,833.00	1,067.00	91.0
	TOTAL ADMIN. SERVICES ADMIN	32,713.96	190,478.92	272,941.00	82,462.08	69.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CLERK					
10-81-401	SALARIES	18,603.86	119,612.43	241,850.00	122,237.57	49.5
10-81-411	FICA	1,320.25	8,651.23	18,502.00	9,850.77	46.8
10-81-412	EMPLOYEE INSURANCE	5,106.15	30,655.95	61,287.00	30,631.05	50.0
10-81-413	RETIREMENT	1,860.38	12,092.47	24,185.00	12,092.53	50.0
10-81-423	WORKERS COMPENSATION INSURANCE	40.82	163.78	255.00	91.22	64.2
10-81-501	OFFICE SUPPLIES	24.87	24.87	.00	(24.87)	.0
10-81-504	POSTAGE/SHIPPING	.00	1,422.36	.00	(1,422.36)	.0
10-81-505	COPY/PRINTING	.00	52.40	.00	(52.40)	.0
10-81-583	COMPUTER/IT EQUIPMENT	.00	37.29	.00	(37.29)	.0
10-81-584	SOFTWARE SUBSCRIPTIONS	198.82	68,836.64	63,656.00	(5,180.64)	108.1
10-81-621	TELEPHONE SERVICE-UTILITY	100.71	465.54	1,020.00	554.46	45.6
10-81-703	AUDIT	(5,857.23)	.00	.00	.00	.0
10-81-704	CONTRACTED SERVICES (OTHER PRO	.00	.00	5,000.00	5,000.00	.0
10-81-705	IT SERVICES	761.93	4,547.16	10,064.00	5,516.84	45.2
10-81-711	TRAVEL-TRANSPORTATION	.00	.00	1,150.00	1,150.00	.0
10-81-712	TRAVEL-MEALS	173.00	173.00	1,500.00	1,327.00	11.5
10-81-713	TRAVEL-LODGING	.00	.00	4,975.00	4,975.00	.0
10-81-721	MEETING & TRAINING-SUPPLIES	.00	.00	50.00	50.00	.0
10-81-722	MEETING-REGISTRATION	.00	1,300.00	4,025.00	2,725.00	32.3
10-81-741	FEES	309.31	1,810.74	3,000.00	1,189.26	60.4
10-81-761	INSURANCE & BONDS	.00	200.00	300.00	100.00	66.7
10-81-791	ADVERTISING/PUBLIC NOTIFICATIO	100.20	1,535.45	60.00	(1,475.45)	2559.1
10-81-792	DUES & MEMBERSHIPS	.00	495.00	805.00	310.00	61.5
10-81-793	TRAINING & SCHOOLS	.00	76.00	350.00	274.00	21.7
10-81-794	TEAM BUILDING	.00	122.33	600.00	477.67	20.4
10-81-795	ELECTION COSTS	.00	226.85	10,000.00	9,773.15	2.3
	TOTAL CLERK	22,743.07	252,501.49	452,634.00	200,132.51	55.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	HR					
10-82-401	SALARIES	11,937.48	76,167.43	155,187.00	79,019.57	49.1
10-82-411	FICA	846.53	5,502.43	11,872.00	6,369.57	46.4
10-82-412	EMPLOYEE INSURANCE	3,134.46	18,817.76	37,636.00	18,818.24	50.0
10-82-413	RETIREMENT	1,193.74	7,759.31	15,519.00	7,759.69	50.0
10-82-421	EMPLOYEE ENRICHMENT	(535.81)	18,518.55	37,300.00	18,781.45	49.7
10-82-422	EMPLOYEE EDUCATION-TUITION REI	2,000.00	3,269.99	6,000.00	2,730.01	54.5
10-82-423	WORKERS COMPENSATION INSURANCE	26.20	105.06	164.00	58.94	64.1
10-82-501	OFFICE SUPPLIES	39.99	123.47	100.00	(23.47)	123.5
10-82-504	POSTAGE/SHIPPING	.00	.00	25.00	25.00	.0
10-82-505	COPY/PRINTING	.00	252.16	50.00	(202.16)	504.3
10-82-506	LOGO WEAR	.00	.00	500.00	500.00	.0
10-82-551	FURNISHINGS & FIXTURES	.00	109.99	.00	(109.99)	.0
10-82-584	SOFTWARE SUBSCRIPTIONS	126.75	6,886.16	12,695.00	5,808.84	54.2
10-82-621	TELEPHONE SERVICE-UTILITY	61.79	295.34	680.00	384.66	43.4
10-82-704	CONTRACTED SERVICES (OTHER PRO	345.14	1,287.69	3,050.00	1,762.31	42.2
10-82-705	IT SERVICES	380.98	2,191.29	4,025.00	1,833.71	54.4
10-82-711	TRAVEL-TRANSPORTATION	.00	.00	450.00	450.00	.0
10-82-712	TRAVEL-MEALS	.00	.00	600.00	600.00	.0
10-82-713	TRAVEL-LODGING	.00	.00	1,950.00	1,950.00	.0
10-82-722	MEETING-REGISTRATION	.00	.00	1,650.00	1,650.00	.0
10-82-741	FEES	.00	.00	250.00	250.00	.0
10-82-761	INSURANCE & BONDS	453.62	1,360.86	1,200.00	(160.86)	113.4
10-82-791	ADVERTISING/PUBLIC NOTIFICATIO	940.02	1,436.97	3,500.00	2,063.03	41.1
10-82-792	DUES & MEMBERSHIPS	.00	.00	620.00	620.00	.0
10-82-793	TRAINING & SCHOOLS	.00	.00	250.00	250.00	.0
10-82-794	TEAM BUILDING	.00	100.64	500.00	399.36	20.1
	TOTAL HR	20,950.89	144,185.10	295,773.00	151,587.90	48.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TOWN MANAGER					
10-83-401	SALARIES	12,616.14	80,497.64	164,010.00	83,512.36	49.1
10-83-411	FICA	943.02	6,129.63	12,547.00	6,417.37	48.9
10-83-412	EMPLOYEE INSURANCE	1,580.79	9,497.02	18,991.00	9,493.98	50.0
10-83-413	RETIREMENT	1,261.60	8,200.41	16,401.00	8,200.59	50.0
10-83-423	WORKERS COMPENSATION INSURANCE	465.90	1,868.38	2,390.00	521.62	78.2
10-83-501	OFFICE SUPPLIES	.00	.00	25.00	25.00	.0
10-83-507	PERSONAL PROTECTIVE EQUIP.	.00	31.26	.00	(31.26)	.0
10-83-511	FUEL/OIL/OPERATING FLUIDS	75.21	101.21	.00	(101.21)	.0
10-83-561	COMMUNITY ENGAGEMENT/COMMUNITY	871.28	4,416.30	4,800.00	383.70	92.0
10-83-584	SOFTWARE SUBSCRIPTIONS	251.71	894.82	1,288.00	393.18	69.5
10-83-621	TELEPHONE SERVICE-UTILITY	30.89	147.65	340.00	192.35	43.4
10-83-622	TELEPHONE-EE ISSUED CELL PHONE	81.94	245.84	512.00	266.16	48.0
10-83-704	CONTRACTED SERVICES (OTHER PRO	2,375.00	9,500.00	30,500.00	21,000.00	31.2
10-83-705	IT SERVICES	190.49	1,260.24	4,025.00	2,764.76	31.3
10-83-711	TRAVEL-TRANSPORTATION	690.80	1,170.28	2,000.00	829.72	58.5
10-83-712	TRAVEL-MEALS	110.66	558.46	1,000.00	441.54	55.9
10-83-713	TRAVEL-LODGING	173.00	818.00	2,300.00	1,482.00	35.6
10-83-721	MEETING & TRAINING-SUPPLIES	.00	.00	750.00	750.00	.0
10-83-722	MEETING-REGISTRATION	55.00	505.00	1,500.00	995.00	33.7
10-83-751	BOOKS & SUBSCRIPTIONS	.00	.00	350.00	350.00	.0
10-83-771	INITIATIVES & ECONOMIC DEVELOP	983.52	983.52	.00	(983.52)	.0
10-83-791	ADVERTISING/PUBLIC NOTIFICATIO	1,500.00	1,500.00	.00	(1,500.00)	.0
10-83-792	DUES & MEMBERSHIPS	74.00	592.00	1,500.00	908.00	39.5
10-83-793	TRAINING & SCHOOLS	.00	.00	150.00	150.00	.0
	TOTAL TOWN MANAGER	24,330.95	128,917.66	265,379.00	136,461.34	48.6

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COUNCIL					
10-84-401	SALARIES	1,300.00	8,317.30	18,000.00	9,682.70	46.2
10-84-411	FICA	99.45	642.60	1,377.00	734.40	46.7
10-84-412	EMPLOYEE INSURANCE	2.60	16.80	36.00	19.20	46.7
10-84-421	EMPLOYEE ENRICHMENT	.00	23.11	.00	(23.11)	.0
10-84-423	WORKERS COMPENSATION INSURANCE	.00	.00	19.00	19.00	.0
10-84-561	COMMUNITY ENGAGEMENT/COMMUNITY	103.34	103.34	.00	(103.34)	.0
10-84-584	SOFTWARE SUBSCRIPTIONS	.00	384.18	1,863.00	1,478.82	20.6
10-84-704	CONTRACTED SERVICES (OTHER PRO	.00	.00	318,749.00	318,749.00	.0
10-84-711	TRAVEL-TRANSPORTATION	.00	196.00	300.00	104.00	65.3
10-84-712	TRAVEL-MEALS	58.90	58.90	400.00	341.10	14.7
10-84-713	TRAVEL-LODGING	.00	420.00	1,500.00	1,080.00	28.0
10-84-721	MEETING & TRAINING-SUPPLIES	580.12	635.49	.00	(635.49)	.0
10-84-722	MEETING-REGISTRATION	.00	250.00	900.00	650.00	27.8
10-84-761	INSURANCE & BONDS	2,774.50	6,627.97	11,097.00	4,469.03	59.7
10-84-771	INITIATIVES & ECONOMIC DEVELOP	38,244.98	119,926.28	208,000.00	88,073.72	57.7
10-84-792	DUES & MEMBERSHIPS	.00	.00	250.00	250.00	.0
10-84-796	BOARD EXPENSES/VOLUNTEER APPRE	39.06	1,852.19	500.00	(1,352.19)	370.4
10-84-801	LAND	62,913.50	64,752.78	.00	(64,752.78)	.0
	TOTAL COUNCIL	106,116.45	204,206.94	562,991.00	358,784.06	36.3
	TOTAL FUND EXPENDITURES	662,972.38	3,211,582.60	6,754,554.00	3,542,971.40	47.6
	NET REVENUE OVER EXPENDITURES	(167,743.92)	24,159.26	(467,632.00)	(491,791.26)	5.2

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

CONSERVATION TRUST FUND

	ASSETS			
21-10100	CASH IN COMBINED CASH FUND		112,829.33	
	TOTAL ASSETS			112,829.33
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
21-29800	FUND BALANCE	75,755.60		
	REVENUE OVER EXPENDITURES - YTD	37,073.73		
	BALANCE - CURRENT DATE		112,829.33	
	TOTAL FUND EQUITY			112,829.33
	TOTAL LIABILITIES AND EQUITY			112,829.33

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTERGOVERNMENTAL REVENUES					
21-33-301	INTERGOVERNMENTAL TAX SHARING	.00	30,000.00	100,000.00	70,000.00	30.0
21-33-303	COLORADO LOTTERY/CTF	4,056.81	10,529.00	20,000.00	9,471.00	52.7
	TOTAL INTERGOVERNMENTAL REVENUES	4,056.81	40,529.00	120,000.00	79,471.00	33.8
	MISCELLANEOUS REVENUES					
21-36-603	INTEREST INCOME	275.89	1,544.73	500.00	(1,044.73)	309.0
	TOTAL MISCELLANEOUS REVENUES	275.89	1,544.73	500.00	(1,044.73)	309.0
	TOTAL FUND REVENUE	4,332.70	42,073.73	120,500.00	78,426.27	34.9

TOWN OF PAGOSA SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FUND ADMINISTRATION-CTF					
21-50-992	TRANSFER TO CAPITAL FUND	.00	.00	130,000.00	130,000.00	.0
	TOTAL FUND ADMINISTRATION-CTF	.00	.00	130,000.00	130,000.00	.0
	RECREATION-CTF					
21-55-771	INITIATIVES & ECONOMIC DEVELOP	.00	5,000.00	5,000.00	.00	100.0
	TOTAL RECREATION-CTF	.00	5,000.00	5,000.00	.00	100.0
	TOTAL FUND EXPENDITURES	.00	5,000.00	135,000.00	130,000.00	3.7
	NET REVENUE OVER EXPENDITURES	4,332.70	37,073.73	(14,500.00)	(51,573.73)	255.7

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

TRUST/IMPACT FUND

	ASSETS			
31-10100	CASH IN COMBINED CASH FUND		1,150,565.05	
	TOTAL ASSETS			1,150,565.05
	LIABILITIES AND EQUITY			
	LIABILITIES			
31-23410	EAST END TRAIL DONATIONS		5,000.00	
31-23520	HEALTH ACCOUNT		177,637.94	
31-23585	CEMETERY MAINTENANCE FEE		27,848.77	
31-23586	VACATION RENTAL SURCHARGE		108,564.50	
31-23590	RESERVOIR HILL TICKET FEE		53,202.81	
31-23624	SUNRIDGE OF PAGOSA TOWNHOMES		24,505.00	
31-23626	WORKFORCE HOUSING FEE		120,250.00	
31-23627	TOURISM EVENT VENUE		545,632.53	
31-23628	PLASTIC BAG FEES LIABILITY		48,299.51	
31-23629	RIVER DOMES TRAIL IN LIEU FEE		16,848.75	
31-23631	ADA PROGRAM PAYMENT IN LIEU		1,000.00	
31-23632	THE DRIFT SIDEWALK-5TH ST		19,750.00	
	TOTAL LIABILITIES			1,148,539.81
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
31-29800	FUND BALANCE	(9,027.25)		
	REVENUE OVER EXPENDITURES - YTD	11,052.49		
	BALANCE - CURRENT DATE		2,025.24	
	TOTAL FUND EQUITY			2,025.24
	TOTAL LIABILITIES AND EQUITY			1,150,565.05

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

TRUST/IMPACT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES, FEES & FORFEITURES					
31-35-506	WORKFORCE HOUSING FEES	500.00	47,500.00	57,500.00	10,000.00	82.6
31-35-507	CEMETERY FEES	750.00	2,100.00	3,000.00	900.00	70.0
	TOTAL FINES, FEES & FORFEITURES	1,250.00	49,600.00	60,500.00	10,900.00	82.0
	MISCELLANEOUS REVENUES					
31-36-601	MISCELLANEOUS REVENUE	.00	7.81	.00	(7.81)	.0
31-36-603	INTEREST INCOME	1,637.75	9,768.89	15,000.00	5,231.11	65.1
31-36-604	PASS THROUGH REVENUE	3,250.00	3,250.00	60,000.00	56,750.00	5.4
	TOTAL MISCELLANEOUS REVENUES	4,887.75	13,026.70	75,000.00	61,973.30	17.4
	CONTRIBUTIONS & OTHR GRANT REV					
31-37-704	PLASTIC BAG PROGRAM	.00	5,722.38	10,000.00	4,277.62	57.2
	TOTAL CONTRIBUTIONS & OTHR GRANT REV	.00	5,722.38	10,000.00	4,277.62	57.2
	SOURCE 38					
31-38-802	GROUND LEASE REVENUE	.00	8,696.51	.00	(8,696.51)	.0
	TOTAL SOURCE 38	.00	8,696.51	.00	(8,696.51)	.0
	TOTAL FUND REVENUE	6,137.75	77,045.59	145,500.00	68,454.41	53.0

TOWN OF PAGOSA SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

TRUST/IMPACT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	HEALTH ACCOUNT					
31-43-421	EMPLOYEE ENRICHMENT	.00	50.00	10,830.00	10,780.00	.5
31-43-424	TOWN FUNDED BENEFITS	959.74	5,543.10	15,527.00	9,983.90	35.7
	TOTAL HEALTH ACCOUNT	959.74	5,593.10	26,357.00	20,763.90	21.2
	FUND ADMINISTRATION-TRUST/IMP.					
31-50-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	.00	66,000.00	66,000.00	.0
31-50-666	R&M-RESERVOIR HILL PARK	.00	.00	5,000.00	5,000.00	.0
31-50-771	INITIATIVES & ECONOMIC DEVELOP	.00	60,400.00	10,000.00	(50,400.00)	604.0
31-50-991	TRANSFER TO GENERAL FUND	.00	.00	4,750.00	4,750.00	.0
31-50-992	TRANSFER TO CAPITAL FUND	.00	.00	10,000.00	10,000.00	.0
	TOTAL FUND ADMINISTRATION-TRUST/IMP.	.00	60,400.00	95,750.00	35,350.00	63.1
	TOTAL FUND EXPENDITURES	959.74	65,993.10	122,107.00	56,113.90	54.1
	NET REVENUE OVER EXPENDITURES	5,178.01	11,052.49	23,393.00	12,340.51	47.3

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

LODGERS TAX FUND

	ASSETS			
41-10100	CASH IN COMBINED CASH FUND		1,563,384.78	
41-11500	LODGERS TAX		235,955.60	
	TOTAL ASSETS			1,799,340.38
	LIABILITIES AND EQUITY			
	LIABILITIES			
41-21211	ACCRUED WAGES		12,200.90	
	TOTAL LIABILITIES			12,200.90
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
41-29800	FUND BALANCE	1,737,828.64		
	REVENUE OVER EXPENDITURES - YTD	49,310.84		
	BALANCE - CURRENT DATE		1,787,139.48	
	TOTAL FUND EQUITY			1,787,139.48
	TOTAL LIABILITIES AND EQUITY			1,799,340.38

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

LODGERS TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
41-31-108	LODGERS TAX	61,140.06	404,610.06	1,010,000.00	605,389.94	40.1
	TOTAL TAXES	61,140.06	404,610.06	1,010,000.00	605,389.94	40.1
	INTERGOVERNMENTAL REVENUES					
41-33-301	INTERGOVERNMENTAL TAX SHARING	.00	261,026.31	550,000.00	288,973.69	47.5
41-33-305	STATE OF COLORADO GRANTS	20,000.00	69,000.00	49,000.00	(20,000.00)	140.8
	TOTAL INTERGOVERNMENTAL REVENUES	20,000.00	330,026.31	599,000.00	268,973.69	55.1
	MISCELLANEOUS REVENUES					
41-36-601	MISCELLANEOUS REVENUE	.00	444.50	.00	(444.50)	.0
41-36-603	INTEREST INCOME	4,899.74	28,307.12	45,000.00	16,692.88	62.9
41-36-604	PASS THROUGH REVENUE	88.40	861.33	1,500.00	638.67	57.4
	TOTAL MISCELLANEOUS REVENUES	4,988.14	29,612.95	46,500.00	16,887.05	63.7
	LEASES & RENTS					
41-38-800	DEPT. SPECIFIC RENTAL REVENUE	1,200.00	3,000.00	5,000.00	2,000.00	60.0
	TOTAL LEASES & RENTS	1,200.00	3,000.00	5,000.00	2,000.00	60.0
	TOTAL FUND REVENUE	87,328.20	767,249.32	1,660,500.00	893,250.68	46.2

LODGERS TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TOURISM ADMIN.					
41-71-401	SALARIES	13,671.94	87,196.73	227,826.00	140,629.27	38.3
41-71-411	FICA	1,014.42	6,555.98	17,429.00	10,873.02	37.6
41-71-412	EMPLOYEE INSURANCE	2,892.72	17,368.60	68,851.00	51,482.40	25.2
41-71-413	RETIREMENT	1,367.20	8,837.49	22,783.00	13,945.51	38.8
41-71-423	WORKERS COMPENSATION INSURANCE	330.14	1,323.95	4,587.00	3,263.05	28.9
41-71-583	COMPUTER/IT EQUIPMENT	.00	7,276.74	7,200.00	(76.74)	101.1
41-71-584	SOFTWARE SUBSCRIPTIONS	116.53	805.54	39,852.00	39,046.46	2.0
41-71-622	TELEPHONE-EE ISSUED CELL PHONE	245.82	685.84	1,538.00	852.16	44.6
41-71-703	AUDIT	1,442.23	3,192.14	3,582.00	389.86	89.1
41-71-704	CONTRACTED SERVICES (OTHER PRO	.00	17,500.00	35,000.00	17,500.00	50.0
41-71-705	IT SERVICES	.00	493.72	6,038.00	5,544.28	8.2
41-71-711	TRAVEL-TRANSPORTATION	213.04	376.93	2,500.00	2,123.07	15.1
41-71-712	TRAVEL-MEALS	.00	75.28	200.00	124.72	37.6
41-71-713	TRAVEL-LODGING	.00	1,128.15	5,600.00	4,471.85	20.2
41-71-722	MEETING-REGISTRATION	.00	95.00	7,000.00	6,905.00	1.4
41-71-741	FEES	60.00	303.60	800.00	496.40	38.0
41-71-742	CONVENIENCE (CREDIT CARD PROCE	(12.43)	(218.58)	375.00	593.58	(58.3)
41-71-761	INSURANCE & BONDS	327.83	983.49	1,311.00	327.51	75.0
41-71-792	DUES & MEMBERSHIPS	.00	.00	1,500.00	1,500.00	.0
41-71-796	BOARD EXPENSES/VOLUNTEER APPRE	1,078.97	6,186.91	10,765.00	4,578.09	57.5
	TOTAL TOURISM ADMIN.	22,748.41	160,167.51	464,737.00	304,569.49	34.5
	TOURISM					
41-72-401	SALARIES	9,436.02	54,251.57	65,168.00	10,916.43	83.3
41-72-411	FICA	673.49	3,920.97	4,985.00	1,064.03	78.7
41-72-412	EMPLOYEE INSURANCE	2,892.23	15,797.53	10,337.00	(5,460.53)	152.8
41-72-413	RETIREMENT	893.46	5,144.04	6,517.00	1,372.96	78.9
41-72-423	WORKERS COMPENSATION INSURANCE	185.12	742.38	950.00	207.62	78.2
41-72-502	OPERATING SUPPLIES	5.97	5.97	.00	(5.97)	.0
41-72-505	COPY/PRINTING	.00	128.51	.00	(128.51)	.0
41-72-543	SMALL TOOLS	.00	46.34	.00	(46.34)	.0
41-72-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	.00	15,000.00	15,000.00	.0
41-72-583	COMPUTER/IT EQUIPMENT	.00	5,457.87	4,500.00	(957.87)	121.3
41-72-584	SOFTWARE SUBSCRIPTIONS	2,344.29	19,019.42	66,875.00	47,855.58	28.4
41-72-622	TELEPHONE-EE ISSUED CELL PHONE	101.94	305.84	638.00	332.16	47.9
41-72-659	R&M-WAYFINDING & SIGNAGE	.00	958.62	25,000.00	24,041.38	3.8
41-72-704	CONTRACTED SERVICES (OTHER PRO	14,450.00	86,438.30	29,350.00	(57,088.30)	294.5
41-72-705	IT SERVICES	380.98	2,698.71	2,012.00	(686.71)	134.1
41-72-706	EVENT SERVICES	5,390.62	124,930.41	166,000.00	41,069.59	75.3
41-72-771	INITIATIVES & ECONOMIC DEVELOP	30,000.00	30,000.00	308,800.00	278,800.00	9.7
41-72-791	ADVERTISING/PUBLIC NOTIFICATIO	44,434.60	160,908.01	429,000.00	268,091.99	37.5
41-72-793	TRAINING & SCHOOLS	.00	.00	450.00	450.00	.0
41-72-794	TEAM BUILDING	81.20	283.88	.00	(283.88)	.0
41-72-796	BOARD EXPENSES/VOLUNTEER APPRE	11.10	44.52	1,200.00	1,155.48	3.7
	TOTAL TOURISM	111,281.02	511,082.89	1,136,782.00	625,699.11	45.0

LODGERS TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	VISITOR CENTER					
41-73-401	SALARIES	.00	665.22	.00	(665.22)	.0
41-73-402	PART TIME	2,936.16	21,357.29	59,354.00	37,996.71	36.0
41-73-411	FICA	224.62	1,709.19	4,540.00	2,830.81	37.7
41-73-412	EMPLOYEE INSURANCE	5.88	44.71	119.00	74.29	37.6
41-73-423	WORKERS COMPENSATION INSURANCE	10.02	40.17	63.00	22.83	63.8
41-73-501	OFFICE SUPPLIES	.00	.00	3,900.00	3,900.00	.0
41-73-502	OPERATING SUPPLIES	.00	342.12	1,000.00	657.88	34.2
41-73-504	POSTAGE/SHIPPING	3,000.00	3,472.60	8,000.00	4,527.40	43.4
41-73-505	COPY/PRINTING	227.58	463.64	15,000.00	14,536.36	3.1
41-73-543	SMALL TOOLS	.00	43.63	.00	(43.63)	.0
41-73-583	COMPUTER/IT EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
41-73-584	SOFTWARE SUBSCRIPTIONS	35.88	6,389.58	6,092.00	(297.58)	104.9
41-73-601	GAS-UTILITY	69.84	561.29	1,385.00	823.71	40.5
41-73-602	ELECTRIC-UTILITY	288.05	1,014.53	2,879.00	1,864.47	35.2
41-73-603	WATER-UTILITY	716.34	923.77	7,636.00	6,712.23	12.1
41-73-604	SEWER-UTILITY	71.25	427.50	915.00	487.50	46.7
41-73-621	TELEPHONE SERVICE-UTILITY	63.80	264.18	764.00	499.82	34.6
41-73-705	IT SERVICES	190.49	1,095.66	.00	(1,095.66)	.0
41-73-761	INSURANCE & BONDS	13.54	190.62	54.00	(136.62)	353.0
41-73-791	ADVERTISING/PUBLIC NOTIFICATIO	.00	7,682.38	10,000.00	2,317.62	76.8
41-73-796	BOARD EXPENSES/VOLUNTEER APPRE	.00	.00	250.00	250.00	.0
	TOTAL VISITOR CENTER	7,853.45	46,688.08	123,451.00	76,762.92	37.8
	TOTAL FUND EXPENDITURES	141,882.88	717,938.48	1,724,970.00	1,007,031.52	41.6
	NET REVENUE OVER EXPENDITURES	(54,554.68)	49,310.84	(64,470.00)	(113,780.84)	76.5

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

CAPITAL IMPROVEMENT FUND

	ASSETS			
51-10100	CASH IN COMBINED CASH FUND		4,210,987.43	
51-10200	SERIES 2019 INTEREST ZIONS		.44	
51-10201	SERIES 2019 PRINCIPAL ZIONS		.30	
51-10202	SERIES 2019 CONSTRUCTION FUND		.12	
51-10530	ACCTS RECEIVABLE - CAP IMPROV		40,972.63	
51-11510	SALES TAX		800,186.25	
51-11540	HUTF		(8,317.11)	
	TOTAL ASSETS			5,043,830.06
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-20700	DUE TO GENERAL FUND - LOAN		281,029.00	
51-21000	WAGES PAYABLE		34,339.01	
	TOTAL LIABILITIES			315,368.01
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
51-29800	FUND BALANCE	5,032,265.74		
	REVENUE OVER EXPENDITURES - YTD	(303,803.69)		
	BALANCE - CURRENT DATE		4,728,462.05	
	TOTAL FUND EQUITY			4,728,462.05
	TOTAL LIABILITIES AND EQUITY			5,043,830.06

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
51-31-103	SALES TAX	312,381.73	2,151,085.82	4,936,362.00	2,785,276.18	43.6
51-31-107	HIGHWAY USER TAX (HUTF)	.00	30,226.61	97,272.00	67,045.39	31.1
51-31-109	ROAD MILL TAX	40,972.63	40,972.63	30,000.00	(10,972.63)	136.6
	TOTAL TAXES	353,354.36	2,222,285.06	5,063,634.00	2,841,348.94	43.9
	LICENSES AND PERMITS					
51-32-208	ROAD CUT PERMITS	300.00	600.00	6,000.00	5,400.00	10.0
	TOTAL LICENSES AND PERMITS	300.00	600.00	6,000.00	5,400.00	10.0
	INTERGOVERNMENTAL REVENUES					
51-33-305	STATE OF COLORADO GRANTS	273,663.64	550,751.34	320,893.00	(229,858.34)	171.6
51-33-307	CDOT GRANTS	.00	283,852.83	1,067,420.00	783,567.17	26.6
51-33-308	GOVERNMENTAL GRANTS	(273,663.64)	.00	.00	.00	.0
	TOTAL INTERGOVERNMENTAL REVENUES	.00	834,604.17	1,388,313.00	553,708.83	60.1
	CHARGES FOR SERVICES					
51-34-401	CHARGES FOR ADDED SERVICES	.00	978.60	500.00	(478.60)	195.7
51-34-409	EV CHARGING STATION REVENUES	4,083.58	17,129.01	30,000.00	12,870.99	57.1
	TOTAL CHARGES FOR SERVICES	4,083.58	18,107.61	30,500.00	12,392.39	59.4
	FINES, FEES & FORFEITURES					
51-35-504	DEPARTMENT SPECIFIC FEES	.00	2,500.00	.00	(2,500.00)	.0
51-35-507	CEMETERY FEES	3,850.00	6,600.00	7,000.00	400.00	94.3
	TOTAL FINES, FEES & FORFEITURES	3,850.00	9,100.00	7,000.00	(2,100.00)	130.0
	MISCELLANEOUS REVENUES					
51-36-601	MISCELLANEOUS REVENUE	.00	72,950.42	20,000.00	(52,950.42)	364.8
51-36-603	INTEREST INCOME	14,534.94	69,987.22	100,000.00	30,012.78	70.0
	TOTAL MISCELLANEOUS REVENUES	14,534.94	142,937.64	120,000.00	(22,937.64)	119.1

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	CONTRIBUTIONS & OTHR GRANT REV					
51-37-701	PRIVATE/NON-PROFIT COLLABORAT.	98,356.26	144,656.26	75,000.00	(69,656.26)	192.9
	TOTAL CONTRIBUTIONS & OTHR GRANT REV	98,356.26	144,656.26	75,000.00	(69,656.26)	192.9
	LEASES & RENTS					
51-38-809	DEPT. SPEC. RENTAL FEES-STREET	216.00	216.00	.00	(216.00)	.0
51-38-810	DEPT. SPEC. RENTAL FEES-PARKS	4,665.00	10,783.00	18,000.00	7,217.00	59.9
51-38-811	DEPT. SPEC. LEASES-F&F	.00	4,887.00	11,729.00	6,842.00	41.7
	TOTAL LEASES & RENTS	4,881.00	15,886.00	29,729.00	13,843.00	53.4
	INTERFUND TRANSFERS					
51-39-904	TRANSFER FROM CTF	.00	.00	130,000.00	130,000.00	.0
51-39-905	TRANSFER FROM LODGERS FUND	.00	.00	250,000.00	250,000.00	.0
51-39-906	TRANSFER FROM TRUST FUND	.00	.00	10,000.00	10,000.00	.0
	TOTAL INTERFUND TRANSFERS	.00	.00	390,000.00	390,000.00	.0
	TOTAL FUND REVENUE	479,360.14	3,388,176.74	7,110,176.00	3,721,999.26	47.7

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE-CAPITAL					
51-49-642	R&M-EQUIPMENT	.00	.00	100.00	100.00	.0
51-49-761	INSURANCE & BONDS	10.03	30.09	250.00	219.91	12.0
	TOTAL POLICE-CAPITAL	10.03	30.09	350.00	319.91	8.6
	PARKS & REC ADMIN-CAPITAL					
51-54-771	INITIATIVES & ECONOMIC DEVELOP	10,000.00	10,000.00	20,000.00	10,000.00	50.0
	TOTAL PARKS & REC ADMIN-CAPITAL	10,000.00	10,000.00	20,000.00	10,000.00	50.0
	RECREATION-CAPITAL					
51-55-812	FURNITURE & FIXTURES-CAPITAL A	.00	.00	1,500.00	1,500.00	.0
	TOTAL RECREATION-CAPITAL	.00	.00	1,500.00	1,500.00	.0

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS-CAPITAL					
51-58-401	SALARIES	31,050.42	190,773.38	403,643.00	212,869.62	47.3
51-58-402	PART TIME	2,147.20	14,554.30	27,911.00	13,356.70	52.2
51-58-403	OVERTIME	12.32	48.78	5,988.00	5,939.22	.8
51-58-404	ON-CALL	.00	655.06	9,120.00	8,464.94	7.2
51-58-411	FICA	2,430.97	15,780.03	33,244.00	17,463.97	47.5
51-58-412	EMPLOYEE INSURANCE	11,990.34	71,973.20	142,452.00	70,478.80	50.5
51-58-413	RETIREMENT	2,649.38	17,220.99	36,611.00	19,390.01	47.0
51-58-415	UNIFORM STIPEND	230.86	1,433.15	3,009.00	1,575.85	47.6
51-58-423	WORKERS COMPENSATION INSURANCE	2,108.26	8,454.67	11,089.00	2,634.33	76.2
51-58-501	OFFICE SUPPLIES	.00	.00	125.00	125.00	.0
51-58-502	OPERATING SUPPLIES	37.65	4,538.70	38,000.00	33,461.30	11.9
51-58-503	MAINTENANCE & CLEANING SUPPLIE	.00	161.90	125.00	(36.90)	129.5
51-58-506	LOGO WEAR	.00	.00	2,250.00	2,250.00	.0
51-58-507	PERSONAL PROTECTIVE EQUIP.	23.98	154.22	750.00	595.78	20.6
51-58-511	FUEL/OIL/OPERATING FLUIDS	498.04	6,029.06	14,000.00	7,970.94	43.1
51-58-521	DEPARTMENT MATERIALS	19,617.54	36,659.51	50,000.00	13,340.49	73.3
51-58-541	VEHICLE PARTS	.00	.00	100.00	100.00	.0
51-58-542	EQUIPMENT PARTS	622.16	1,382.75	3,000.00	1,617.25	46.1
51-58-543	SMALL TOOLS	54.39	939.70	2,500.00	1,560.30	37.6
51-58-544	TOOLS	.00	961.29	.00	(961.29)	.0
51-58-551	FURNISHINGS & FIXTURES	2,969.61	9,603.48	11,500.00	1,896.52	83.5
51-58-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	71.78	400.00	328.22	18.0
51-58-581	SMALL EQUIPMENT	129.99	564.75	.00	(564.75)	.0
51-58-582	EQUIPMENT	.00	4,065.58	4,000.00	(65.58)	101.6
51-58-584	SOFTWARE SUBSCRIPTIONS	125.86	1,491.26	640.00	(851.26)	233.0
51-58-601	GAS-UTILITY	65.70	527.56	1,336.00	808.44	39.5
51-58-602	ELECTRIC-UTILITY	3,781.34	10,852.17	24,679.00	13,826.83	44.0
51-58-603	WATER-UTILITY	5,988.70	9,446.32	77,158.00	67,711.68	12.2
51-58-604	SEWER-UTILITY	427.50	2,565.00	5,490.00	2,925.00	46.7
51-58-621	TELEPHONE SERVICE-UTILITY	27.89	132.64	304.00	171.36	43.6
51-58-622	TELEPHONE-EE ISSUED CELL PHONE	81.94	245.84	512.00	266.16	48.0
51-58-623	INTERNET SERVICE	.00	1,393.56	2,800.00	1,406.44	49.8
51-58-642	R&M-EQUIPMENT	15.00	629.00	.00	(629.00)	.0
51-58-645	R&M-PROPERTY	198,645.00	198,645.00	.00	(198,645.00)	.0
51-58-658	R&M-PARKS & TRAILS	.00	400.00	15,000.00	14,600.00	2.7
51-58-660	R&M-YAMAGUCHI NORTH PARK	.00	18,180.00	.00	(18,180.00)	.0
51-58-662	R&M-CENTENNIAL PARK	.00	382.44	.00	(382.44)	.0
51-58-663	R&M-BELL TOWER PARK	.00	144.23	.00	(144.23)	.0
51-58-672	R&M-TRAILS/SIDEWALKS	.00	.00	35,000.00	35,000.00	.0
51-58-701	ENGINEERING & MODELING (NON CI	1,053.00	3,304.50	15,000.00	11,695.50	22.0
51-58-704	CONTRACTED SERVICES (OTHER PRO	434,765.00	437,364.41	33,500.00	(403,864.41)	1305.6
51-58-705	IT SERVICES	190.49	1,095.66	2,012.00	916.34	54.5
51-58-711	TRAVEL-TRANSPORTATION	.00	.00	1,000.00	1,000.00	.0
51-58-712	TRAVEL-MEALS	.00	.00	500.00	500.00	.0
51-58-713	TRAVEL-LODGING	.00	.00	3,000.00	3,000.00	.0
51-58-722	MEETING-REGISTRATION	.00	112.00	750.00	638.00	14.9
51-58-731	RENTAL-EQUIPMENT	1,200.00	1,200.00	4,000.00	2,800.00	30.0
51-58-732	RENTAL-MISC.	3,335.00	4,350.00	5,400.00	1,050.00	80.6
51-58-756	PRE-PROJECT PERMITS & FEES	.00	100.00	.00	(100.00)	.0
51-58-761	INSURANCE & BONDS	2,751.25	8,217.61	10,932.00	2,714.39	75.2
51-58-793	TRAINING & SCHOOLS	.00	640.00	2,500.00	1,860.00	25.6
51-58-794	TEAM BUILDING	.00	1.08	500.00	498.92	.2

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
51-58-812	FURNITURE & FIXTURES-CAPITAL A	.00	15,631.06	14,500.00	(1,131.06)	107.8
51-58-813	BUILDING CONSTRUCTION	.00	8,500.00	.00	(8,500.00)	.0
51-58-821	IMPROVE. OTHER THAN BUILDINGS	102,439.46	425,520.93	1,320,432.00	894,911.07	32.2
51-58-830	EQUIPMENT-CAPITAL OUTLAY	.00	2,199.00	2,500.00	301.00	88.0
51-58-853	CAPITAL ENGINEERING	12,403.43	32,343.50	44,900.00	12,556.50	72.0
51-58-864	BRIDGE CONSTRUCTION-NEW OR REP	.00	.00	169,200.00	169,200.00	.0
51-58-981	PASS THROUGH EXPENSES	1,257.44	(7,442.56)	.00	7,442.56	.0
	TOTAL PARKS-CAPITAL	845,127.11	1,564,198.49	2,593,362.00	1,029,163.51	60.3
	COMM. DEVEL. ADMIN.-CAPITAL					
51-62-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	.00	10,000.00	10,000.00	.0
51-62-761	INSURANCE & BONDS	.00	.00	150.00	150.00	.0
	TOTAL COMM. DEVEL. ADMIN.-CAPITAL	.00	.00	10,150.00	10,150.00	.0
	PROJECTS-CAPITAL					
51-66-704	CONTRACTED SERVICES (OTHER PRO	(198,599.00)	3,433.50	1,000.00	(2,433.50)	343.4
51-66-753	PRE-PROJECT ADVERTISING	.00	.00	300.00	300.00	.0
51-66-754	PRE-PROJECT CONSULTING	.00	10,900.00	15,000.00	4,100.00	72.7
51-66-755	PRE-PROJECT ENGINEERING/DESIGN	44,793.00	90,976.00	15,000.00	(75,976.00)	606.5
51-66-853	CAPITAL ENGINEERING	43,075.00	50,074.00	.00	(50,074.00)	.0
51-66-856	CAPITAL PROJECT MANAGEMENT	51,210.00	70,490.00	.00	(70,490.00)	.0
	TOTAL PROJECTS-CAPITAL	(59,521.00)	225,873.50	31,300.00	(194,573.50)	721.6
	ADMIN. SERVICES ADMIN-CAPITAL					
51-80-583	COMPUTER/IT EQUIPMENT	.00	4,989.23	33,200.00	28,210.77	15.0
51-80-584	SOFTWARE SUBSCRIPTIONS	.00	.00	300.00	300.00	.0
51-80-761	INSURANCE & BONDS	26.16	78.48	150.00	71.52	52.3
51-80-771	INITIATIVES & ECONOMIC DEVELOP	18,750.00	37,500.00	110,000.00	72,500.00	34.1
51-80-944	LEASE PAYMENTS	.00	167.90	521.00	353.10	32.2
	TOTAL ADMIN. SERVICES ADMIN-CAPITAL	18,776.16	42,735.61	144,171.00	101,435.39	29.6

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS ADMIN.					
51-90-401	SALARIES	13,659.53	92,004.83	219,806.00	127,801.17	41.9
51-90-403	OVERTIME	.00	83.05	.00	(83.05)	.0
51-90-411	FICA	1,042.94	7,255.82	16,815.00	9,559.18	43.2
51-90-412	EMPLOYEE INSURANCE	87.39	9,198.87	35,875.00	26,676.13	25.6
51-90-413	RETIREMENT	1,301.66	9,144.75	21,981.00	12,836.25	41.6
51-90-423	WORKERS COMPENSATION INSURANCE	338.82	1,358.76	1,756.00	397.24	77.4
51-90-501	OFFICE SUPPLIES	201.70	369.41	2,000.00	1,630.59	18.5
51-90-502	OPERATING SUPPLIES	.00	.00	200.00	200.00	.0
51-90-503	MAINTENANCE & CLEANING SUPPLIE	30.57	30.57	300.00	269.43	10.2
51-90-504	POSTAGE/SHIPPING	.00	.00	50.00	50.00	.0
51-90-505	COPY/PRINTING	.00	230.99	1,648.00	1,417.01	14.0
51-90-511	FUEL/OIL/OPERATING FLUIDS	.00	104.04	1,200.00	1,095.96	8.7
51-90-521	DEPARTMENT MATERIALS	.00	.00	25.00	25.00	.0
51-90-542	EQUIPMENT PARTS	.00	.00	255.00	255.00	.0
51-90-543	SMALL TOOLS	.00	.00	20.00	20.00	.0
51-90-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	1,778.48	15,000.00	13,221.52	11.9
51-90-581	SMALL EQUIPMENT	.00	29.97	.00	(29.97)	.0
51-90-583	COMPUTER/IT EQUIPMENT	50.28	321.26	1,660.00	1,338.74	19.4
51-90-584	SOFTWARE SUBSCRIPTIONS	223.16	8,463.26	9,987.00	1,523.74	84.7
51-90-601	GAS-UTILITY	380.37	6,682.58	16,381.00	9,698.42	40.8
51-90-602	ELECTRIC-UTILITY	1,637.88	5,504.52	11,504.00	5,999.48	47.9
51-90-603	WATER-UTILITY	1,577.14	3,431.73	17,335.00	13,903.27	19.8
51-90-604	SEWER-UTILITY	71.25	427.50	915.00	487.50	46.7
51-90-621	TELEPHONE SERVICE-UTILITY	86.67	412.93	949.00	536.07	43.5
51-90-622	TELEPHONE-EE ISSUED CELL PHONE	88.17	332.69	949.00	616.31	35.1
51-90-623	INTERNET SERVICE	.00	330.00	660.00	330.00	50.0
51-90-701	ENGINEERING & MODELING (NON CI	.00	.00	4,000.00	4,000.00	.0
51-90-703	AUDIT	6,473.93	14,328.96	16,077.00	1,748.04	89.1
51-90-704	CONTRACTED SERVICES (OTHER PRO	.00	307.49	.00	(307.49)	.0
51-90-705	IT SERVICES	952.44	5,149.08	8,051.00	2,901.92	64.0
51-90-711	TRAVEL-TRANSPORTATION	.00	.00	550.00	550.00	.0
51-90-712	TRAVEL-MEALS	.00	.00	355.00	355.00	.0
51-90-713	TRAVEL-LODGING	.00	.00	450.00	450.00	.0
51-90-722	MEETING-REGISTRATION	.00	.00	505.00	505.00	.0
51-90-732	RENTAL-MISC.	700.00	1,076.00	4,560.00	3,484.00	23.6
51-90-741	FEES	.00	2.19	25.00	22.81	8.8
51-90-751	BOOKS & SUBSCRIPTIONS	.00	84.03	35.00	(49.03)	240.1
51-90-754	PRE-PROJECT DESIGN	.00	.00	5,000.00	5,000.00	.0
51-90-755	PRE-PROJECT ENGINEERING	.00	.00	85,000.00	85,000.00	.0
51-90-761	INSURANCE & BONDS	854.51	2,563.53	3,399.00	835.47	75.4
51-90-791	ADVERTISING/PUBLIC NOTIFICATIO	.00	.00	1,000.00	1,000.00	.0
51-90-792	DUES & MEMBERSHIPS	.00	.00	100.00	100.00	.0
51-90-794	TEAM BUILDING	85.62	953.10	1,880.00	926.90	50.7
51-90-853	CAPITAL ENGINEERING	.00	20,144.50	50,000.00	29,855.50	40.3
51-90-941	DEBT SERVICE-PRINCIPAL	.00	.00	388,600.00	388,600.00	.0
51-90-942	DEBT SERVICE-INTEREST	.00	55,703.80	122,704.00	67,000.20	45.4
51-90-943	DEBT SERVICE-FEES	.00	2,500.00	4,000.00	1,500.00	62.5
	TOTAL PUBLIC WORKS ADMIN.	29,844.03	250,308.69	1,073,562.00	823,253.31	23.3

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS					
51-91-401	SALARIES	28,550.16	186,390.05	393,128.00	206,737.95	47.4
51-91-403	OVERTIME	.00	(63.75)	17,183.00	17,246.75	(.4)
51-91-404	ON-CALL	1,400.00	1,400.00	18,250.00	16,850.00	7.7
51-91-411	FICA	2,264.97	14,863.66	30,332.00	15,468.34	49.0
51-91-412	EMPLOYEE INSURANCE	7,550.18	45,334.26	90,553.00	45,218.74	50.1
51-91-413	RETIREMENT	2,629.42	17,529.03	39,313.00	21,783.97	44.6
51-91-414	PHONE STIPEND	200.00	1,168.54	2,400.00	1,231.46	48.7
51-91-415	UNIFORM STIPEND	184.68	1,146.47	2,407.00	1,260.53	47.6
51-91-423	WORKERS COMPENSATION INSURANCE	3,657.54	14,667.68	18,865.00	4,197.32	77.8
51-91-501	OFFICE SUPPLIES	.00	43.53	340.00	296.47	12.8
51-91-502	OPERATING SUPPLIES	7,397.97	17,519.06	46,000.00	28,480.94	38.1
51-91-503	MAINTENANCE & CLEANING SUPPLIE	.00	275.02	200.00	(75.02)	137.5
51-91-506	LOGO WEAR	.00	.00	1,800.00	1,800.00	.0
51-91-507	PERSONAL PROTECTIVE EQUIP.	.00	.00	2,050.00	2,050.00	.0
51-91-511	FUEL/OIL/OPERATING FLUIDS	843.97	16,139.71	30,000.00	13,860.29	53.8
51-91-521	DEPARTMENT MATERIALS	746.11	47,667.92	49,000.00	1,332.08	97.3
51-91-541	VEHICLE PARTS	.00	2,373.51	4,000.00	1,626.49	59.3
51-91-542	EQUIPMENT PARTS	700.91	3,443.64	1,425.00	(2,018.64)	241.7
51-91-543	SMALL TOOLS	55.35	574.08	1,500.00	925.92	38.3
51-91-544	TOOLS	.00	.00	4,300.00	4,300.00	.0
51-91-551	FURNISHINGS & FIXTURES	.00	1,136.76	31,200.00	30,063.24	3.6
51-91-561	COMMUNITY ENGAGEMENT/COMMUNITY	2,621.29	(71.35)	.00	71.35	.0
51-91-581	SMALL EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
51-91-582	EQUIPMENT	.00	18,262.10	21,000.00	2,737.90	87.0
51-91-584	SOFTWARE SUBSCRIPTIONS	54.71	3,632.95	6,525.00	2,892.05	55.7
51-91-602	ELECTRIC-UTILITY	6,828.26	21,341.36	50,448.00	29,106.64	42.3
51-91-621	TELEPHONE SERVICE-UTILITY	27.89	132.64	304.00	171.36	43.6
51-91-622	TELEPHONE-EE ISSUED CELL PHONE	332.61	1,017.32	2,040.00	1,022.68	49.9
51-91-642	R&M-EQUIPMENT	687.44	687.44	.00	(687.44)	.0
51-91-682	R&M-STREETS	.00	42,750.00	497,000.00	454,250.00	8.6
51-91-683	R&M-DRAINAGE	.00	.00	16,000.00	16,000.00	.0
51-91-684	R&M-STREET LIGHTS	.00	.00	6,000.00	6,000.00	.0
51-91-704	CONTRACTED SERVICES (OTHER PRO	.00	54,792.50	82,950.00	28,157.50	66.1
51-91-705	IT SERVICES	190.49	1,260.23	2,012.00	751.77	62.6
51-91-711	TRAVEL-TRANSPORTATION	.00	.00	425.00	425.00	.0
51-91-712	TRAVEL-MEALS	.00	178.80	1,500.00	1,321.20	11.9
51-91-713	TRAVEL-LODGING	.00	358.00	3,700.00	3,342.00	9.7
51-91-721	MEETING & TRAINING-SUPPLIES	.00	57.30	550.00	492.70	10.4
51-91-722	MEETING-REGISTRATION	.00	240.00	6,225.00	5,985.00	3.9
51-91-731	RENTAL-EQUIPMENT	.00	48.00	5,000.00	4,952.00	1.0
51-91-741	FEES	.00	.00	20.00	20.00	.0
51-91-761	INSURANCE & BONDS	979.03	2,937.09	3,916.00	978.91	75.0
51-91-792	DUES & MEMBERSHIPS	.00	252.00	300.00	48.00	84.0
51-91-793	TRAINING & SCHOOLS	617.50	1,093.50	3,400.00	2,306.50	32.2
51-91-794	TEAM BUILDING	.00	301.06	1,000.00	698.94	30.1
51-91-821	IMPROVE. OTHER THAN BUILDINGS	.00	.00	25,000.00	25,000.00	.0
51-91-822	SIDEWALKS, CROSSINGS, CURB & G	.00	252,922.00	.00	(252,922.00)	.0
51-91-823	ROADWAY FIXTURES-NEW OR REPLAC	.00	246,360.30	162,500.00	(83,860.30)	151.6
51-91-861	ROAD CONSTRUCTION-NEW OR REPLA	.00	.00	396,000.00	396,000.00	.0
51-91-862	SIDEWALK CONSTRUCTION-NEW OR R	.00	36,209.79	1,320,000.00	1,283,790.21	2.7
	TOTAL STREETS	68,520.48	1,056,372.20	3,399,061.00	2,342,688.80	31.1

TOWN OF PAGOSA SPRINGS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CAPITAL IMPROVEMENT FUND

PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FACILITIES & FLEET					
51-94-401	SALARIES	14,211.02	88,397.64	184,743.00	96,345.36	47.9
51-94-403	OVERTIME	.00	552.07	2,000.00	1,447.93	27.6
51-94-404	ON-CALL	550.00	1,800.56	6,000.00	4,199.44	30.0
51-94-411	FICA	1,113.94	7,159.50	14,298.00	7,138.50	50.1
51-94-412	EMPLOYEE INSURANCE	3,691.70	22,162.59	44,298.00	22,135.41	50.0
51-94-413	RETIREMENT	1,375.72	7,902.20	16,504.00	8,601.80	47.9
51-94-414	PHONE STIPEND	120.00	636.63	960.00	323.37	66.3
51-94-415	UNIFORM STIPEND	92.34	573.23	1,204.00	630.77	47.6
51-94-423	WORKERS COMPENSATION INSURANCE	1,019.46	4,088.29	5,267.00	1,178.71	77.6
51-94-501	OFFICE SUPPLIES	.00	19.79	150.00	130.21	13.2
51-94-502	OPERATING SUPPLIES	263.04	1,161.79	2,000.00	838.21	58.1
51-94-503	MAINTENANCE & CLEANING SUPPLIE	594.00	2,907.91	14,000.00	11,092.09	20.8
51-94-504	POSTAGE/SHIPPING	15.00	15.00	.00	(15.00)	.0
51-94-506	LOGO WEAR	130.00	367.91	900.00	532.09	40.9
51-94-507	PERSONAL PROTECTIVE EQUIP.	156.46	241.79	300.00	58.21	80.6
51-94-511	FUEL/OIL/OPERATING FLUIDS	181.14	903.06	2,500.00	1,596.94	36.1
51-94-521	DEPARTMENT MATERIALS	719.99	9,548.06	6,000.00	(3,548.06)	159.1
51-94-541	VEHICLE PARTS	.00	824.27	5,000.00	4,175.73	16.5
51-94-542	EQUIPMENT PARTS	711.18	12,938.26	2,500.00	(10,438.26)	517.5
51-94-543	SMALL TOOLS	167.44	992.90	3,000.00	2,007.10	33.1
51-94-544	TOOLS	.00	198.00	1,500.00	1,302.00	13.2
51-94-551	FURNISHINGS & FIXTURES	53.76	2,041.92	2,500.00	458.08	81.7
51-94-581	SMALL EQUIPMENT	.00	3,279.53	2,000.00	(1,279.53)	164.0
51-94-582	EQUIPMENT	.00	5,762.00	1,500.00	(4,262.00)	384.1
51-94-583	COMPUTER/IT EQUIPMENT	.00	173.44	300.00	126.56	57.8
51-94-584	SOFTWARE SUBSCRIPTIONS	179.22	4,106.00	3,425.00	(681.00)	119.9
51-94-602	ELECTRIC-UTILITY	2,428.05	7,501.88	17,360.00	9,858.12	43.2
51-94-621	TELEPHONE SERVICE-UTILITY	27.89	132.64	304.00	171.36	43.6
51-94-631	JANITORIAL SERVICES	15,561.90	67,434.90	143,000.00	75,565.10	47.2
51-94-641	R&M-VEHICLES	514.00	5,605.46	41,000.00	35,394.54	13.7
51-94-642	R&M-EQUIPMENT	857.94	17,249.77	71,000.00	53,750.23	24.3
51-94-643	R&M-ART	.00	.00	2,000.00	2,000.00	.0
51-94-646	R&M-OTHER	.00	3,050.00	.00	(3,050.00)	.0
51-94-651	R&M-BUILDING	.00	.00	250.00	250.00	.0
51-94-652	R&M-TOWN HALL	.00	4,685.01	18,000.00	13,314.99	26.0
51-94-653	R&M-MAINTENANCE FACILITY	.00	4,773.43	4,000.00	(773.43)	119.3
51-94-654	R&M-VISITOR CENTER	.00	.00	5,000.00	5,000.00	.0
51-94-655	R&M-COMMUNITY CENTER	1,367.00	1,776.07	15,500.00	13,723.93	11.5
51-94-656	R&M-GEO BUILDING	.00	.00	500.00	500.00	.0
51-94-657	R&M-MUSEUM	.00	.00	63,500.00	63,500.00	.0
51-94-658	R&M-PARKS & TRAILS	.00	3,150.00	4,000.00	850.00	78.8
51-94-659	R&M-WAYFINDING & SIGNAGE	.00	.00	2,000.00	2,000.00	.0
51-94-660	R&M-YAMAGUCHI NORTH PARK	.00	.00	2,000.00	2,000.00	.0
51-94-661	R&M-SOUTH PAGOSA PARK	.00	.00	500.00	500.00	.0
51-94-662	R&M-CENTENNIAL PARK	.00	.00	300.00	300.00	.0
51-94-663	R&M-BELL TOWER PARK	.00	.00	300.00	300.00	.0
51-94-664	R&M-RIVER CENTER PARK	.00	.00	300.00	300.00	.0
51-94-666	R&M-RESERVOIR HILL PARK	.00	.00	300.00	300.00	.0
51-94-667	R&M-YAMAGUCHI SOUTH PARK	.00	.00	300.00	300.00	.0
51-94-669	R&M-MARY FISHER PARK	.00	.00	300.00	300.00	.0
51-94-670	R&M-TOWN PARK	.00	.00	500.00	500.00	.0
51-94-691	DISPOSAL/RECYCLING/SHREDDING	.00	100.00	400.00	300.00	25.0

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
51-94-692	ALARM MONITORING	420.00	1,020.00	2,300.00	1,280.00	44.4
51-94-704	CONTRACTED SERVICES (OTHER PRO	2,581.64	11,640.50	11,500.00	(140.50)	101.2
51-94-705	IT SERVICES	190.49	1,095.66	2,012.00	916.34	54.5
51-94-707	SECURITY	989.93	989.93	5,000.00	4,010.07	19.8
51-94-713	TRAVEL-LODGING	120.62	120.62	.00	(120.62)	.0
51-94-741	FEES	2.98	48.47	100.00	51.53	48.5
51-94-751	BOOKS & SUBSCRIPTIONS	.00	.00	300.00	300.00	.0
51-94-761	INSURANCE & BONDS	12,881.14	37,115.85	49,495.00	12,379.15	75.0
51-94-793	TRAINING & SCHOOLS	.00	795.00	1,000.00	205.00	79.5
51-94-811	BUILDING IMPROVEMENTS	.00	33,827.06	134,000.00	100,172.94	25.2
51-94-812	FURNITURE & FIXTURES-CAPITAL A	.00	10,456.80	1,000.00	(9,456.80)	1045.7
51-94-832	VEHICLES	.00	112,537.76	170,000.00	57,462.24	66.2
51-94-868	OTHER INFRASTRUCTURE-NEW OR RE	.00	35,459.11	.00	(35,459.11)	.0
	TOTAL FACILITIES & FLEET	63,288.99	539,320.26	1,092,170.00	552,849.74	49.4
	CEMETERY					
51-96-502	OPERATING SUPPLIES	52.99	52.99	10,750.00	10,697.01	.5
51-96-521	DEPARTMENT MATERIALS	.00	.00	1,000.00	1,000.00	.0
51-96-542	EQUIPMENT PARTS	119.60	119.60	.00	(119.60)	.0
51-96-543	SMALL TOOLS	.00	.00	700.00	700.00	.0
51-96-551	FURNISHINGS & FIXTURES	.00	239.00	2,000.00	1,761.00	12.0
51-96-561	COMMUNITY ENGAGEMENT/COMMUNITY	210.00	210.00	500.00	290.00	42.0
51-96-584	SOFTWARE SUBSCRIPTIONS	.00	2,520.00	9,730.00	7,210.00	25.9
51-96-603	WATER-UTILITY	.00	.00	1,825.00	1,825.00	.0
51-96-704	CONTRACTED SERVICES (OTHER PRO	.00	.00	22,000.00	22,000.00	.0
51-96-705	IT SERVICES	.00	.00	2,012.00	2,012.00	.0
51-96-791	ADVERTISING/PUBLIC NOTIFICATIO	.00	.00	500.00	500.00	.0
	TOTAL CEMETERY	382.59	3,141.59	51,017.00	47,875.41	6.2
	TOTAL FUND EXPENDITURES	976,428.39	3,691,980.43	8,416,643.00	4,724,662.57	43.9
	NET REVENUE OVER EXPENDITURES	(497,068.25)	(303,803.69)	(1,306,467.00)	(1,002,663.31)	(23.3)

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

SANITATION FUND

	ASSETS			
53-10100	CASH IN COMBINED CASH FUND		3,543,239.43	
53-10500	PETTY CASH		100.00	
53-11000	PLANT/SYSTEM		13,262,240.55	
53-11100	EQUIPMENT		1,770,802.41	
53-11250	WORK IN PROGRESS		260,448.94	
53-11400	PROPERTY TAX RECEIVABLE		81,703.00	
53-11500	ACCTS RECEIVABLE - SANITATION		125,791.54	
53-11550	ACCTS RECEIVABLE - TREAS LIENS		5,567.73	
53-11600	ALLOWANCE FOR DOUBTFUL ACCTS		(8,035.43)	
53-11700	RIGHT OF WAYS		16,376.00	
53-11800	ACCUMULATED DEPRECIATION		(4,497,425.47)	
	TOTAL ASSETS			14,560,808.70
	LIABILITIES AND EQUITY			
	LIABILITIES			
53-20310	INTEREST PAYABLE		80,038.32	
53-21400	PIPELINE LOAN WPCRF		1,019,096.65	
53-21405	NOTE PAYABLE TO UMB		4,750,000.00	
53-21406	NOTE PAYABLE TO UMB		(65,893.80)	
53-21800	ACCRUED VACATION		14,918.77	
53-21850	ACCRUED WAGES		6,236.58	
53-22210	UNEARNED REVENUE		81,703.00	
53-22215	LONG TERM LIABILITY PAWSD		1,693,753.75	
53-23000	ADVANCE TO GENERAL FUND		39,724.08	
	TOTAL LIABILITIES			7,619,577.35
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
53-29800	RETAINED EARNINGS-UNRESERVED	6,592,700.31		
53-29850	CONTRIBUTED CAPITAL	965,626.24		
	REVENUE OVER EXPENDITURES - YTD	(617,095.20)		
	BALANCE - CURRENT DATE		6,941,231.35	
	TOTAL FUND EQUITY			6,941,231.35
	TOTAL LIABILITIES AND EQUITY			14,560,808.70

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SANITATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
53-31-101	PROPERTY TAX	6,009.03	54,518.43	81,722.00	27,203.57	66.7
53-31-102	SPECIFIC OWNERSHIP/MVL TAX	673.46	2,817.79	4,500.00	1,682.21	62.6
	TOTAL TAXES	6,682.49	57,336.22	86,222.00	28,885.78	66.5
	INTERGOVERNMENTAL REVENUES					
53-33-306	DOLA GRANTS	.00	79,248.10	137,070.00	57,821.90	57.8
	TOTAL INTERGOVERNMENTAL REVENUES	.00	79,248.10	137,070.00	57,821.90	57.8
	CHARGES FOR SERVICES					
53-34-400	DEPT. SPECIFIC SVC. CHARGES	1,319.92	7,472.18	9,600.00	2,127.82	77.8
53-34-401	CHARGES FOR ADDED SERVICES	.00	.00	3,500.00	3,500.00	.0
53-34-404	UTILITY CONNECTION FEES	7,500.00	22,500.00	82,500.00	60,000.00	27.3
53-34-405	UTILITY BILLING	117,598.19	692,753.84	1,509,750.00	816,996.16	45.9
	TOTAL CHARGES FOR SERVICES	126,418.11	722,726.02	1,605,350.00	882,623.98	45.0
	FINES, FEES & FORFEITURES					
53-35-503	LATE FEES (PENALTIES & INT.)	834.03	3,764.21	5,000.00	1,235.79	75.3
	TOTAL FINES, FEES & FORFEITURES	834.03	3,764.21	5,000.00	1,235.79	75.3
	MISCELLANEOUS REVENUES					
53-36-601	MISCELLANEOUS REVENUE	28,001.50	103,471.05	6,500.00	(96,971.05)	1591.9
53-36-603	INTEREST INCOME	12,860.80	92,999.76	120,000.00	27,000.24	77.5
	TOTAL MISCELLANEOUS REVENUES	40,862.30	196,470.81	126,500.00	(69,970.81)	155.3
	INTERFUND TRANSFERS					
53-39-907	TRANSFER FROM SEWER INFR-FCLTY	.00	.00	1,799,150.00	1,799,150.00	.0
	TOTAL INTERFUND TRANSFERS	.00	.00	1,799,150.00	1,799,150.00	.0
	TOTAL FUND REVENUE	174,796.93	1,059,545.36	3,759,292.00	2,699,746.64	28.2

SANITATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SANITATION					
53-92-401	SALARIES	19,671.23	132,423.38	266,873.00	134,449.62	49.6
53-92-403	OVERTIME	857.37	16,760.92	15,000.00	(1,760.92)	111.7
53-92-404	ON-CALL	1,400.00	7,786.53	18,249.00	10,462.47	42.7
53-92-405	ADDED PAY	.00	3,827.20	.00	(3,827.20)	.0
53-92-411	FICA	1,653.25	12,736.42	20,507.00	7,770.58	62.1
53-92-412	EMPLOYEE INSURANCE	8,159.69	37,830.55	91,074.00	53,243.45	41.5
53-92-413	RETIREMENT	1,044.96	9,711.74	21,720.00	12,008.26	44.7
53-92-415	UNIFORM STIPEND	76.95	549.81	1,605.00	1,055.19	34.3
53-92-423	WORKERS COMPENSATION INSURANCE	939.24	3,766.60	4,884.00	1,117.40	77.1
53-92-501	OFFICE SUPPLIES	119.55	81.58	250.00	168.42	32.6
53-92-502	OPERATING SUPPLIES	459.45	639.34	5,000.00	4,360.66	12.8
53-92-503	MAINTENANCE & CLEANING SUPPLIE	26.58	8,402.49	12,000.00	3,597.51	70.0
53-92-504	POSTAGE/SHIPPING	325.00	2,431.00	4,200.00	1,769.00	57.9
53-92-505	COPY/PRINTING	.00	87.63	50.00	(37.63)	175.3
53-92-506	LOGO WEAR	329.93	329.93	1,200.00	870.07	27.5
53-92-507	PERSONAL PROTECTIVE EQUIP.	488.11	1,104.96	3,500.00	2,395.04	31.6
53-92-511	FUEL/OIL/OPERATING FLUIDS	309.15	26,569.12	33,150.00	6,580.88	80.2
53-92-521	DEPARTMENT MATERIALS	1,646.79	6,778.50	41,300.00	34,521.50	16.4
53-92-541	VEHICLE PARTS	.00	1,952.77	7,500.00	5,547.23	26.0
53-92-542	EQUIPMENT PARTS	40.43	9,666.60	10,000.00	333.40	96.7
53-92-543	SMALL TOOLS	460.78	2,327.05	6,000.00	3,672.95	38.8
53-92-544	TOOLS	.00	732.79	4,800.00	4,067.21	15.3
53-92-551	FURNISHINGS & FIXTURES	.00	211.60	1,800.00	1,588.40	11.8
53-92-561	COMMUNITY ENGAGEMENT/COMMUNITY	.00	29.79	.00	(29.79)	.0
53-92-581	SMALL EQUIPMENT	592.97	1,099.10	500.00	(599.10)	219.8
53-92-582	EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
53-92-583	COMPUTER/IT EQUIPMENT	162.10	2,362.10	2,200.00	(162.10)	107.4
53-92-584	SOFTWARE SUBSCRIPTIONS	221.07	2,726.76	2,469.00	(257.76)	110.4
53-92-602	ELECTRIC-UTILITY	19,586.03	60,254.87	132,039.00	71,784.13	45.6
53-92-603	WATER-UTILITY	.00	1,073.40	5,222.00	4,148.60	20.6
53-92-621	TELEPHONE SERVICE-UTILITY	30.89	147.66	340.00	192.34	43.4
53-92-622	TELEPHONE-EE ISSUED CELL PHONE	571.62	1,194.30	1,200.00	5.70	99.5
53-92-623	INTERNET SERVICE	72.85	3,276.60	3,979.00	702.40	82.4
53-92-641	R&M-VEHICLES	.00	1,649.51	12,500.00	10,850.49	13.2
53-92-642	R&M-EQUIPMENT	9,141.82	14,921.90	20,000.00	5,078.10	74.6
53-92-646	R&M-OTHER	.00	4,207.50	.00	(4,207.50)	.0
53-92-675	R&M-LIFT & PUMP STATIONS	338.62	577.49	.00	(577.49)	.0
53-92-676	R&M-APACHE LS	.00	.00	8,000.00	8,000.00	.0
53-92-677	R&M-KOA LS	1,574.90	1,574.90	8,000.00	6,425.10	19.7
53-92-678	R&M-CHAMBER LS	.00	.00	8,000.00	8,000.00	.0
53-92-679	R&M-5TH STREET PS (PS1)	7,667.55	10,446.15	45,000.00	34,553.85	23.2
53-92-680	R&M-TIMBER RIDGE PS (PS2)	2,249.80	6,220.80	65,000.00	58,779.20	9.6
53-92-681	R&M-PIPELINE ODOR SYSTEM	692.58	692.58	1,500.00	807.42	46.2
53-92-691	DISPOSAL/RECYCLING/SHREDDING	.00	5.30	1,000.00	994.70	.5
53-92-701	ENGINEERING & MODELING (NON CI	39,143.26	50,302.61	.00	(50,302.61)	.0
53-92-702	ATTORNEY	.00	441.00	3,000.00	2,559.00	14.7
53-92-703	AUDIT	1,592.69	3,525.15	3,955.00	429.85	89.1
53-92-704	CONTRACTED SERVICES (OTHER PRO	53,067.10	154,539.65	485,766.00	331,226.35	31.8
53-92-705	IT SERVICES	952.44	5,313.66	8,051.00	2,737.34	66.0
53-92-711	TRAVEL-TRANSPORTATION	.00	407.45	2,500.00	2,092.55	16.3
53-92-712	TRAVEL-MEALS	.00	150.00	600.00	450.00	25.0
53-92-713	TRAVEL-LODGING	.00	424.54	3,500.00	3,075.46	12.1

SANITATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
53-92-721	MEETING & TRAINING-SUPPLIES	.00	143.52	500.00	356.48	28.7
53-92-722	MEETING-REGISTRATION	.00	160.00	2,000.00	1,840.00	8.0
53-92-731	RENTAL-EQUIPMENT	325.45	324,052.70	2,500.00	(321,552.70)	12962.
53-92-741	FEES	9,932.35	14,075.62	8,625.00	(5,450.62)	163.2
53-92-742	CONVENIENCE (CREDIT CARD PROCE	498.17	3,034.10	9,600.00	6,565.90	31.6
53-92-755	PRE-PROJECT ENGINEERING/DESIGN	689.18	4,514.18	5,000.00	485.82	90.3
53-92-761	INSURANCE & BONDS	4,407.04	13,221.12	14,594.00	1,372.88	90.6
53-92-791	ADVERTISING/PUBLIC NOTIFICATIO	.00	28.97	2,500.00	2,471.03	1.2
53-92-792	DUES & MEMBERSHIPS	.00	.00	400.00	400.00	.0
53-92-793	TRAINING & SCHOOLS	290.00	290.00	4,500.00	4,210.00	6.4
53-92-794	TEAM BUILDING	330.05	330.05	800.00	469.95	41.3
53-92-812	FURNITURE & FIXTURES-CAPITAL A	20,699.88	20,699.88	20,000.00	(699.88)	103.5
53-92-813	BUILDING CONSTRUCTION	.00	.00	45,000.00	45,000.00	.0
53-92-830	EQUIPMENT-CAPITAL OUTLAY	.00	17,500.00	.00	(17,500.00)	.0
53-92-832	VEHICLES	.00	.00	112,000.00	112,000.00	.0
53-92-853	CAPITAL ENGINEERING	20,227.00	127,418.80	447,000.00	319,581.20	28.5
53-92-855	CAPITAL TESTING COSTS	914.80	914.80	.00	(914.80)	.0
53-92-867	LINE CONSTRUCTION-NEW OR REPLA	479,324.91	479,324.91	2,695,540.00	2,216,215.09	17.8
53-92-931	DEBT SVC. DUE-GENERAL FUND	.00	.00	1,315,606.00	1,315,606.00	.0
53-92-941	DEBT SERVICE-PRINCIPAL	(30,000.00)	51,263.15	266,655.00	215,391.85	19.2
53-92-942	DEBT SERVICE-INTEREST	(112,487.50)	5,095.48	275,152.00	270,056.52	1.9
53-92-943	DEBT SERVICE-FEES	.00	300.00	.00	(300.00)	.0
53-92-944	LEASE PAYMENTS	.00	.00	1,320.00	1,320.00	.0
53-92-991	TRANSFER TO GENERAL FUND	.00	.00	20,000.00	20,000.00	.0
	TOTAL SANITATION	570,818.08	1,676,640.56	6,649,275.00	4,972,634.44	25.2
	TOTAL FUND EXPENDITURES	570,818.08	1,676,640.56	6,649,275.00	4,972,634.44	25.2
	NET REVENUE OVER EXPENDITURES	(396,021.15)	(617,095.20)	(2,889,983.00)	(2,272,887.80)	(21.4)

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

SEWER INFRASTRUC-FACILITY FUND

	ASSETS			
54-10100	CASH IN COMBINED CASH FUND		308,656.22	
	TOTAL ASSETS			308,656.22
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	308,656.22		
	BALANCE - CURRENT DATE		308,656.22	
	TOTAL FUND EQUITY			308,656.22
	TOTAL LIABILITIES AND EQUITY			308,656.22

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SEWER INFRASTRUC-FACILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
54-31-103	SALES TAX	195,200.16	779,231.58	3,675,692.00	2,896,460.42	21.2
	TOTAL TAXES	195,200.16	779,231.58	3,675,692.00	2,896,460.42	21.2
	MISCELLANEOUS REVENUES					
54-36-603	INTEREST INCOME	1,090.81	2,254.24	50,000.00	47,745.76	4.5
	TOTAL MISCELLANEOUS REVENUES	1,090.81	2,254.24	50,000.00	47,745.76	4.5
	TOTAL FUND REVENUE	196,290.97	781,485.82	3,725,692.00	2,944,206.18	21.0

SEWER INFRASTRUC-FACILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER INFRASTRUCTURE-FACILITY					
54-97-521	DEPARTMENT MATERIALS	.00	.00	50,000.00	50,000.00	.0
54-97-542	EQUIPMENT PARTS	.00	92,402.00	.00	(92,402.00)	.0
54-97-680	R&M-TIMBER RIDGE PS	.00	13,611.85	.00	(13,611.85)	.0
54-97-701	ENGINEERING & MODELING (NON CI	(4,014.75)	3,669.50	500,000.00	496,330.50	.7
54-97-731	RENTAL-EQUIPMENT	88,146.67	191,605.67	.00	(191,605.67)	.0
54-97-853	CAPITAL ENGINEERING	17,069.38	29,053.08	.00	(29,053.08)	.0
54-97-867	LINE CONSTRUCTION-NEW OR REPLA	.00	.00	50,000.00	50,000.00	.0
54-97-941	DEBT SERVICE-PRINCIPAL	30,000.00	30,000.00	.00	(30,000.00)	.0
54-97-942	DEBT SERVICE-INTEREST	112,487.50	112,487.50	.00	(112,487.50)	.0
54-97-993	TRANSFER TO SANITATION FUND	.00	.00	1,799,150.00	1,799,150.00	.0
	TOTAL SEWER INFRASTRUCTURE-FACILITY	243,688.80	472,829.60	2,399,150.00	1,926,320.40	19.7
	TOTAL FUND EXPENDITURES	243,688.80	472,829.60	2,399,150.00	1,926,320.40	19.7
	NET REVENUE OVER EXPENDITURES	(47,397.83)	308,656.22	1,326,542.00	1,017,885.78	23.3

TOWN OF PAGOSA SPRINGS
BALANCE SHEET
JUNE 30, 2026

GEOTHERMAL FUND

	ASSETS			
55-10100	CASH IN COMBINED CASH FUND		131,988.14	
55-11250	WORK IN PROGRESS		203,364.44	
55-11500	ACCTS RECEIVABLE - GEOTHERMAL		2,344.97	
55-16000	PLANT/SYSTEM		80,527.01	
55-16210	WELL AND SYSTEM		1,182,419.00	
55-16300	EQUIPMENT		30,199.02	
55-16900	ACCUMULATED DEPRECIATION		(1,098,929.65)	
	TOTAL ASSETS			531,912.93
	LIABILITIES AND EQUITY			
	LIABILITIES			
55-23000	ADVANCE TO GENERAL FUND		(.26)	
55-25000	CONTRIBUTED CAPITAL		690,420.12	
	TOTAL LIABILITIES			690,419.86
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
55-29800	RETAINED EARNINGS-UNRESERVED	(179,093.56)		
	REVENUE OVER EXPENDITURES - YTD	20,586.63		
	BALANCE - CURRENT DATE		(158,506.93)	
	TOTAL FUND EQUITY			(158,506.93)
	TOTAL LIABILITIES AND EQUITY			531,912.93

TOWN OF PAGOSA SPRINGS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GEOTHERMAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTERGOVERNMENTAL REVENUES					
55-33-305	STATE OF COLORADO GRANTS	.00	69,471.50	.00	(69,471.50)	.0
	TOTAL INTERGOVERNMENTAL REVENUES	.00	69,471.50	.00	(69,471.50)	.0
	CHARGES FOR SERVICES					
55-34-405	UTILITY BILLING	.00	64,325.48	99,473.00	35,147.52	64.7
55-34-407	ENERGY USER REVENUES (GEO)	.00	.00	29,170.00	29,170.00	.0
55-34-408	MINERAL USER REVENUES (GEO)	.00	.00	24,780.00	24,780.00	.0
	TOTAL CHARGES FOR SERVICES	.00	64,325.48	153,423.00	89,097.52	41.9
	MISCELLANEOUS REVENUES					
55-36-601	MISCELLANEOUS REVENUE	.00	(.01)	.00	.01	.0
55-36-603	INTEREST	454.65	2,253.72	8,000.00	5,746.28	28.2
	TOTAL MISCELLANEOUS REVENUES	454.65	2,253.71	8,000.00	5,746.29	28.2
	TOTAL FUND REVENUE	454.65	136,050.69	161,423.00	25,372.31	84.3

GEOTHERMAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GEOTHERMAL					
55-93-502	OPERATING SUPPLIES	.00	.00	320.00	320.00	.0
55-93-503	MAINTENANCE & CLEANING SUPPLIE	.00	.00	230.00	230.00	.0
55-93-504	POSTAGE/SHIPPING	.00	.00	55.00	55.00	.0
55-93-521	DEPARTMENT MATERIALS	.00	897.03	5,500.00	4,602.97	16.3
55-93-542	EQUIPMENT PARTS	.00	2,751.84	.00	(2,751.84)	.0
55-93-543	SMALL TOOLS	.00	42.98	100.00	57.02	43.0
55-93-581	SMALL EQUIPMENT	.00	.00	300.00	300.00	.0
55-93-582	EQUIPMENT	.00	7,723.22	9,000.00	1,276.78	85.8
55-93-602	ELECTRIC-UTILITY	620.20	2,429.76	7,163.00	4,733.24	33.9
55-93-603	WATER-UTILITY	2,480.61	10,746.27	12,341.00	1,594.73	87.1
55-93-642	R&M-EQUIPMENT	.00	28,973.00	5,000.00	(23,973.00)	579.5
55-93-656	R&M-GEO BUILDING	.00	.00	2,000.00	2,000.00	.0
55-93-701	ENGINEERING & MODELING (NON CI	.00	.00	2,500.00	2,500.00	.0
55-93-702	ATTORNEY	.00	2,072.00	2,000.00	(72.00)	103.6
55-93-704	CONTRACTED SERVICES (OTHER PRO	25,150.50	37,120.82	5,005.00	(32,115.82)	741.7
55-93-741	FEES	.00	85.30	.00	(85.30)	.0
55-93-761	INSURANCE & BONDS	289.68	869.04	1,159.00	289.96	75.0
55-93-812	FURNITURE & FIXTURES-CAPITAL A	.00	.00	10,000.00	10,000.00	.0
55-93-821	IMPROVE. OTHER THAN BUILDINGS	.00	21,752.80	.00	(21,752.80)	.0
55-93-865	SEWER/WATER SYSTEM CONST-NEW O	.00	.00	3,000.00	3,000.00	.0
55-93-991	TRANSFER TO GENERAL FUND	.00	.00	1,000.00	1,000.00	.0
	TOTAL GEOTHERMAL	28,540.99	115,464.06	66,673.00	(48,791.06)	173.2
	TOTAL FUND EXPENDITURES	28,540.99	115,464.06	66,673.00	(48,791.06)	173.2
	NET REVENUE OVER EXPENDITURES	(28,086.34)	20,586.63	94,750.00	74,163.37	21.7

Report Criteria:
Detail report type printed

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
4IMPRINT						
31707505	06/17/2026	TM-250/150/135 Thermal Cups (75)	830.68	830.68	71026113	07/10/2026
Total 4IMPRINT:			830.68	830.68		
5280 ELEVATED INC LLC						
89681	06/30/2026	Tourism-5280.com Advertising June 2026	2,775.00	2,775.00	71026138	07/10/2026
Total 5280 ELEVATED INC LLC:			2,775.00	2,775.00		
A TO Z RECREATION LLC						
4432	06/25/2026	Parks-ADA Mulch Yamaguchi Park (300 CY Delivered)	9,999.00	9,999.00	71026118	07/10/2026
Total A TO Z RECREATION LLC:			9,999.00	9,999.00		
ACCUSOURCEHR INC						
105993	07/02/2026	HR-Accusource Background Check 5 employees	345.14	345.14	71026129	07/10/2026
Total ACCUSOURCEHR INC:			345.14	345.14		
ADVANCED INFOSYSTEMS INC						
17058	07/06/2026	Sanit.- Sewer Bill Printing	260.75	260.75	71026107	07/10/2026
Total ADVANCED INFOSYSTEMS INC:			260.75	260.75		
ALPINE PORTABLE TOILETS LLC						
12817	06/03/2026	PW-Toilet Rental 5/26-6/26 (Library-Springs Handicapped)	350.00	350.00	2684	07/10/2026
12890	06/23/2026	Parks-Toilet rental pickleball courts (2) 6/25-7/25	290.00	290.00	2684	07/10/2026
12899	06/23/2026	PW-Toilet Rental 6/26-7/26 (Library-Springs Handicapped)	350.00	350.00	2684	07/10/2026
12908	06/24/2026	Parks-Toilet/Sink Rentals (29) 4th of July	1,700.00	1,700.00	2684	07/10/2026
12914	07/29/2026	Parks-Toilet Rental (2) PARC Treasure Falls 7/30-8/30	350.00	350.00	2684	07/10/2026
12934	07/01/2026	Parks-Toilet Rental (1) Cottonhole	145.00	145.00	2684	07/10/2026
Total ALPINE PORTABLE TOILETS LLC:			3,185.00	3,185.00		
AMAZON CAPITAL SERVICES						
14CP-YFD9-TMJL	06/29/2026	Courts-Microphone Batteries (2)	238.00	238.00	71026120	07/10/2026
14CP-YFD9-TMJL	06/29/2026	HR-Flash Drive Sticks (5)	39.99	39.99	71026120	07/10/2026
17XL-F3RV-N1FG	06/30/2026	TM-150-250-Coasters	152.84	152.84	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-Banjo 3" Poly Type B Camlock	44.23	44.23	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-Banjo 2" Poly Type A Camlock (2)	24.50	24.50	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-Banjo 3" Poly Nipple (NIP300-4) (2)	33.00	33.00	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets- Banjo 2" Poly Type B Camlock (2)	28.50	28.50	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets- Banjo 3" Poly Short Nipple (NIP300-SH) (2)	23.18	23.18	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets- Banjo 2 1/2" Poly Short Nipple (NIP200-SH) (4)	19.00	19.00	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets- Banjo 3" x 2" Poly Reducing Bushing (RB300-200) (2)	28.86	28.86	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets- BBanjo 2" Poly Type F Camlock (2)	13.26	13.26	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-High Strength Anchoring Adhesive 10.1 oz (4)	84.60	84.60	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-Zinc Plated Wedge Anchors For Concrete (2)	145.20	145.20	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-Sawzall Metal Cutting Reciprocating Blades	34.99	34.99	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-Thick Metal Reciprocating Saw Blades	30.61	30.61	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets-Medium Metal Reciprocating Saw Blades	103.91	103.91	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets- Diablo 9" 8 TPI Steel AMPED Reciprocating Saw Blade	44.50	44.50	71026120	07/10/2026
19Q6-PF4Y-1QVY	07/01/2026	Streets- Slide Hammer Pulling Hook	42.37	42.37	71026120	07/10/2026

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
1LQD-GVWD-666H	07/01/2026	Sanit-12" Portable Exhaust Fan with 33' Duct Hose (2)	322.98	322.98	71026120	07/10/2026
1QWF-44QQ-1Y9G	07/06/2026	Bldg.-Ink Cartridge Combo	31.99	31.99	71026120	07/10/2026
1QWF-44QQ-1Y9G	07/06/2026	Admin.-Kitchen Dish Soap (4)	11.78	11.78	71026120	07/10/2026
Total AMAZON CAPITAL SERVICES:			1,498.29	1,498.29		
ARCHULETA COUNTY FINANCE DEPARTMENT						
202606	07/01/2026	Courts-Inmate Processing June 2026	90.00	90.00	71026116	07/10/2026
Total ARCHULETA COUNTY FINANCE DEPARTMENT:			90.00	90.00		
ARCHULETA COUNTY SCHOLARSHIP-IN-ESCROW						
6-4-26	05/13/2026	TC-Aim Higher Scholarship 3rd Qtr. 2026	2,500.00	2,500.00	2694	07/10/2026
Total ARCHULETA COUNTY SCHOLARSHIP-IN-ESCROW:			2,500.00	2,500.00		
ARCHULETA COUNTY VICTIMS ASSISTANCE						
070126	07/01/2026	PD-Rise Above Violence 3rd Quarter Payment	2,500.00	2,500.00	71026117	07/10/2026
Total ARCHULETA COUNTY VICTIMS ASSISTANCE:			2,500.00	2,500.00		
ARCHULETA SCHOOL DISTRICT						
17-0626	07/02/2026	Rec.-Transportation for K.I.D.S Camp- WLP,DRO REC	853.21	853.21	2686	07/10/2026
Total ARCHULETA SCHOOL DISTRICT:			853.21	853.21		
ASCENT PLUMBING & HEATING LLC						
#660	06/23/2026	Parks-Water Fountain Work at Yama South	150.00	150.00	2703	07/10/2026
Total ASCENT PLUMBING & HEATING LLC:			150.00	150.00		
ASHLI STRETTON						
42	06/24/2026	Sanit-Add Town Logo to Purchased Shirts (12 Shirts)	120.00	120.00	71026121	07/10/2026
Total ASHLI STRETTON:			120.00	120.00		
ASPEN VILLAGE MASTER ASSOCIATION INC						
1041	07/01/2026	HSG-Aspen Village Annual HOA Dues for Enclave Housing Property	1,642.06	1,642.06	2704	07/10/2026
Total ASPEN VILLAGE MASTER ASSOCIATION INC:			1,642.06	1,642.06		
AT&T MOBILITY						
287298047432X06282026	06/20/2026	SANIT-Employee Cell Phones (4) Employee iPads (3)	305.28	305.28	2696	07/10/2026
287298047432X06282026	06/20/2026	PW-Public Works Director Cell Phone	42.68	42.68	2696	07/10/2026
287298047432X06282026	06/20/2026	STREETS-Supervisor Cell Phone & Employee iPads (3)	164.30	164.30	2696	07/10/2026
Total AT&T MOBILITY:			512.26	512.26		
B PUBLIC RELATIONS LLC						
6116	06/16/2026	Tourism-Monthly Retainer June	4,100.00	4,100.00	71026136	07/10/2026
Total B PUBLIC RELATIONS LLC:			4,100.00	4,100.00		
BETH PADILLA						
06302026	06/30/2026	Courts-Mileage Reimbursement, Judge Padilla	147.90	147.90	2705	07/10/2026

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
Total BETH PADILLA:			147.90	147.90		
BLACK HILLS ENERGY						
06-26	06/25/2026	Admin. - TH Gas	163.04	163.04	2692	07/10/2026
06-26	06/25/2026	PW Admin - Maint. Fac. Gas	73.85	73.85	2692	07/10/2026
06-26	06/25/2026	Parks - Gazebo Gas	25.81	25.81	2692	07/10/2026
06-26	06/25/2026	VC-VC Gas	25.81	25.81	2692	07/10/2026
06-26	06/25/2026	P&R Admin.-SR Ctr Gas	124.34	124.34	2692	07/10/2026
06-26	06/25/2026	P&R Admin.-CC Gas	218.97	218.97	2692	07/10/2026
Total BLACK HILLS ENERGY:			631.82	631.82		
BLUE ROOM RESEARCH INC						
313	07/01/2026	Tourism-Third of four (4) payments for data, analytics, and reporting	8,750.00	8,750.00	71026134	07/10/2026
Total BLUE ROOM RESEARCH INC:			8,750.00	8,750.00		
BOB'S LOCK AND KEY						
26185	06/26/2026	F&F-CC: Lock Set Installation, Re-keying, Keys	1,367.00	1,367.00	2695	07/10/2026
Total BOB'S LOCK AND KEY:			1,367.00	1,367.00		
BROWNS HILL ENGINEERING & CONTROLS LLC						
32644	06/04/2026	Sanit-Replaced Eaton DGI Drives With ABB Soft Starts At PS1	3,328.60	3,328.60	71026115	07/10/2026
32644	06/04/2026	Sanit-Replaced Eaton DGI Drives With ABB Soft Starts At PS2	3,328.60	3,328.60	71026115	07/10/2026
Total BROWNS HILL ENGINEERING & CONTROLS LLC:			6,657.20	6,657.20		
BRYAN CAVE LEIGHTON PAISNER LLP						
1002635838	06/30/2026	Hsg-Masters Place Atty Thru 5/31/26	5,445.00	5,445.00	71026140	07/10/2026
1002635840	06/30/2026	Hsg-Village Point Attorney thru 5/31/26	5,335.00	5,335.00	71026140	07/10/2026
1002635841	06/30/2026	Hsg-Elk Run Attorney thru 5/31/26	5,115.00	5,115.00	71026140	07/10/2026
Total BRYAN CAVE LEIGHTON PAISNER LLP:			15,895.00	15,895.00		
BSN SPORTS LLC						
934327576	06/19/2026	Rec.-Game Softballs (72)	565.80	565.80	71026103	07/10/2026
934431623	06/24/2026	Rec.-Youth Baseballs Trophy (84)	471.73	471.73	71026103	07/10/2026
Total BSN SPORTS LLC:			1,037.53	1,037.53		
BUCKSKIN TOWING & REPAIR LLC						
104093	06/16/2026	Sanit-Oil Change & Fuel Filter (Vacuum Truck Split With Streets Dept	514.97	514.97	71026100	07/10/2026
104093	06/16/2026	F&F-Sanit-Oil Change & Fuel Filter (Vacuum Truck Split With Streets	514.98	514.98	71026100	07/10/2026
Total BUCKSKIN TOWING & REPAIR LLC:			1,029.95	1,029.95		
CASCADE WATER/COFFEE SERVICE						
875890	06/29/2026	PD-Water (4)	35.00	35.00	71026105	07/10/2026
875891	06/29/2026	Courts-Water Delivery (2)	20.00	20.00	71026105	07/10/2026
Total CASCADE WATER/COFFEE SERVICE:			55.00	55.00		
CENTURYLINK						
06-26	06/19/2026	Sanit.- PS DSL	72.85	72.85	2683	07/10/2026
06-26	06/19/2026	Admin. - TH Elevator Phone	45.10	45.10	2683	07/10/2026

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
Total CENTURYLINK:			117.95	117.95		
CLARITY BENEFIT SOLUTIONS						
26070114270	07/01/2026	HR-FSA & HSA Fees June 2026	44.70	44.70	71026137	07/10/2026
Total CLARITY BENEFIT SOLUTIONS:			44.70	44.70		
COLORADO ENERGY SYSTEMS LLC						
12555	06/26/2026	Sanit-Standby Generator Annual Maint/Load Testing	2,249.80	2,249.80	71026139	07/10/2026
12556	06/26/2026	Sanit-PS 1-Standby Generator Annual Maint/Load Testing	2,212.00	2,212.00	71026139	07/10/2026
12587	06/26/2026	F&F-Pre-purchase Inspection of C/C Generator	342.96	342.96	71026139	07/10/2026
12589	06/26/2026	Sanit-Troubleshoot Mobile Generator-Unit 311	297.92	297.92	71026139	07/10/2026
12592	06/26/2026	Sanit-Troubleshoot Mobile Generator-Unit 305	282.54	282.54	71026139	07/10/2026
Total COLORADO ENERGY SYSTEMS LLC:			5,385.22	5,385.22		
DAVIS ENGINEERING SERVICE INC						
19358	06/30/2026	Parks-1st Street Pedestrian Bridge-Engineering	7,926.18	7,926.18	71026101	07/10/2026
19366	06/30/2026	Parks-Town to Lakes Trail-Engineering	1,094.34	1,094.34	71026101	07/10/2026
Total DAVIS ENGINEERING SERVICE INC:			9,020.52	9,020.52		
DELTA DENTAL OF COLORADO						
2390482	07/01/2026	HR-June Dental Premiums (EE &ER)	3,813.04	3,813.04	7102602	07/08/2026
Total DELTA DENTAL OF COLORADO:			3,813.04	3,813.04		
ECHO IT CONSULTING						
115721	04/01/2026	Clerk-Software	89.17	89.17	71026112	07/10/2026
115721	04/01/2026	TM-Software	25.89	25.89	71026112	07/10/2026
115721	04/01/2026	HR-Software	56.53	56.53	71026112	07/10/2026
115721	04/01/2026	CD Admin.-Software	30.28	30.28	71026112	07/10/2026
115721	04/01/2026	Plng.-Software	51.78	51.78	71026112	07/10/2026
115721	04/01/2026	Bldg.-Software	71.93	71.93	71026112	07/10/2026
115721	04/01/2026	Proj.-Software	28.27	28.27	71026112	07/10/2026
115721	04/01/2026	HSG-Software	25.89	25.89	71026112	07/10/2026
115721	04/01/2026	Courts-Software	155.33	155.33	71026112	07/10/2026
115721	04/01/2026	PD-Software	296.23	296.23	71026112	07/10/2026
115721	04/01/2026	P&R Admin.-Software	51.78	51.78	71026112	07/10/2026
115721	04/01/2026	Rec.-Software	103.55	103.55	71026112	07/10/2026
115721	04/01/2026	Parks-Software	25.89	25.89	71026112	07/10/2026
115721	04/01/2026	F&F-Software	25.89	25.89	71026112	07/10/2026
115721	04/01/2026	PW Admin.-Software	96.09	96.09	71026112	07/10/2026
115721	04/01/2026	Streets-Software	25.89	25.89	71026112	07/10/2026
115721	04/01/2026	Sanit.-Software	75.84	75.84	71026112	07/10/2026
115721	04/01/2026	Tour Admin.-Software	22.76	22.76	71026112	07/10/2026
115721	04/01/2026	VC-Software	15.77	15.77	71026112	07/10/2026
115721	04/01/2026	Tourism-Software	51.78	51.78	71026112	07/10/2026
Total ECHO IT CONSULTING:			1,326.54	1,326.54		
ELITE RECYCLING & DISPOSAL						
2278712	07/01/2026	Tourism-Trash Service for Pagosa Concert Series & Car show	643.00	643.00	2702	07/10/2026
2278790	07/01/2026	Parks-PARC Cans @E Fork,T.Falls,T. Springs,C. Hill (6/14-7/31)	412.44	412.44	2702	07/10/2026

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
Total ELITE RECYCLING & DISPOSAL:			1,055.44	1,055.44		
FERGUSON WATERWORKS #1116						
1605732	06/23/2026	Sanit-Cast Iron Lids (2), Riser Rings (6)	1,389.44	1,389.44	71026102	07/10/2026
Total FERGUSON WATERWORKS #1116:			1,389.44	1,389.44		
FLYERS ENERGY LLC						
CFS-4647926	06/30/2026	PD-FUEL	1,391.31	1,391.31	71026124	07/10/2026
Total FLYERS ENERGY LLC:			1,391.31	1,391.31		
FOUR CORNERS FLYERS INC						
7.7.26	07/07/2026	Rec.-Refund for Banner	150.00	150.00	2698	07/10/2026
Total FOUR CORNERS FLYERS INC:			150.00	150.00		
HWY 160 AUTO WASH						
20	07/06/2026	PD- Patrol Vehicle Car Washes	39.25	39.25	71026131	07/10/2026
Total HWY 160 AUTO WASH:			39.25	39.25		
JUST CLICK PRINTING INC						
84257	06/19/2026	VC-4th of July Posters (50) and Rack Cards (150)	138.64	138.64	71026119	07/10/2026
84363	06/24/2026	VC-4th of July Posters (50)	56.95	56.95	71026119	07/10/2026
Total JUST CLICK PRINTING INC:			195.59	195.59		
KWUF-AM/FM						
26060180	07/01/2026	Rec.-ComFest Advertising for 6/13-6/19	493.92	493.92	2687	07/10/2026
Total KWUF-AM/FM:			493.92	493.92		
KYLE RICKERT						
7.7.26	07/07/2026	Proj.-Town Vehicle Fuel Purchase Reimbursement	157.23	157.23	2693	07/10/2026
7.7.26	07/07/2026	Proj.-Meal Per Diem	325.00	325.00	2693	07/10/2026
7.7.26	07/07/2026	Proj.-Lodging Reimbursement	491.08	491.08	2693	07/10/2026
7.7.26	07/07/2026	Proj.-PMI Membership Reimb.	164.00	164.00	2693	07/10/2026
Total KYLE RICKERT:			1,137.31	1,137.31		
LA PLATA ELECTRIC ASSOCIATION						
6-23-26	06/23/2026	Admin.-TH Electric	1,525.50	1,525.50	2690	07/10/2026
6-23-26	06/23/2026	Streets-Electric	3,366.49	3,366.49	2690	07/10/2026
6-23-26	06/23/2026	Parks-Electric	2,174.89	2,174.89	2690	07/10/2026
6-23-26	06/23/2026	Sanit.-Electric	9,670.16	9,670.16	2690	07/10/2026
6-23-26	06/23/2026	GEO-Electric	239.09	239.09	2690	07/10/2026
6-23-26	06/23/2026	VC-Electric	155.28	155.28	2690	07/10/2026
6-23-26	06/23/2026	P&R Admin.-CC Electric	1,437.63	1,437.63	2690	07/10/2026
6-23-26	06/23/2026	F&F-EV Charging Station	1,269.82	1,269.82	2690	07/10/2026
6-23-26	06/23/2026	PW Admin.-Maint. Fac. Electric	806.14	806.14	2690	07/10/2026
Total LA PLATA ELECTRIC ASSOCIATION:			20,645.00	20,645.00		
M&R PLUMBING SERVICES						
153012843	05/12/2026	Sanit-Remove & Replace Broken Section Of Clay Pipe, Install Liner,	14,228.18	14,228.18	71026132	07/10/2026

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
Total M&R PLUMBING SERVICES:			14,228.18	14,228.18		
MICHELLE CLARK						
070626	07/06/2026	HR-M. Clark Tuition Reimbursement Program 2026	2,000.00	2,000.00	2701	07/10/2026
Total MICHELLE CLARK:			2,000.00	2,000.00		
MILES PARTNERSHIP LLC						
#132683	05/15/2026	Tourism-CTO Ad State Vacation Guide, Leads, Brand Channel	6,600.02	6,600.02	71026111	07/10/2026
#135263	07/01/2026	Tourism-CTO Email OS Custom Jan 2026	1,200.00	1,200.00	71026111	07/10/2026
Total MILES PARTNERSHIP LLC:			7,800.02	7,800.02		
NET X IT SOLUTIONS						
CSBC8N6RWY36	07/01/2026	Courts-Xerox 6515, C7020, C325 (2) Service Agreements	65.00	65.00	2699	07/10/2026
CSBC8N6RWY36	07/01/2026	Courts-Xerox 6515, C7020, C325 (2) Printing and Copying	241.24	241.24	2699	07/10/2026
Total NET X IT SOLUTIONS:			306.24	306.24		
PAGOSA COMMUNITY INITIATIVE						
BLOOM141 (38)	07/01/2026	TC-ECE 2026 Award Second Half Payment	9,825.00	9,825.00	71026126	07/10/2026
Total PAGOSA COMMUNITY INITIATIVE:			9,825.00	9,825.00		
PAGOSA SPRINGS COMMUNITY DEVELOPMENT CO						
BB 1-2360	06/29/2026	Admin.-2026 Q2 Broadband Management Funding	18,750.00	18,750.00	71026109	07/10/2026
BB 1-2360	06/29/2026	TC-2026 Q2 Economic Development Support	12,500.00	12,500.00	71026109	07/10/2026
BB 1-2360	06/29/2026	TC-2026 Q2 Main Street Employee & Program Wages	13,750.00	13,750.00	71026109	07/10/2026
BB 1-2360	06/29/2026	TC-2026 Q2 Main Street Scholarship Passthrough	2,169.98	2,169.98	71026109	07/10/2026
Total PAGOSA SPRINGS COMMUNITY DEVELOPMENT CO:			47,169.98	47,169.98		
PB ELECTRONICS INC						
149570	06/24/2026	PD-Laser Certifications and Calibration X3	287.45	287.45	71026110	07/10/2026
Total PB ELECTRONICS INC:			287.45	287.45		
PHOTOS BY GRIZ						
0131	06/29/2026	F&F-Logo'd Shirts (3) & 1 Hoodie (Daniel Perea)	130.00	130.00	71026135	07/10/2026
Total PHOTOS BY GRIZ:			130.00	130.00		
PINNACOL ASSURANCE						
2439018	06/20/2026	Building-Workers Comp Premium July	183.11	183.11	7102601	07/08/2026
2439018	06/20/2026	CD Admin-Workers Comp Premium July	157.18	157.18	7102601	07/08/2026
2439018	06/20/2026	Clerk-Workers Comp Premium July	20.41	20.41	7102601	07/08/2026
2439018	06/20/2026	Courts-Workers Comp Premium July	28.29	28.29	7102601	07/08/2026
2439018	06/20/2026	F&F-Workers Comp Premium July	509.73	509.73	7102601	07/08/2026
2439018	06/20/2026	Housing-Workers Comp Premium July	128.58	128.58	7102601	07/08/2026
2439018	06/20/2026	HR-Workers Comp Premium July	13.10	13.10	7102601	07/08/2026
2439018	06/20/2026	P&R Admin-Workers Comp Premium July	154.15	154.15	7102601	07/08/2026
2439018	06/20/2026	P&R Board-Workers Comp Premium July	5.55	5.55	7102601	07/08/2026
2439018	06/20/2026	Parks-Workers Comp Premium July	1,054.13	1,054.13	7102601	07/08/2026
2439018	06/20/2026	PD-Workers Comp Premium July	2,556.26	2,556.26	7102601	07/08/2026
2439018	06/20/2026	Planning-Workers Comp Premium July	246.52	246.52	7102601	07/08/2026
2439018	06/20/2026	Planning Boards-Workers Comp Premium July	5.55	5.55	7102601	07/08/2026

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
2439018	06/20/2026	Projects-Workers Comp Premium July	117.83	117.83	7102601	07/08/2026
2439018	06/20/2026	PW Admin-Workers Comp Premium July	169.41	169.41	7102601	07/08/2026
2439018	06/20/2026	Recreation-Workers Comp Premium July	729.97	729.97	7102601	07/08/2026
2439018	06/20/2026	Sanitation-Workers Comp Premium July	469.62	469.62	7102601	07/08/2026
2439018	06/20/2026	Streets-Workers Comp Premium July	1,828.77	1,828.77	7102601	07/08/2026
2439018	06/20/2026	TC Boards-Workers Comp Premium July	19.53	19.53	7102601	07/08/2026
2439018	06/20/2026	TM-Workers Comp Premium July	232.95	232.95	7102601	07/08/2026
2439018	06/20/2026	Tourism-Workers Comp Premium July	165.07	165.07	7102601	07/08/2026
2439018	06/20/2026	Tourism Admin-Workers Comp Premium July	92.56	92.56	7102601	07/08/2026
2439018	06/20/2026	Tourism Board-Workers Comp Premium July	5.55	5.55	7102601	07/08/2026
2439018	06/20/2026	Visitor Center-Workers Comp Premium July	5.01	5.01	7102601	07/08/2026
2439018	06/20/2026	Cost Containment Credit July	518.83-	518.83-	7102601	07/08/2026
Total PINNACOL ASSURANCE:			8,380.00	8,380.00		
PONDEROSA LUMBER CO						
JOB 14 STMT 063026	06/30/2026	Sanit-Vulcan Post Hole Digger 10" Blade	62.99	62.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Concrete Mix & treated lumber 4x4-08	77.78	77.78	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Windshield Washer Fluid (1 Gal)	3.99	3.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Deep Well Impact Socket Set (15 pieces)	199.99	199.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Diablo Socket Adapter, Quick Release Ratchet Handle	38.98	38.98	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Work Gloves (3 Large)	29.97	29.97	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Vulcan Wrecking Bar 3/4" x 30"	21.99	21.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Penetrating Catalyst	7.99	7.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Hand Sanitizer (3), Large Bolt Snap/Split Ring	20.06	20.06	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Husqvarna 50:1 Fuel (Gallon)	29.99	29.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Work Gloves (1 Large), Disposable Respirator, Corded Ear Plu	22.57	22.57	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Circular Saw Blade 14"	97.99	97.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Grip-Rite ComboPro 14" Cutting Wheel	179.99	179.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Banded Earplug	7.99	7.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Pancake Air Compressor	269.99	269.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	Sanit-Treated Lumber 2x8-12 (2), 2x4-12 (2), Wood Screws	76.17	76.17	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	F&F-Diablo DT252B Drive Bit	2.99	2.99	2688	07/10/2026
JOB 14 STMT 063026	06/30/2026	F&F-Diesel Fuel Additive (2)	31.98	31.98	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Stain For Mary Fisher Changing Station	128.28	128.28	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Toilet Flush Valve Parts, Door Stop, Grease	41.76	41.76	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-CC-Water Supply Hoses	16.98	16.98	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Return Credit-Toilet Connector	8.99-	8.99-	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Concrete Anchors	18.00	18.00	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Plant Hanging Hooks	17.96	17.96	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Insect Control	38.98	38.98	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Motor Oil	5.39	5.39	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Hillman Fasteners	2.99	2.99	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Toilet Fill Valve	15.99	15.99	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Zip Ties	39.98	39.98	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Joint Compound (T/H Wall Repair)	9.99	9.99	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Rigging Hooks	15.18	15.18	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Caulk For Welcome Sign Repair	17.16	17.16	2688	07/10/2026
JOB 6 STMT 063026	06/30/2026	F&F-Wire Connectors For Welcome Sign Repair	17.98	17.98	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Trash Bags, Bottle Brush, scrub brush handle	37.65	37.65	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Black Gloves XL	5.99	5.99	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Fasteners (17)	4.46	4.46	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Couplings, Adapters, pipe, nipple, valve box	87.26	87.26	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-hose bibs (3)	33.97	33.97	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-hose bib return (1)	10.99-	10.99-	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-hose bib (2)	17.98	17.98	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Coupling, elbow, bib, nipple (2)	28.85	28.85	2688	07/10/2026

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
JOB 7 STM 63126	07/01/2026	Parks-Transfer Pump Kit 12v	129.99	129.99	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Caution Tape	47.96	47.96	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Plant Food (2), container, fastners(5)	33.47	33.47	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Cable Ties	19.99	19.99	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Pink Marking Spray (13)	129.87	129.87	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Ear Muffs	17.99	17.99	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Top Soil (4)	13.16	13.16	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-Hose Clamp(2) and coupling (2)	7.36	7.36	2688	07/10/2026
JOB 7 STM 63126	07/01/2026	Parks-nipple(2),coupling, hose bib,elbow	30.95	30.95	2688	07/10/2026
Total PONDEROSA LUMBER CO:			2,196.94	2,196.94		
PUBLIC SECTOR HEALTH CARE GROUP AUTHORIT						
2608	07/05/2026	HR-Vision August Premium	730.56	730.56	71026133	07/10/2026
2608	07/05/2026	HR-Basic Life August Premium	183.26	183.26	71026133	07/10/2026
2608	07/05/2026	HR-Voluntary Life August Premium	955.40	955.40	71026133	07/10/2026
2608	07/05/2026	HR-Supplemental August Premium	858.04	858.04	71026133	07/10/2026
2608	07/05/2026	HR-Short Term Disability August Premium	849.64	849.64	71026133	07/10/2026
2608	07/05/2026	HR-Health Insurance August Premium	83,999.00	83,999.00	71026133	07/10/2026
Total PUBLIC SECTOR HEALTH CARE GROUP AUTHORIT:			87,575.90	87,575.90		
ROCKY MOUNTAIN BALLOON ADVENTURES LLC						
070626	07/06/2026	Tourism-4th of July Hot Air Balloon Glow Services	1,000.00	1,000.00	71026141	07/10/2026
Total ROCKY MOUNTAIN BALLOON ADVENTURES LLC:			1,000.00	1,000.00		
RON SUTCLIFFE						
26 CS13	06/02/2026	Plng.- Collins Plat	110.00	110.00	2697	07/10/2026
Total RON SUTCLIFFE:			110.00	110.00		
ROTARY INTL PAGOSA SPRINGS						
779	07/07/2026	TM-Rotary quarterly dues	74.00	74.00	71026128	07/10/2026
Total ROTARY INTL PAGOSA SPRINGS:			74.00	74.00		
SALT LAKE WHOLESALE SPORTS						
111011	07/02/2026	PD-Glock Duty Handguns w/sights and magazines (5)	2,683.25	2,683.25	71026130	07/10/2026
Total SALT LAKE WHOLESALE SPORTS:			2,683.25	2,683.25		
SEBIS DIRECT INC						
07-26	06/25/2026	Sanit.-Utility Billing Postage - July	325.00	325.00	71026106	07/10/2026
Total SEBIS DIRECT INC:			325.00	325.00		
SHERWIN-WILLIAMS CO						
94281178270626	06/24/2026	Rec.-Field Striping Paint (Case of 12), Flat White Paint (2)	137.06	137.06	2689	07/10/2026
Total SHERWIN-WILLIAMS CO:			137.06	137.06		
SILVER DOLLAR LIQUOR						
#R500454197	06/19/2026	Rec.-Comfest Wine (24 cab, 24 chard)	383.52	383.52	2700	07/10/2026
Total SILVER DOLLAR LIQUOR:			383.52	383.52		

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
SOUTHWEST RIVER ENGINEERING						
1331	06/23/2026	Parks-Yamaguchi Irrigation Intake Work	11,750.00	11,750.00	71026123	07/10/2026
Total SOUTHWEST RIVER ENGINEERING:			11,750.00	11,750.00		
SUMRALL LAW OFFICE						
516	06/30/2026	Courts-Court Appointed Counsel	2,576.40	2,576.40	71026122	07/10/2026
Total SUMRALL LAW OFFICE:			2,576.40	2,576.40		
TEXAS MONTHLY						
72104	06/24/2026	Tourism-Texas Monthly June ROS and Newsletter Advertising	5,125.00	5,125.00	71026108	07/10/2026
Total TEXAS MONTHLY:			5,125.00	5,125.00		
THE PAGOSA SPRINGS SUN						
455340	06/30/2026	Clerk-TC Vacancy Ad	72.00	72.00	71026127	07/10/2026
455342	06/30/2026	HR-Help Wanted PD	48.60	48.60	71026127	07/10/2026
455343	06/30/2026	HR-Help Wanted Utility Operator	71.10	71.10	71026127	07/10/2026
455345	06/30/2026	Rec.-Comfest Ads (4)	661.50	661.50	71026127	07/10/2026
455346	06/30/2026	TM-Newsletter-May	400.00	400.00	71026127	07/10/2026
455347	06/30/2026	Clerk-Public Hearing Notice	28.20	28.20	71026127	07/10/2026
Total THE PAGOSA SPRINGS SUN:			1,281.40	1,281.40		
THOMSON REUTERS - WEST						
853805436	07/01/2026	Courts-Legal Research Subscription June 2026	1,469.47	1,469.47	71026114	07/10/2026
Total THOMSON REUTERS - WEST:			1,469.47	1,469.47		
TOWN OF PAGOSA SPRINGS						
6-26-26	06/25/2026	Hsg.-Housing Sewer Avail.	570.00	570.00	2691	07/10/2026
6-26-26	06/25/2026	PW Admin-Maint. Fac. Sewer	71.25	71.25	2691	07/10/2026
6-26-26	06/25/2026	Admin.-TH Sewer	285.00	285.00	2691	07/10/2026
6-26-26	06/25/2026	Parks-Sewer	427.50	427.50	2691	07/10/2026
6-26-26	06/25/2026	VC-VC SEWER	71.25	71.25	2691	07/10/2026
6-26-26	06/25/2026	P&R Admin.-CC Sewer	712.50	712.50	2691	07/10/2026
Total TOWN OF PAGOSA SPRINGS:			2,137.50	2,137.50		
UNCC						
226061050	06/30/2026	GEO-PGSP01: Positive Response Re-Notifications	295.75	295.75	71026104	07/10/2026
226061051	06/30/2026	SANIT-301: 4th Billing Tier Annual Assessment + RTL Trans/PGSSN	338.62	338.62	71026104	07/10/2026
Total UNCC:			634.37	634.37		
VALLEYMEDIA INC						
VM-2603-1081	03/31/2026	TM-Harris Magazine Ad	1,500.00	1,500.00	2706	07/10/2026
Total VALLEYMEDIA INC:			1,500.00	1,500.00		
VAL'S VIP CLEANING LLC						
#001	06/30/2026	Rec.-Baseball Field Bathroom Cleaning June11,16,18,23,25,30	540.00	540.00	71026125	07/10/2026
317	07/10/2026	F&F-Town Bldg Cleaning 6/29/26; Bathroom Cleaning 7/10/26	5,187.30	5,187.30	71026125	07/10/2026
Total VAL'S VIP CLEANING LLC:			5,727.30	5,727.30		

Invoice Number	Invoice Date	Description	Invoice Amount	Check Amount	Check Number	Check Issue Date
VERIZON WIRELESS						
6146868349	06/23/2026	Tourism - Staff Cell Phone	50.97	50.97	2685	07/10/2026
6146868349	06/23/2026	TM - Staff Cell Phone	40.97	40.97	2685	07/10/2026
6146868349	06/23/2026	Bldg. - Staff Cell Phone	50.97	50.97	2685	07/10/2026
6146868349	06/23/2026	Courts - Staff Cell Phone	40.97	40.97	2685	07/10/2026
6146868349	06/23/2026	Parks - Staff Cell Phone	40.97	40.97	2685	07/10/2026
6146868349	06/23/2026	Hsg. - Staff Cell Phone	40.97	40.97	2685	07/10/2026
6146868349	06/23/2026	Plng. - Staff Cell Phone	81.94	81.94	2685	07/10/2026
6146868349	06/23/2026	Tourism Admin. - Staff Cell Phone	122.91	122.91	2685	07/10/2026
Total VERIZON WIRELESS:			470.67	470.67		
Grand Totals:			330,422.67	330,422.67		

Report Criteria:
Detail report type printed

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: April Hessman

PROJECT:	Quarterly Investment Report
ACTION:	Information Only

PURPOSE/BACKGROUND:
The Town Council adopted a comprehensive financial management policy. The policy includes municipal investment guidelines specifying limits on municipal investments governed by state statutes and best practices. The investment policy provides for common elements, including safety, liquidity, and yield investment objectives. The guidelines include investment in Local Government Investment Pools and Certificates of Deposits.

The Town has place most accounts with Bank of the San Juans to benefit from a high interest rate. Two savings accounts were opened at BSJ, one for General Fund savings and another for the working checking account funds that can be transferred easily to allow for higher interest earnings. In February 2025, the bond funds received from UMB for the sewer upgrades were deposited into a CSLIP government investment pool account to keep diversified and earn high interest.

As part of the investment policy, the fund's performance is reported quarterly.
The average yield through the second quarter of 2026 in ColoTrust was 3.77%, down from 4.42% same time last year, CSLIP was.3.7% down from 4.37%, Bank of the San Juans tried to keep close to the COLOTRUST rate was 3.56% compared to 4.44% last year, and First Southwest Bank was 0.35%.
The Town budgeted to see a slow decline of interest earnings toward 3.5% by the end of 2026.

ATTACHMENTS:
1. 2nd Quarter Investment Interest

	COLOTRUST			CSLIP			BANK OF SAN JUANS SAVINGS (1659)			BANK OF SAN JUANS WRKNG SAV (3306)			FIRST SOUTHWEST BANK			TOTALS
2026	Avg Yield	Amount Earned	Balance	Avg Yield	Amount Earned	Balance	Avg Yield	Amount Earned	Balance	Avg Yield	Amount Earned	Balance	Avg Yield	Amount Earned	Balance	Total Interest
January	3.83%	$ 18,945.59	$5,831,617.27	3.73%	$ 14,889.33	$ 4,703,213.98	3.75%	$ 15,418.98	$ 4,705,357.37	3.75%	$ 1,720.30	$ 962,478.35	0.35%	$ 30.21	$103,107.52	$ 36,115.08
February	3.79%	$ 16,981.64	$5,848,598.91	3.71%	$ 13,396.64	$ 4,716,610.62	3.67%	$ 13,247.19	$ 4,718,604.56	3.67%	$ 2,802.21	$ 1,045,280.56	0.35%	$ 7.68	$ 14,997.37	$ 33,038.72
March	3.76%	$ 18,708.19	$5,867,307.10	3.66%	$ 14,681.89	$ 4,731,292.51	3.52%	$ 13,651.64	$ 4,732,256.20	3.52%	$ 3,896.92	$ 1,399,177.48	0.35%	$ 5.32	$ 20,243.74	$ 50,943.96
April	3.77%	$ 18,188.94	$5,885,496.04	3.69%	$ 14,391.02	$ 4,745,683.53	3.35%	$ 13,691.13	$ 4,745,947.33	3.35%	$ 1,754.73	$ 580,932.21	0.35%	$ 12.59	$ 49,351.00	$ 48,038.41
May	3.74%	$ 18,723.12	$5,904,219.16	3.68%	$ 14,875.40	$ 4,760,558.93	3.52%	$ 14,188.43	$ 4,760,135.76	3.52%	$ 2,778.28	$ 1,183,710.49	0.35%	$ 15.45	$ 53,078.86	$ 50,580.68
June	3.75%	$ 18,228.36	$5,922,447.52	3.71%	$ 14,556.02	$ 4,775,114.95	3.52%	$ 13,518.15	$ 4,473,653.91	3.52%	$ 3,202.84	$ 186,913.33	0.35%	$ 16.83	$ 61,762.24	$ 49,522.20
July			$5,922,447.52			$ 4,775,114.95			$ 4,473,653.91				0.35%			$ -
August			$5,922,447.52			$ 4,775,114.95			$ 4,473,653.91				0.35%			$ -
September			$5,922,447.52			$ 4,775,114.95			$ 4,473,653.91				0.35%			$ -
October			$5,922,447.52			$ 4,775,114.95			$ 4,473,653.91				0.35%			$ -
November			$5,922,447.52			$ 4,775,114.95			$ 4,473,653.91				0.35%			$ -
December			$5,922,447.52			$ 4,775,114.95			$ 4,473,653.91				0.35%			$ -
Totals	**3.77%**	**$ 109,775.84**		**3.70%**	**$ 86,790.30**		**3.56%**	**$ 83,715.52**		**3.56%**	**$ 16,155.28**		**0.35%**	**$ 88.08**		**$ 268,239.05**

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: April Hessman

PROJECT: 2025 Audit Presentation
ACTION: Information Only

PURPOSE/BACKGROUND:

Squire CPAs completed the 2025 audit in June. Ms. Crimson Singleton will present the audit details. Administration staff works closely with the Squire staff to provide information promptly. We appreciate working with Ms. Singleton and her team, their thoroughness, and professionalism.
Staff will once again submit the ACFR to the GFOA, Government Finance Officers Association, for recognition of the Certificate of Achievement Award.

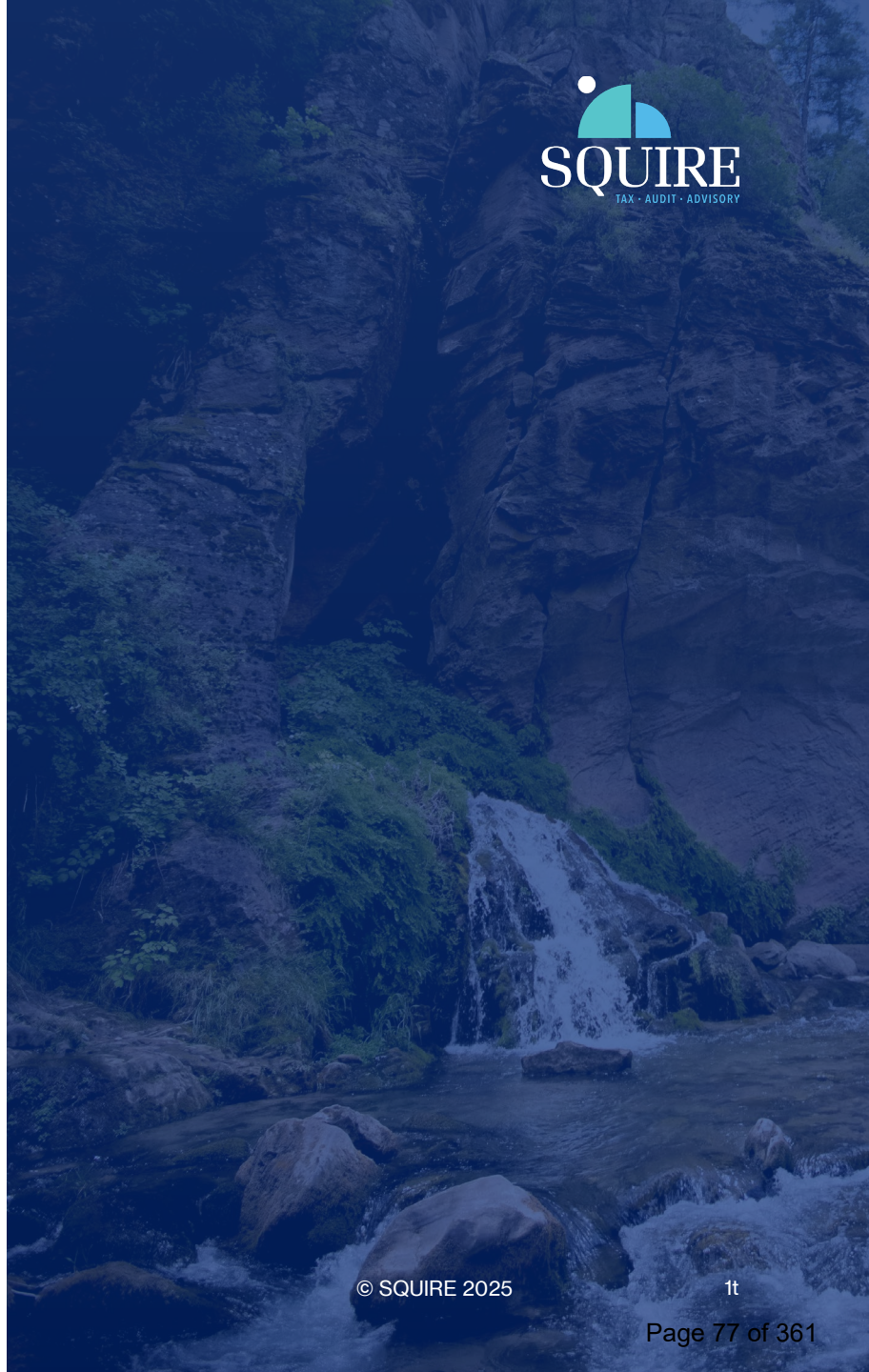
ATTACHMENTS:

1. Pagosa Audit Presentation 2025
2. 2025 Pagosa Springs ACFR - Final

Town of Pagosa Springs, Colorado
2025 Audit Presentation

Presented July 2026

By Squire & Company, PC



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Introduction

- Thank you!
- Input and questions

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Financial Audit

- “Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, … Misstatements are considered material if there is a substantial likelihood that, individually, or in aggregate, they would influence the judgement made by a reasonable user based on the financial statements.”
- We conducted our audit in accordance with
  - auditing standards generally accepted in the United States of America
  - and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States

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Audit Reports

- **Independent Auditors Report (pg 1)**
  - Unmodified or “clean opinion”
- **Report on Compliance and on Internal Control over Financial Reporting (pg 78)**
  - Any material weaknesses and significant deficiencies noted during the audit are listed in this report.
    - None for 2025

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Audit Reports, Continued

- **State Compliance**
  - Current year – no compliance findings
- **Communication Letter to Town Council**
  - (see separate letter that should have been distributed)

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Financial Highlights Governmental Funds (pg 14)

- See the net change in fund balances (pg 16)
  - General fund – increase in fund balance of $348k
  - Capital improvement fund - increase in fund balance of $1.16M
  - Tourism fund – increase in fund balance of $95k
  - Conservation trust fund – increase in fund balance of $10k
- Budget and actual statements for all governmental funds start on page 50
  - All funds operated within approved budgets

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Financial Highlights Proprietary Funds (pg 18)

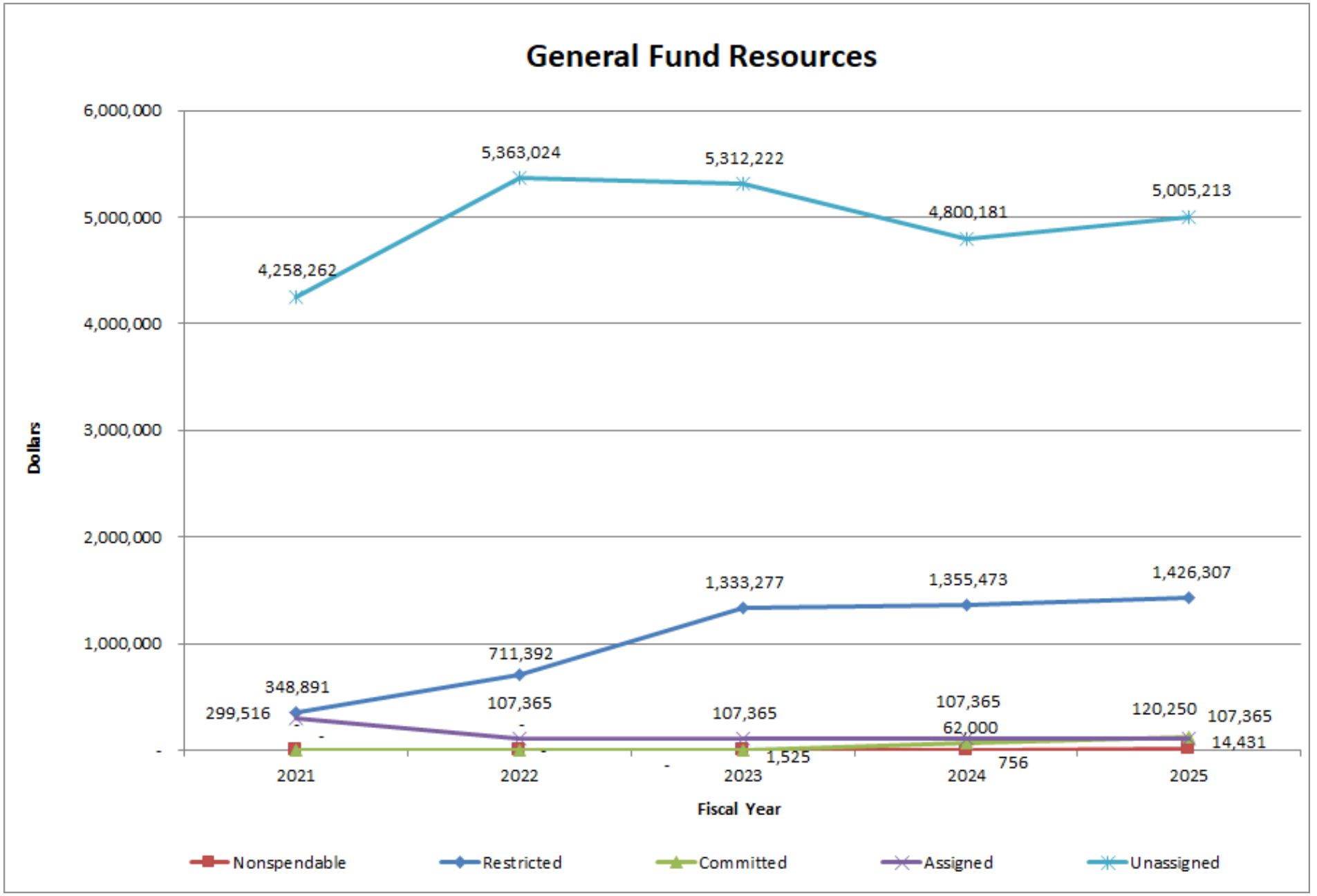
- See the net change in net position (pg 19)
  - Sanitation fund – decrease in net position of $837k
  - Geothermal fund - decrease in net position of $9k
- Budget and actual statements for proprietary funds start on page 56
  - All funds operated within approved budgets

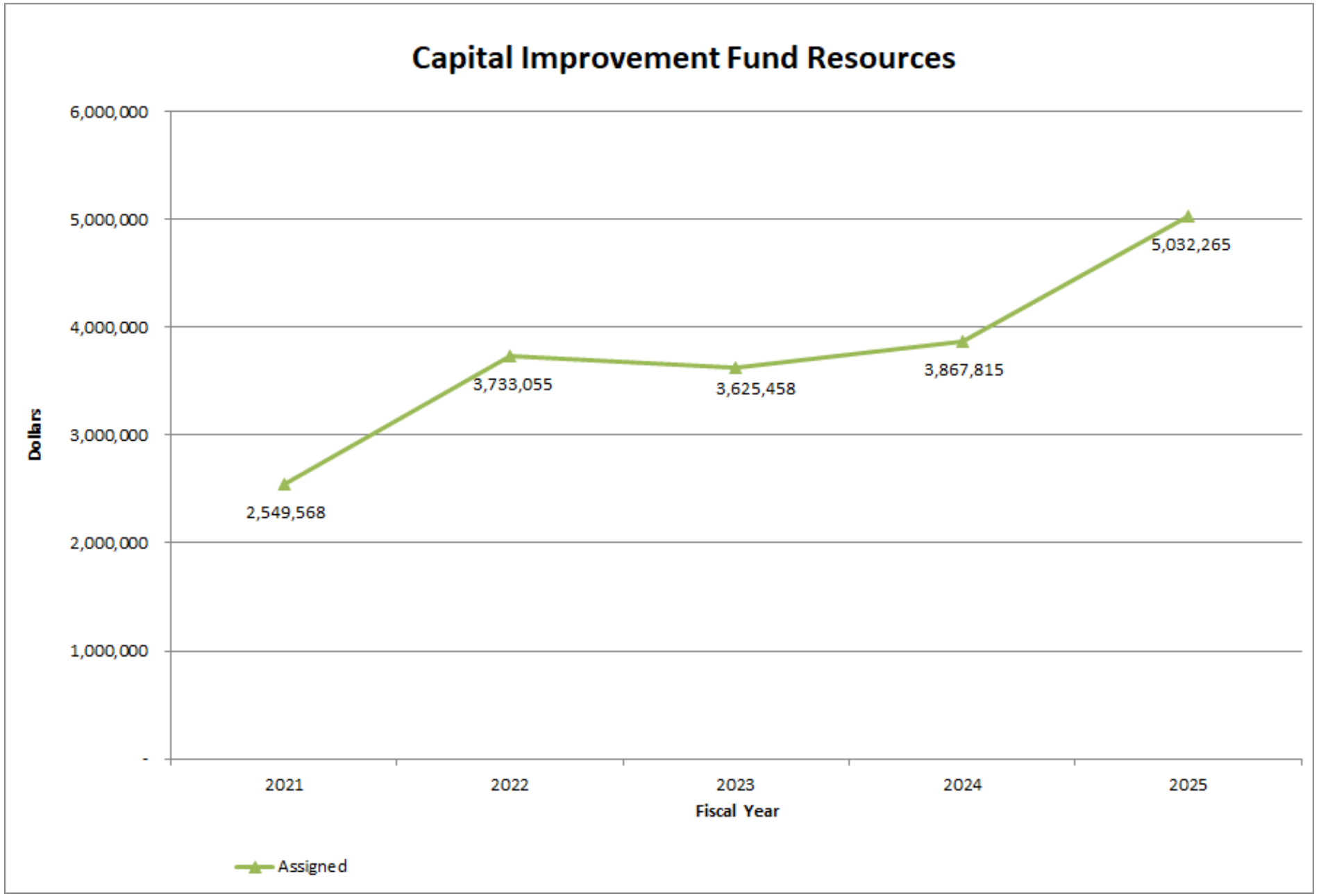
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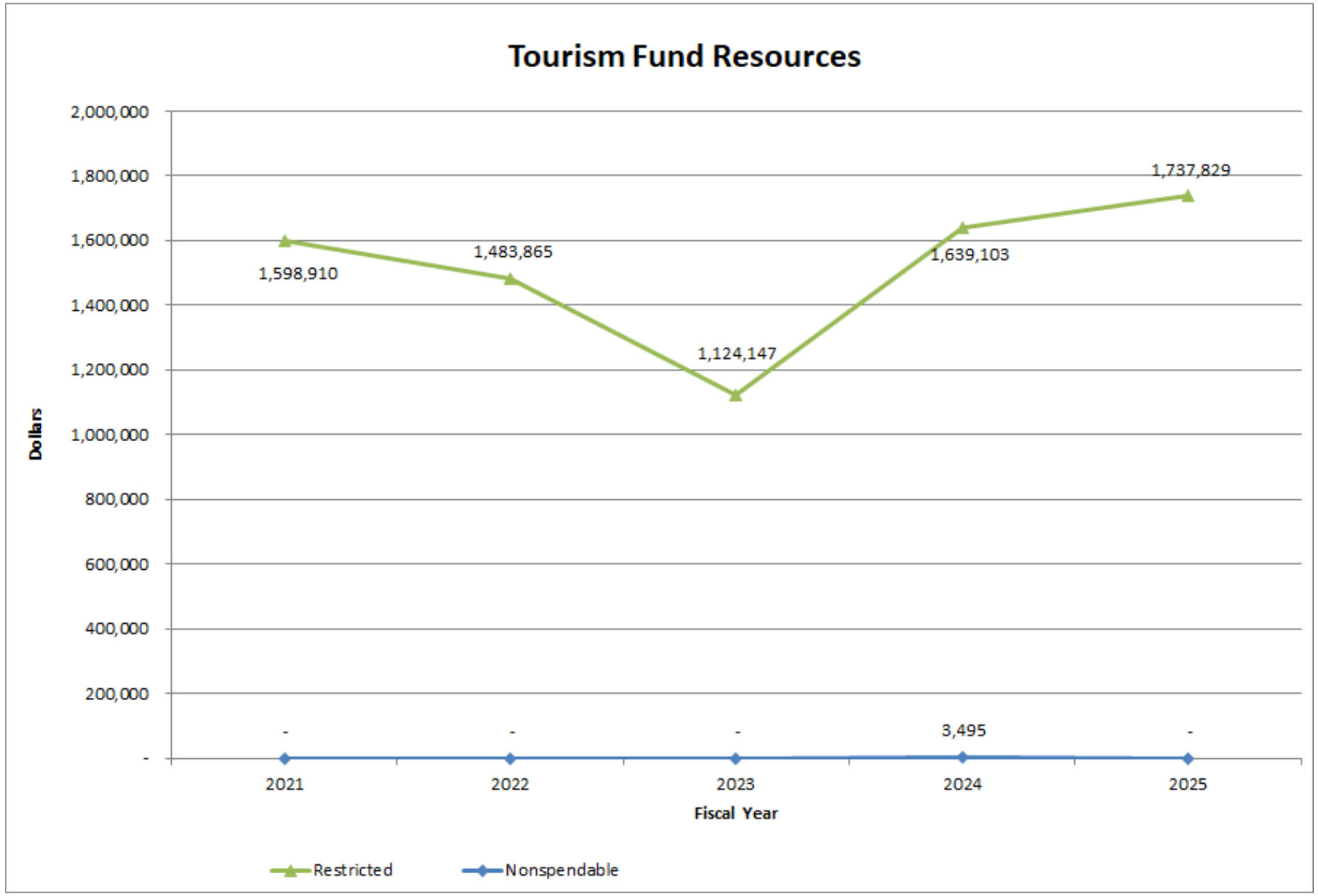
Fund Financial Highlights

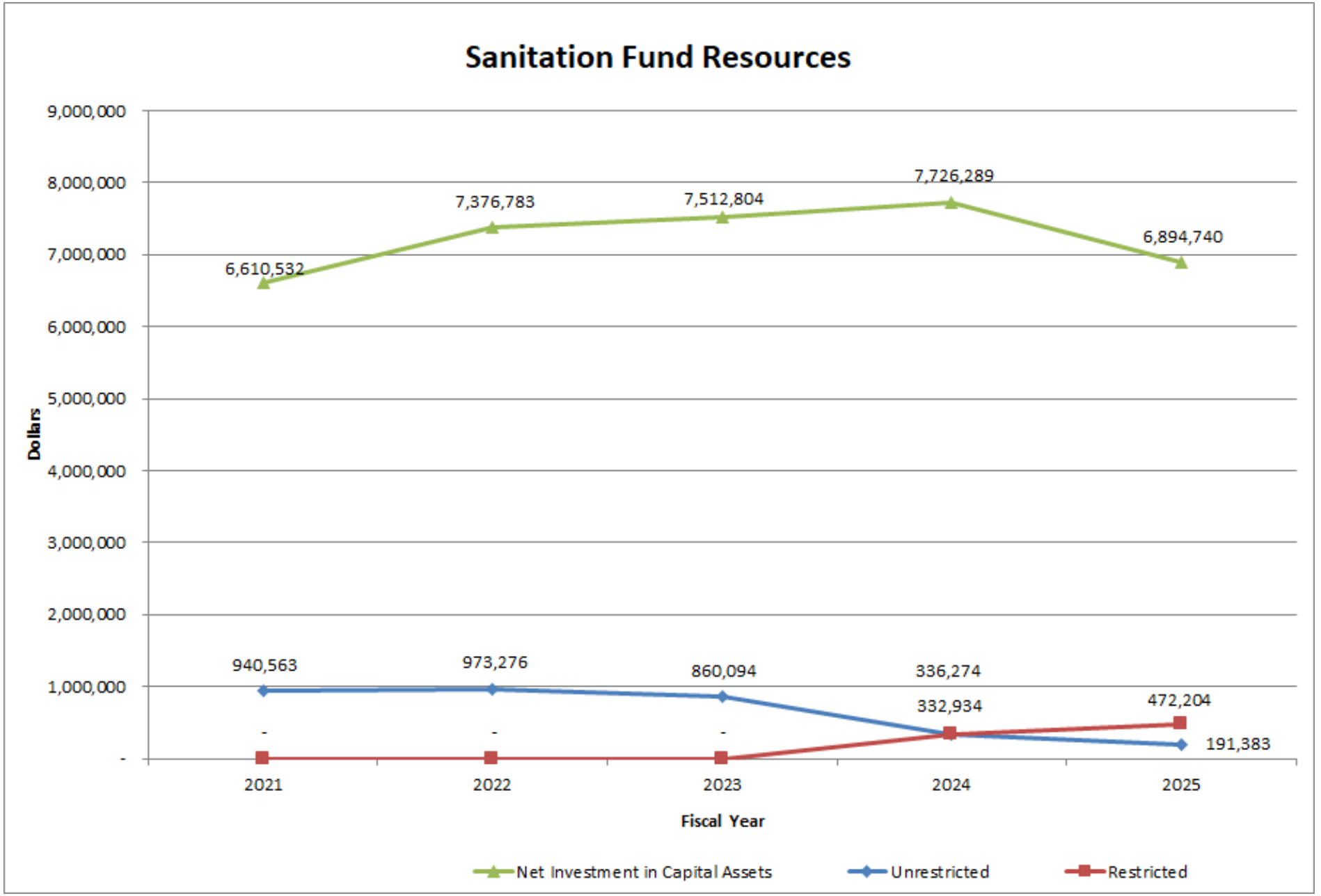
- Review of fund balance and net position
  - Assets – liabilities = fund balance
- Governmental funds utilize modified accrual basis of accounting
  - Capital assets and long-term debt are not reported in the funds.
- Proprietary funds utilize full accrual basis of accounting

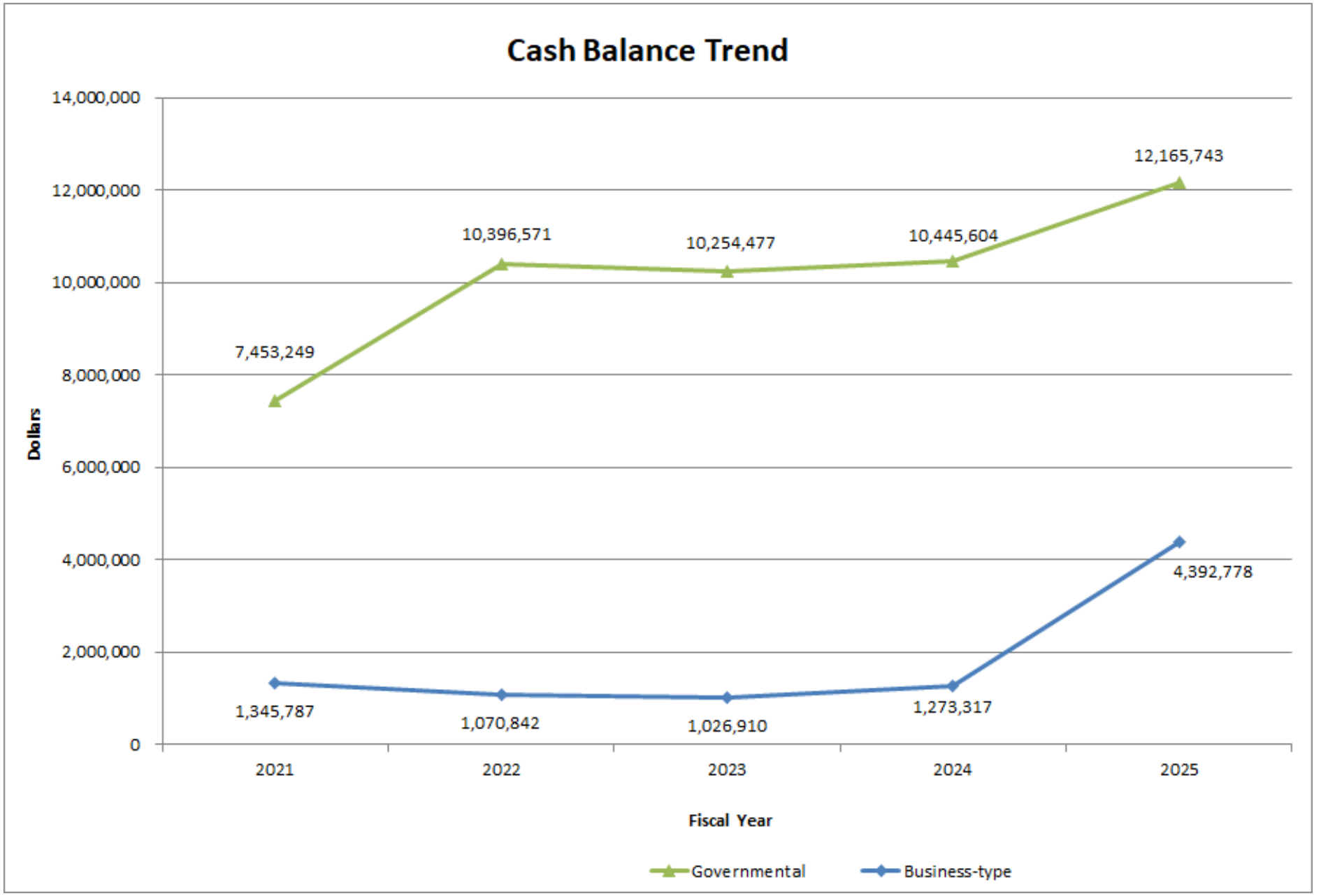
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General Fund Resources
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
-
Dollars
4,258,262
5,363,024
5,312,222
4,800,181
5,005,213
348,891
711,392
1,333,277
1,355,473
1,426,307
299,516
107,365
107,365
107,365
120,250
107,365
62,000
14,431
1,525
756
2021
2022
2023
2024
2025
Fiscal Year
Nonspendable
Restricted
Committed
Assigned
Unassigned


Capital Improvement Fund Resources
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
-
Dollars
2,549,568
3,733,055
3,625,458
3,867,815
5,032,265
2021
2022
2023
2024
2025
Fiscal Year
Assigned


Tourism Fund Resources
2,000,000
1,800,000
1,600,000
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
Dollars
1,598,910
1,483,865
1,124,147
1,639,103
1,737,829
-
-
-
3,495
-
2021
2022
2023
2024
2025
Fiscal Year
Restricted
Nonspendable


Sanitation Fund Resources
9,000,000
8,000,000
7,000,000
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
-
Dollars
6,610,532
7,376,783
7,512,804
7,726,289
6,894,740
940,563
973,276
860,094
336,274
191,383
-
-
-
332,934
472,204
2021
2022
2023
2024
2025
Fiscal Year
Net Investment in Capital Assets
Unrestricted
Restricted


Cash Balance Trend
14,000,000
12,000,000
10,000,000
8,000,000
6,000,000
4,000,000
2,000,000
0
Dollars
7,453,249
10,396,571
10,254,477
10,445,604
12,165,743
1,345,787
1,070,842
1,026,910
1,273,317
4,392,778
2021
2022
2023
2024
2025
Fiscal Year
Governmental
Business-type

Questions?

Please contact:

Chad Atkinson, CPA

Phone: 435-628-3663 x227

Email: chad.atkinson@squire.com

Crimson Singleton

Phone: 435-628-3663 x449

Email: crimson.singleton@squire.com

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TOWN OF PAGOSA SPRINGS, COLORADO

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025

WITH REPORT OF

CERTIFIED PUBLIC ACCOUNTANTS

Prepared by:

Department of Finance and Administration

TOWN OF PAGOSA SPRINGS, COLORADO

AUDITED FINANCIAL STATEMENTS

For The Fiscal Year Ended December 31, 2025

With Report Of Certified Public Accountants

TOWN OF PAGOSA SPRINGS, COLORADO

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July 7, 2026

The Honorable Mayor, Town Council, and Citizens of the Town of Pagosa Springs:

We are pleased to present the *Annual Comprehensive Financial Report* for the Town of Pagosa Springs, Colorado, for the fiscal year ending December 31, 2025. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the Town. To the best of our knowledge and belief, the presented data is accurate in all material respects and is reported in a manner designed to present the financial position and results of operations of the various funds and account groups of the Town fairly. All disclosures necessary to enable the reader to gain an understanding of the Town's financial activities have been included.

The Town of Pagosa Springs financial statements have been audited by Squire & Company, PC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Pagosa Springs for the fiscal year ending December 31, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statement; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor has issued an unmodified (clean) opinion on the Town's financial statements for the year ended December 31, 2025. The independent auditor's report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this transmittal letter and should be read in conjunction with it.

The *Annual Comprehensive Financial Report* is presented in three sections: introductory, financial, and statistical. The introductory section includes this transmittal letter and a list of principal officials. The financial sections include the management's discussion and analysis letter, the government-wide financial statements, the fund financial statements, notes to the financial statements, as well as the auditor’s report on the financial statements and schedules. The statistical section includes selected financial demographic information, generally presented on a multi-year basis.

This report includes all funds and account groups of the Town and the Town of Pagosa Springs Sanitation General Improvement District (PSSGID). The Town provides a full range of services, including police protection, community and economic development, visitor initiatives, maintenance of streets and parks, municipal court, building inspection, planning and zoning, and general administrative services. The Town’s recreation facilities and programs are utilized heavily by the residents of Archuleta County, and

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we continue to be the largest provider of these services within the County. The PSSGID operates a sanitary sewer utility in a majority of the Town Limits as well in areas surrounding the Town.

Town of Pagosa Springs Profile: The Town of Pagosa Springs is a Home Rule Municipality and county seat for Archuleta County, Colorado, United States. It operates under a Council-Manager form of government. It was incorporated on March 18, 1891. The estimated population of the Town is **1,882** and is the only incorporated municipality in Archuleta County, population 14,478. The Town is located in the upper San Juan Basin, surrounded by the San Juan National Forest, Weminuche and South San Juan wilderness areas, the Southern Ute Indian Reservation, and the Jicarilla Apache Reservation. The Town is named for a system of sulfur springs which boasts to be the world's deepest hot springs. The Ute people called these springs *Pah Gosah*.

Local economy: The Town of Pagosa Springs economy is intertwined with that of Archuleta County as a majority of County residents reside in suburbs surrounding the Town. It is a regional hub for medical, shopping, goods, and services. Archuleta County School District's three campuses—elementary, middle, and high schools—are located within the boundaries of the Town, as are offices for the United States Forest Service and Postal Service. The largest employers in the region are the Pagosa Springs Medical Center, Wolf Creek Ski Area, Walmart, Archuleta County School District 50 JT, and City Market.

The Visitor Industry is a significant industry in the community. Visitors enjoy the natural beauty of the area including soaking in the area's hot springs, hiking and skiing in the mountains, floating or rafting the San Juan River, enjoying a concert, and dining at great restaurants. Many of these service jobs are not only supported by visitors, but also by a large retirement community who have chosen the Pagosa Springs area to spend their golden years.

The Town has continued to follow the path set out in its Pagosa Springs Forward Comprehensive Plan from April 2018 and continued work in 2025 on key community priorities including housing, recreation, and downtown improvements. The Town supported affordable and attainable housing efforts through partnership with the Community Development Corporation's Chris Mountain II project, pursued trail connectivity improvements, and continued downtown placemaking investments. The Springs Resort continued expanding its visitor amenities, reflecting the ongoing importance of the visitor economy to Pagosa Springs.

In 2025, the Town advanced one of Town Council's highest priorities by accelerating upgrades to the Pagosa Springs Sanitation General Improvement District (PSSGID) collection system and related infrastructure. The Town issued $4.5 million in revenue bonds to begin reconstruction of major sewer line crossings and initiated design on the highest-priority system needs. Key early projects included the award of the McCabe Creek crossing bid and continued replacement of aging and failing lines in the downtown area, including work coordinated with the US 160 construction corridor and replacement of sewer laterals at no expense to participating property owners. In November 2025, voters authorized a new 1 percent Town sales tax dedicated to sanitary sewer system repairs, passing with 76 percent approval.

Sales tax continues to be a significant revenue stream for the Town. Overall collections have remained strong in recent years as Pagosa Springs continues to attract visitors and serve as a regional hub for goods, services, and recreation. In 2025, the community also approved a dedicated 1 percent Town sales tax to support long-term sanitary sewer system repairs, providing a stable local funding source for essential infrastructure investment.

In October 2025, the Town responded to a significant flood event and continues to pursue recovery efforts including debris cleanup, embankment stabilization, and channel shaping along the San Juan River. The Town secured approximately $3.3 million through the Natural Resources Conservation Service Emergency Watershed Protection program to support flood recovery work and continues to explore additional funding alternatives.

The Town also supported local and regional emergency operations during the 2025 wildfire season and updated the municipal code to streamline the process for declaring and removing fire restrictions following consultation with public safety leadership.

Major community and transportation coordination efforts continued in 2025 with the Town overseeing the local portion of the US 160 reconstruction project, including utility upgrades, sidewalks, lighting, and support for downtown access through temporary parking solutions.

Across the organization, the Town strengthened capacity by achieving full staffing in the Development Department and Police Department, while maintaining strong financial stewardship including a clean audit for fiscal year 2024 and continued recognition for financial reporting excellence.

FINANCIAL INFORMATION

Internal Control: Management of the Town is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the Town are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles for local governments as prescribed by the Governmental Accounting Standards Board (GASB), the Financial Accounting Standards Board (FASB) and the American Institute of Certified Public Accountants (AICPA). The internal control structure is designed to provide reasonable, but not absolute assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived and the valuation of costs and benefits requires estimates and judgments by management.

The Town utilizes a financial accounting system that includes a system of internal accounting controls. Such controls have been designed and are continually being reevaluated to provide reasonable, but not absolute, assurances.

Budgeting Controls: The Town also maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Town Council. Activities of all funds are included in the annual appropriated budget. The level of budgetary control—the level at which expenditures cannot legally exceed the appropriated

amount—is established at the fund level. However, budgetary accounting is maintained on a line-item basis.

Retirement Plan: The Town provides retirement programs for all of its full-time employees through the statewide Colorado Retirement Association (a defined contribution plan) and the Fire & Police Pension Association of Colorado (a defined benefit plan), both agent multiple-employee retirement systems.

OTHER INFORMATION

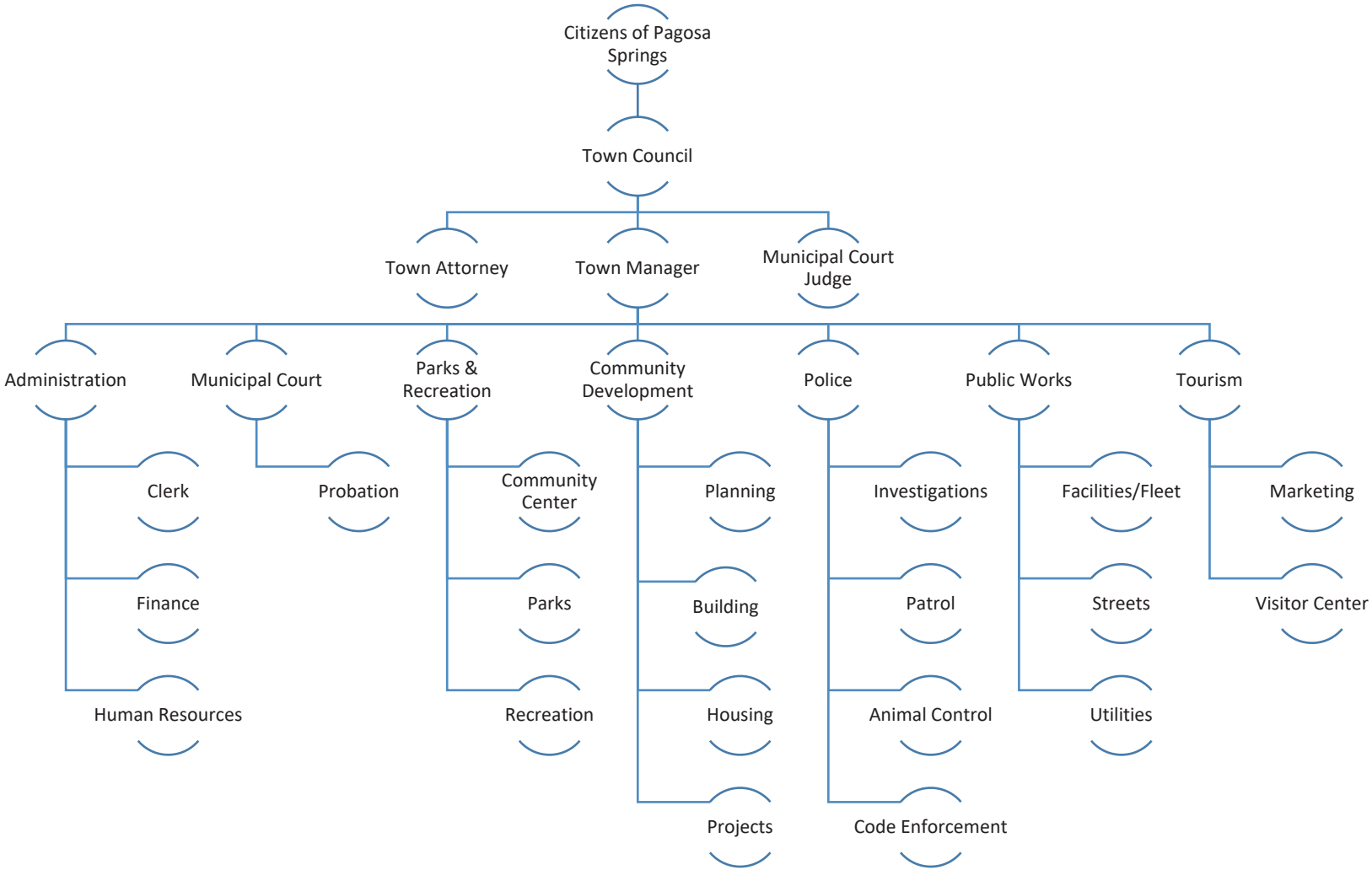
Independent Audit: The Town receives an annual audit of the books, accounts, financial records, and transactions of all administrative departments of the Town by independent certified public accountants selected by the Town Council. This requirement has been complied with and the independent auditors' report by Squire & Company, PC, Certified Public Accountants, has been included in this report.

Acknowledgements: The preparation of this report in a timely manner could not have been accomplished without the efficient and dedicated services of the entire staff of the Administration Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report. We also appreciate the continued support of the Town Council, Town staff, and the citizens of Pagosa Springs as we work to conduct the Town's financial operations in a responsible, progressive, and transparent manner. In 2025, the Town maintained a clean audit for fiscal year 2024 and continued to build on recent recognition for excellence in financial reporting, including the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for FY 2024.

Best regards,



David J. Harris
Town Manager


Citizens of Pagosa Springs
Town Council
Town Attorney
Town Manager
Municipal Court Judge
Administration
Municipal Court
Parks & Recreation
Community Development
Police
Public Works
Tourism
Clerk
Finance
Human Resources
Probation
Community Center
Parks
Recreation
Planning
Building
Housing
Projects
Investigations
Patrol
Animal Control
Code Enforcement
Facilities/Fleet
Streets
Utilities
Marketing
Visitor Center

Town of Pagosa Springs, Colorado

List of Elected and Appointed Officials

As of December 31, 2025

Elected Officials - Town Council

Shari Pierce	Mayor
Matt DeGuise	Mayor Pro Tem
Madeline Bergon	Council Member
Mat deGraaf	Council Member
Brooks Lindner	Council Member
Leonard Martinez	Council Member
Gary Williams	Council Member

Council Appointed Officials

David Harris	Town Manager
Anthony Edwards	Municipal Judge
Bob Cole	Town Attorney

Department Directors

James Dickhoff	Community Development Director
Candace Dzielak	Municipal Court Administrator
Jennifer Green	Tourism Director
April Hessman	Town Clerk & Finance Director
Karl Johnson	Public Works Director
Darren Lewis	Parks & Recreation Director
William Rockensock	Police Chief

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Pagosa Springs
Colorado

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

SQUIRE
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Independent Auditors' Report

The Honorable Mayor and Council
Town of Pagosa Springs, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Pagosa Springs, Colorado, as of and for the year ended December 31, 2025 and the related notes to the financial statements, which collectively comprise the Town of Pagosa Springs, Colorado's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Pagosa Springs, Colorado, as of December 31, 2025 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Pagosa Springs, Colorado and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The Town of Pagosa Springs, Colorado's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Pagosa Springs, Colorado's ability to continue as a going concern for one year after the date that the financial statements are issued or when applicable, one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Pagosa Springs, Colorado's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Pagosa Springs, Colorado's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension related schedules, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Pagosa Springs, Colorado's basic financial statements. The budgetary comparison schedules and the Local Highway Finance Report are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison schedules and the Local Highway Finance Report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2026 on our consideration of the Town of Pagosa Springs, Colorado's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Pagosa Springs, Colorado's internal control over financial reporting and compliance.



St. George, Utah
June 19, 2026

TOWN OF PAGOSA SPRINGS, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2025

As management of the Town of Pagosa Springs, Colorado (Town), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the year ended December 31, 2025. Please read it in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets plus deferred outflows of resources exceeded total liabilities plus deferred inflows of resources (net position) by $56.5 million at the close of the fiscal year.
- Total governmental and business-type net position increased by a combined total of $2.1 million.
- The total cost of all Town programs for 2025 was $14,212,103.
- The General fund unassigned fund balance at the end of 2025 was $5,005,213 which is 77% of total General fund expenditures.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the Town as a whole. (2) Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Town's operations in more detail than the government-wide statements by providing information about the Town's most significant funds. (3) Notes to the financial statements.

Reporting the Town as a Whole

The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the Town's financial health is whether the year's activities contributed positively to the overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the Town as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Town's net position and changes therein. Net position, the difference between assets plus deferred outflows and liabilities plus deferred inflows, are one way to measure the Town's financial health, or financial position. Over time, increases or decreases in net position is an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the condition of the Town's roads to accurately assess the overall health of the Town.

The Statement of Net Position and the Statement of Activities, present information about the following:

- Government activities – All of the Town's basic services are considered to be governmental activities, including general government, public safety, public works/streets, parks and recreation, community support, and interest on long-term debt. Sales taxes, property taxes, franchise taxes, intergovernmental revenues and charges for services finance most of these activities.

- Proprietary activities/Business type activities – The Town charges a fee to customers to cover most of the cost of the services provided.

Reporting the Town's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the Town as a whole. Some funds are required to be established by State law and by bond covenants. However, management establishes many other funds which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The Town's two major kinds of funds, governmental and proprietary/business type, use different accounting approaches as explained below.

- Governmental funds – Most of the Town's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called the modified accrual accounting method, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Town's general government operations and the basic services it provides. Government fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the Town's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation included with the Basic Financial Statements and in footnote 2.

- Proprietary/Business Type funds – When the Town charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the Town's financial position. The Town's combined assets plus deferred outflows exceeded liabilities plus deferred inflows by $56.5 million as of December 31, 2025, as shown in the following condensed statement of net position. Of this amount, $10,556,434 is unrestricted and available to meet the Town's ongoing financial obligations.

By far the largest portion of net position is the net investment in capital assets of $42,187,348 (of total net position). This amount reflects the investment in all capital assets (e.g. infrastructure, land, buildings, and equipment) less any related debt used to acquire those assets that are still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of debt, it should be noted that the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

The Town has chosen to account for its sanitation and geothermal operations in enterprise funds which are shown as Business Activities.

The following table summarizes the Town's governmental and business-type net position as of December 31, 2025 and 2024:

TOWN OF PAGOSA SPRINGS, COLORADO
Statement of Net Position

	Governmental activities		Business-type activities		Combined Total	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Current and other assets	$ 15,282,402	$ 13,724,609	$ 4,590,344	$ 1,397,609	$ 19,872,746	$ 15,122,218
Capital assets	38,249,564	37,032,872	11,210,022	10,899,583	49,459,586	47,932,455
Total assets	53,531,966	50,757,481	15,800,366	12,297,192	69,332,332	63,054,673
Deferred outflows of resources	314,462	293,195	-	-	314,462	293,195
Long-term liabilities outstanding	3,609,494	3,884,738	7,411,876	2,957,061	11,021,370	6,841,799
Other liabilities	793,356	622,856	237,134	365,734	1,030,490	988,590
Total liabilities	4,402,850	4,507,594	7,649,010	3,322,795	12,051,860	7,830,389
Deferred inflows of resources	1,057,353	1,221,005	81,703	58,148	1,139,056	1,279,153
Net position:						
Net investment in capital assets	34,895,029	33,366,626	7,292,319	7,950,077	42,187,348	41,316,703
Restricted	3,239,892	3,060,123	472,204	332,934	3,712,096	3,393,057
Unrestricted	10,251,304	8,895,328	305,130	633,238	10,556,434	9,528,566
Total net position	$ 48,386,225	$ 45,322,077	$ 8,069,653	$ 8,916,249	$ 56,455,878	$ 54,238,326

An additional portion of net position, $3,712,096, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, $10,556,434 (18.78% of total net position), may be used to meet the government's ongoing obligations to citizens and creditors.

Governmental Activities

The cost of all Governmental activities this year was $11,523,556 as shown in the Changes in Net Position statement below. $1,011,285 of this cost was paid for by those who directly benefited from the programs. $1,776,815 was subsidized by grants or contributions received from other governmental organizations for both capital and operating activities. Overall governmental program revenues, including intergovernmental aid and fees for services were $2,788,100. General taxes, investment earnings, gain on sale of assets and other revenues totaled $11,766,065.

The Town's programs include: General Government, Public Safety, Public Works/Streets, Parks & Recreation, Community Support, and Economic Development. Each program's revenues and expenses are presented below.

TOWN OF PAGOSA SPRINGS, COLORADO
Changes in Net Position

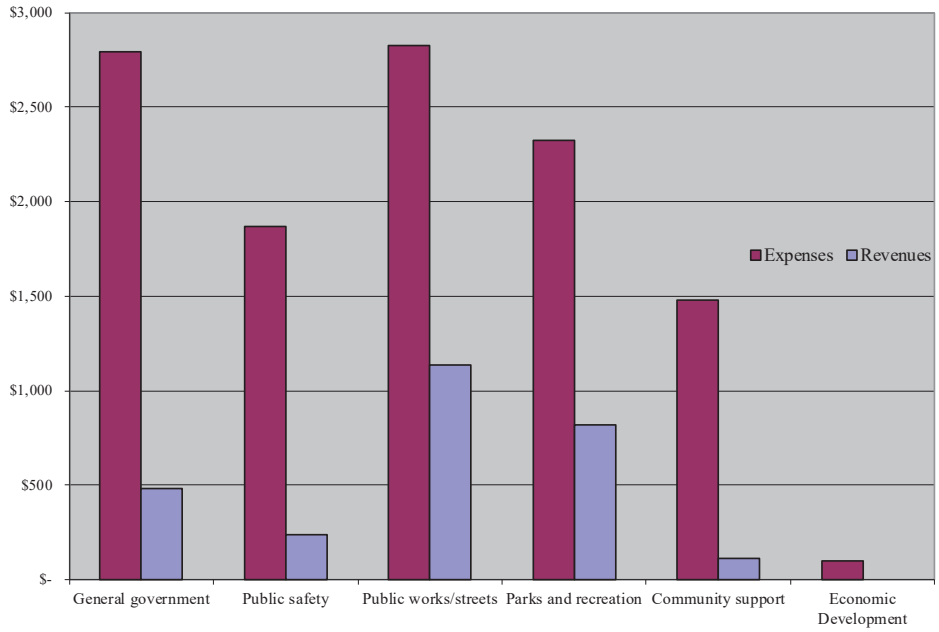
	Governmental activities		Business-type activities		Combined Total	
	12/31/2025	As Restated 12/31/2024	12/31/2025	12/31/2024	12/31/2025	As Restated 12/31/2024
Revenues:						
Program revenues:						
Charges for services	$ 1,011,285	$ 1,102,036	$ 1,495,105	$ 1,407,184	$ 2,506,390	$ 2,509,220
Operating grants and contributions	663,183	344,487	-	-	663,183	344,487
Capital grants and contributions	1,113,632	171,306	123,371	112,759	1,237,003	284,065
General revenues:						
Taxes	11,253,507	10,947,032	76,019	74,716	11,329,526	11,021,748
Investment earnings	498,209	546,515	204,594	57,017	702,803	603,532
Other revenue/(expense)	14,349	64,426	-	-	14,349	64,426
Total revenues	14,743,446	13,175,802	1,899,089	1,651,676	16,642,535	14,827,478
Expenses:						
General government	2,795,876	2,021,063	-	-	2,795,876	2,021,063
Public safety	1,865,740	2,137,392	-	-	1,865,740	2,137,392
Public works/streets	2,828,435	3,358,417	-	-	2,828,435	3,358,417
Parks and recreation	2,327,283	1,893,635	-	-	2,327,283	1,893,635
Community support	1,475,780	1,503,463	-	-	1,475,780	1,503,463
Economic development	101,046	113,622	-	-	101,046	113,622
Interest on long-term debt	129,396	125,499	-	-	129,396	125,499
Sanitation	-	-	2,537,277	1,529,406	2,537,277	1,529,406
Geothermal	-	-	151,270	76,898	151,270	76,898
Total expenses	11,523,556	11,153,091	2,688,547	1,606,304	14,212,103	12,759,395
Increase (decrease) in net position before transfers	3,219,890	2,022,711	(789,458)	45,372	2,430,432	2,068,083
Transfers	57,138	(147,968)	(57,138)	147,968	-	-
Increase (decrease) in net position	3,277,028	1,874,743	(846,596)	193,340	2,430,432	2,068,083
Net position, beginning	45,109,197	43,447,334	8,916,249	8,722,909	54,025,446	52,170,243
Net position, ending	$ 48,386,225	$ 45,322,077	$ 8,069,653	$ 8,916,249	$ 56,455,878	$ 54,238,326

Total resources available during the year to finance governmental operations were $59,852,643 consisting of net position at January 01, 2025 of $45,109,197 Program Revenues of $2,788,100, and General Revenues of $11,766,065. Total Governmental Activities expenses during the year were $11,523,556 and transfers in were $57,138; thus Governmental Net Position increased by $3,277,028 to $48,386,225.

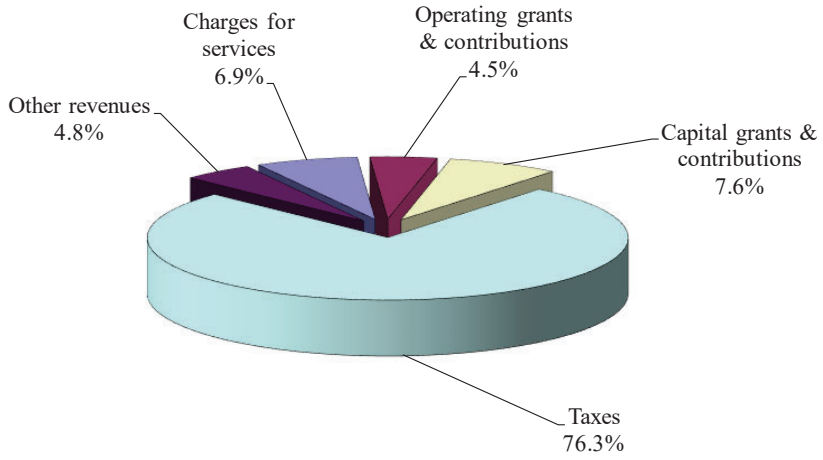
The increase in net position is mainly due to increases in tax revenue and grants and contributions funding during the year ended December 31, 2025. The largest of these increases in capital grants were collected from activities related to river improvements and land acquisition by the Town.

The following graphs compare program expenses to program revenues and provides a breakdown of revenues by source for all governmental activities:

Expenses and Program Revenues - Governmental Activities
(in Thousands)

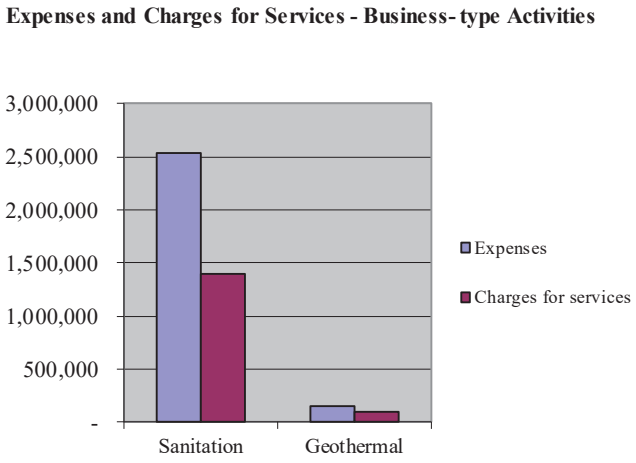


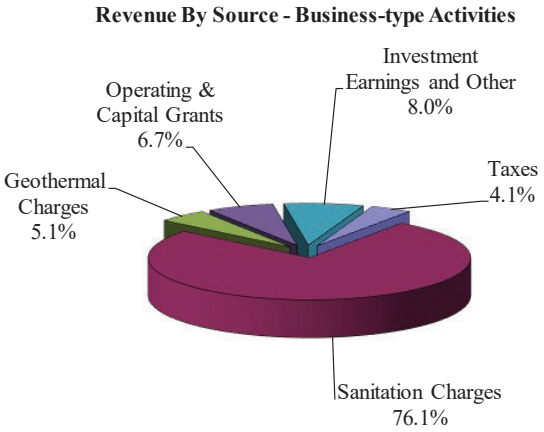
Revenue By Source - Governmental Activities



Business Type Activities

Net position of the Business Type activities at December 31, 2025, as reflected in the Statement of Net Position was $8.1 million. The cost of providing all Proprietary (Business-type) activities this year was $2,688,547. As shown in the statement of Changes in Net Position, the amounts paid by users of the system were $1,495,105 and there was $123,371 subsidized by capital grants and contributions. Investment earnings and tax revenues were $280,613. The Net Position decreased by $846,596. The largest portion of the decrease in Net Position was due to major repairs to the operating system in the sanitation fund. Charges for services of Business Type activities also increased during the year ended December 31, 2025 due to higher rates. The following graphs compare the total business-type activity expenses by service to the charges for those services and the graph at the bottom of the page provides a breakdown of the total revenues for business-type activities.





Financial Analysis of the Government's Funds

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Town's governmental funds reported combined ending fund balances of $13,519,416, an increase of $1,617,681 in comparison with the prior year. Approximately $5,005,213 constitutes unassigned fund balance, which is available for spending at the government's discretion.

The Town has three major governmental funds, the general fund, the capital improvement fund, and the tourism fund.

The General fund is the primary operating fund for the Town. At December 31, 2025, unassigned fund balance in the General fund was $5,005,213. As a measure of the General fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Total unassigned fund balance represents 77% of the total General fund expenditures. The fund balance of the Town's General fund increase by $347,791 for the year ended December 31, 2025 due to decreased expenditures. As compared to the prior year, the General fund revenues increased, with the largest portion of these increases due to grant funding. General fund expenditures decreased from the prior year mainly due to limited transfers out of the General Fund.

The Capital Improvement fund completed several projects during the year. Several projects are still ongoing as well. The increase in fund balance can vary from year to year depending on the current ongoing projects. The actual change in fund balance was an increase of $1,164,450 which was due to grant funding and transfers into the Capital Fund.

The Tourism fund is used to account for tax on lodging establishments and the related advertising, marketing, and community support expenditures. Overall, fund balance increased by $95,231 which was due to due to increased lodging tax revenues and interest received on reserve balances.

Proprietary funds: The Town's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position and changes in net position for the year-ended December 31, 2025 for the Town's enterprise funds (Sanitation and Geothermal) are as follows:

	Sanitation	Geothermal	Total
Unrestricted net position	$ 191,383	$ 113,747	$ 305,130
Total net position	7,558,327	511,326	8,069,653
Change in net position	$ (837,170)	$ (9,426)	$ (846,596)

Budgetary Highlights

General fund revenues of $6,772,123 were lower than budgeted revenues of $7,045,498 by $273,375. The most significant factor contributing to this reduced amount is related to grant revenue which was under budget by $452,336. Budgeted expenditures were greater than actual expenditures by $1,158,442. The reason for these changes are due staff vacancies in the police and development departments.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The capital assets of the Town are those assets that are used in performance of Town functions including infrastructure assets. Capital Assets include equipment, buildings, land, system improvements, park facilities and roads. At the end of 2025, net capital assets of the government activities totaled $38.2 million and the net capital assets of the business-type activities were $11.2 million. Significant governmental capital additions included the land purchase at US Highway 160 and US 84, various police vehicles, and street paving. Major business-type capital addition(s) included a F550 (crane truck) and mini excavator and sanitation line replacements. Depreciation on capital assets for both government activities and business-type activities is recognized in the Government-Wide financial statements. (See note 5 to the financial statements.)

Debt

At year-end, the Town had $3,609,494 in governmental-type debt, and $7,411,876 in proprietary debt. During the current fiscal year, the Town's total debt increased by $4,179,482. (See note 6 to the financial statements for detailed descriptions.)

NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

The 2026 budget reflects the spending priorities of the Town Council and the Pagosa Springs community. Revenues are anticipated to increase in 2026, with most of the increase anticipated in the Capital Fund, compared to 2025 figures. The local economy is expected to show steady growth, and 2026 is anticipated to be similar to 2025.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Town Clerk at: PO Box 1859, Pagosa Springs, CO 81147.

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BASIC FINANCIAL STATEMENTS

TOWN OF PAGOSA SPRINGS, COLORADO
Statement of Net Position
December 31, 2025

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 12,165,743	$ 441,320	$ 12,607,063
Receivables (net of allowance)	2,177,341	237,290	2,414,631
Internal balances	39,724	(39,724)	-
Lease Receivable	885,163	-	885,163
Prepaids	14,431	-	14,431
Temporarily restricted assets:			
Cash and cash equivalents	-	3,951,458	3,951,458
Capital assets (net of accumulated depreciation):			
Land	5,305,082	16,376	5,321,458
Construction in progress	2,804,461	463,813	3,268,274
Buildings and improvements	8,235,302	118,240	8,353,542
Machinery and equipment	1,674,490	1,009,665	2,684,155
Infrastructure and systems	20,230,229	9,601,928	29,832,157
Total assets	53,531,966	15,800,366	69,332,332
Deferred Outflows of Resources			
Deferred outflows related to pensions	314,462	-	314,462
Total deferred outflows of resources	314,462	-	314,462
Liabilities			
Accounts payable and other current liabilities	644,148	157,096	801,244
Interest payable	14,703	80,038	94,741
Customer deposits	25,505	-	25,505
Unearned revenue	109,000	-	109,000
Noncurrent liabilities:			
Due within one year	577,670	288,989	866,659
Due in more than one year	3,031,824	7,122,887	10,154,711
Total liabilities	4,402,850	7,649,010	12,051,860
Deferred Inflows of Resources			
Deferred inflows related to pensions	73,020	-	73,020
Deferred revenue - property taxes	175,019	81,703	256,722
Deferred inflows related to leases	809,314	-	809,314
Total deferred inflows of resources	1,057,353	81,703	1,139,056
Net Position			
Net investment in capital assets	34,895,029	7,292,319	42,187,348
Restricted for:			
Emergency reserve	443,271	-	443,271
Parks and recreation	92,605	-	92,605
Tourism	2,283,462	-	2,283,462
Debt service	-	472,204	472,204
Other purposes	420,554	-	420,554
Unrestricted	10,251,304	305,130	10,556,434
Total net position	$ 48,386,225	$ 8,069,653	$ 56,455,878

The accompanying notes are an integral part of the financial statements.

TOWN OF PAGOSA SPRINGS, COLORADO
Statement of Activities
For the Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Governmental activities:							
General government	$ 2,795,876	$ 293,956	$ 85,995	$ 104,032	$ (2,311,893)	$ -	$ (2,311,893)
Public safety	1,865,740	223,907	12,000	-	(1,629,833)	-	(1,629,833)
Public works/streets	2,828,435	115,821	30,862	991,917	(1,689,835)	-	(1,689,835)
Parks and recreation	2,327,283	268,308	533,568	17,683	(1,507,724)	-	(1,507,724)
Community support	1,475,780	109,293	758	-	(1,365,729)	-	(1,365,729)
Economic Development	101,046	-	-	-	(101,046)	-	(101,046)
Interest on long-term debt	129,396	-	-	-	(129,396)	-	(129,396)
Total governmental activities	11,523,556	1,011,285	663,183	1,113,632	(8,735,456)	-	(8,735,456)
Business-type activities:							
Sanitation	2,537,277	1,402,077	-	83,012	-	(1,052,188)	(1,052,188)
Geothermal	151,270	93,028	-	40,359	-	(17,883)	(17,883)
Total business-type activities	2,688,547	1,495,105	-	123,371	-	(1,070,071)	(1,070,071)
Total primary government	$ 14,212,103	$ 2,506,390	$ 663,183	$ 1,237,003	(8,735,456)	(1,070,071)	(9,805,527)
General Revenues:							
Taxes:							
Property tax					134,579	76,019	210,598
Sales tax					9,412,434	-	9,412,434
Other taxes					274,391	-	274,391
Franchise tax					26,812	-	26,812
Lodgers tax					1,405,291	-	1,405,291
Unrestricted investment earnings					498,209	204,594	702,803
Gain on sale of assets					189,281	-	189,281
Other revenues					14,349	-	14,349
Transfers					57,138	(57,138)	-
Total general revenues & transfers					12,012,484	223,475	12,235,959
Change in net position					3,277,028	(846,596)	2,430,432
Net position - beginning					45,109,197	8,916,249	54,025,446
Net position - ending					$ 48,386,225	$ 8,069,653	$ 56,455,878

The accompanying notes are an integral part of the financial statements.

TOWN OF PAGOSA SPRINGS, COLORADO
Balance Sheet
Governmental Funds
December 31, 2025

Assets	General Fund	Capital Improvement Fund	Tourism Fund	Nonmajor Conservation Trust Fund	Total Governmental Funds
Cash and cash equivalents	$ 5,812,509	$ 4,726,936	$ 1,550,542	$ 75,756	$ 12,165,743
Receivables, net of allowances:	74,976	77,828	-	-	152,804
Property tax receivable	175,019	-	-	-	175,019
Lease receivable	885,163	-	-	-	885,163
Due from other governments	804,875	808,687	235,956	-	1,849,518
Prepaids	14,431	-	-	-	14,431
Due from other funds	320,753	-	-	-	320,753
Total assets	$ 8,087,726	$ 5,613,451	$ 1,786,498	$ 75,756	$ 15,563,431
Liabilities					
Accounts payable	$ 41,329	$ 237,785	$ 34,523	$ -	$ 313,637
Accrued liabilities	253,993	62,372	14,146	-	330,511
Customer deposits	25,505	-	-	-	25,505
Due to other funds	-	281,029	-	-	281,029
Unearned revenue	109,000	-	-	-	109,000
Total liabilities	429,827	581,186	48,669	-	1,059,682
Deferred inflows of resources					
Deferred revenue - property taxes	175,019	-	-	-	175,019
Deferred inflows related to leases	809,314	-	-	-	809,314
Total deferred inflows of resources	984,333	-	-	-	984,333
Fund balances					
Nonspendable:					
Prepaid items	14,431	-	-	-	14,431
Restricted for:					
Emergency reserve	443,271	-	-	-	443,271
Parks and recreation	16,849	-	-	75,756	92,605
Tourism	545,633	-	1,737,829	-	2,283,462
Other purposes	420,554	-	-	-	420,554
Committed for:					
Workforce housing	120,250	-	-	-	120,250
Assigned for:					
Health funds	107,365	-	-	-	107,365
Capital outlay	-	5,032,265	-	-	5,032,265
Unassigned	5,005,213	-	-	-	5,005,213
Total fund balances	6,673,566	5,032,265	1,737,829	75,756	13,519,416
Total liabilities, deferred inflows of resources, and fund balances	$ 8,087,726	$ 5,613,451	$ 1,786,498	$ 75,756	$ 15,563,431

The accompanying notes are an integral part of the financial statements.

TOWN OF PAGOSA SPRINGS, COLORADO
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2025

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances - governmental funds		$ 13,519,416
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Governmental capital assets	$ 55,779,834	
Accumulated depreciation	(17,530,270)	38,249,564
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Certificate of participation	(3,298,000)	
Net unamortized premiums	(56,535)	
Interest payable	(14,703)	
Compensated absences	(254,959)	(3,624,197)
Deferred outflows and inflows of resources related to pensions are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows	314,462	
Deferred inflows	(73,020)	241,442
Net position of governmental activities		$ 48,386,225

The accompanying notes are an integral part of the financial statements.

TOWN OF PAGOSA SPRINGS, COLORADO
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds
For the Year Ended December 31, 2025

	General Fund	Capital Improvement Fund	Tourism Fund	Nonmajor Conservation Trust Fund	Total Governmental Funds
Revenues					
Taxes	$ 5,103,953	$ 4,831,489	$ 918,386	$ -	$ 10,853,828
Licenses and permits	249,489	-	-	-	249,489
Intergovernmental	613,027	945,188	486,905	105,784	2,150,904
Fines and forfeitures	132,338	52,698	-	-	185,036
Charges for services	248,256	52,539	54,399	-	355,194
Interest revenue	253,989	172,000	68,295	3,925	498,209
Contributions and donations	152,279	12,000	-	-	164,279
Other revenues	18,792	63,353	15,081	-	97,226
Total revenues	6,772,123	6,129,267	1,543,066	109,709	14,554,165
Expenditures					
Current:					
General government	3,321,750	56	-	-	3,321,806
Public safety	1,938,250	33,023	-	-	1,971,273
Public works/streets	-	1,979,260	-	-	1,979,260
Parks and recreation	955,476	1,055,120	-	-	2,010,596
Community support	157,810	127,748	1,083,839	-	1,369,397
Economic development	101,046	-	-	-	101,046
Capital outlay	-	1,987,199	-	-	1,987,199
Debt service:					
Principal retirement	-	307,000	-	-	307,000
Interest on long-term debt	-	135,324	-	-	135,324
Total expenditures	6,474,332	5,624,730	1,083,839	-	13,182,901
Excess of revenues over (under) expenditures	297,791	504,537	459,227	109,709	1,371,264
Other financing sources (uses):					
Transfers in	50,000	425,998	-	-	475,998
Transfers out	-	-	(363,996)	(99,500)	(463,496)
Sale of assets	-	233,915	-	-	233,915
Total other financing sources (uses)	50,000	659,913	(363,996)	(99,500)	246,417
Net change in fund balances	347,791	1,164,450	95,231	10,209	1,617,681
Fund balance, beginning of year	6,325,775	3,867,815	1,642,598	65,547	11,901,735
Fund balance, end of year	$ 6,673,566	$ 5,032,265	$ 1,737,829	$ 75,756	$ 13,519,416

The accompanying notes are an integral part of the financial statements

TOWN OF PAGOSA SPRINGS, COLORADO
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds To the Statement of Activities For the Year Ended December 31, 2025

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ 1,617,681
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	3,266,868	
Depreciation expense	(1,837,296)	1,429,572
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the statement of net position because the net pension liability is measured a year before the Town's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pensions, is reported in the statement of activities.		
Pension contribution	71,526	
Pension expense	(118,212)	(46,686)
The issuance of long-term debt (e.g., bonds, leases) provide current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Principal payments on debt payable	307,000	
Amortization of bond premiums	4,711	311,711
Accrued interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities.		1,217
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		(36,467)
Change in net position of governmental activities		$ 3,277,028

The accompanying notes are an integral part of the financial statements.

TOWN OF PAGOSA SPRINGS, COLORADO
Statement of Net Position
Proprietary Funds
December 31, 2025

	Sanitation Fund	Nonmajor Geothermal Fund	Combined Total
Assets			
Current assets:			
Cash and cash equivalents	$ 358,172	$ 83,148	$ 441,320
Receivables (net of allowance)	122,672	32,915	155,587
Property tax receivable	81,703	-	81,703
Total current assets	562,547	116,063	678,610
Noncurrent assets:			
Restricted cash and cash equivalents	3,951,458	-	3,951,458
Land	16,376	-	16,376
Construction in progress	260,449	203,364	463,813
Buildings and improvements	-	1,182,419	1,182,419
Improvements and system	13,262,241	80,527	13,342,768
Machinery and equipment	1,770,802	30,199	1,801,001
Accumulated depreciation	(4,497,425)	(1,098,930)	(5,596,355)
Total noncurrent assets	14,763,901	397,579	15,161,480
Total assets	$ 15,326,448	$ 513,642	$ 15,840,090
Liabilities			
Current liabilities:			
Accounts payable	$ 139,807	$ 2,316	$ 142,123
Accrued liabilities	14,973	-	14,973
Due to other funds	39,724	-	39,724
Interest payable	80,038	-	80,038
Bonds payable - current	33,438		33,438
Notes payable - current	240,632	-	240,632
Compensated absences - current	14,919	-	14,919
Total current liabilities	563,531	2,316	565,847
Noncurrent liabilities:			
Bonds payable (net of current portion)	6,344,422		6,344,422
Notes payable (net of current portion)	778,465	-	778,465
Total long-term debt	7,122,887	-	7,122,887
Total liabilities	7,686,418	2,316	7,688,734
Deferred inflows of resources			
Deferred revenue - property taxes	81,703	-	81,703
Total deferred inflows of resources	81,703	-	81,703
Net position			
Net investment in capital assets	6,894,740	397,579	7,292,319
Restricted for debt service	472,204	-	472,204
Unrestricted	191,383	113,747	305,130
Total net position	$ 7,558,327	$ 511,326	$ 8,069,653

The accompanying notes are an integral part of the financial statements.

TOWN OF PAGOSA SPRINGS, COLORADO
Statement Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended December 31, 2025

	Sanitation Fund	Nonmajor Geothermal Fund	Combined Total
Operating revenues			
Charges for services	$ 1,391,588	$ 93,028	$ 1,484,616
Other revenues	10,489	-	10,489
Total operating revenues	1,402,077	93,028	1,495,105
Operating expenses			
Salaries and wages	375,308	-	375,308
Operating system	866,753	78,264	945,017
Administrative	50,995	2,429	53,424
Professional fees	540,629	41,004	581,633
Depreciation	463,836	29,573	493,409
Total operating expenses	2,297,521	151,270	2,448,791
Operating income (loss)	(895,444)	(58,242)	(953,686)
Non-operating revenues (expenses)			
Interest income	196,137	8,457	204,594
Interest expense and fiscal charges	(239,756)	-	(239,756)
Property and specific ownership tax	76,019	-	76,019
Loss on capital assets	(44,636)	-	(44,636)
Total non-operating revenues (expenses)	(12,236)	8,457	(3,779)
Income before contributions and transfers	(907,680)	(49,785)	(957,465)
Contributions and transfers:			
Connection and tap fees	45,059	-	45,059
Grant revenue	37,953	40,359	78,312
Transfers out	(12,502)	-	(12,502)
Change in net position	(837,170)	(9,426)	(846,596)
Total net position, beginning of year	8,395,497	520,752	8,916,249
Total net position, end of year	$ 7,558,327	$ 511,326	$ 8,069,653

The accompanying notes are an integral part of the financial statements.

TOWN OF PAGOSA SPRINGS, COLORADO
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2025

	Sanitation Fund	Non-Major Geothermal Fund	Combined Total
Cash flows from operating activities:			
Cash received from customers, service fees	$ 1,391,814	$ 73,435	$ 1,465,249
Cash paid to suppliers	(1,662,406)	(120,897)	(1,783,303)
Cash paid to employees	(363,594)	-	(363,594)
Net cash flows from operating activities	(634,186)	(47,462)	(681,648)
Cash flows from noncapital financing activities:			
Transfers from/(to) other funds	(12,502)	-	(12,502)
Advances from/(to) other funds	(19,862)	-	(19,862)
Net cash flows from noncapital financing activities	(32,364)	-	(32,364)
Cash flows from capital and related financing activities:			
Purchase of capital assets	(644,885)	(203,364)	(848,249)
Proceeds from sale of capital assets	2,632	-	2,632
Principal paid on long-term debt	(236,655)	-	(236,655)
Interest paid	(169,480)	-	(169,480)
Debt proceeds	4,681,241	-	4,681,241
Property and specific ownership tax	76,019	-	76,019
Capital grants	37,953	40,359	78,312
Connection and tap fees	45,059	-	45,059
Net cash flows from capital and related financing activities	3,791,884	(163,005)	3,628,879
Cash flows from investing activities:			
Interest on investments	196,137	8,457	204,594
Net cash flows from investing activities	196,137	8,457	204,594
Net change in cash and cash equivalents	3,321,471	(202,010)	3,119,461
Cash and cash equivalents, including restricted cash, beginning of year	988,159	285,158	1,273,317
Cash and cash equivalents, including restricted cash, end of year	$ 4,309,630	$ 83,148	$ 4,392,778
Reconciliation of operating income to net cash provided by operating activities:			
Net operating income (loss)	$ (895,444)	$ (58,242)	$ (953,686)
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation/amortization	463,836	29,573	493,409
Changes in operating assets and liabilities:			
(Increase)/decrease in receivables	(33,818)	(19,593)	(53,411)
Increase/(decrease) in payables	(204,029)	800	(203,229)
Increase/(decrease) in accrued liabilities	11,714	-	11,714
Increase/(decrease) in deferred revenue	23,555	-	23,555
Net cash flows from operating activities	$ (634,186)	$ (47,462)	$ (681,648)

The accompanying notes are an integral part of the financial statements.

Note 1. Summary of Significant Accounting Policies

Description of Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, when applicable, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Reporting Entity

The Town of Pagosa Springs is a home-rule municipality with a Council-Manager form of government with a mayor and six elected Council members. The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Based on the application of these criteria, the Town includes the Town of Pagosa Springs Sanitation General Improvement District in its reporting entity. The Sanitation fund accounts for the activities related to the Town's sanitation collection and distribution operations. The members of the Town Council also serve as the governing boards for all the entities and management of the Town has operational responsibility for the entities. Therefore, the financial activity for these entities is blended into the Town's financial statements.

Basis of Presentation – Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the government's funds. Separate statements for each fund category—governmental and proprietary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

Note 1. Summary of Significant Accounting Policies, Continued

The Town reports the following major governmental funds:

The **General Fund** is the Town's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The **Capital Improvement Fund** accounts for maintenance, acquisition or construction of major capital facilities (other than those belonging to enterprise funds).

The **Tourism Fund** accounts for the tax collected from lodging establishments to be used for community support services.

The Town reports the following major enterprise funds:

The **Sanitation Fund** accounts for the activities related to the Town's sanitation treatment and distribution operations.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Note 1. Summary of Significant Accounting Policies, Continued

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, including lease liabilities, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions, including entering into contracts giving the Town the right to use leased assets, are reported as expenditures in governmental funds. Issuance of long-term debt and financing through leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, other taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Deposits and Investments

The Town's cash and cash equivalents are considered to be cash-on-hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition for purposes of this note and the statement of cash flows.

Receivables and Payables

All trade accounts receivable in the enterprise funds are shown net of an allowance for uncollectible accounts. Due to the nature of the accounts receivable in governmental type activities, management does not consider an allowance for uncollectible accounts receivable necessary or material. Therefore, no allowance for uncollectible accounts receivable is presented.

Note 1. Summary of Significant Accounting Policies, Continued

Capital Assets

Capital assets are tangible and intangible assets, which include; property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activity columns in the government-wide financial statements. Capital assets are defined by the Town as assets with an individual cost of more than $5,000 and an estimated useful life of more than two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed (except for intangible right-to-use lease assets). Donated capital assets are recorded at estimated acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. Property, plant and equipment is depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	15 to 50 years
Utility plant and improvements	50 years
Machinery, equipment and vehicles	5 to 20 years
Infrastructure	20 to 50 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The government has one item that qualifies for reporting in this category. This item is pension related items reported on the government-wide financial statements. See Note 8 for more information.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has three types of items, which qualify for reporting in this category. Accordingly, the items, *deferred revenue – property taxes* and deferred inflows related to leases is reported in both the governmental funds balance sheet and the statement of net position. The third item is pension related items reported on the government-wide financial statements. See Note 7 for more information regarding the leases and Note 8 for more information regarding the pensions.

Note 1. Summary of Significant Accounting Policies, Continued

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance Flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Town Council is the highest level of decision-making authority for the government that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Town Manager is authorized to assign amounts to a specific purpose in accordance with the Town's budget policy. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Note 1. Summary of Significant Accounting Policies, Continued

Leases

Lessor: The Town is a lessor for a noncancellable ground leases. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements. At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term.

Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Revenues and Expenditures/Expenses

Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes

Property tax revenues are recognized as revenues in the year collected or if collected within 60 days thereafter unless they are prepaid. Property taxes levied in the current year and not collected within 60 days of year-end are not deemed available to pay current liabilities and therefore the receivable is recorded as a deferred inflow in the governmental funds. Property taxes for the current year are levied by the County and attach as a lien on property the following January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. The County also levies various personal property taxes during the year.

Note 1. Summary of Significant Accounting Policies, Continued

Compensated Absences

For governmental funds, amounts of vested or accumulated vacation and sick leave that are not expected to be liquidated with expendable available financial resources are reported as liabilities in the government-wide statement of net position and as expenses in the government-wide statement of activities. No expenditures are reported for these amounts in the fund financial statements. Vested or accumulated vacation and sick leave in the proprietary fund are recorded as an expense and a liability of that fund as the benefits accrue to the employees and are thus recorded in both the government-wide financial statements and the individual fund financial statements.

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Note 2. Reconciliation of Government-Wide and Fund Financial Statements

The governmental fund balance sheet includes a reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. These differences primarily result from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets. The details of these differences are reported in the reconciliation.

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between net changes in fund balances-total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. These differences are the result of converting from the current resources measurement focus and modified accrual basis for governmental fund statements to the economic resources measurement focus and full accrual basis used for government-wide statements. The details of these differences are reported in the reconciliation.

Note 3. Stewardship, Compliance, and Accountability

Stewardship, compliance, and accountability are key concepts in defining the responsibilities of the Town. The use of budgets and monitoring of equity status facilitate the Town's compliance with legal requirements.

Budgets and Budgetary Accounting

The Town Council adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- In accordance with State statutes, prior to October 15, the Town Manager submits to the Town Council a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them for the upcoming year, along with estimates for the current year and actual data for the two preceding years. State statutes require more detailed line-item budgets to be submitted in summary form. In addition, more detailed line-item budgets are included for administration control purposes. The legal level of budgetary control is established at the fund level; however, budgetary accounting is maintained on a line-item basis for management control purposes.

- Public hearings are conducted to obtain taxpayer comment.

- Prior to December 31, the budget is legally adopted through passage of a resolution.

- The Town Clerk is required to present a quarterly report to the Town Council explaining any variance from the approved budget.

- Formal budgetary integration is employed as a management control device during the year for all funds of the Town.

Note 3. Stewardship, Compliance, and Accountability, Continued

- Appropriations lapse at the end of each calendar year.
- The Town Council may authorize supplemental appropriations during the year.

Budget amounts included in the financial statements report both the original and final amended budget. There were revisions made to the original budget during the year.

Budgets for governmental funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America, except for long-term receivables and advances and lease financing which are budgeted when liquidated rather than when the receivable/liability is incurred. Budgets for enterprise funds are adopted on a basis consistent with the spending measurement focus of the governmental funds.

Expenditures over Appropriations

Per C.R.S. 29-1-108(2), appropriations are made by fund or spending agency (e.g. department) within a fund at the discretion of the Town Council. The Council by Resolution has made appropriations at the fund level and thus, expenditures may not legally exceed budgeted appropriations at the fund level. The individual Schedules of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual reports as listed in the table of contents report those funds that exceeded approved budget appropriations. There were no individual funds that exceeded approved budget appropriations for the year ended December 31, 2025.

Tax, Spending and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments, excluding “enterprises.”

The Amendment requires that an emergency reserve be maintained at three percent of fiscal year spending (excluding bonded debt service). A portion of the General Fund’s fund balance is classified as restricted for emergencies as required by the Amendment. The Town is not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The Amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the Amendment. However, the entity has made certain interpretations in the Amendment’s language in order to determine its compliance.

Note 4. Deposits and Investments

A summary of cash and investments as shown on the statement of net position follows:

Cash on hand	$	400
Cash in bank		6,057,124
CSLIP investment		4,688,325
COLOTRUST		5,812,672
Total cash and investments	$	16,558,521

At year end the Town has restricted cash of $472,204 in the sanitation fund for required debt reserves and $3,479,254 in unspent debt proceeds.

Deposits

Custodial Credit Risk

For deposits this is the risk that in the event of a bank failure, the government's deposit may not be returned to it. The Town does not have a formal policy for custodial credit risk; however, the Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. Collateral in the pool is considered to be equal to depository insurance pursuant to definitions listed in GASB Statement No. 40. As of December 31, 2025 all of the bank balance of the Town's deposits was insured by federal depository insurance or collateralized by the PDPA as noted above.

Investments

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. Authorized investments include obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers' acceptances of certain banks; commercial paper; local government investment pools; written repurchase agreements collateralized by certain authorized securities; certain money market funds; and, guaranteed investment contracts. The Town's investment policy follows Colorado statutes. As of December 31, 2025 the Town's investments included funds held in the Colorado Government Liquid Asset Trust (COLOTRUST) and Centennial State Liquid Investment Pool (CSLIP)

The COLOTRUST is an investment vehicle established for local government entities in Colorado to pool surplus funds. COLOTRUST operates similarly to a money market fund and each share is equal in value to $1.00. Investments of COLOTRUST consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury securities.

Note 4. Deposits and Investments, Continued

A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with direct investment and withdrawal functions of COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. These pools are not required to and are not registered with the SEC.

The Centennial State Liquid Investment Pool (CSLIP) is an investment vehicle established for Colorado local governments to pool surplus funds and provide daily liquidity. CSLIP is organized pursuant to Colorado statutes and is registered with the Colorado Securities Commissioner. CSLIP operates in a manner similar to a money market fund and seeks to maintain a stable net asset value of $1.00 per share; however, there is no guarantee that the stable net asset value will be maintained. Investments in CSLIP are not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency.

As of December 31, 2025, the Town had invested $5,812,672 in the COLOTRUST and $4,688,325 in CSLIP, both of which had maturities of less than one year. The COLOTRUST's funds are rated AAA by Standard and Poor's, Fitch's and Moody's rating services.

Interest rate risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Town's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the provisions of the Colorado Public Deposit Protection Act (PDPA) which requires that the Town's investment portfolio maturities do not exceed five years from the time of purchase.

Credit risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Town's policy for reducing its exposure to credit risk is to comply with the provisions of the Colorado Public Deposit Protection Act (PDPA) which limits investment in commercial paper and corporate bonds to the top ratings issued by at least two nationally recognized statistical rating organizations such as Standard & Poor's and Moody's Investor Services.

Fair value measurements

Governmental Accounting Standards Board Statement No. 72 (GASB 72) *Fair Value Measurement and Application* establishes a hierarchy of inputs to valuation techniques used to measure fair value and requires disclosures to be made about investment fair value measurements, the level of fair value hierarch, and valuation techniques. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Note 4. Deposits and Investments, Continued

During the year, the Town invested in COLOTRUST, a local government investment pool. The valuation is measured at net asset value and is designed to approximate the share value. The pool's Board of Trustees, elected by the participants, is responsible for overseeing the management of COLOTRUST, including establishing operating standards and policies. COLOTRUST is designed to provide local governments with a convenient method for investing in short-term investments carefully chosen to provide maximum safety and liquidity, while still maximizing interest earnings.

During the year, the Town also invested in CSLIP, a local government investment pool. The Town's investment in CSLIP is measured at amortized cost in accordance with GASB Statement No. 79 and, accordingly, is not categorized within the fair value hierarchy established by GASB Statement No. 72. CSLIP is designed to provide local governments with a short-term investment option focused on safety, liquidity, and yield.

Note 5. Capital Assets

The following table summarizes the changes to capital assets for governmental activities during the year.

Governmental Activities:	Balance 12/31/2024	Additions	Deletions	Transfers	Balance 12/31/2025
Capital assets, not being depreciated:					
Land	$ 4,564,619	$ 740,463	$ -	$ -	$ 5,305,082
Construction in progress	1,047,935	1,859,304	(102,778)	-	2,804,461
Total capital assets, not being depreciated	5,612,554	2,599,767	(102,778)	-	8,109,543
Capital assets, being depreciated:					
Buildings & improvements	13,093,414	125,658	-	-	13,219,072
Equipment & vehicles	4,146,277	442,117	(140,516)	(249,754)	4,447,878
Infrastructure	29,801,237	202,104	-	-	30,003,341
Total capital assets, being depreciated	47,040,928	769,879	(140,516)	(249,754)	47,670,291
Less accumulated depreciation for:					
Buildings & improvements	(4,596,315)	(387,455)	-	-	(4,983,770)
Equipment & vehicles	(2,456,722)	(457,182)	140,516	74,269	(2,773,388)
Infrastructure	(8,780,453)	(992,659)	-	-	(9,773,112)
Total accumulated depreciation	(15,833,490)	(1,837,296)	140,516	74,269	(17,530,270)
Total capital assets, being depreciated, net	31,207,438	(1,067,417)	-	(175,485)	30,140,021
Governmental activities capital assets, net	$ 36,819,992	$ 1,532,350	$ (102,778)	$ (175,485)	$ 38,249,564

Depreciation expense was charged to the functions/programs of the Town as follows:

Governmental Activities:	
Community support	$ 7,744
General government	138,356
Parks & recreation	374,818
Public safety	57,961
Public works/streets	1,258,417
Total depreciation expense - governmental activities	$ 1,837,296

Note 5. Capital Assets, Continued

The following table summarizes the changes to capital assets for business-type activities during the year.

Business Type Activities:	Balance 12/31/2024	Additions	Deletions	Transfers	Balance 12/31/2025
Capital assets not being depreciated:					
Land	$ 16,376	$ -	$ -	$ -	$ 16,376
Construction in progress	-	463,813	-	-	463,813
Total capital assets, not being depreciated	16,376	463,813	-	-	480,189
Capital assets being depreciated:					
Buildings and improvements	1,182,419	-	-	-	1,182,419
Improvements and systems	13,342,768	-	-	-	13,342,768
Equipment and vehicles	1,452,114	164,550	(65,417)	249,754	1,801,001
Total capital assets, being depreciated	15,977,301	164,550	(65,417)	249,754	16,326,188
Less accumulated depreciation for:					
Buildings and improvements	(1,040,530)	(23,649)	-	-	(1,064,179)
Improvements and systems	(3,445,375)	(295,465)	-	-	(3,740,840)
Equipment and vehicles	(608,189)	(174,295)	65,417	(74,269)	(791,336)
Total accumulated depreciation	(5,094,094)	(493,409)	65,417	(74,269)	(5,596,355)
Total capital assets, being depreciated, net	10,883,207	(328,859)	-	175,485	10,729,833
Business-type activities capital assets, net	$ 10,899,583	$ 134,954	$ -	$ 175,485	$ 11,210,022

Depreciation expense was charged to the functions/programs of the Town as follows:

Business-Type Activities:	
Sanitation	$ 463,836
Geothermal	29,573
Total depreciation expense - business-type activities	$ 493,409

Note 6. Long-Term Liabilities

The following is a summary of changes in long-term obligations for the year ended December 31, 2025:

	Balance 12/31/2024	Additions	Retirements	Balance 12/31/2025	Current Portion
Governmental Activities:					
Direct Borrowings:					
2016 Certificate of Participation	$ 1,840,000	$ -	$ (115,000)	$ 1,725,000	$ 120,000
2019 Certificate of Participation	1,765,000	-	(192,000)	1,573,000	198,000
Certificate of Participation Premium	61,246	-	(4,711)	56,535	4,711
Compensated Absences *	218,492	36,467	-	254,959	254,959
Total Governmental Activity Long-Term Liabilities	$ 3,884,738	$ 36,467	$ (311,711)	$ 3,609,494	$ 577,670
Business-Type Activities:					
Revenue Bonds Series 2025	$ -	$ 4,750,000	$ -	$ 4,750,000	$ 30,000
Bond Issuance Discount	-	(68,759)	2,865	(65,894)	3,438
Direct Borrowings:					
Water Pollution Control Fund Note	1,120,859	-	(101,762)	1,019,097	102,785
Note Payable to PAWSD	1,828,646	-	(134,892)	1,693,754	137,847
Compensated Absences *	7,555	7,364	-	14,919	14,919
Total Business-Type Activity Long-Term Liabilities	$ 2,957,060	$ 4,688,605	$ (233,789)	$ 7,411,876	$ 288,989

* The change in compensated absences above is a net change for the year.

For governmental activities net pension liabilities, when present, are generally liquidated through the General Fund.

The Town's 2016 and 2019 certificate of participation from direct borrowings related to governmental activities are secured with collateral of land and buildings and improvements on the land. In the event of default, the collateral can be sold or leased or other legal actions taken by the lender for collection.

The Town's outstanding notes from direct borrowings related to business-type activities are secured with collateral of sanitation pipeline projects. In the event of default the lender can take possession of the collateral or take other legal actions to obtain payment. The Town would also be responsible for attorney fees.

The Town's 2025 revenue bond related to business-type activities are secured with property.

Note 6. Long-Term Liabilities, Continued

Long-term liabilities for the primary government at December 31, 2025 are comprised of the following:

Certificate of participation payable:

Governmental Activities:

Certificate of participation, Series 2016, due in annual principal and semi-annual interest installments ranging from $176,800 to $195,563, bearing interest at 3.0% to 4.0%, maturing November 1, 2037.	$ 1,725,000
Certificate of participation, Series 2019, due in annual principal and semi-annual interest installments ranging from $248,878 to $247,917, bearing interest at 2.87%, maturing December 1, 2033.	1,573,000
Total certificate of participation payable	$ 3,298,000

Bonds payable:

Business-Type Activities:

Wastewater revenue bonds, Series 2015, original issue amount of $4,750,000, due in annual principal installments ranging from $30,000 to $540,000 and semi-annual interest installments, bearing interest rate of 4.125% to 5.5%, maturing March 1, 2045.	$ 4,750,000

Notes payable:

Business-Type Activities:

Note payable to Water Pollution Control Revolving Fund in the original amount of $2,000,000. Due in forty semi-annual payments of $9,215 for the first payment and then 39 payments of $56,359, including interest at 1%, maturing May 1, 2035.	$ 1,019,097
Loan payable to Pagosa Area Water and Sanitation District (PAWSD) in the orignal amount of up to $2,835,000. Due in twenty annual payments of $174,940, including interest at 2.19%, maturing November 30, 2036.	1,693,754
Total notes payable	$ 2,712,851

Debt service requirements to maturity are as follows:

Year ended December 31:	Governmental Activities Direct Borrowings		Business-Type Activities Direct Borrowings		Business-Type Activities Bonds	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 318,000	$ 116,459	$ 240,632	$ 47,028	$ 30,000	$ 224,150
2027	323,000	106,866	244,681	42,978	35,000	222,363
2028	334,000	97,150	248,807	38,853	40,000	220,300
2029	345,000	87,089	253,010	34,649	40,000	218,100
2030	356,000	75,719	257,294	30,366	45,000	215,763
2031-2035	1,287,000	201,125	1,297,236	84,722	335,000	1,036,875
2036-2040	335,000	20,200	171,191	3,749	1,770,000	821,713
2041-2045	-	-	-	-	2,455,000	313,513
	$ 3,298,000	$ 704,608	$ 2,712,851	$ 282,345	$ 4,750,000	$ 3,272,775

Note 6. Long-Term Liabilities, Continued

As part of the Sanitation Fund's agreement related to the fund's debt, the Water Pollution Control Fund Note requires that the Town maintain a rate covenant ratio [(total revenue-(operating expenses – depreciation))/annual debt service = ratio] that is above the required minimum amount. The minimum ratio the Town is allowed to keep is greater than 110%. The table below shows the calculation of the Town rate covenant ratio for 2025:

Total Revenue (excluding grant income)	$	1,719,292
Operating Expenses		2,297,521
Less Depreciation		(463,836)
Less One-Time Capital Repairs In Operating Expenses		(505,047)
Less Debt Issuance Costs in Operating Expenses		(156,289)
Net Operating Expenses		1,172,349
Annual Debt Service		403,270
Rate Covenant Ratio		136%

Note 7. Leases

Lease Receivable

During fiscal year 2022, the Town began recording four ground leases for telecommunications to third parties due to the implementation of GASB 87. The leases range from 5 years to 18 years and the Town will receive annual payments from each third party ranging from $10,958 to $70,170. The Town recognized $74,511 in lease revenue and $16,727 in interest revenue during the current fiscal year related to these leases. As of December 31, 2025, the Town's receivable for lease payments was $885,163. Also, the Town has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. As of December 31, 2025, the balance of the deferred inflow of resources was $809,314.

Note 8. Pension Plans

Fire and Police Pension Association of Colorado

Plan description – The Statewide Retirement Plan is a cost-sharing multiple-employer defined benefit pension plan. The Plan consists of four components: Defined Benefit Component, Hybrid Defined Benefit Component, Social Security Component and Money Purchase Component. The Plan currently has 229 participating employer fire and police departments.

The Defined Benefit Component and Social Security Component cover substantially all full-time employees of participating fire or police departments in Colorado hired on or after April 8, 1978, provided that they are not already covered by a statutorily exempt plan. Employers once had the option to withdraw from the Plan, but a change in state statutes eliminated this option effective January 1, 1988, unless the employer elects and is determined to be eligible to participate in the Statewide Money Purchase Plan.

In 2003, legislation was enacted that allows departments who cover their firefighters and police officers in money purchase plans to elect coverage under the Plan. As of August 5, 2003, clerical and other personnel from fire districts whose services are auxiliary to fire protection may also participate in the Plan. As of January 1, 2020, Colorado police and sheriff departments who participate in Social Security have the option of affiliating for coverage under the Plan.

The Plan assets are in the Fire & Police Members' Benefit Investment Fund Long-Term Pool and the Fire & Police Members' Self-Directed Investment Fund (for Deferred Retirement Option Plan (DROP) assets and Money Purchase Component assets). The Long-Term Pool is designed primarily for open plans with a longer time horizon, appropriate risk tolerance, and lower liquidity needs. The investment return assumption is 7.00 percent.

Members participating in DROP or in the Money Purchase Component choose among various investment options offered by an outside investment manager.

The Plan is administered by the Fire & Police Pension Association of Colorado (FPPA). FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at http://www.FPPAco.org.

Benefits provided – The FPPA Board of Directors may change the retirement age on an annual basis, depending upon the results of the actuarial valuation and other circumstances. The Normal Retirement Age should not be less than age 55 or more than age 60. Any member with at least 25 years of service may retire at any time after age 55 and shall be eligible for a normal retirement pension. Members with combined age and years of service totaling 80 or more, with a minimum age of 50 also qualify for a normal retirement pension.

A member is eligible for retirement after attainment of age 55 with at least five years of credited service.

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis.

Note 8. Pension Plans, Continued

The annual retirement benefit for the Defined Benefit Component is 2.0 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent of the average of the member's highest three years' base salary for each year of service thereafter.

Beginning January 1, 2007, the annual normal retirement benefit for the Social Security Component is 1.0 percent of the average of the member's highest three years base salary for each year of credited service up to then years plus 1.25 percent of the average of the member's highest three years' base salary for each year thereafter. Prior to 2007, the benefit for members of the Social Security Component will be reduced by the amount of social security income the member receives annually, calculated as if the social security benefit started as of age 62.

The annual retirement benefit of the Hybrid Defined Benefit Component is 1.9 percent of the average of the member's highest three years' base salary for each year of credited service through December 31, 2022 and 1.5 percent of the average of the member's highest three years' base salary for each year of credited service after January 1, 2023.

Benefits paid to retired members and beneficiaries may be increased annually on October 1 via cost of living adjustment (COLA). COLAs may be compounding or non-compounding. The increase in benefits, if any, is based on the FPPA Board of Director's discretion. Compounding COLAs can range from 0 percent to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers. Non-compounding COLAs take into consideration the investment returns, compounding COLAs and other economic factors. COLAs may begin once the retired member has been receiving retirement benefits for at least 12 months prior to October 1.

Upon termination, the vested account balance within the Money Purchase Component becomes available to the member.

Upon termination, a member may elect to have their member contributions, along with 5.0 percent of as interest, returned as a lump sum distribution in lieu of a retirement benefit.

Contributions – The Plan sets contributions rates at a level that enables all benefits to be fully funded at the retirement date of all members. Contribution rates for the SWDB plan are set by state statute. Employer contribution rates can only be amended by state statute. Member contribution rates can be amended by state statute or election of the membership. Effective January 1, 2021, contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

Members of the Defined Benefit Component contribute 12.0 percent of base salary. Employer contributions rates increase 0.5 percent annually beginning in 2021 through 2030 to a total of 13.0 percent of pensionable earnings. Members of the SWDB plan and their employers are contributing at the rate of 12 percent and 10.5 percent, respectively, of base salary for a total contribution rate of 22.5 percent in 2025.

Note 8. Pension Plans, Continued

The Town's contributions for the current and two preceding fiscal years, all of which were equal to the required contributions, were as follows:

Year ended December 31,	Retirement Fund
2023	$ 51,679
2024	73,492
2025	71,526

Pension liability/asset – At December 31, 2025, the Town reported an liability of $0 for its proportionate share of the SWDB net pension liability/asset. The net pension liability/asset was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability was determined using an actuarial valuation as of January 01, 2025. The Town's proportion of the net pension liability/asset was based on the Town's actual contributions to the plan relative to the total of all participating employers' contributions for the year ended December 31, 2024. The Town's proportion measured as of December 31, 2024, was 0.067401 percent for police, which was an increase of 0.012030 percent from the proportions measured as of December 31, 2023.

Pension expense and deferred outflows/inflows of resources – For the year ended December 31, 2025, the Town recognized pension expense for SWDB of $118,212. At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Police	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 161,963	$ 5,066
Changes in assumptions	57,965	-
Net difference between projected and actual earnings on pension plan investments	23,008	-
Changes in proportion and differences between contributions and proportional share of contributions	-	67,954
Contributions subsequent to the measurement date	71,526	-
Total	$ 314,462	$ 73,020

Note 8. Pension Plans, Continued

The $71,526 reported as deferred outflows of resources related to SWDB pensions resulting from Town contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to SWDB pensions will be recognized in pension expense as follows:

	Police
Year ended December 31,	Deferred Outflows (Inflows) of Resources
2026	$ 58,059
2027	89,695
2028	(1,260)
2029	2,084
2030	14,382
Thereafter	6,956

Actuarial Assumptions – The significant actuarial assumptions used to measure the total pension liability are as follows:

Actuarial Method	Entry Age Normal
Amortization Method	Level % of Payroll, Open
Amortization Period	30 Years
Long-term Investment Rate of Return*	7.0%
Projected Salary Increases	4.25-11.75%
Cost of Living Adjustments (COLA)	0.0%
*Includes Inflation at	2.5%

For determining the total pension liability and actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the PUB-2010 Safety Healthy Annuitant Mortality Tables for males and females, amount weighted, and then projected using the ultimate values of the MP-2020 projection scale for all years. The pre-retirement mortality assumption uses PUB-2010 Safety Healthy Employee Mortality Tables for males and females, amount weighted, and then projected with the MP-2020 Ultimate projection scale. The pre-retirement non-duty mortality tables are adjusted to 60% of the MP-2020 mortality tables for active employees. The on-duty mortality rate is 0.00015.

Note 8. Pension Plans, Continued

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2023 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations made by the FPPA's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2024. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

The long-term expected rate of return on SWDB pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5 percent). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Rate of Return
Global Equity	33%	7.00%
Equity Long/Short	6%	6.20%
Private Markets	34%	8.80%
Fixed Income - Rates	7%	5.00%
Fixed Income- Credit	7%	6.50%
Absolute Return	9%	5.70%
Cash	4%	4.20%
Total	100%	

Discount Rate – The discount rate used to measure the SWDB total pension liability was 7.0 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the SWDB Board's funding policy, which establishes the contractually required rate under Colorado statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Note 8. Pension Plans, Continued

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate – The following table presents the Town's proportionate share of the net pension liability calculated using the discount rate of 7.00 percent, as well as what the Town's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.00 percent) or 1 percentage point higher (8.00 percent) than the current rate:

	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
Police			
Net pension (asset) / liability	$ 328,909	$ -	$ -

Pension plan fiduciary net position – Detailed information about the pension plan's fiduciary net position is available in the separately issued FPPA financial report.

Colorado Retirement Association

The Town has adopted a 401(a)-money purchase pension plan for its employees (excluding sworn officers participating in FPPA). Full-time, permanent employees are eligible to participate in the Plan. The Town Council is authorized to amend the Plan provisions, and determines the contributions made by the Town, which is currently 5% of eligible salaries, for both employees and employers. Contributions are made by the Town directly to each eligible employee's retirement account, and vest 20% immediately and a rate of 20% annually thereafter. No voluntary contributions are allowed. Employees are eligible to make additional contributions to a 457(b) plan. If the employee (excluding sworn officers participating in FFPA) contributes to the 457(b) plan, the town will match up to 4% of the employee's salary in additional contributions to the 401(a) plan. Each employee selects their investments, and no Plan administration is performed by the Town other than transmitting contributions to the identified employee accounts. The Colorado Retirement Association provides administration for the Plan and assists employees with their self-directed investments.

During the year ended December 31, 2025, the Town's pension expense was $280,414. This amount was offset by forfeiture in the amount of $17,111.

Note 9. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters. Claims have not exceeded coverage in any of the last three fiscal years.

The Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity formed by an intergovernmental agreement by member municipalities pursuant to the provision of 24-10-1155, Colorado Revised Statutes (1982 Replacement Volume) and the Colorado Constitution, Article XIV, Section 18(2).

The purposes of CIRSA is to provide members defined liability and property coverage's and to assist members to prevent and reduce losses and injuries to municipal property and to persons or property which might result in claims being made against members of CIRSA, their employees or officers.

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of CIRSA against liability or loss, to the limit of the financial resources of CIRSA. It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverage's at reasonable costs. All income and assets of CIRSA shall at all times be dedicated to the exclusive benefit of its members.

The Town recognizes an expense for coverage for the amount paid to CIRSA annually for these coverages. Contingent liability claims for the coverage have not been recognized to date after reviewing claim history and the remoteness of potential loss in excess of actual contributions by the Town.

CIRSA is a separate legal entity and the Town does not approve budgets nor does it have the ability to significantly affect the operations of CIRSA. The Board of Directors of the Agency is composed of seven directors elected by the members at the annual meeting to be scheduled in December each year.

Note 10. Intergovernmental Agreement

On January 3, 2012, the Town of Pagosa Springs Sanitation General Improvement District (PSSGID) and Pagosa Area Water and Sanitation District (PAWSD) entered into an intergovernmental agreement for PSSGID to extend their sewer lines to connect with the PAWSD line. PAWSD would then do the sewer treatment. The construction contract of this extended line was for a bid price of $6,853,000. PAWSD has agreed to loan PSSGID up to $2,835,000 for the construction. This loan will be repaid over 20 years at an interest rate equal to PAWSD lost opportunity on investment funds.

Note 11. Interfund Transfers, Receivables, and Payables

Interfund transfers for the year ended December 31, 2025 were as follows:

	Transfers out:			
Transfer in:	Sanitation	Tourism	Conservation Trust	Total Transfers in
General Fund	$ -	$ -	$ 50,000	$ 50,000
Capital Improvement	12,502	363,996	49,500	425,998
Total transfers out	$ 12,502	$ 363,996	$ 99,500	$ 475,998

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Transfers during 2025 were primarily made to support capital purchases and other governmental activities.

Interfund balances as of December 31, 2025 were as follows:

	Due from Other Funds	Due to Other Funds
General Fund	$ 320,753	$ -
Capital Improvement	-	281,029
Sanitation	-	39,724
Total	$ 320,753	$ 320,753

On March 18, 2021, the General Fund advanced $139,034 to the Sanitation fund at 1.25% interest, with repayment over six years beginning in July 2021.

On June 4, 2024, the General Fund advanced $353,000 to the Capital Improvement Fund at 4.00% interest, with repayment over five years beginning in April 2025.

Note 12. Subsequent Events

The Town has a multi-million dollar downtown highway reconstruction project with CDOT that is expected to be completed over the next couple of years..

A major flood event in October 2025 caused damage and debris to the river and embankments. The Town received grants to assist in cleanup, with costs estimated at $3 million in 2026.

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REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF PAGOSA SPRINGS, COLORADO
Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
December 31, 2025

	Police Reporting Fiscal Year (Measurement Date)									
	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)
Proportion of the net pension liability (asset)	0.067401%	0.055371%	0.055100%	0.048954%	0.049628%	0.048950%	0.047533%	0.055100%	0.067448%	0.062607%
Proportionate share of the net pension liability (asset)	-	-	48,907	(265,301)	(107,742)	(27,684)	$ 60,094	$ (83,886)	$ 24,372	$ (1,104)
Covered payroll	$ 736,362	$ 545,007	$ 479,379	$ 394,089	$ 398,609	$ 360,769	$ 318,405	$ 341,063	$ 345,181	303,497
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	0.00%	0.00%	10.20%	-67.32%	-27.0%	-7.7%	18.87%	-24.60%	7.06%	-0.36%
Plan fiduciary net position as a percentage of the total pension liability	100.00%	100.00%	97.60%	116.20%	106.70%	101.90%	95.20%	106.30%	98.21%	100.10%

TOWN OF PAGOSA SPRINGS, COLORADO
Required Supplementary Information
Schedule of Contributions
December 31, 2025

	Police									
	Reporting Fiscal Year									
Last 10 fiscal years	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	$ 71,526	$ 73,492	$ 51,679	$ 43,144	$ 33,498	$ 31,889	$ 28,862	$ 25,472	$ 27,285	$ 27,615
Contributions in relation to the contractually required contribution	(71,526)	(73,492)	(51,679)	(43,144)	(33,498)	(31,889)	(28,862)	(25,472)	(27,285)	(27,615)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 682,532	$ 736,362	$ 545,007	$ 479,379	$ 394,089	$ 398,609	$ 360,769	$ 318,405	$ 341,063	$ 345,181
Contributions as a percentage of covered payroll	10.48%	9.98%	9.48%	9.00%	8.50%	8.00%	8.00%	8.00%	8.00%	8.00%

TOWN OF PAGOSA SPRINGS, COLORADO
Required Supplementary Information
Notes to Pension Plan Schedules
December 31, 2025

Note 1. Actuarially Determined Contribution Rates

Actuarially determined contribution rates for FPPA are calculated as of January 1, or two years prior to the end of the fiscal year in which contributions are made. The actuarial methods and assumptions used to establish the contribution requirements are as follows:

- Actuarial cost method — Entry age normal
- Amortization method — Level % of payroll, open
- Remaining amortization period — 30 years
- Actuarial assumptions:
  - Investment rate of return: 7.0%.
  - Projected salary increase: 4.25%-11.75%.
  - COLA: 0.0%
  - Inflation: 2.5%

TOWN OF PAGOSA SPRINGS, COLORADO

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES

FOR THE FOLLOWING MAJOR FUNDS:

The **General Fund** is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

The **Tourism Fund** accounts for the tax collected from lodging establishments to be used for community support services.

TOWN OF PAGOSA SPRINGS, COLORADO
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2025

Revenues	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget
Taxes:				
Property tax	$ 150,644	$ 150,644	$ 153,263	$ 2,619
Sales tax	4,714,509	4,714,509	4,779,373	64,864
Franchise tax	187,342	187,342	170,730	(16,612)
Other taxes	10,000	10,000	587	(9,413)
Total taxes	5,062,495	5,062,495	5,103,953	41,458
Licenses, permits and fees:				
Licenses, permits and fees	125,275	125,275	137,407	12,132
Building permits	86,000	86,000	112,082	26,082
Total licenses, permits and fees	211,275	211,275	249,489	38,214
Intergovernmental:				
Grant revenues	153,265	1,065,363	613,027	(452,336)
Total intergovernmental	153,265	1,065,363	613,027	(452,336)
Fines and forfeitures:				
Fines and forfeitures	135,500	123,000	132,338	9,338
Total fines and forfeitures	135,500	123,000	132,338	9,338
Charges for services:				
Charges for services	219,000	219,000	248,256	29,256
Total charges for services	219,000	219,000	248,256	29,256
Interest:				
Interest revenue	191,365	211,365	253,989	42,624
Total interest	191,365	211,365	253,989	42,624
Contributions and donations:				
Contributions and donations	75,000	125,000	152,279	27,279
Total contributions and donations	75,000	125,000	152,279	27,279
Other revenues:				
Miscellaneous	28,000	28,000	18,792	(9,208)
Total other revenues	28,000	28,000	18,792	(9,208)
Total revenues	6,075,900	7,045,498	6,772,123	(273,375)

(continued)

TOWN OF PAGOSA SPRINGS, COLORADO
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual, (Continued)
For the Year Ended December 31, 2025

Expenditures	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget
General Government:				
Town manager/council	516,078	2,058,642	1,265,792	792,850
Town clerk/town hall	391,246	391,246	411,160	(19,914)
Human resources	263,794	263,794	256,459	7,335
Administrative services	269,914	269,914	248,054	21,860
Building and planning	596,012	596,012	498,283	97,729
Housing Division	159,691	159,691	162,830	(3,139)
Municipal court	514,658	514,658	479,172	35,486
Total General Government	2,711,393	4,253,957	3,321,750	932,207
Public Safety:				
Police	2,173,783	2,173,783	1,938,250	235,533
Total Public Safety	2,173,783	2,173,783	1,938,250	235,533
Parks & Recreation:				
Recreation	887,002	937,002	955,476	(18,474)
Total Parks & Recreation	887,002	937,002	955,476	(18,474)
Community Support:	158,602	158,602	157,810	792
Total Community Support	158,602	158,602	157,810	792
Economic development	109,430	109,430	101,046	8,384
Total Economic development	109,430	109,430	101,046	8,384
Total expenditures	6,040,210	7,632,774	6,474,332	1,158,442
Excess of revenues over (under) expenditures	35,690	(587,276)	297,791	885,067
Other financing sources (uses):				
Transfers in	7,500	57,500	50,000	(7,500)
Transfer out	(7,500)	(1,549,750)	-	1,549,750
Total other financing sources (uses)	-	(1,492,250)	50,000	1,542,250
Net change in fund balance	35,690	(2,079,526)	347,791	2,427,317
Fund balance, beginning of year	6,325,775	6,325,775	6,325,775	-
Fund balance, end of year	$ 6,361,465	$ 4,246,249	$ 6,673,566	$ 2,427,317

TOWN OF PAGOSA SPRINGS, COLORADO
Tourism Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Lodgers tax	$ 950,000	$ 950,000	$ 918,386	$ (31,614)
Intergovernmental revenue	525,000	525,000	486,905	(38,095)
Charges for services	55,000	55,000	54,399	(601)
Interest income	40,000	40,000	68,295	28,295
Other revenues	1,500	1,500	15,081	13,581
Total revenues	1,571,500	1,571,500	1,543,066	(28,434)
Expenditures				
Community support	1,571,496	1,571,496	1,083,839	487,657
Total expenditures	1,571,496	1,571,496	1,083,839	487,657
Excess of revenue and other sources over (under) expenditures and other uses	4	4	459,227	459,223
Other financing sources (uses):				
Transfers out	-	-	(363,996)	(363,996)
Total other financing sources (uses):	-	-	(363,996)	(363,996)
Net change in fund balance	4	4	95,231	95,227
Fund balance, beginning of year	1,642,598	1,642,598	1,642,598	-
Fund balance, end of year	$ 1,642,602	$ 1,642,602	$ 1,737,829	$ 95,227

Town of Pagosa Springs, COLORADO

SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES

FOR THE FOLLOWING FUNDS:

Major Capital Project Fund

The **Capital Improvement Fund** accounts for maintenance, acquisition or construction of major capital facilities (other than those belonging to enterprise funds).

Nonmajor Special Revenue Fund

The **Conservation Trust Fund** accounts for the State of Colorado lottery funds to be used for parks and recreation services and capital investment.

Major and Nonmajor Enterprise Funds

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The budgets for the enterprise funds have been prepared and presented on a modified accrual basis which is an accounting basis other than GAAP for enterprise funds.

The **Sanitation Fund** accounts for the activities related to the Town's sanitation treatment and distribution operations.

The **Geothermal Fund** is used to account for the Town's geothermal services.

TOWN OF PAGOSA SPRINGS, COLORADO
Capital Improvement Capital Project Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Sales taxes	$ 4,614,359	$ 4,614,359	$ 4,737,079	$ 122,720
Highway users tax	74,057	74,057	94,410	20,353
Leases and rents	11,655	11,655	45,670	34,015
Intergovernmental revenue	2,017,579	2,267,579	945,188	(1,322,391)
Charges for services	13,000	13,000	52,539	39,539
Fines and forfeitures	25,000	25,000	52,698	27,698
Interest income	120,000	120,000	172,000	52,000
Contributions and donations	3,000	3,000	12,000	9,000
Other income	22,000	22,000	17,683	(4,317)
Total revenue	6,900,650	7,150,650	6,129,267	(1,021,383)
Expenditures				
General government	-	-	56	(56)
Public safety	18,100	18,100	33,023	(14,923)
Public works/streets	2,107,789	4,092,065	1,979,260	2,112,805
Parks and recreation	1,006,356	1,006,356	1,055,120	(48,764)
Community support	146,321	146,321	127,748	18,573
Debt service				
Principal	307,000	307,000	307,000	-
Interest	126,569	126,569	135,324	(8,755)
Capital outlay	3,342,071	3,342,071	1,987,199	1,354,872
Total expenditures	7,054,206	9,038,482	5,624,730	3,413,752
Excess of revenue and other sources over (under) expenditures and other uses	(153,556)	(1,887,832)	504,537	2,392,369
Other financing sources (uses):				
Transfers in	99,500	672,250	425,998	(246,252)
Sale of assets	-	-	233,915	233,915
Total other financing sources (uses):	99,500	672,250	659,913	(12,337)
Net change in fund balance	(54,056)	(1,215,582)	1,164,450	2,380,032
Fund balance, beginning of year	3,867,815	3,867,815	3,867,815	-
Fund balance, end of year	$ 3,813,759	$ 2,652,233	$ 5,032,265	$ 2,380,032

TOWN OF PAGOSA SPRINGS, COLORADO
Nonmajor Conservation Trust Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Intergovernmental revenue	$ 105,000	$ 105,000	$ 105,784	$ 784
Interest income	500	500	3,925	3,425
Total revenues	105,500	105,500	109,709	4,209
Expenditures				
Total expenditures	-	-	-	-
Excess of revenue and other sources over (under) expenditures and other uses	105,500	105,500	109,709	4,209
Other financing sources (uses):				
Transfers out	(99,500)	(99,500)	(99,500)	-
Total other financing sources (uses):	(99,500)	(99,500)	(99,500)	-
Net change in fund balance	6,000	6,000	10,209	4,209
Fund balance, beginning of year	65,547	65,547	65,547	-
Fund balance, end of year	$ 71,547	$ 71,547	$ 75,756	$ 4,209

TOWN OF PAGOSA SPRINGS, COLORADO
Sanitation Fund
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
For the Year Ended December 31, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Operating revenues				
Charges for services	$ 1,376,500	$ 1,376,500	$ 1,391,588	$ 15,088
Other revenues	6,500	4,531,452	10,489	(4,520,963)
Total operating revenues	1,383,000	5,907,952	1,402,077	(4,505,875)
Operating expenses				
Salaries and wages	351,444	351,444	375,308	(23,864)
Operating system	464,288	464,288	866,753	(402,465)
Administrative	41,533	41,533	50,995	(9,462)
Professional fees	646,181	646,181	540,629	105,552
Total operating expenses	1,503,446	1,503,446	1,833,685	(330,239)
Operating income	(120,446)	4,404,506	(431,608)	(4,836,114)
Non-operating revenues (expenses)				
Interest income	50,000	130,000	196,137	66,137
Property and specific ownership tax	72,248	72,248	76,019	3,771
Capital outlay	(181,000)	(4,464,080)	(645,119)	3,818,961
Debt service	(51,002)	(166,614)	(476,410)	(309,796)
Total non-operating revenues (expenses)	(109,754)	(4,428,446)	(849,373)	3,579,073
Income before contributions, transfers and capital and related financing activities				
Contributions, transfers and capital and related financing activities				
Connection and tap fees	97,800	97,800	45,059	(52,741)
Grant revenue	200,000	200,000	37,953	(162,047)
Transfers in	-	1,295,000	-	(1,295,000)
Transfers out	-	(218,754)	(12,502)	206,252
Total contributions and transfers	297,800	1,374,046	70,510	(1,303,536)
Change in net position-budget basis	$ 67,600	$ 1,350,106	(1,210,471)	$ (2,560,577)
GAAP Basis Adjustments				
Capital outlay			645,119	
Depreciation			(463,836)	
Gain/(Loss) on capital assets			(44,636)	
Debt Principal			236,654	
Change in net position - GAAP basis			(837,170)	
Net position, beginning of year			8,395,497	
Net position, end of year			$ 7,558,327	

TOWN OF PAGOSA SPRINGS, COLORADO
Geothermal Fund
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
For the Year Ended December 31, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Operating revenues				
Charges for services	$ 112,000	$ 112,000	$ 93,028	$ (18,972)
Total operating revenues	112,000	112,000	93,028	(18,972)
Operating expenses				
Operating system	245,454	495,454	78,264	417,190
Administrative	2,127	2,127	2,429	(302)
Professional fees	4,500	4,500	41,004	(36,504)
Total operating expenses	252,081	502,081	121,697	380,384
Operating income (loss)	(140,081)	(390,081)	(28,669)	361,412
Non-operating revenues (expenses)				
Interest income	-	-	8,457	8,457
Capital outlay	(62,000)	(62,000)	(203,364)	(141,364)
Total non-operating revenues (expenses)	(62,000)	(62,000)	(194,907)	(132,907)
Income before contributions, transfers and capital and related financing activities	(202,081)	(452,081)	(223,576)	228,505
Contributions, transfers and capital and related financing activities				
Grant revenue	-	-	40,359	40,359
Transfers in	-	250,000	-	(250,000)
Total contributions and transfers	-	250,000	40,359	(209,641)
Change in net position-budget basis	$ (202,081)	$ (202,081)	(183,217)	$ 18,864
GAAP Basis Adjustments				
Capital Outlay			203,364	
Depreciation			(29,573)	
Change in net position - GAAP basis			(9,426)	
Net position, beginning of year			520,752	
Net position, end of year			$ 511,326	

SUPPLEMENTARY INFORMATION

LOCAL HIGHWAY FINANCE REPORT

Section 43-2-132 of the Colorado Revised Statutes requires municipalities receiving Highway User Tax Funds to include a schedule of highway receipts and expenditures with the audit report. The said report is presented on the following two pages.

LOCAL HIGHWAY FINANCE REPORT

STATE:	
COLORADO	

THIS INFORMATION FROM THE RECORDS OF:	PREPARED BY:	REPORT YEAR ENDING DATE(mm/yyyy):
Town of Pagosa Springs	April Hessman ahessman@pagosasprings.co.gov	12/2025

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Total (1 - (2 through 4))				

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other Local Imposts:		**A.4. Miscellaneous Local Receipts:**	
a. Property Taxes and Assesments	1,699,741.97	a. Interest on investments	
b. Non-property Taxes and Assessments Imposts		b. Other Misc. Local Receipts	30,862.48
c. Total (a + b)	$ 1,699,741.97	**c. Total (a + b)**	$ 30,862.48

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user Taxes (from Item I.C.5.)	94,409.76	1. FHWA (from Item I.D.5.)	
2. State General Funds		2. Other Federal Agencies:	
3. Other State funds:			
a. State Bond Proceeds			
b. Non-State Bond Proceeds			
c. Total (a + b)	$ -		
4. Total (1 + 2 + 3c)	$ 94,409.76	**3. Total (1 + 2)**	$ -

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT
A.1. Capital outlay:	
a. Right-Of-Way Costs	
b. Engineering Costs	54,298.88
c. Construction Costs	187,068.00
d. Total Capital Outlay (a+ b + c)	$ 241,366.88

Form FHWA-536 (Rev. 02-2025) Page2

LOCAL HIGHWAY FINANCE REPORT

STATE: COLORADO

REPORT YEAR ENDING DATE(mm/yyyy): 12/2025

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Amount used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from Local Sources:	
1. Local Highway-user Taxes	
a. Motor Fuel (from Item I.A.1)	
b. Motor Vehicle (from Item I.B.1)	
c. Total (a + b)	
2. General Fund Appropriations	
3. Other Local Imposts (from page 1, Item II.A3.c)	$ 1,699,741.97
4. Miscellaneous Local Receipts (from page 1, Item II.A	$ 30,862.48
5. Transfers from Toll Facilities	
6. Proceeds of Sale of Bonds and Notes:	
a. Bonds - Original Issues	
b. Bonds - Refunding Issues	
c. Notes	
d. Total (a + b + c)	$ -
7. Total (1 through 6)	$ 1,730,604.45
B. Private Contributions	
C. Receipts from State government (from page 1, Item II.C	$ -
D. Receipts from Federal government (from page 1, Item II	$ -
E. Total receipts (A.7 + B + C + D)	$ 1,730,604.45

III. EXPENDITURES FOR ROAD AND STREET PURP

ITEM	AMOUNT
A. Local highway expenditures:	
1. Capital Outlay (from page 1, Item III	$ 241,366.88
2. Maintenance:	1,303,375.07
3. Road and Street Services:	
a. Snow and Ice Removal	
b. Other & Traffic Control Operation	
c. Total (a + b)	$ -
4. General Administration & Miscellaneou	
5. Highway Law Enforcement and Safety	
6. Total (1 through 5)	$ 1,544,741.95
B. Debt Service on Local Obligations:	
1. Bonds:	
a. Interest	70,862.50
b. Redemption	115,000.00
c. Total (a + b)	$ 185,862.50
2. Notes:	
a. Interest	
b. Redemption	
c. Total (a + b)	$ -
3. Total (1c + 2c)	$ 185,862.50
C. Payments to State for Highways	
D. Payments to Toll Facilities	
E. Total Expenditures (A6 + B3 + C + D)	$ 1,730,604.45

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

ITEM	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
A. Bonds (Total)	1,840,000.00	$ -	$ 115,000.00	$ 1,725,000.00
1. Bonds (Refunding Portion)		$ -		
B. Notes (Total)		$ -	$ -	$ -

STATISTICAL SECTION

This part of the Town of Pagosa Springs's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the town's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the town's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the town's most significant local revenue source, the sales and use tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the town's current levels of outstanding debt and the town's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the town's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the town's financial report relates to the services the town provides and the activities it performs.

Town of Pagosa Springs, Colorado
Net Position by Component
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	$ 18,349,859	$ 21,603,971	$ 23,620,111	$ 20,968,024	$ 25,337,269	$ 26,837,047	$ 28,667,092	$ 31,858,805	$ 33,153,746	$ 34,895,029
Restricted	1,286,351	1,215,904	1,403,385	4,595,642	3,028,456	4,664,852	2,255,676	2,519,556	3,060,123	3,239,892
Unrestricted	5,773,271	4,332,153	3,146,800	3,715,066	3,788,247	4,601,600	9,254,646	9,068,973	8,895,328	10,251,304
Total governmental activities net position	25,409,481	27,152,028	28,170,296	29,278,732	32,153,972	36,103,499	40,177,414	43,447,334	45,109,197	48,386,225
Business-type activities										
Net investment in capital assets	5,900,639	6,571,228	6,437,689	6,419,700	6,585,478	6,842,512	7,659,718	7,766,165	7,950,077	7,292,319
Restricted	10,000	-	-	-	-	-	-	-	332,934	472,204
Unrestricted	1,634,597	1,388,081	1,457,082	1,244,287	953,993	1,106,730	1,049,673	956,744	633,238	305,130
Total business-type activities net position	7,545,236	7,959,309	7,894,771	7,663,987	7,539,471	7,949,242	8,709,391	8,722,909	8,916,249	8,069,653
Primary government										
Net investment in capital assets	24,250,498	28,175,199	30,057,800	27,387,724	31,922,747	33,679,559	36,326,810	39,624,970	41,103,823	42,187,348
Restricted	1,296,351	1,215,904	1,403,385	4,595,642	3,028,456	4,664,852	2,255,676	2,519,556	3,393,057	3,712,096
Unrestricted	7,407,868	5,720,234	4,603,882	4,959,353	4,742,240	5,708,330	10,304,319	10,025,717	9,528,566	10,556,434
Total primary government net position	$ 32,954,717	$ 35,111,337	$ 36,065,067	$ 36,942,719	$ 39,693,443	$ 44,052,741	$ 48,886,805	$ 52,170,243	$ 54,025,446	$ 56,455,878

Town of Pagosa Springs, Colorado
Changes in Net Postion
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General government	$ 1,818,282	$ 1,740,109	$ 1,731,054	$ 1,936,560	$ 2,355,856	$ 1,964,997	$ 2,226,494	$ 2,730,581	$ 2,021,063	$ 2,795,876
Public safety	917,369	929,921	933,600	1,043,704	1,103,433	1,189,473	1,300,308	1,552,864	2,137,392	1,865,740
Public works/streets	1,452,957	1,386,337	1,584,040	2,071,587	2,119,682	2,333,284	2,258,008	2,656,560	3,342,159	2,828,435
Parks and recreation	766,157	1,287,596	1,342,779	1,444,792	1,210,302	1,350,904	1,704,324	1,682,231	1,893,635	2,327,283
Community support	1,138,292	866,832	1,079,633	1,172,308	1,921,869	1,144,602	1,230,932	1,685,329	1,503,463	1,475,780
Economic development	-	-	-	-	-	-	-	-	113,622	101,046
Interest on long-term debt	43,070	92,526	101,864	143,595	105,067	154,714	153,321	139,988	125,499	129,396
Total governmental activities	6,136,127	6,303,321	6,772,970	7,812,546	8,816,209	8,137,974	8,873,387	10,447,553	11,136,833	11,523,556
Business-type activities:										
Sanitation	659,724	776,641	886,625	1,055,343	1,029,073	912,306	1,258,889	1,435,124	1,529,406	2,537,277
Geothermal	66,711	54,308	66,990	56,258	115,330	64,916	88,162	70,806	76,898	151,270
Total business-type activities	726,435	830,949	953,615	1,111,601	1,144,403	977,222	1,347,051	1,505,930	1,606,304	2,688,547
Total expenses	$ 6,862,562	$ 7,134,270	$ 7,726,585	$ 8,924,147	$ 9,960,612	$ 9,115,196	$ 10,220,438	$ 11,953,483	$ 12,743,137	$ 14,212,103
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 190,681	$ 201,588	$ 235,348	$ 264,700	$ 350,573	$ 498,400	$ 302,027	$ 262,181	$ 326,968	$ 293,956
Public safety	117,339	114,605	116,260	121,497	82,726	213,244	145,665	157,115	221,586	223,907
Public works/streets	89,573	145,847	125,795	149,056	75,709	79,965	165,851	160,536	201,994	115,821
Parks and recreation	155,044	165,687	241,781	231,516	112,233	119,975	205,408	247,792	268,816	268,308
Community support	9,356	12,841	12,901	12,833	53,000	61,200	25,556	29,621	82,672	109,293
Operating grants and contributions	427,428	300,126	273,524	304,728	1,261,011	212,739	238,441	153,610	344,487	663,183
Capital grants and contributions	464,427	1,102,564	460,699	590,224	1,470,744	1,090,987	244,816	399,653	171,306	1,113,632
Total governmental activities	1,453,848	2,043,258	1,466,308	1,674,554	3,405,996	2,276,510	1,327,764	1,410,508	1,617,829	2,788,100
Business-type activities										
Charges for services:										
Sanitation	673,154	686,183	704,503	746,651	801,704	885,312	953,264	1,040,880	1,305,913	1,402,077
Geothermal	44,766	43,193	47,361	42,097	41,967	43,427	49,347	61,485	101,271	93,028
Capital grants and contributions	213,767	475,204	93,500	41,650	94,325	213,215	1,018,765	300,325	112,759	123,371
Total business-type activities	931,687	1,204,580	845,364	830,398	937,996	1,141,954	2,021,376	1,402,690	1,519,943	1,618,476
Total program revenues	$ 2,385,535	$ 3,247,838	$ 2,311,672	$ 2,504,952	$ 4,343,992	$ 3,418,464	$ 3,349,140	$ 2,813,198	$ 3,137,772	$ 4,406,576

(continued)

Town of Pagosa Springs, Colorado
Changes in Net Postion (continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (expense)/revenue										
Governmental activities	$ (4,682,279)	$ (4,260,063)	$ (5,306,662)	$ (6,137,992)	$ (5,410,213)	$ (5,861,464)	$ (7,545,623)	$ (9,037,045)	$ (9,519,004)	$ (8,735,456)
Business-type activities	205,252	373,631	(108,251)	(281,203)	(206,407)	164,732	674,325	(103,240)	(86,361)	(1,070,071)
Total primary government net expense	$ (4,477,027)	$ (3,886,432)	$ (5,414,913)	$ (6,419,195)	$ (5,616,620)	$ (5,696,732)	$ (6,871,298)	$ (9,140,285)	$ (9,605,365)	$ (9,805,527)
General Revenues										
Governmental activities:										
Taxes:										
Property tax	80,057	$ 83,757	$ 86,107	$ 86,484	$ 99,544	$ 96,490	$ 109,096	$ 109,618	$ 141,097	$ 134,579
Sales tax	4,623,015	4,953,511	5,103,807	5,966,149	7,256,486	8,684,370	9,001,178	8,889,943	9,193,595	9,412,434
Other taxes	116,880	118,358	130,064	135,094	111,381	121,395	126,964	143,385	171,013	274,391
Franchise tax	47,355	28,197	51,225	20,014	27,608	27,900	23,811	25,872	27,037	26,812
Lodgers tax	730,533	765,121	862,319	965,800	787,339	1,015,412	1,466,746	1,302,512	1,414,290	1,405,291
Unrestricted investment earnings	40,044	55,520	32,806	43,238	29,845	53,279	141,256	434,443	546,515	498,209
Gain on sale of assets	18,859	-	-	-	-	-	-	-	-	189,281
Other revenues	35,340	56,474	58,602	32,649	-	-	47,907	55,265	64,426	14,349
Transfers	-	-	-	(3,000)	(26,750)	(187,855)	(12,125)	-	(147,968)	57,138
Total governmental activities	5,692,083	6,060,938	6,324,930	7,246,428	8,285,453	9,810,991	10,904,833	10,961,038	11,410,005	12,012,484
Business-type activities:										
Taxes										
Property tax	62,359	37,823	41,598	45,772	53,275	56,335	59,480	60,362	74,716	76,019
Unrestricted investment earnings	2,594	2,619	2,115	1,647	1,866	1,149	14,219	56,396	57,017	204,594
Transfers	-	-	-	3,000	26,750	187,855	12,125	-	147,968	(57,138)
Total business-type activities	64,953	40,442	43,713	50,419	81,891	245,339	85,824	116,758	279,701	223,475
Total primary government	$ 5,757,036	$ 6,101,380	$ 6,368,643	$ 7,296,847	$ 8,367,344	$ 10,056,330	$ 10,990,657	$ 11,077,796	$ 11,689,706	$ 12,235,959
Change in Net Position										
Governmental activities	$ 1,009,804	$ 1,800,875	$ 1,018,268	$ 1,108,436	$ 2,875,240	$ 3,949,527	$ 3,359,210	$ 1,923,993	$ 1,891,001	$ 3,277,028
Business-type activities	270,205	414,073	(64,538)	(230,784)	(124,516)	410,071	760,149	13,518	193,340	(846,596)
Total primary government	$ 1,280,009	$ 2,214,948	$ 953,730	$ 877,652	$ 2,750,724	$ 4,359,598	$ 4,119,359	$ 1,937,511	$ 2,084,341	$ 2,430,432

Town of Pagosa Springs, Colorado
Fund Balances of Governmental Funds
Last Ten Fiscal Years (Unaudited)
(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General fund										
Nonspendable	$ -	$ 11,408	$ 9,457	$ 4,573	$ -	$ 131,534	$ -	$ 1,525	$ 756	$ 14,431
Restricted	862,593	801,765	842,868	844,284	310,632	348,891	711,392	1,333,277	1,355,473	1,426,307
Committed	-	-	-	-	-	-	-	-	62,000	120,250
Assigned	107,365	107,365	107,365	107,365	1,374,808	299,516	107,365	107,365	107,365	107,365
Unassigned	1,814,176	2,005,495	1,591,031	2,009,272	1,938,390	4,258,262	5,363,024	5,312,222	4,800,181	5,005,213
Total general fund	$ 2,784,134	$ 2,926,033	$ 2,550,721	$ 2,965,494	$ 3,623,830	$ 5,038,203	$ 6,181,781	$ 6,754,389	$ 6,325,775	$ 6,673,566
All other governmental funds										
Nonspendable:										
Prepaids	$ -	$ 2,292	$ -	$ 14,301	$ -	$ -	$ -	$ -	$ 3,495	$ -
Restricted:										
Emergency reserve	-	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	3,015,962	1,718,931	2,549,568	-	-	-	-
Parks and recreation	64,174	43,375	32,642	68,345	48,524	59,741	60,419	62,132	65,547	75,756
Tourism	359,584	370,764	527,875	667,069	922,685	1,598,910	1,483,865	1,124,147	1,639,103	1,737,829
Other purposes	-	-	-	-	-	-	-	-	-	-
Committed for:	-	-	-	-	-	-	-	-	-	-
Assigned for:										
Health funds	-	-	-	-	-	-	-	-	-	-
Capital outlay	3,905,518	2,267,051	1,434,926	1,583,630	-	-	3,733,055	3,625,458	3,867,815	5,032,265
	$ 4,329,276	$ 2,683,482	$ 1,995,443	$ 5,349,307	$ 2,690,140	$ 4,208,219	$ 5,277,339	$ 4,811,737	$ 5,575,960	$ 6,845,850

Town of Pagosa Springs, Colorado
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years (Unaudited)
(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	$ 5,461,712	$ 5,796,913	$ 6,032,968	$ 6,906,843	$ 8,282,358	$ 9,945,567	$ 10,200,193	$ 9,980,003	$ 10,416,345	$ 10,853,828
Licenses and permits	112,513	147,880	145,962	227,833	178,316	262,650	265,147	257,981	243,509	249,489
Intergovernmental	815,237	825,552	822,066	1,026,405	2,784,867	1,340,472	871,884	956,905	1,064,536	2,150,904
Fines and forfeitures	95,717	81,190	84,064	90,630	82,726	88,201	119,615	123,888	186,152	185,036
Charges for services	241,028	302,666	370,212	333,139	213,755	346,524	311,833	285,386	388,313	355,194
Interest revenue	106,351	55,520	32,806	43,238	29,845	53,279	141,256	434,443	546,515	498,209
Contributions and donations	86,985	88,231	49,122	44,941	-	-	156,108	67,604	66,843	164,279
Other revenues	127,261	171,142	195,210	222,670	138,244	214,209	211,207	265,336	263,589	97,226
Total Revenues	7,046,804	7,469,094	7,732,410	8,895,699	11,710,111	12,250,902	12,277,243	12,371,546	13,175,802	14,554,165
Expenditures										
Current:										
General government	1,618,497	1,684,210	1,646,731	1,768,481	2,259,939	1,871,284	2,726,837	3,080,812	3,147,589	3,321,806
Public safety	882,648	880,193	947,965	1,004,179	1,060,486	1,152,921	1,319,525	1,512,563	2,028,047	1,971,273
Public works/streets	703,341	767,232	785,698	1,254,015	1,257,358	1,646,581	1,326,065	1,381,928	1,742,635	1,979,260
Parks and recreation	810,214	875,288	891,465	1,071,948	870,577	1,037,317	1,258,048	1,416,936	1,775,814	2,010,596
Community support	1,101,602	860,609	1,060,552	1,163,180	1,914,125	1,136,858	1,222,366	1,677,045	1,270,468	1,369,397
Economic development	-	-	-	-	-	-	-	-	113,622	101,046
Capital outlay	1,698,573	3,696,668	3,270,667	1,500,465	5,722,004	1,757,080	1,583,189	2,762,508	2,185,765	1,987,199
Debt service										
Principal retirement	726,136	147,437	446,871	393,919	482,128	366,844	457,000	287,000	297,000	307,000
Interest on long-term debt	41,961	91,293	104,640	137,154	117,557	161,710	159,411	145,748	131,285	135,324
Issuance costs	108,600	-	-	56,478	-	-	-	-	-	-
Total expenditures	7,691,572	9,002,930	9,154,589	8,349,819	13,684,174	9,130,595	10,052,441	12,264,540	12,692,225	13,182,901
Revenues over (under) expenditures	(644,768)	(1,533,836)	(1,422,179)	545,880	(1,974,063)	3,120,307	2,224,802	107,006	483,577	1,371,264
Other financing sources (uses)										
Transfers in	-	388,455	675,909	24,000	223,400	127,431	830,318	580,000	137,796	475,998
Transfers out	-	(388,455)	(675,909)	(27,000)	(250,150)	(315,286)	(842,443)	(580,000)	(285,764)	(463,496)
Impact fees	80,268	88,269	58,828	28,283	-	-	21	-	-	-
Leases issued	165,848	-	300,000	152,456	-	-	-	-	-	-
Lease revenue bonds issued	2,660,000	-	-	3,045,000	-	-	-	-	-	-
Bond premium	98,934	-	-	-	-	-	-	-	-	-
Sale of assets	80,136	-	-	-	-	-	-	-	-	233,915
Total other finance scources (uses)	3,085,186	88,269	358,828	3,222,739	(26,750)	(187,855)	(12,104)	-	(147,968)	246,417
Net change in fund balances	$ 2,440,418	$ (1,445,567)	$ (1,063,351)	$ 3,768,619	$ (2,000,813)	$ 2,932,452	$ 2,212,698	$ 107,006	$ 335,609	$ 1,617,681
Debt service as a percentage of noncapital expenditures	12.65%	3.29%	9.66%	9.63%	4.84%	15.51%	7.64%	4.73%	4.39%	4.46%

Town of Pagosa Springs, Colorado

General Governmental Tax Revenues by Source

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Property & SOT	Town Portion of County Sales Tax*	Franchise & Business Fees	Lodgers Tax	Other Taxes	Total
2016	$ 95,331	$ 4,535,898	$ 159,869	$ 594,406	$ 95,016	$ 5,480,520
2017	$ 100,481	$ 4,953,512	$ 176,077	$ 613,089	$ 97,157	$ 5,940,316
2018	$ 103,446	$ 5,103,806	$ 197,187	$ 624,892	$ 111,554	$ 6,140,885
2019	$ 103,222	$ 5,966,148	$ 257,443	$ 699,103	$ 116,202	$ 7,142,118
2020	$ 117,432	$ 7,256,486	$ 197,807	$ 781,749	$ 91,807	$ 8,445,281
2021	$ 116,018	$ 8,684,370	$ 280,565	$ 1,007,711	$ 122,948	$ 10,211,612
2022	$ 126,996	$ 9,001,178	$ 301,400	$ 939,144	$ 99,108	$ 10,467,826
2023	$ 128,737	$ 8,941,769	$ 276,359	$ 822,298	$ 103,361	$ 10,272,524
2024	$ 159,909	$ 9,139,494	$ 250,428	$ 883,605	$ 127,702	$ 10,561,138
2025	$ 153,263	$ 9,440,812	$ 217,718	$ 918,386	$ 168,153	$ 10,898,332

Notes:

* Town & County split the 4% county sales tax revenues

Town of Pagosa Springs, Colorado

Lodgers Tax Revenue by Category

Last Nine Fiscal Years (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Hotel/Motel & Cabin/Campground	$ 484,980	$ 491,215	$ 525,712	$ 563,018	$ 576,517	$ 655,777	$ 614,927	$ 556,698	$ 629,471	$ 771,173
Vacation Rental & Property Management	$ 108,314	$ 120,431	$ 130,513	$ 122,718	$ 217,165	$ 349,575	$ 319,837	$ 250,362	$ 255,741	$ 147,113
Total Tax	$ 593,294	$ 611,646	$ 656,225	$ 685,736	$ 793,682	$ 1,005,352	$ 934,764	$ 807,060	$ 885,212	$ 918,286

Note:

A collection agreement was signed with AirBnb in 2017 and VRBO in 2020 removing a large portion of Property Management payments

* Information not available

Town of Pagosa Springs, Colorado

Lodgers Tax Rates

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Tax Rate
2016	4.9%
2017	4.9%
2018	4.9%
2019	4.9%
2020	4.9%
2021	4.9%
2022	4.9%
2023	4.9%
2024	4.9%
2025	4.9%

Town of Pagosa Springs, Colorado

Ratios of Outstanding Debt by Type

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Governmental Activities		Business-Type Activities			Total Outstanding Debt	Percentage of Personal Income (2)	Population (3)	Per Capita
	Certificates of Participation (1)	Leases	Leases	Notes Payable	Revenue Bonds (1)				
2016	$ 2,758,934	$ 318,324	$ -	$ 4,708,185	$ -	$ 7,785,443	2.20%	1,966	$ 3,960
2017	2,654,223	275,598	-	4,500,799	-	7,430,620	2.01%	1,927	3,856
2018	2,549,512	231,435	-	4,289,988	-	7,070,935	1.77%	2,064	3,426
2019	5,269,801	309,972	272,572	4,075,687	-	9,928,032	2.37%	2,057	4,826
2020	4,998,090	94,844	208,173	3,857,830	-	9,158,937	2.04%	1,571	5,830
2021	4,721,379	-	-	3,636,352	-	8,357,731	1.83%	1,548	5,399
2022	4,259,668	-	-	3,411,185	-	7,670,853	1.45%	1,643	4,669
2023	3,967,957	-	-	3,182,259	-	7,150,216	1.35%	1,777	4,352
2024	3,666,246	-	-	2,949,505	-	6,615,751	1.25%	1,797	3,682
2025	3,354,535	-	-	2,712,851	4,684,106	6,067,386	1.15%	1,838	3,301

Note: Details regarding the town's outstanding debt can be found in the notes to the financial statements

(1) Presented net of original issuance discounts and premiums
(2) Personal income is disclosed on Demographic and Economic Statistics table
(3) U.S. Census Bureau

Town of Pagosa Springs, Colorado

Direct and Overlapping Governmental Activities Debt

As of December 31, 2025

(Unaudited)

Governmental Unit:		Net Debt Outstanding	Estimated Percentatge Applicable (1)	Amount Applicable to Pagosa Springs
Archuleta County	*	$ 14,440,128	12.85%	$ 1,855,556
Subtotal, overlapping debt				1,855,556
Town direct debt				3,354,535
Total direct and overlapping debt				$ 5,210,091

(1) Allocated based on population as of 2025 per U.S. Census Bureau

* The current year information was unavailable. Used 2024 data.

Sources: Outstanding debt from the financial statements of the County.

Note: Overlapping governments are those below the state level that coincide, at least in part, with geographic boundaries of the town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the Town of Pagosa Springs. This process recognizes that, when considering the government′s ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

Town of Pagosa Springs, Colorado

Legal Debt Margin Information

Last Ten Fiscal Years (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Legal Debt Margin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Applicable to Limitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Debt applicable to the limit as a percentage of the limit	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Note: The Town does not have a legal debt limit

Town of Pagosa Springs, Colorado

Demographic and Economic Statistics

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Town Population[1]	County Population[1]	Personal Income[2]	Per Capita Personal Income[2]	Unemployment Rate[3]	Median Age[4]	K-12 Enrollment[5]
2013	1,822	12,109	360,763,437	29,793	8.6%	36.9	1,908
2014	1,835	12,132	345,834,792	28,506	6.0%	36.1	1,657
2015	1,729	12,174	351,633,816	28,884	3.9%	33.5	1,665
2016	1,966	12,355	353,958,395	28,649	3.1%	37.4	1,523
2017	1,927	12,592	369,499,648	29,344	2.8%	41.5	1,551
2018	2,064	12,908	400,599,780	31,035	3.2%	39.6	1,606
2019	2,057	13,253	419,179,137	31,629	3.0%	34.3	1,687
2020	1,571	13,588	448,336,060	32,995	7.0%	36.4	1,660
2021	1,548	13,267	456,305,198	34,394	5.3%	34.1	1,667
2022	1,643	13,509	528,944,895	39,155	3.2%	34.2	1,624

[1] U.S. Census Bureau

[2] U.S. Census Bureau - American Community Survey Selected Economic Characteristic for Archuleta County

[3] U.S. Bureau of Labor Statistics - Database for local area unemployment for Archuleta County

[4] U.S. Census Bureau - American Community Survey - Age and Sex for Pagosa Springs town

[5] U.S. Census Bureau - American Community Survey - School Enrollment for Archuleta County

Town of Pagosa Springs, Colorado

Principal Employers

Current Year and Nine Years Ago (Unaudited)

		2023[1]			2014[1]		
Employer	**Type of Business**	**Number of Employees**	**Percentage of Total County Employment**	**Rank**	**Number of Employees**	**Percentage of Total County Employment**	**Rank**
Pagosa Springs Medical Center	Health	300	4.16%	1	148	2.49%	3
Wolf Creek Ski Area	Recreation	250	3.47%	2	N/A	-	
Walmart	Retailer	210	2.91%	3	N/A	-	
Archuleta School District 50 JT	Government-Education	210	2.91%	4	216	3.63%	1
City Market	Retailer	178	2.47%	5	115	1.93%	4
Archuleta County	Government	175	2.43%	6	155	2.61%	2
Visiting Angels of the Southwest	Health	134	1.86%	7	75	1.26%	7
Pine Ridge Extended Care Center LLC	Health	71	0.98%	8	62	1.04%	8
Wyndam Pagosa	Recreation	70	0.97%	9	82	1.38%	6
Springs Resort LTD	Recreation	50	0.69%	10	82	1.38%	5
Parelli Natural Horsemanship	Retailer	N/A	-		59	0.99%	9
Mastercare Inc	Service	N/A	-		50	0.84%	10
Total		**1,648**	**22.86%**		**1,044**	**17.55%**	
Total Employment for Archuleta County		**7,209**	**100%**		**5,950**	**100%**	

[1]Region 9 Economic Development District of SW Colorado

Notes:

* Employer data is not available at the municipal level, so data presented is for Archuleta County

Town of Pagosa Springs, Colorado

Full-time Regular Town Government Employees by Function/Program

Last Ten Fiscal Years (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Function/Program										
Administration	3.91	3.33	4.08	4	3.58	3.92	4.83	5.92	6	5.92
Development	5.75	5.5	5.42	5	5.83	5.08	5.25	6.08	5.92	8.09
Municipal Courts	3	3	3	2.83	3	3	2.84	2.5	3	2.75
Parks and Recreation	7	7	6.91	7.25	7.25	7.92	8.33	9.5	11.75	12.83
Public Safety	8	6.83	7	7.17	7.83	7.83	7.83	9.34	10.82	10.76
Public Works	7.67	7.83	6.58	7.92	8	8.24	8.66	8.76	10.09	11.08
Sewer Utlity	1	1	1	1.25	1.75	1.5	2.16	2.42	2.92	2.92
Tourism/Visitor Center	2	2	2.75	3	3	2.67	3.42	3.83	4	3
Total	**38.33**	**36.49**	**36.74**	**38.42**	**40.24**	**40.16**	**43.32**	**48.35**	**54.5**	**57.35**

Source:

Town Administrative Services Division

Notes:

* Represents full time, benefited positions for each year presented

* In 2015 the Town Tourism Department took over the operation of the Visitor Center

* In 2022 Building and Planning staff were merged into the Community Development Department

*Community Development Department changed to Development Department

Town of Pagosa Springs, Colorado

Operating Indicators by Function/Program

Last Ten Fiscal Years (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
Building permits issued	63	77	83	106	79	87	101	79	49	59
Commercial	27	41	47	63	39	34	48	40	14	27
Residential	36	36	36	43	40	53	53	39	35	32
Value of Buildings	16,818,435	8,835,971	10,347,876	13,301,173	27,419,154	16,333,056	13,822,049	55,459,761	23,489,584	11,960,803
Commercial	No Data	1,852,278	6,736,543	6,651,138	20,660,893	8,025,952	5,166,189	48,605,364	16,474,510	7,926,601
Residential	No Data	6,983,693	3,611,333	6,650,035	6,758,261	8,307,104	8,655,860	6,854,397	7,015,074	4,034,202
Building construction inspections	No Data	277	454	210	214	297	338	261	114	216
Public Safety										
Total number of police incidents	4,814	4,949	5,067	5,333	7,224	7,090	8,354	8,688	7,842	6,736
Incident reports not including traffic acc	600	730	580	641	673	673	867	850	930	543
Public Works										
Street miles swept	938	938	938	938	938	938	938	938	938	3,715
Signs replaced/installed	5	0	10	58	628	2	0	0	3	42
Parks and Recreation										
Program participation revenues	$ 46,000	$ 48,000	$ 46,000	$ 48,000	$ 13,000	$ 38,000	$ 35,000	$ 32,520	$ 36,690	$ 39,255
Total number of recreation participants	No Data	No Data	No Data	No Data	No Data	No Data	No Data	839	857	949
Park rental permits issued	36	36	48	51	10	36	50	50	70	103
Visitor Center										
Lodgers Tax Collected	$ 593,287	$ 611,642	$ 656,625	$ 693,828	$ 796,344	$ 1,005,452	$ 937,209	$ 799,503	$ 885,212	$ 918,286
Number of Visitor Center visitors	85,971	81,811	84,958	85,394	36,000	41,800	35,400	34,500	No Data	No Data
Social Media Followers	17,712	21,158	29,535	35,171	43,701	54,515	56,406	59,456	65,245	79,508
Sewer Utility										
Gallons of wastewater treated (MG)*	30,424	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average daily use (MG)	515,715	624,715	545,246	705,921	495,663	547,687	597,401	829,666	427,701	411,500

Sewer Utility Source:

Town Sanitation District Monthly Reports

Notes:

* 7.4-mile pipeline completed in May 2016 - treatment plant decommissioned

Town of Pagosa Springs, Colorado

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Safety										
Number of police vehicles	8	9	10	10	10	10	10	12	13	15
Public Works										
Miles of streets	22.53	22.53	22.85	22.52	22.7	22.7	22.7	22.7	25.57	25.57
Parks and Recreation										
Parkland-developed acres	2.6	3.6	4.3	5.15	5.1	5.1	5.1	7.1	33.97	33.97
Parkland-undeveloped acres	37.95	36.45	35.25	34.2	34.2	34.15	34.15	32.15	36.35	39.98
Open space-acres	110	110	110	110	110	110	110	110	154.18	154.18
Number of parks	7	7	7	7	7	8	8	8	8	8
Number of playgrounds	4	5	7	7	7	7	7	7	6	6
Utility										
Miles of sewer lines	43.38	43.38	43.38	43.38	43.38	43.38	43.38	43.38	25.1	25.1
Miles of geothermal lines	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Economic Development										
Potential workforce housing acres	0	0	0	0	1.53	2.38	2.38	2.38	3.62	3.62

Notes: Added the Bobs LP property to Parkland-undeveloped

OTHER COMMUNICATIONS FROM INDEPENDENT AUDITORS

Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and Council
Town of Pagosa Springs, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Pagosa Springs, Colorado, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Town of Pagosa Springs, Colorado's basic financial statements and have issued our report thereon dated June 19, 2026.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town of Pagosa Springs, Colorado's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Pagosa Springs, Colorado's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of Pagosa Springs, Colorado's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Squire & Company, PC

St. George, Utah
June 19, 2026

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: David Harris

PROJECT: Sales Tax Brief
ACTION: Information Only

PURPOSE/BACKGROUND:

Sales Tax Revenue Report
Town of Pagosa Springs
May 2026

	May-26	May-25	Δ	% Δ
Total Town & County (County provided)	1,471,337	1,469,254	2,083	0.14%

Industry breakdown (County provided)

Categories	Difference	%
Construction	(1,232)	▼4.83%
Manufacturing	(8,000)	▼10.94%
Retail Trade	(3,808)	▼0.47%
Information	(461)	▼1.69%
Finance and Insurance	(18)	▼0.80%
Real Estate and Rental and Leasing	12,350	▲53.94%
Professional, Scientific and Technical Services	923	▲8.53%
Accommodation and Food Services	6,292	▲2.42%
Other Services (except Public Administration)	(5,704)	▼19.71%
Miscellaneous	(6,896)	▼3.22%
Total	(6,554)	▼0.44%

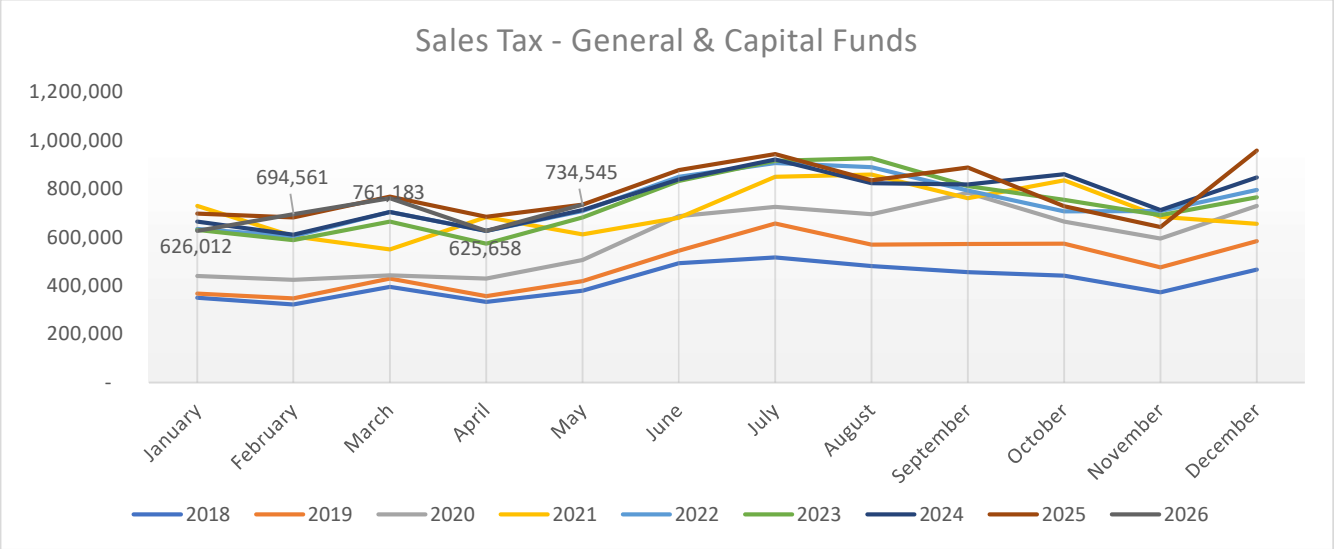
Town distribution (actual received)
The County and Town split the 4% County sales tax 50/50 with an adjustment made for aviation sales tax which is credited to the County-run airport. Below are actual County sales tax funds deposited with the Town. The Town's portion is split evenly between the General Fund and the Capital Improvement Fund. The new 1% Town sales tax for sewer and the marijuana tax are discussed below.

	May-26	May-25	Δ	% Δ
General Fund	367,273	367,265	8	
Capital Improvement Fund	367,273	367,265	8	
TOTAL	**734,545**	**734,529**	**16**	**0.00%**

Sales tax collections for the Town for the past three years has steadied.

	May	
2023	682,779	
2024	712,247	4.32%
2025	734,529	3.13%
2026	734,545	0.00%

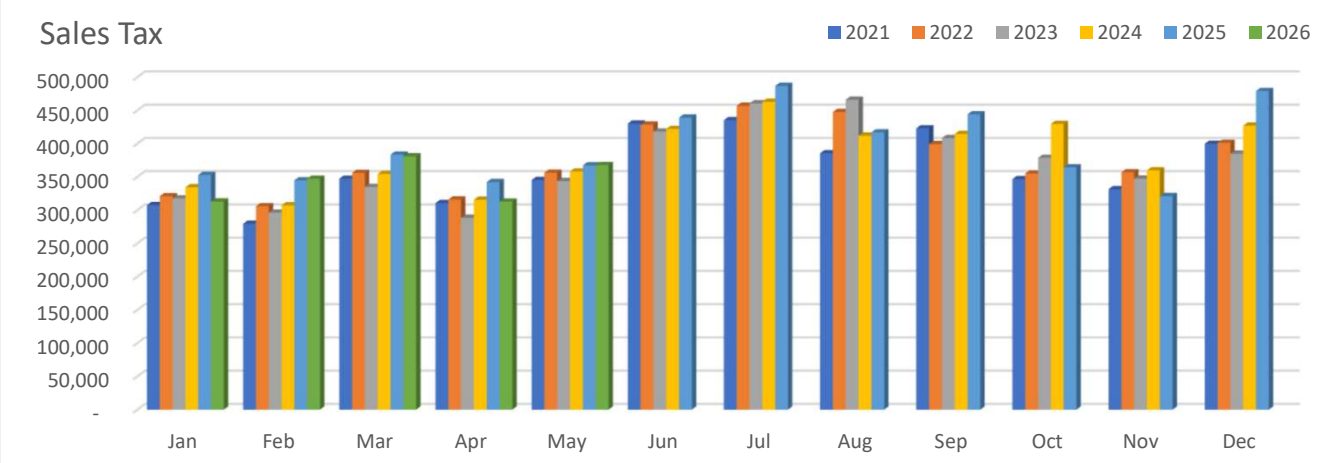
The six year history of the Town's Sales Tax collections is reflected in the chart below, reflecting the stabilization of receipts over the past three years.

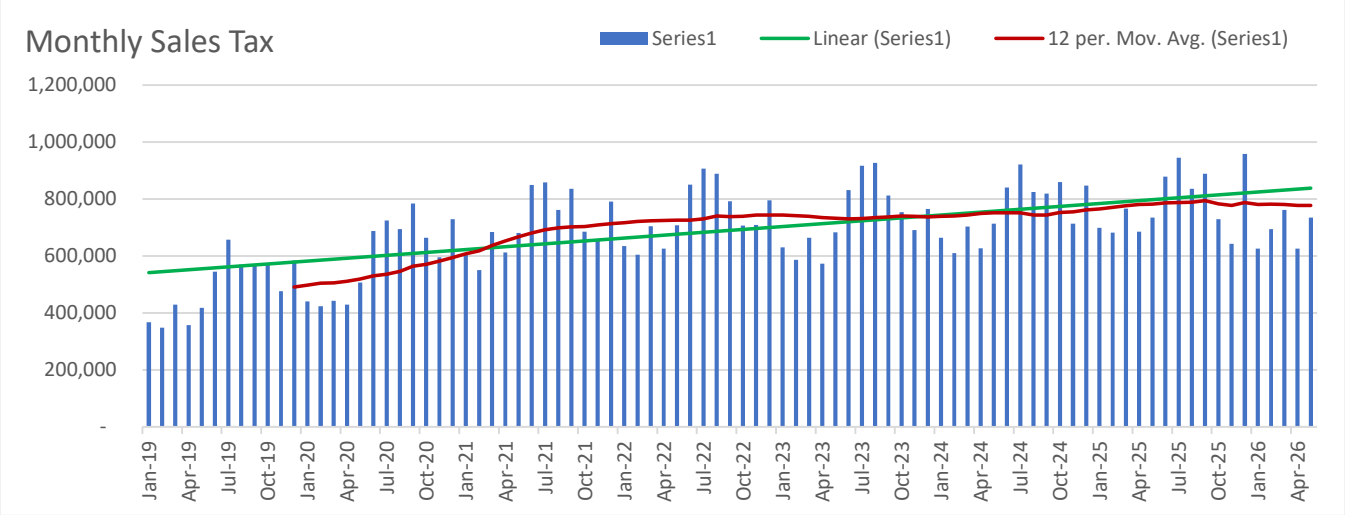


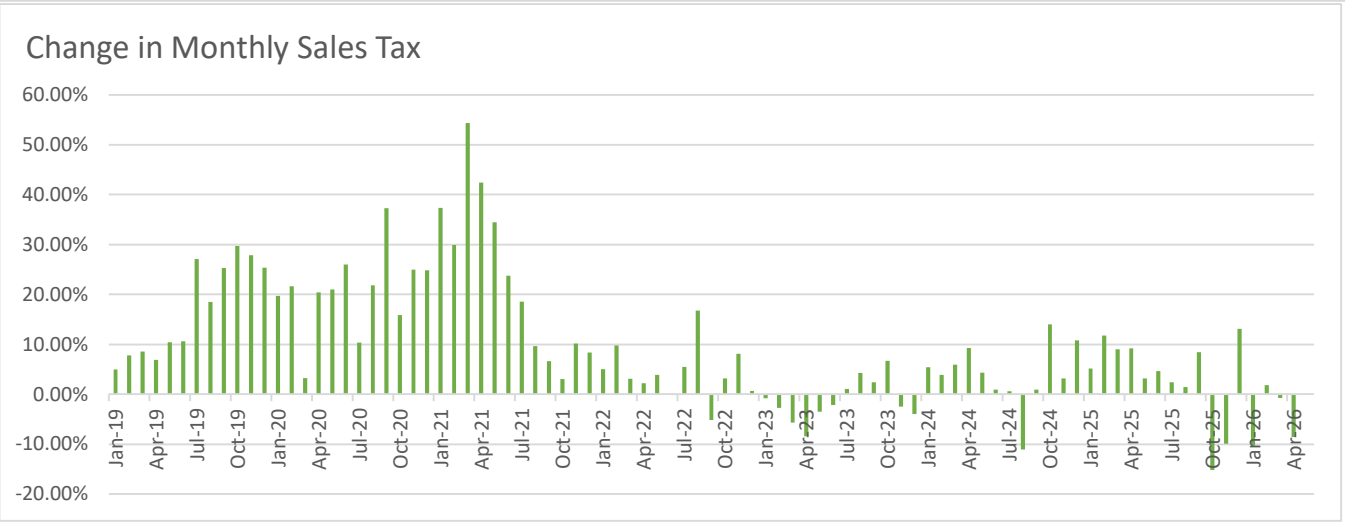
The 2026 change to the 2-year average remains flat. No changes in operations are anticipated.

	2024	2025	2026	% Δ	CPI 2026
January	664,047	698,056	626,012	-10.3%	2.6%
February	610,161	682,056	694,561	1.8%	
March	703,873	766,921	761,183	-0.7%	4.2%
April	626,539	684,351	625,658	-8.6%	
May	712,247	734,529	734,545	0.0%	2.2%
June	839,367	878,417		4.7%	
July	921,473	943,721		2.4%	
August	823,879	835,496		1.4%	
September	818,895	888,111		8.5%	
October	859,248	728,781		-15.2%	
November	712,691	642,088		-9.9%	
December	847,074	958,285		13.1%	
TOTAL	**9,139,494**	**9,440,812**	**3,441,961**		

Below are three graphs depicting the Town's sales tax collections. CPI source: Bureau of Labor Statistics




Monthly Sales Tax
Series1
Linear (Series1)
12 per. Mov. Avg. (Series1)
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
Jan-19
Apr-19
Jul-19
Oct-19
Jan-20
Apr-20
Jul-20
Oct-20
Jan-21
Apr-21
Jul-21
Oct-21
Jan-22
Apr-22
Jul-22
Oct-22
Jan-23
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Oct-25
Jan-26
Apr-26

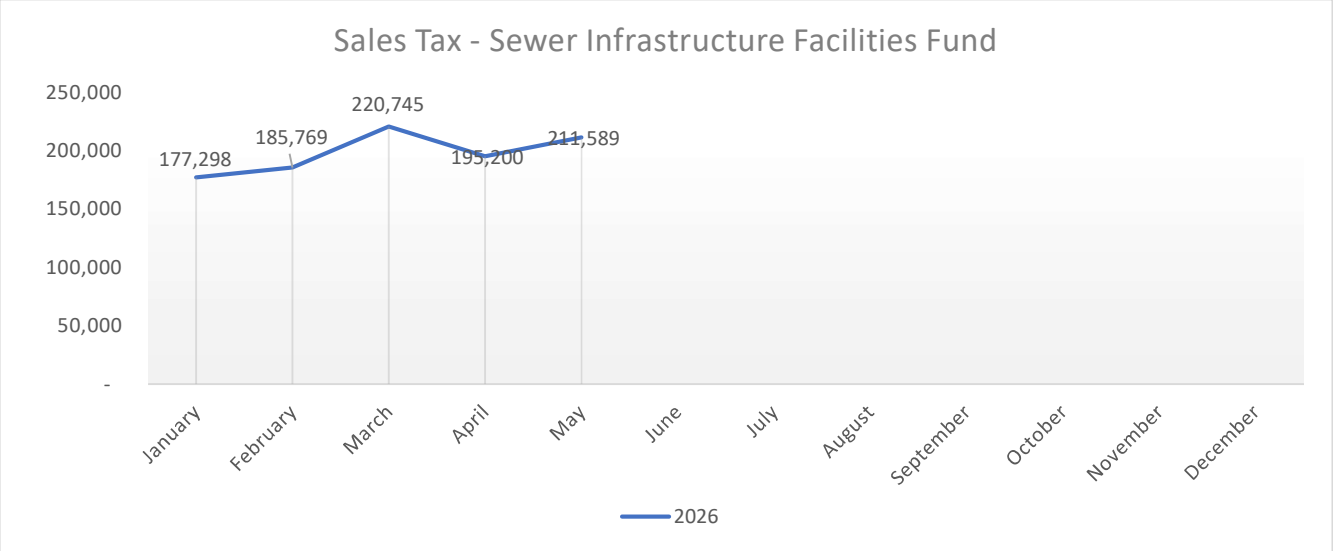

Change in Monthly Sales Tax
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
-10.00%
-20.00%
Jan-19
Apr-19
Jul-19
Oct-19
Jan-20
Apr-20
Jul-20
Oct-20
Jan-21
Apr-21
Jul-21
Oct-21
Jan-22
Apr-22
Jul-22
Oct-22
Jan-23
Apr-23
Jul-23
Oct-23
Jan-24
Apr-24
Jul-24
Oct-24
Jan-25
Apr-25
Jul-25
Oct-25
Jan-26
Apr-26

1% Town Sales Tax

Voters approved a 1% Town Sales Tax on Nobember 4, 2025, effective January 1, 2026, for the following:

• CONSTRUCT, RECONSTRUCT, IMPROVE, REPAIR, BETTER, EXTEND, OPERATE AND MAINTAIN SEWERAGE AND WASTEWATER REUSE FACILITIES TO SERVE THE TOWN, INCLUDING FACILITIES OF THE PAGOSA SPRINGS SANITATION GENERAL IMPROVEMENT DISTRICT, AND

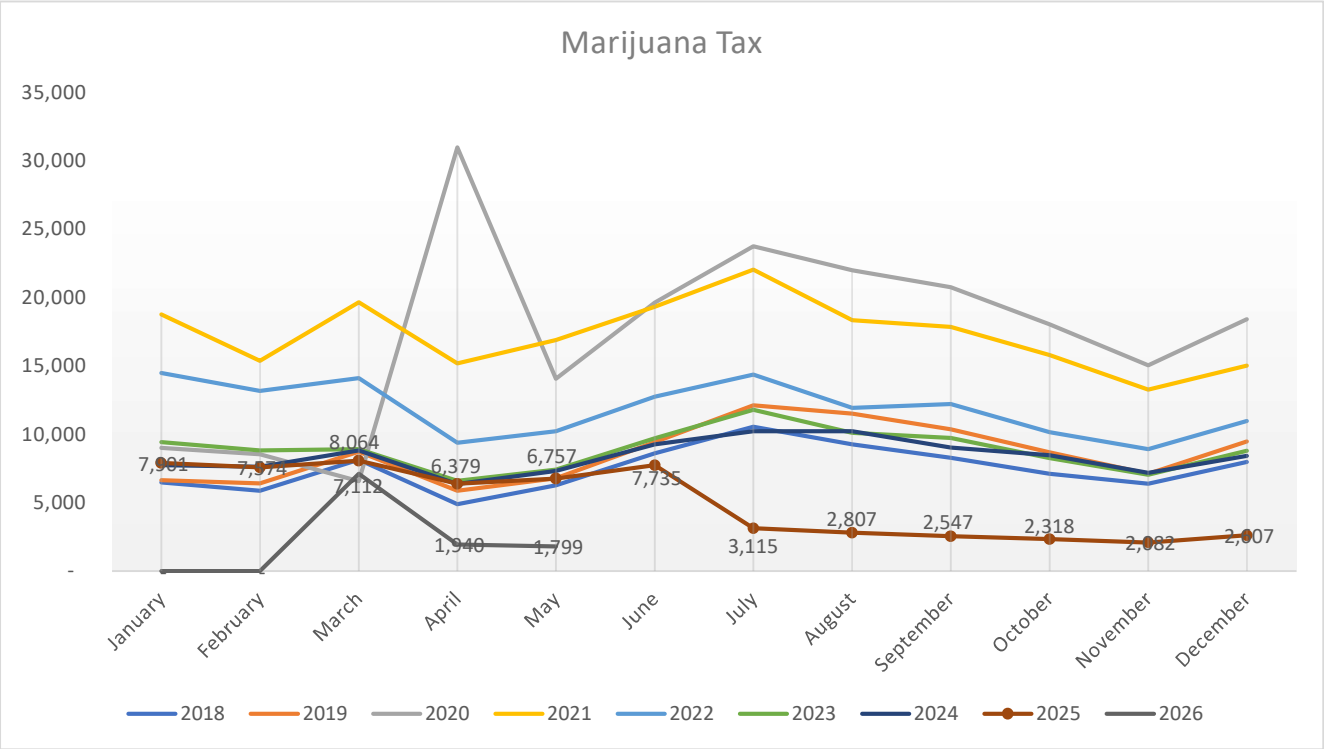
• FUND SUCH PURPOSES, SUBJECT TO ANNUAL APPROPRIATION BY THE TOWN, BY PLEDGING THE REVENUES FROM SUCH SALES TAX FOR PAYMENT OF CONTRACTS, LEASES, LEASE-PURCHASE AGREEMENTS, AND BONDS, WHETHER ISSUED BY THE TOWN OR THE DISTRICT



	2024	2025	2026	0.0%
January	-	-	177,298	0.0%
February	-	-	185,769	0.0%
March	-	-	220,745	0.0%
April	-	-	195,200	0.0%
May	-	-	211,589	0.0%
June	-	-	-	0.0%
July	-	-	-	0.0%
August	-	-	-	0.0%
September	-	-	-	0.0%
October	-	-	-	0.0%
November	-	-	-	0.0%
December	-	-	-	0.0%
TOTAL	**-**	**-**	**990,601**	

Marijuana Tax

The six year history of the Town's Marijuana Tax collections is reflected in the chart below. This tax is not longer combined in the Sales Tax numbers above.



	2024	2025	2026	% Δ
January	7,726	7,901	-	-100.0%
February	7,616	7,574	-	-100.0%
March	8,817	8,064	7,112	-11.8%
April	6,355	6,379	1,940	-69.6%
May	7,329	6,757	1,799	-73.4%
June	9,257	7,735	-	-16.4%
July	10,233	3,115	-	-69.6%
August	10,223	2,807	-	-72.5%
September	9,023	2,547	-	-71.8%
October	8,470	2,318	-	-72.6%
November	7,169	2,082	-	-71.0%
December	8,412	2,607	-	-4.3%
TOTAL	**100,630**	**59,886**	**10,852**	

AGENDA BRIEF

MEETING: Town Council Meeting
FROM:

PROJECT: Other Department Reports
ACTION:

PURPOSE/BACKGROUND:

ATTACHMENTS:
None

FISCAL IMPACT:

GOALS & OBJECTIVES:

RECOMMENDATIONS:

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: April Hessman

PROJECT: Administration Report
ACTION: Information Only

PURPOSE/BACKGROUND:
Staff has begun the 2027 budget process with an estimated proposal of September 16, 2026. The Town uses ClearGov to provide transparency and planning to the public.

Staff worked closely with the auditors to facilitate the 2025 audit. The completed audit has been provided to several agencies the Town is required to keep updated. The administration department spent a great deal of time providing documentation for the auditors and having easily accessible items is preferred. Staff applied to GFOA for the Certificate of Achievement award for the quality of our annual audits. We will hear back in 2027.

The Stop the Bleed program is being offered to town employees at no cost. Staff also continues to offer CPR/1st Aid to town employees and spouses/significant others.

Staff continues to have monthly gatherings to celebrate birthdays, work anniversaries, and new employees. The core values team works hard to provide opportunities to focus on the Town's core values and put them into action.

Business License Process and MuniRevs:
Staff processes business licenses and sends out renewal notices through the iWorq system. There are 882 active business licenses issued within the Town, and 17 new business license applications under review.

Currently, there are 94 issued vacation rental licenses, one in the application and approval stage, and 17 on the waitlist. The Town is transferring to iWorqs the licensing and lodging tax reporting and remittance this year. We are currently getting the program set up and hope to get the STRs signed up prior to the October renewal dates.

Personnel/Recruitment:
The Town is actively recruiting for the following positions:

- Community Service Officer (Police Department)
- Court Appointed Defense Counsel
- Detective
- Evidence Technician (Police Department)
- Police Officer

Current Staffing Numbers:

- 63 Full-time Positions - 59 Filled
- 10 Part-time Positions - 10 Filled

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: James Dickhoff

PROJECT:	Development Department Reports-July 2026
ACTION:	Information Only

PURPOSE/BACKGROUND:
Development Department Monthly Reports - July 2026

ATTACHMENTS:
Development Department Reports

DEVELOPMENT DEPARTMENT MONTHLY REPORT

JULY 2026

JAMES DICKHOFF, DEVELOPMENT DEPARTMENT DIRECTOR

PLANNING DIVISION / BUILDING DIVISION / PROJECTS DIVISION / HOUSING DIVISION

Main Street Reconstruction Project

Lewis Street intersection is now likely expected to be reopened after July 31st.

S. 5th Street construction will begin after the Lewis Street intersection is reopened, with one lane traffic and limited full closures.

Both 7th Street intersections will close soon for water line repairs/replacements and reconstruction.

3rd Street intersection is expected to be open by the first week in August.

The old abandoned Geothermal Well Head in the concrete sidewalk planter along the overlook parking lot has been successfully lowered and the planter removed from the sidewalk.

400 block street trees and flower basket irrigation is expected to be complete and operational by July 24th. A Big Thank You to the Parks staff for installing the planter baskets and hand watering efforts while the irrigation system is being completed.

Additional streetlights are being installed along the 300 block and 600-700 block.

21st Century ROAD to Housing Act

Congress has taken a historic, bipartisan step toward addressing one of the nation's most urgent challenges: expanding access to housing that is affordable and attainable. The 21st Century ROAD to Housing Act recognizes what planners and communities know firsthand: modernizing and reforming outdated codes, rules, and programs is essential to increasing housing supply and affordability.

The largest federal housing package in a generation, this legislation makes the federal government a stronger partner to planners, local leaders, and communities working to remove barriers, streamline housing processes, expand housing choices, and improve access to financing. These tools will help communities move from planning for housing to delivering more homes in more places for more people, However, there is no funding being allocated to assist affordable housing projects.

Upper San Juan Watershed Enhancement Partnership (WEP)

Staff and WEP is preparing to complete the close out of the Pagosa Gateway River Improvement Project, the 2-mile river improvement project, in the coming month. There will be project monitoring continuing for the next 5 years, with WEP funding held back to complete this work.

WEP will host a PGP film on August 19th at the Liberty Theater highlighting the PGP project benefits and challenges completing the project following the October 2025 flood event.

WEP is also preparing to conduct an agricultural irrigation ditch improvement project in the near future. Agriculture water projects were identified in WEP's Integrated Water Management Plan as a High priority.

PLANNING DIVISION, BUILDING DIVISION, PROJECTS DIVISION AND HOUSING DIVISION REPORTS FOLLOW

PLANNING DIVISION MONTHLY REPORT

JULY 2026

OWEN O'DELL / KATELYN TUNNELL

PLANNING DIVISION AND PLANNING COMMISSION:

The Dark Sky Steering Committee continued advancing the Pagosa Dark Sky Project by approving sky quality monitoring equipment, selecting long-term monitoring locations, beginning work on the Town's lighting inventory, and planning future community outreach and educational opportunities. Staff are also developing a Lighting Management Plan, a required component of the Dark Sky Place certification process, which includes proposed amendments to the Town's lighting regulations. The plan will be reviewed by the Dark Sky Steering Committee before moving to the Planning Commission and Town Council for consideration.

The Planning Commission held regular meetings on June 9, June 23, and July 14, 2026. On June 9, the Commission recommended approval of the Block 40 (6th/7th Alley) rezoning application. The application subsequently received first reading approval from Town Council, with second reading of the ordinance scheduled for July 21, 2026. On June 23, the Commission approved the Sketch Plan for the proposed Pagosa West Major Subdivision, allowing the project to move forward to the next phase of the subdivision review process. Most recently, on July 14, the Commission approved, with conditions, the Sketch Major Design Review application for the proposed A's Lodging development at the corner of Piedra Road and Wildwood Drive.

The Planning Commission welcomed Matt Nobles as its newest commissioner. Mr. Nobles also serves on the Archuleta County Planning Commission and brings valuable regional planning experience to the board. The Town would like to thank Chad Hodges for his dedicated service on the Planning Commission. His contributions to the Commission have been greatly appreciated, and we wish him the best in his future endeavors.

Staff are preparing a staff-initiated rezone in the Talisman Drive area to better align zoning with the surrounding zone districts and existing land uses. Staff also anticipate the Final Major Design Review and plat amendment for the Healing Waters and are evaluating future amendments to the Land Use and Development Code. Staff have also begun implementing the Community Wildfire Resiliency Code following its July 1 effective date.

The Planning Division has issued 8 Outdoor Commercial Establishment (OCE) permits in 2026. Staff presented the Shine Gelato Outdoor Commercial Establishment (OCE) application to Town Council for final approval. The application was approved on June 16, 2026. In addition, 11 sign permits have been approved. Staff have already received multiple inquiries regarding future subdivision applications and Major Design Review projects. Staff continue to meet with developers and business owners to discuss proposed commercial developments throughout Town.

Town Development Staff are preparing for a busy summer development season, with numerous development applications anticipated in the coming months. Staff continue to coordinate with applicants, consultants, and partner agencies to facilitate application review and support Planning Commission and Town Council consideration of these projects.

CURRENT DEVELOPMENT PROPOSAL UPDATES:

X Wildwood Drive, The A's: The Planning Commission approved the Sketch Major Design Review application for the proposed an A-Frame (The A's) lodging development, located at the corner of Piedra Road and Wildwood Drive. The proposal includes new lodging facilities. The sketch application was approved with conditions and will continue through the Town's development review process as additional permits and approvals are completed.

South 6th Street Rezoning: The Planning Commission has recommended approval of the rezoning of 141, 157, 173, 181, and 189 S 6th Street from R-12 to MU-R. The request, which affects a portion of Block 40, was submitted to provide greater flexibility for allowable uses on the properties. The next step in the process is consideration of the rezoning ordinance by the Town Council, which will require two readings prior to adoption.

702 San Juan Street, Mattie Mae's Social: Staff received a complete Sketch Major Design Review application for 702 San Juan Street, Mattie Mae's Social. The applicant proposes revitalizing the existing building on site, incorporating new structures as a food hall with indoor and outdoor dining areas. The project is intended to function as a community-centered food and gathering place. This application was approved by the Design Review Board at their April 14, 2026 meeting.

Pagosa West Sketch Major Subdivision Application: Staff have received a Sketch Major Subdivision application, known as the Pagosa West Major Subdivision, which proposes an amendment to the Pagosa Lakes Plaza Minor Impact Subdivision. The proposed subdivision encompasses approximately 100 acres of vacant land located at the southeast corner of South Pagosa Boulevard and U.S. Highway 160. The Planning Commission is scheduled to conduct a public hearing on the Sketch Major Subdivision application at its June 23, 2026 meeting. Any future site development within the subdivision will be subject to separate Major Design Review applications

140 Hot Springs Blvd., The Healing Waters Spa Resort and Spa: The applicant submitted a Sketch Major Design Review application for the phased redevelopment of the entire property. The Design Review Board approved the sketch concept plan on July 23, 2024. Subsequently, the applicant requested and was granted a one-year extension at the June 24, 2025, Planning Commission meeting.

232 Pagosa Street, Eagle Mountain Mixed Use Project: The applicant has submitted a request for extension of their Final Design Review approval by July 2026 due to the potential conflict with the Main Street reconstruction project. The Planning Commission approved the requested extension on December 10, 2024. There are no changes to the previously approved development proposed.

2911 Cornerstone Drive, Circle K Stores: Town staff have not heard back from the design and construction team in 9 months and are currently uncertain if this project is moving forward.

600 W. Highway 160, Pagosa Views PUD: The applicant has shifted their intent to develop the western property gaining access from Great West. Staff has received an application submission that will be reviewed later this week for completeness.

BUILDING DIVISION
MONTHLY REPORT

PREPARED JULY 10, 2026
From: Tim Hatch, Building Official

Building Division Permitting and Activity

The Town of Pagosa Springs has successfully adopted the 2024 International Codes, the Colorado Model Electric Ready and Solar Ready Code, and the Colorado Wildfire Resiliency Code, bringing us to a total of thirteen newly adopted codes.

The building department will continue training as we implement and enforce these codes as effectively as possible with the resources available. Transitioning will take time and may cause some initial confusion, but we will prioritize and enforce what we can safely manage without too much exposure. We should be careful not to enforce requirements we, designer professionals and the builders, do not understand. Some of the added elements of the code can cause damage if improperly implemented. It is critical all components of the building are installed properly. It's not feasible to think we can oversee the entire process, enforcement of every detail of every phase would require a staff of experts from each trade, which is not feasible.

As we become more comfortable with these updated codes, we will share this knowledge with the community. We plan to host public training sessions for the construction community and provide links to online resources. Ultimately, much of the responsibility for understanding and installing these products falls on the construction community, and the same training resources we use are publicly available.

A significant cost impact of the updated codes comes from the new structural load-bearing criteria. In some areas of the county, the load requirements have doubled. Local structural engineers and I believe these increases are unwarranted, and the new methodologies for determining snow loads have clear issues. While many jurisdictions are ignoring the new criteria all together. We chose not to amend the ICC methods during adoption to help our ISO ratings and insurance costs. We have contacted the Structural Engineer Association of Colorado (SEAC), and they agree there are issues. They are working on an approved alternative to the ICC methodology, which we can use once published without amending our code. The codes do allow for approved alternatives. SEAC thought we should hear from them soon. Great news!

We have seen a slight increase in permitting. I assume this was to beat the timeline of the new code adoptions. Most of the increase in the permits was created by a project consisting of 6 *two-family homes* (duplex) for a total of 12 units. More info in the permit activity below.

Building Department Activity

		April	May	June	Year to Date
Building - Plan Review/Permits		4	4	21	42
Building – Inspections		14	10	20	100
Building Permits - Commercial		1	2	4	15
Building Permits - Residential		2	1	18	23
Business License inspection					
Vacation Rental Inspection					

Building Permits by Type

Type of permit	**Current Month**	**Year to Date**	**Same period by year**		
	June	2026	2025	2024	2023
Commercial New and Additions	0	5	1	5	7
Commercial Other (Demo/Mech/Solar)	1	3	5	4	3
Commercial Repair/Remodel	0	2	6	4	9
Residential Addition/Deck	3	8	4	6	4
Residential New home/garage	14	18	5	5	7
Residential Other (Demo/Mech/Solar)			6	12	5
Residential Repair/Remodel	1	6	7	7	2
Total Building Permits	19	42	32	43	37
Total Project Valuations	6,977,197	9,346,155	7,948,476	5,130,967	No data

Notable new projects

- Sunridge of Pagosa 2770 Rock Rd, (Contract has not been awarded), Units range from 1,500-1,812 sf. There will be 6 two family units (duplex) for a total of 12 single family

homes as part of phase three. Each single-family unit is permitted individually. This project created a big bump in permitting numbers and valuations.

- TFI Storage Shop 172 Goldmine Dr, (Owner/TFI) New 2,456 sf. shop for equipment storage.

Notable ongoing or completed commercial projects

- Pagosa Bible Church, 209 Harman Park Drive. (Contractor-Don Ford) 5700 sf addition. Foundation work completed.

- KP Pawn, 140 Country Center Drive. (Contractor-Owner) Full tenant finish remodel for a pawn shop. Project is completed.

- Ruby Sission Library/Upper San Juan Library, 811 San Juan St. (Contractor FCI Construction) First Phase addition has been completed, and the parking lot has reopened. Work has begun on the remodel portion of the project.

- SOCO 651 w. Us Highway 160 This permit is an after the fact permit for the deck and patio work started in the past. Have not heard from them since it was permitted.

- Tesla Charging Station, 100 Country Center Dr. (NextGen Electric) Installation of 8 new charging stations in the Country Center Plaza shopping center. Project is complete.

- Pagosa Peak Family Dentistry, 2737 Cornerstone Dr. (Contractor-Trinity Construction) Project is complete. Waiting for one document acknowledging a failed inspection from the builder and owner so we can issue the Certificate of Occupancy.

- Walmart remodel, (Contractor-Tristate General Contracting) 2011 Aspen Village Dr. Project is complete. Waiting for a plumbing inspection to issue Certificate of Occupancy.

- Colorado Garden Company, 23 Pike Dr. (Contractor-Owners). The project is complete. Many building violations have been corrected or removed. The violations were mostly unpermitted work. Some conditions were high hazard. The project should receive the Certificate of Occupancy soon.

- 802 Rosita St., (Contractor-Custom Comforts) The structure has received and passed final inspection. Site work on the retaining walls has not begun. Project was permitted as a Residential (IRC) remodel; however, the correct occupancy is commercial R-2, proposed use is *congregate living,* not single family residential. Revised stamped plans and change of use with a code analysis were submitted.

- Casa at Two Doves, 320 Hot Springs Blvd. (Contractor -Owner) Phase 2 which includes 5 new structures at 448 sf. each for a total of 2,240 sf. Not much has changed. We have issued a Foundation only permit. Property owner is reluctant to provide required plan submittals. We are waiting on structural drawings for the structure and a plan for

returning the geo-thermal water back to the river. There are other planning and design issues as well.

- Quality Inn, NO CHANGE, 174 Hot Springs Blvd. (Contractor-Whispering Pines) We have met with the owner to discuss progress. The fastening of the drywall to the ceilings in the existing building has been completed. The addition project in the south building is nearly complete. Working towards getting their final electrical inspection. They will have a little drywall work in a mechanical room and an HVAC unit to trim out and make operational. The owner was informed of potential fees to extend permit.

- Parish Hall NO CHANGE, (Contractor-Dutton Creek), 451 Lewis Street. Extended the permit.

PROJECT DIVISION MONTHLY REPORT

JULY 2026

McCabe Creek
The sewer main replacement has been completed for this portion of the project and TRC Construction is currently working on replacing the culverts at McCabe Creek on the one-way section of Florida Rd. The culvert work is anticipated to be completed by the end of July. Their crew will also be replacing one other service line connection at 203 Florida St. after the Lewis St. intersection has been opened.

TRC will be completing the Rosita St. (700 block) change order replacement project starting in August.

1st Street Lift Station
This lift station will pressurize the sewer main that will be moved from the Hwy 160 vehicular bridge to the 1st St. Pedestrian Bridge after the completion of the new bridge in 2027.

Projects Staff is working closely with Sanitation and Roaring Fork Engineering to apply for loan and grant funding through the Department of Public Health & Environment (CDPHE) for the 1st Street Lift Station design-build. CDPHE has approved a $10,000 planning grant and a $300,000 Design & Engineering grant is anticipated to be awarded by the end of July as well. The loan will cover the Design & Engineering and construction of the lift station in 2027. The total estimate for the project is $3.2 million.

October 2025 Flooding Update
Projects:
Southwest River Engineering is working on the wetlands project along the San Juan River where the PGP project took place. This project will fill in an old gravel pit and create a wetland along the San Juan River.

The sediment removal in the Donut Hole will begin towards the end of July and then this crew will move to the 6th St. Embankment to begin stabilization work.

The River Center Ponds will begin at the beginning of August and will address sediment removal in the ponds, the headgate replacement, influent and effluent ditch clean-up, habitat work in the ponds, and educational signage. This work is funded by NRCS/DHSEM and the CPW Fishing is Fun grant.

The Museum Embankment Stabilization – phase two will be completed before November 15, 2026. Southwest River Engineering is working on finalizing plans and Town staff is working on permitting with CDOT for the work.

Funding:
Town Staff has secured funding (maximum) for Flood Recovery efforts from the following sources to date:

- NRCS EWP: $3,337,246.00

- CO DHSEM: $463,504.75
- CPW Fishing is Fun grant: $103,791.00
- CWCB WSRF grant: $100,000
- History CO: $15,000
- SW Community Foundation: $21,300 (fundraising campaign); $21,000 (in kind labor w/ SW Conservation Core)

Yamaguchi South River Improvements Project
The Yamaguchi South River Improvement Project construction phase is planned to be completed by the end of July and planting will take place early in the Fall. This work aims to enhance stream and river access for recreational and ecological purposes. It will also improve the wetlands ponds in Yamaguchi Park, improving wetlands habitat. The Town has secured funding for this project through grants from the Colorado Water Conservation Board (CWCB), Southwest Water Conservation District, Archuleta County, and Town matching funds.

Surveys, biological assessments, 100% designs plans, and final project budget estimates have been completed to date. Two public meetings have taken place and comments received have been used to inform the final design.

Middle School Sidewalk Improvement
The Middle School Sidewalk replacement is complete and the final reimbursement for $250,000 has been received by the Town.

1st Street Pedestrian Bridge
The Field Investigation Review took place in June with CDOT to review the 30% plans from Davis Engineering for the bridge abutments and river trail connection. Town Staff is working with BCS Fabrication and Davis Engineering to make adjustments to the bridge and abutment design to accommodate comments and budgetary constraints.

After the recent flooding, staff is working to expedite the installation of the Pedestrian Bridge to accommodate for the installation of the sanitary sewer pipe that will be moved over from the vehicular bridge after it is installed. After the FOR plan review with CDOT, we will be submitting a 25% down payment to BCS Fabrication to initiate the Pratt Truss style bridge fabrication.

Pagosa Gateway River Project
The final walk through for the project is August 19th, 2026 with Town Staff, WEP board members, key stakeholders, and contractor Flywater inspecting the project. Town Staff is working with WEP to close out the CWCB grants for this project by the end of June.

Spring 2026 planting and caging was completed with partnership from San Juan Mountain Association. Construction for the project has been completed with contractor Flywater, in partnership with the Town and the Upper San Juan Watershed Enhancement Partnership (WEP), for the two-mile stretch of the San Juan River. Additional funding through the NRCS - Emergency Watershed Protection (EWP) and The CO Office of Emergency Management helped complete the revisions of the project that were reevaluated after the October 2025 flooding. There will be additional vegetation work that will be completed in the Spring of 2026.

The Pagosa Gateway Project, aimed at enhancing the river ecosystem and improving water quality, started at the beginning of September, under the oversight of (WEP). FlyWater, has obtained permitting, a riparian health assessment, river surveys, endangered species surveys, cultural resource survey, identified and pre-ordered a portion of the required containerized plantings, organized meetings with all property owners along the project reach, and concluded three public comment periods.

This project's design was based on the inclusion of improvements received during three public comment and engagement opportunities. In an effort to include all improvements without reducing the scope of the project due to the limited budget, staff applied for and was awarded an additional $292,222.00 from the Colorado Water Conservation Board, utilizing existing grant awards for required matching funds to cover the expected additional estimated cost. The project has already utilized the Town's obligated $54,000 match for this project.

As part of the requirements for the Colorado Water Plan (CWCB) Grant, WEP, in partnership with the Town, has selected a bid for Barr Engineering to design and implement an environmental monitoring plan for a five-year period. This portion of the project will commence before the beginning of the construction slated to start in September 2025. Barr Engineering's proposal for the monitoring was $87,800 and will be covered by the Colorado Water Plan (CWCB) Grant. Fish monitoring will also take place every other year by Colorado Parks and Wildlife as part of the monitoring requirements.

River Park Project
The phase one boat ramp and parking lot improvements have been constructed at the new river park by Southwest River Engineering.

Prior to this the 30% Design Plan Meeting was held December 11th at the Community Center and had a great attendance by the local river community. The initial boat ramp and final conceptual design for the park were discussed and many comments and questions were made. It was decided that the initial boat ramp would be in place by the Spring 2026 runoff and the next 60% design meeting would be held after the river season in early Summer.

The primary purpose of the first phase of the project is to develop a multi-phase conceptual design for the park and phase one portion of the construction. Phase one will include removing existing structures, cleaning the site, design improvements, constructing boat access, minor parking improvements, and potential landscaping. This phase is anticipated to start before spring 2026 runoff. Phase two is anticipated to include the construction of restrooms, changing rooms, shade structures, and paved parking. Phase three is anticipated to include construction of the riverwalk trailhead with additional educational signage and riverwalk connectivity to the existing ADA-compliant paved trails upstream and downstream, a handicap accessible fishing pier, and final landscaping treatments. Initial funding for the 4.315 acres land purchase and phase one of the project was provided by the Land & Water Conservation Fund (LWCF), GOCO, the Town, and Archuleta County.

Town-to-Lakes: 10th St to Great West Ave
The Town was awarded Congestion Mitigation and Air Quality (CMAQ) Improvement Program funds for the design and construction of the Town to Pagosa Lakes Trail segment, spanning from 10th St to Great West Ave. These funds were granted as part of the last available funding through the CMAQ program in late 2019, as the CMAQ program no longer exists. The Town was awarded $662,320 in funding with a local match obligation of $137,680. This project involves the design and construction of a twelve-foot-wide concrete non-motorized shared-use path between 10th Street and Great West Ave.

Pagosa Views bears the responsibility of completing the construction for this section of trail currently, but revisions to their contract would be made to have them responsible for a fee in lieu if timely coordination with the project is not made.

Site surveys are completed, and trail design and engineering is currently on schedule to be at 100% in 2026/early 2027. A Field Inspection Review (FIR) meeting has occurred with CDOT to review the 30% design plans and seek direction from CDOT for plan revisions. Staff and our consultant will use CDOT's feedback to inform the subsequent design considerations. This project is funded with federal funding, thus progress will be determined on the continued availability of the awarded federal funds and other grant awards.

San Juan Historic Museum
The Town was not awarded for the last competitive round of general funding through History CO for $132,000 to replace the Water Treatment Plant roof and complete the south retaining wall stone façade from the previous project funded by History CO. The proposed work will replace the membrane on the historic Water Treatment Plant roof and structural reinforcement of the rafters and metal beams inside the building. It will also include completing the stonework on the existing retaining wall on the south side of the Rumbaugh Stone Arch Bridge.

Regional Workforce Center
The Regional Workforce Center design is underway with Oz Architecture. BUILD Pagosa is working closely with the Town, School District, and other area stakeholders to develop the plans for Fall 2026 construction.

The Town of Pagosa Springs has been awarded $600,000 in Community Development Block Grant funds through the Department of Local Affairs to support the construction of a Regional Workforce and Technical Training Center being managed by Build Pagosa. This new facility will be located on property owned by the Archuleta School District and will serve as a resource for the school district and regional partners. It will be equipped to provide technical training in a variety of trades, contributing to the development of the future workforce. The design phase of the project is underway, with construction to start later that year. Build Pagosa has selected firm OZ Architecture for the RFP for design & engineering.

HOUSING DIVISION MONTHLY REPORT

July 2026
FROM: JEFF SAMS, HOUSING COORDINATOR

Housing Action Plan (HAP)
For the Month of June, we completed our last Community Open Houses and our last Strategic work group meeting. The open houses gave us input from the community to review with our Strategic work group. We reviewed specifics on how to address the Housing needs. With all of this portion complete, the consultant team is working on the draft of the final plan. Staff will review and then our strategic work group will get an opportunity to review. Once we have a final draft it can be distributed prior to our planned presentation at the Joint Work Session in August.

Workforce Housing Guidelines
The Workforce Housing Guidelines drafted by Jennifer Kermode of Kermode Consulting, LLC continue to progress. We completed our stakeholder work sessions on March 17th and 19th. Key stakeholders attended those with representation from the Town and County. There was great progress made towards identifying key goals around workforce housing to guide the completion of this document. The purpose of the Guidelines is to provide direction for deed restricting units based on the totality of public incentives provided to individual housing projects, ensuring long term affordability of workforce housing units. The Guidelines will be referenced by Town and County officials, Other Government Agencies (including state agencies and those working on Prop 123), Developers, those looking for housing, etc. Reviewed final draft with the Town and County representatives. There was agreed changes to the format and those will complete the document so it can be presented to Town Council and the County Commissioners at a joint work session.

Projects Underway

- Timberline Apartment LITCH project located at 135 Legacy Drive next to Walmart with 50 units. Following the completion of this project, the developer is planning on submitting a LIHTC application for a second project of 50 units as well. The projected rental range is broad, which helps us hit multiple income ratios in the lower income brackets, with units serving 30%-80% of AMI (averaging below 60% of AMI). Awaiting confirmation, but expect they are 100% full.
- **Phase 1 CDC Chris Mountain Work Force Ownership Housing.** House #10 is closed in June! Happy buyer is enjoying his home.
- **Phase 2 CDC Chris Mountain Work Force Ownership Housing.** Phase 2A 5 homes are in the finish work stage; Cabinetry, fixtures, appliances, etc. Homes should be finished by the end of July. We have had a couple of open houses but attendance has been low. Phase 2B has an additional 5 homes planned and will be breaking ground in Fall of 2026.
- **Project 102.** This project is the result of a bankruptcy through Wyndham. There are three properties that are being sold at auction. The Town is working to purchase the properties and use them for affordable housing. The auction is scheduled for July 17th.

Potential Developments

- Pagosa Views is still working towards submitting subdivision applications to get their project approved. Recently met with them and Emily Lashbrooke to review their needs to get the project started. The infrastructure costs are their big focus as those costs are making the project more difficult. No updates from the owners on this project.

- Servitas continues to work on finding a financial model that works. In recent conversations their focus is removing more liability for the town which will require additional funding sources. No updates from them on a financial model that could work.

- Colorado Outdoors, LLC is moving forward with their proposed middle income (60- 140% of AMI) apartment rental project east of the Pagosa Springs Medical Center. The Town received a $2 million DOLA More Housing Now grant that will be used towards the costs of the public infrastructure needed to serve the housing project. Co Outdoors did receive Sketch Approval from the Planning Commission June 23rd. At the meeting, the feedback from the public was better than it had been in the past. They are pushing forward with the affordable housing and the gas station as Phase 1.

- Looking at other construction options for Single Family homes in Chris Mountain for future Phases. Meetings with Vederra Modular to review options and pricing to see how that would fit for a housing project. Working towards some final pricing to give a full review of the project and compare it to traditional construction. Other alternative building methods are continuing to be reviewed to reduce construction costs and increase eligibility for Grants and other funding options. Clayton homes was also engaged to review options for Phase 2B. Fading West has also submitted quotes for Phase 2B. Both are being reviewed for future options. We are still pulling together quotes for a general contractor for phase 2B.

- Met with a new developer that owns property in Archuleta County, and they would like to build approximately 70 units. They have some preliminary drawings of a 10-building apartment complex with a mix of unit sizes. They are still in the initial design phase but working towards a final plan and identifying what grants to pursue. I have continued to meet with them to review options. They are focused on Private funding at the moment, and they would still like to break this year. I received an update prior to Thanksgiving stating they were still working on financing which makes it unclear if they can break ground next year. Still no updates on funding for their project. Scheduling a meeting with them to review what it will take to move the project forward.

Other Work in Progress

Continued attendance at meetings with Region 9, DOLA and other Prop 123 groups to stay abreast of current programs, funding opportunities and successful housing project examples It helps to keep up with changes and what is going on in the industry. There are frequent meetings and presentations to review grant opportunities and requirements for current state initiatives that involve housing.

Continued attending C.A.S.T. (Colorado Area Ski Towns) Housing Task Force Meetings. This group has had a big focus on Workforce Housing. They have been working on housing initiatives such as the Empty House Tax, STR Fees, Use of Sales tax, etc. to address Affordable Housing They have been on hiatus a bit after the legislative session.

Continue to review alternative construction methods, mostly focused on modular construction. This includes some regional builders and local General Contractors. Another company with a similar product out of Delta has also reached out. We have also had additional inquiries from other “innovative” Construction companies. A modular builder out of Oklahoma has discussed options to provide affordable housing. They have a local general contractor that they work with. Continue to review innovative housing solutions to find something that fits our community. This includes a local startup company that has contacted me and they have a prototype they are finishing up.

Working on completing requirements to have the town and county certified as an ADU Supportive Jurisdiction with the state. All information on codes, waivers and other requirements has been reviewed and discussed with representatives at the state to confirm compliance for the town. The goal is to be eligible for additional funding and add additional rental units that would fit our workforce. The application has been submitted and initial review by the state has been good, so I can now complete final report to have the Certification. Options for financing have not been beneficial, so we need to continue to look at ways to make adding or building an ADU easier. Working with the town and the county to review any code changes that would help encourage ADUs.

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: Jennifer Green

PROJECT: Lodging Tax Report
ACTION: Information Only

PURPOSE/BACKGROUND:

TOURISM BOARD MEETINGS
The most recent Tourism Board meeting was held on July 15th at 3pm at Town Hall. The next meeting will be held on Wednesday, September 9th at 3pm at Town Hall. The Board is hoping to schedule a strategic planning retreat in the next month.

TOURISM BOARD INFORMATION
The Google Drive folder featuring all materials related to the Tourism Board continues to be updated. The folder includes a variety of information, such as meeting minutes, contact information, brand overview, marketing plan, budget, research, bylaws, data, statewide research, mission statement and much more.
https://drive.google.com/drive/folders/12Cy6vSyq_8oF5_nEMsG0tfe8aZgPV3Hu?usp=sharing.

LODGERS TAX FINANCIAL REPORT
Town lodging tax collections are due on the 20th of each month, following the month of collections. Town collections continue to lag, with no multiple outstanding payments for Jan - May. The full detailed report is available through Google Drive:
https://drive.google.com/drive/folders/1VCvv4F3PFIixRkzwkXxmdAMoVS-9Ksrp?usp=sharing.

BLUE ROOM RESEARCH
The most recent report from Blue Room Research is included in the packet for review. It is also in the 2026 data folder in google drive.

VISITOR CENTER UPDATE
The Visitor Center lobby is open 7 days per week from 10am to 4pm. We aim to be open 362 days a year, closed only on Thanksgiving, Christmas and New Years. We have recently refilled the vacant part-time position.

SOCIAL MEDIA UPDATE
Facebook - www.facebook.com/visitpagosasprings: 44,224 followers
Instagram - www.instagram.com/visitpagosa: 29,411 followers

Twitter / X - www.twitter.com/visitpagosa - 2,172 followers
Youtube - www.youtube.com/visitpagosa - 2k+ subscribers; 8,322,315 video views
TikTok @visitpagosa - 4,685 followers, 27.1k likes

All detailed social media data can be reviewed on Google Drive by month: https://drive.google.com/drive/folders/1U7dqMzDtkH4YsLLSVySGWHeQqe1Qb1Fw?usp=sharing

Paid Meta campaigns currently running include: (1) event carousel with 2026 events, (2) Summer Video and (3) Summer Carousel and (4) Stage 2 Fire Restrictions PSA. Content is evaluated based on performance and educational needs and adjusted accordingly.

CTO GOVCON AWARDS
The Director has been named as a finalist for the 2026 CO Governor's award for Outstanding Tourism Champion. This award is the highest recognition for tourism professionals in Colorado. The awards dinner is held during GovCon at the end of September.

4TH OF JULY DATA
Placer data (cell phone) for July 1-4th shows a 4.2% increase in visitors over 2025. In comparing Archuleta County with regional and other CO hot springs destinations, Pagosa fared well in challenging times. The reports are included in the packet for reference. Staff wants to thank Austin Marchand for helping organize a balloon glow after fireworks were canceled.

2026 CTO MARKETING GRANT
Work on the 2026 grant continues. Midterm report is due on 7/31. We are hosting an influencer / content creator to experience the trail in late July. All paid promotions will begin once the video is complete; there is approximately $50k for paid promotions, which will be a nice boost for fall advertising.

2026 CTO TOURISM MANAGEMENT GRANT
Staff has worked with Parks & Rec for river access kiosks. Staff needs to form a subcommittee with various groups to move forward with wayfinding signs. Director would like 1-2 board members to be involved in the community / stakeholder meetings to revisit the wayfinding plan. The project must be completed by April 2027.

PRESS & MEDIA RELATIONS
The proposed PR strategy has been added to the 2026 Marketing & Advertising Plans in google drive for review (https://docs.google.com/presentation/d/1Tx3-sOmfUHjo94DerkrD9GPWuzcnSV1SqLqZLskHEc0/edit?usp=drive_link).
We continue to keep track of scheduled media hosting and all media placement in the following spreadsheet: https://docs.google.com/spreadsheets/d/1d1pXYOK_IUk6dxSps9b9GRvNJ2_-4UNh5XLrVzFIs2g/edit?usp=sharing

The costs associated with the PR agency and hosting media / influencers has been difficult for staff to justify. Staff is evaluating opportunities, but when working through the CTO, travel and meals are covered. Hosting any media through PR agency puts all expenses on Visit Pagosa.

SIGNAGE

Staff completed an inventory of existing VPS-created signs. We have multiple different sign projects in the works with the Town and County. Award notification for the CTO Tourism Management grant was received on March 5th, which will provide funding for the new community-wide wayfinding plan and three (3) river kiosks. The goal for 2026 is to create a less staff-heavy process for signage by creating specifications for design, vendors ready to assist and a simple approval process for others to expand on signage efforts, while adhering to the established look and feel.

Staff is working on replacing signage on the Visitor Center and the marquee sign on Hot Springs Blvd. Notable sun damage had deteriorated the signs. Town Staff recently rebuilt the rotting sign structure for the marquee sign replacement.

AMBASSADOR PROGRAM

The CTO Pagosa Learning Labs module for Pagosa has been completed. Staff will roll it out once the busy summer season is over, as early July did not seem like the best time to reach feint line employees. We were awarded this free opportunity through a CTO grant competitive process to create an online training module for front-line employees.

DROUGHT COMMUNICATIONS

Director has been working with Region 9 and subcommittees to draft messaging for businesses and visitors regarding drought conditions and how to prepare. Staff has been sharing messaging in their weekly newsletter for area businesses to understand resources in advance of a potentially catastrophic situation. The director has been interviewed on regional radio stations regarding this effort. The goal is to continue to educate as many people / businesses as possible.

ATTACHMENTS:

1. Visit Pagosa Springs - Research Update - May 2026 Review_final
2. Market Visitors - Hot Springs Loop - Jul 1, 2026 - Jul 4, 2026
3. Market Visitors -Regional - Jul 1, 2026 - Jul 4, 2026



Research Insights
May 2026 Review

U.S. Market Review

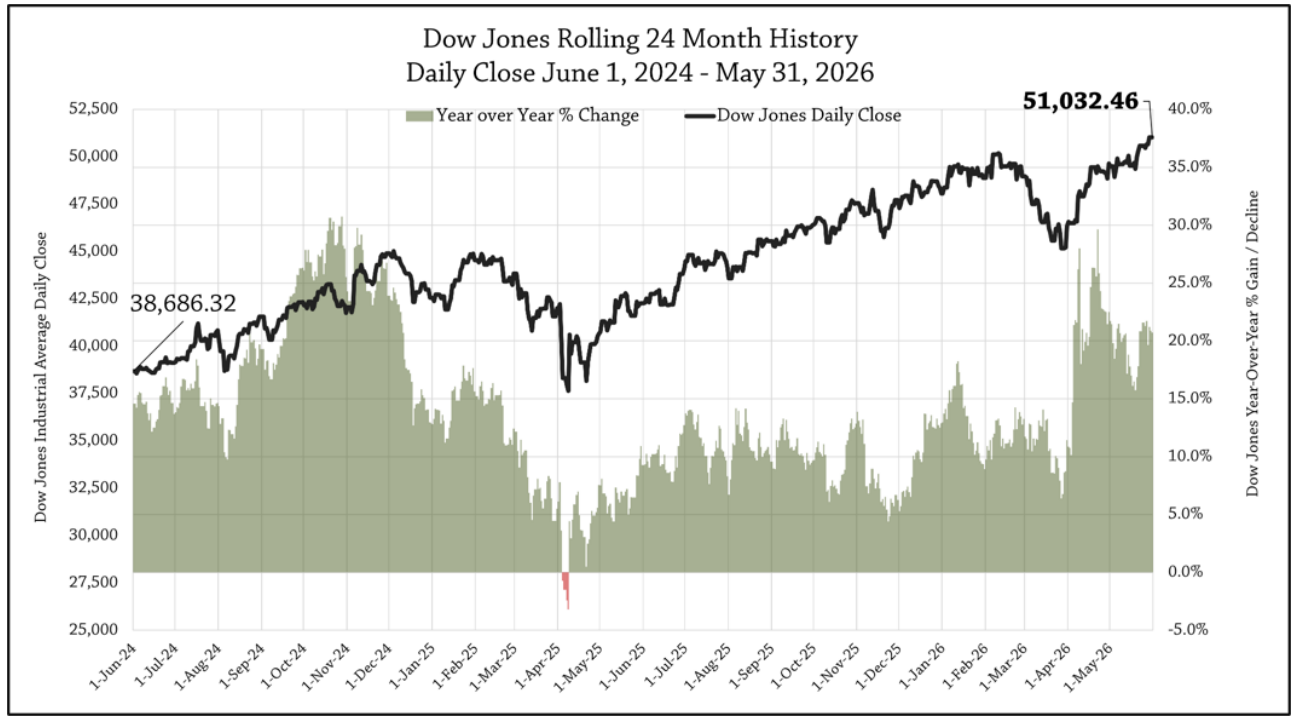


Economic Review

The Dow Jones Industrial Average

- “The DJIA added a strong 2.8%, or 1,380.3 points, in May to close the month at 51,032.5 points, an all-time high for a monthly close, and the second month in a row the index has set a record.”

- “With inflation sharply higher in the last few months and tanking consumer sentiment, stock markets appear to be reflecting the health of stock markets and not the budgets of consumers, which are being strained.”

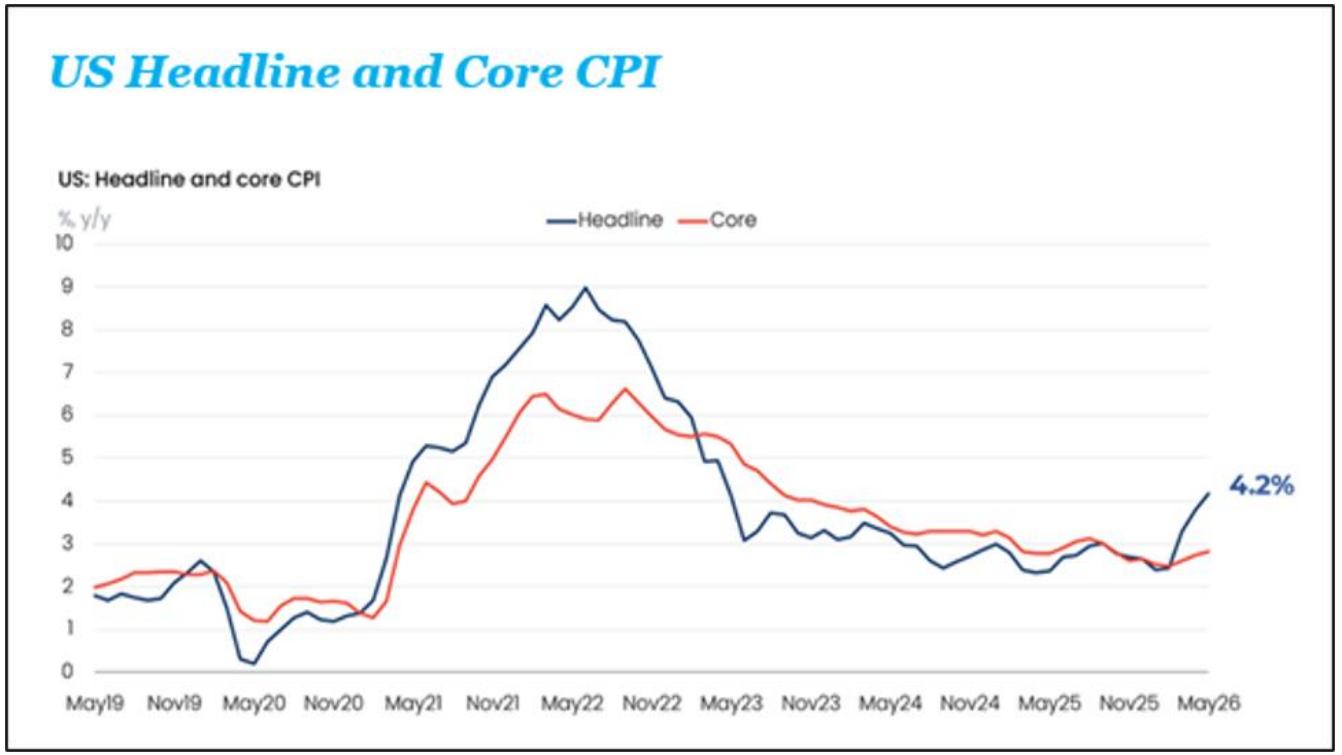


Source: DestiMetrics (6/11/2026)

Economic Review

The National Inflation Rate

- “The annualized rate of headline inflation rose 4.2% in May, the fastest rate of inflation in three years.”
- “The surge, led by higher gas prices, erodes consumer earnings. May’s 4.2% rate of inflation surpassed the 3.4% increase in average hourly earnings, cutting into real (inflation-adjusted) incomes.”
- “We’ve lowered our US CPI inflation forecast for 2026 by a few tenths, from 3.6% to 3.3%.”
- “The adjustment reflects a lower path for global oil prices following recent Iran progress. The drop in gas prices means headline inflation peaked in May, thus lowering the risk of additional pass-through to core inflation.”

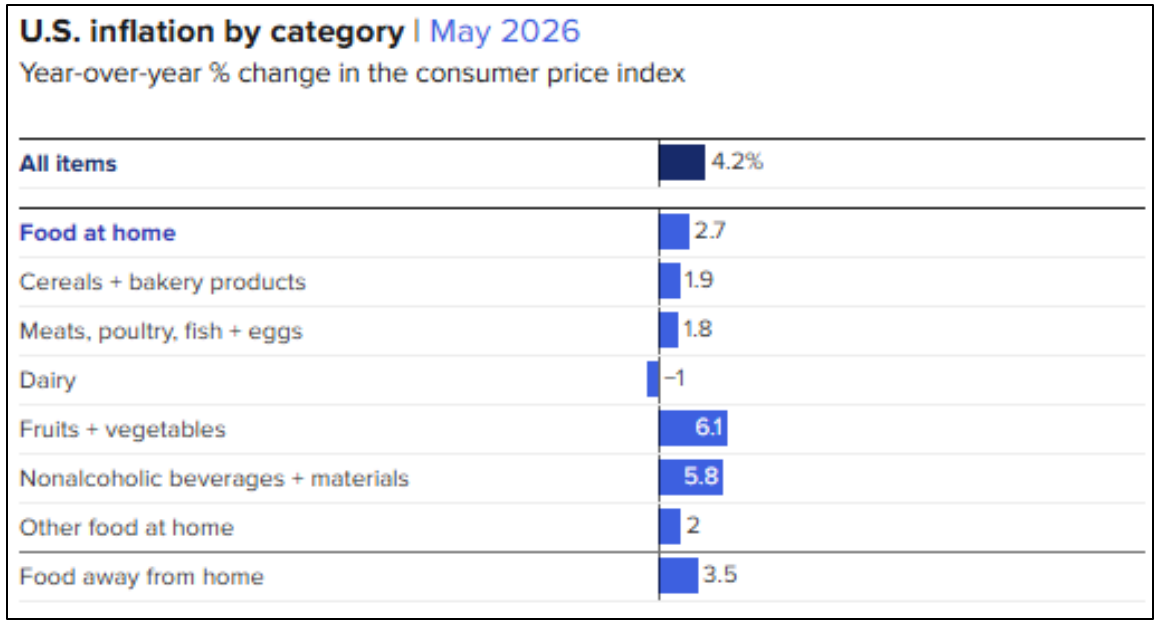


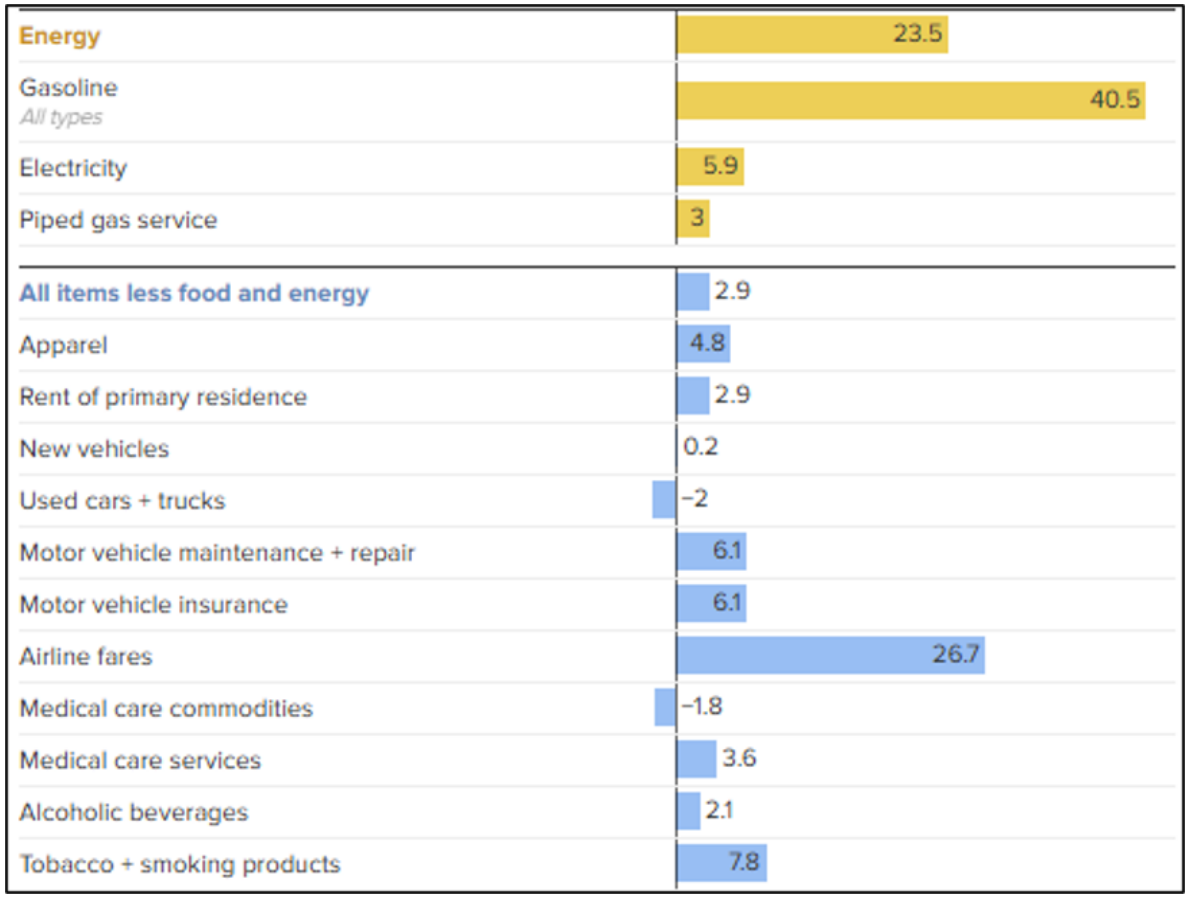
Source: Tourism Economics (6/23/2026)

Economic Review

Changes in the Consumer Price Index

- Year-over-Year (YoY) price increases were seen in virtually every category tracked in the Consumer Price Index in May. Prices rose by 4.2% YoY across all items tracked, with the most significant gains seen in Gasoline and Airline fares.



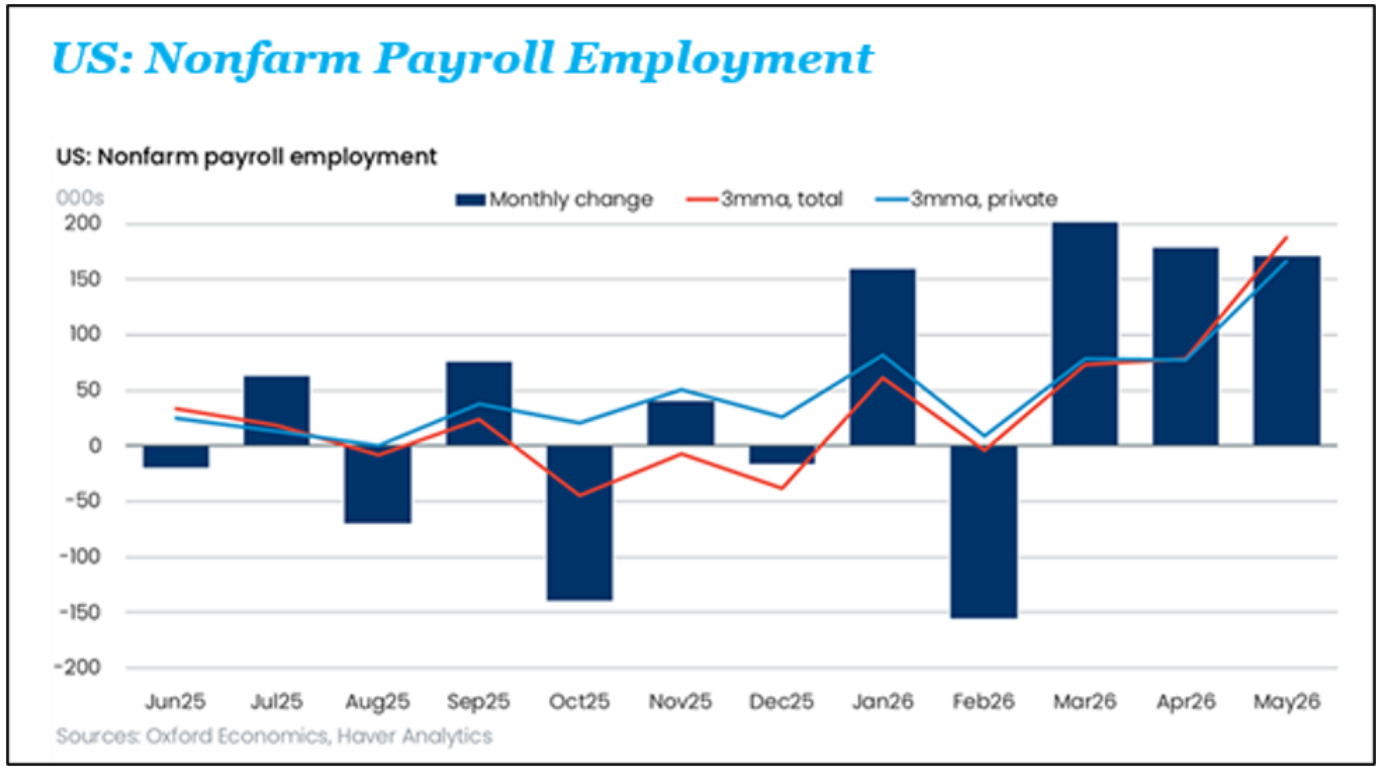


Source: U.S. Bureau of Labor Statistics (6/10/2026)

Economic Review

Labor Market Summary

- “The economy has added more than 150,000 jobs for three consecutive months, a stronger-than-expected surge in hiring that has helped support consumer spending.”
- “The pace of hiring has kept the unemployment rate steady at a low 4.3% for three straight months. Additionally, first-time claims for unemployment benefits remain low, indicating the overall pace of layoffs has not accelerated.”
- “However, long-term unemployment (unemployed 27+ weeks) is still on the rise, reflecting a challenging environment for job-seekers.”



Source: Tourism Economics (6/23/2026)

Economic Review

Consumer Sentiment vs. Consumer Spending

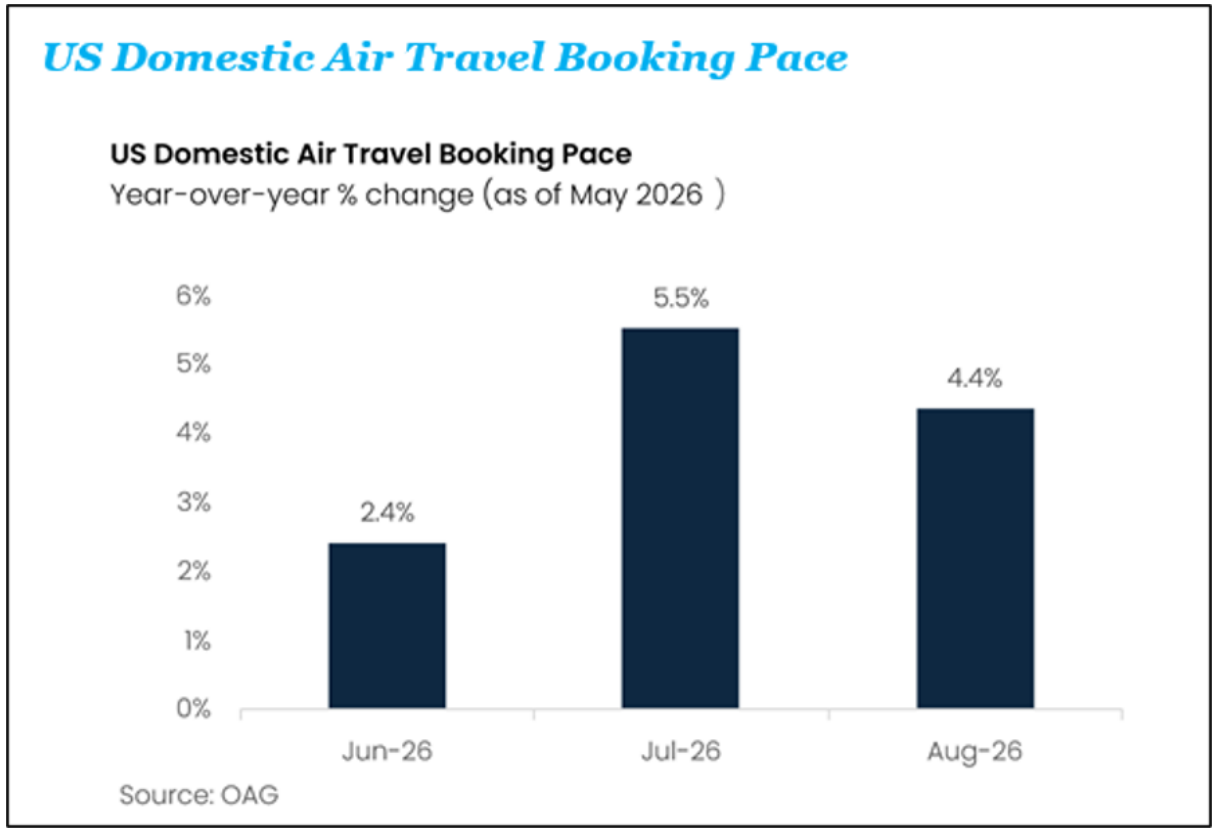
- “Consumers remain resilient, according to May retail sales data. Setting aside impacts of higher gas prices on the growth in nominal (unadjusted) spending, the underlying data puts Q2 real (inflation-adjusted) consumer spending on track for a 2.2% annualized gain, well above the weather-depressed 1.4% pace of Q1.”
- “However, outsized tax refunds—nearly 20% larger than a year ago—propped up spending, and that support will fade over the summer while gas prices remain elevated.”
- “Consumer sentiment is low…and doesn’t seem to matter. The University of Michigan’s Consumer Sentiment Index ticked up about 4 points in the preliminary reading for June. Although an improvement from the all-time low reading in May, sentiment remains 13% below January 2026 and 19% below a year ago.”
- “Spending has held up, despite poor views of the economy. However, there are reasons to think it will slow. The ending of support from tax refunds, the erosion of real earnings from higher inflation, and a personal savings rate well below the historical average all point to slower spending later this year.”

Source: Tourism Economics (6/23/2026)

Economic Review

Travel Outlook

- “The travel outlook remains solid despite rising inflation.”
- “The booking pace for domestic air travel shows healthy gains over the same time last year. Likewise, the hotel booking pace for summer and early fall is ahead of the same time last year.”
- “These insights highlight the continued importance of travel to US consumers. Year-over-year growth in consumer spending on experiences, defined as recreation, lodging, eating out, and air travel, has outpaced growth in spending on durable goods since May of last year.”

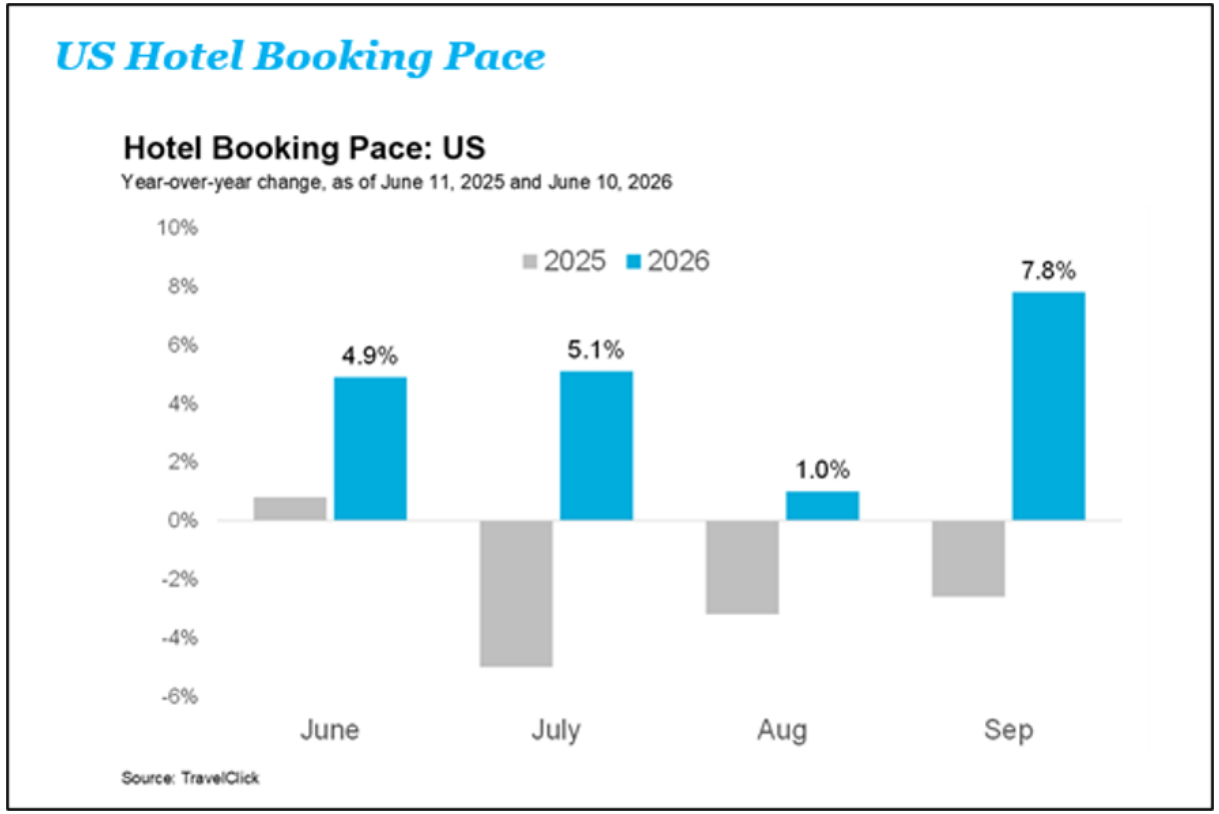


Source: Tourism Economics (6/23/2026)

Economic Review

Hotel Demand

- “Hotel demand continues to rise. Hotel demand was up 1.8% year-to-date through May, posting positive year-over-year growth every month of 2026.”
- “The hotel industry has experienced four straight months of gains in weekday occupancy, which is seen as an indicator of business travel vs. weekend-oriented leisure travel. Additionally, strong corporate profits bode well for business travel, including attendance at conventions and group meetings.”
- “During the first week of the FIFA World Cup, US hotel performance hit a 2026 high, with nearly 28 million rooms sold the week of June 7–13, according to STR. Occupancy climbed to 69.9%, the highest level of the year, while ADR rose 4.9%, marking the 15th consecutive week of rate growth. RevPAR reached $120, its strongest weekly level since 2024 and up 7% year over year.”



Source: Tourism Economics (6/23/2026)

Economic Review

International Demand

- “Overseas visits to the US continue to lag. Overseas arrivals dipped 6.5% in May, following an outsized decline in April (-14.4%), magnified by this year’s earlier date for Easter. The earlier date for Easter contributed to a 3.8% increase in March arrivals by pulling some travel earlier than last year. Year-to-date through May, overseas arrivals were down 4.8%.”

- “Canadian travel to the US may be nearing a turning point. Land arrivals from Canada have risen for two consecutive months, including a strong 15.2% jump in May.”

- “Although Canadian arrivals via air continue to decline, the year-over-year declines have lessened steadily, and the 5.5% drop in May was the smallest year-over-year decline in a year.”

- “Outbound air travel by US residents has declined for three consecutive months, although the May decline was slight, -0.5%. Following the signing of a peace agreement between the US and Iran, our team is looking out for a potential rebound in outbound travel.”

Source: Tourism Economics (6/23/2026)

U.S. Short Term Rentals Review

Short Term Rentals Update May 2026

- “The U.S. Short Term Rental market showed signs of improvement in May, with Occupancy rising 0.5% year-over-year despite softer demand growth and continued supply expansion.”

- “Demand growth softened in May, rising 1.5% year-over-year, down from 2.0% in April. However, this comes against a strong comparison period, as demand grew 6.2% in May 2025.”

- “ADR growth slowed to 2.1% in May, down from 3.4% in April. However, the May growth rate remains broadly in line with the trend seen since October 2025, with ADR growth consistently hovering around 2%. Some of the slowdown can also be attributed to a strong comparison period, as ADR grew 3.6% in May 2025, up from 1.9% in April 2025—a near mirror image of the pattern seen in April and May 2026.”

- “Looking ahead, the rest of the year is pacing strongly, particularly during the shoulder season from September through November. These months saw very weak demand growth in 2025, creating easier year-over-year comparisons that should support stronger performance in 2026.”

Source: AirDNA (6/16/2026)

U.S. Short Term Rentals Review

Short Term Rentals Update May 2026 (continued)

- "The World Cup is also expected to provide a boost to demand across many urban markets. Beyond the host cities themselves, the tournament may also drive additional demand in secondary destinations as travelers extend their trips and add excursions to their itineraries."

- "This year's Fourth of July celebrations coincide with the nation's 250th Anniversary, elevating an already popular travel weekend into something even bigger. Nationwide, demand is currently pacing 10.3% ahead of the same time last year, with some markets seeing even stronger growth."

Key U.S. Short Term Rental Performance Metrics for May 2026

- Total Available Listings reached 1.73 million, a 3.0% increase Year-over-Year (YoY)
- Demand nights were up 1.5% for the month
- Occupancy averaged 57.2%, up 0.5% YoY
- Average Daily Rates (ADR) climbed to $258.91, up 2.1% from last year
- Revenue per Available Rental (RevPAR) increased 2.6% YoY to $147.97

Source: AirDNA (6/16/2026)

U.S. Short Term Rentals Review

Short Term Rentals Update May 2026 (continued)



Source: AirDNA (6/16/2026)

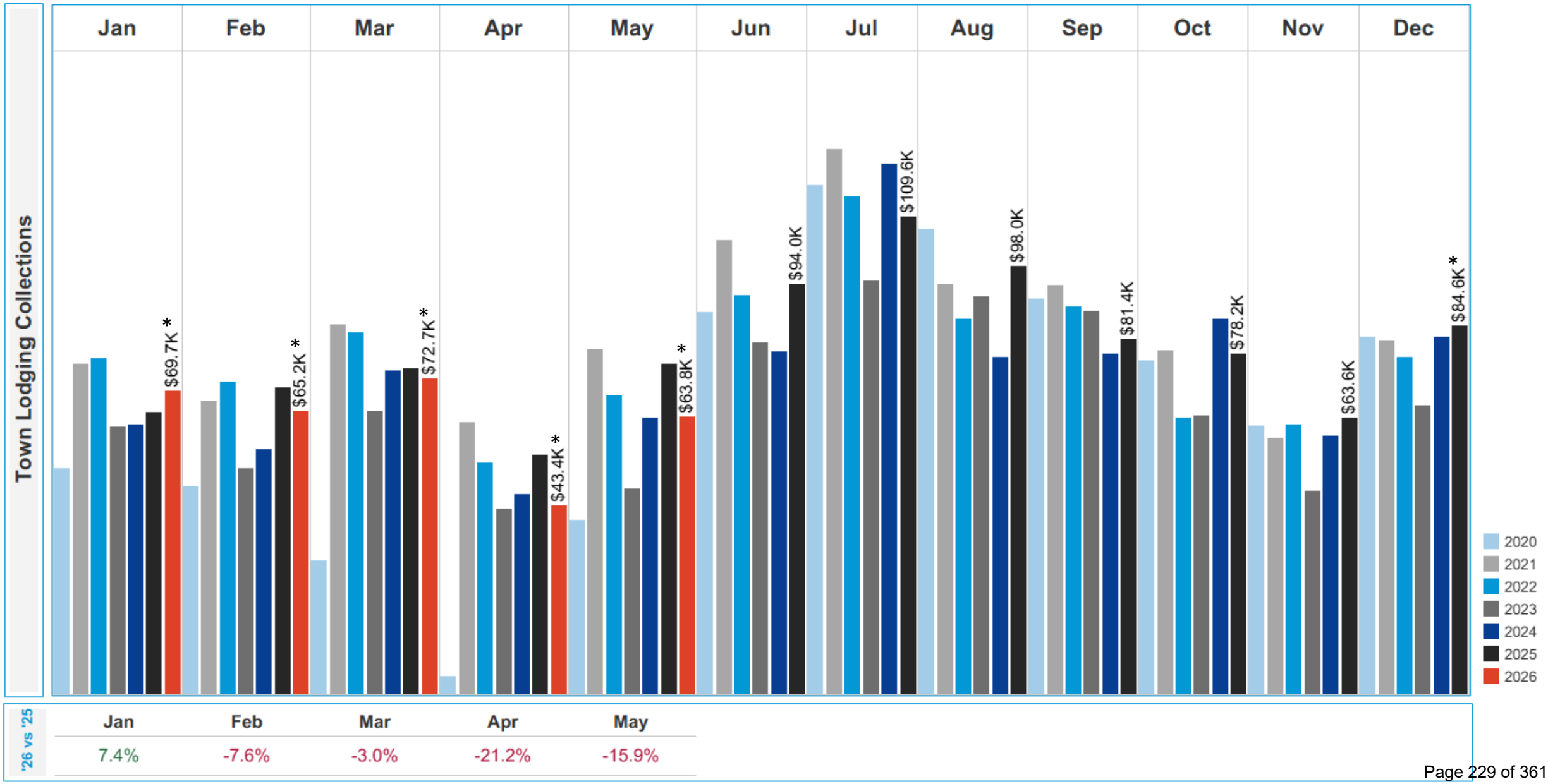
Lodging Tax Collections



Pagosa Springs Monthly Lodging Tax Collections

Town Collections Through May 2026

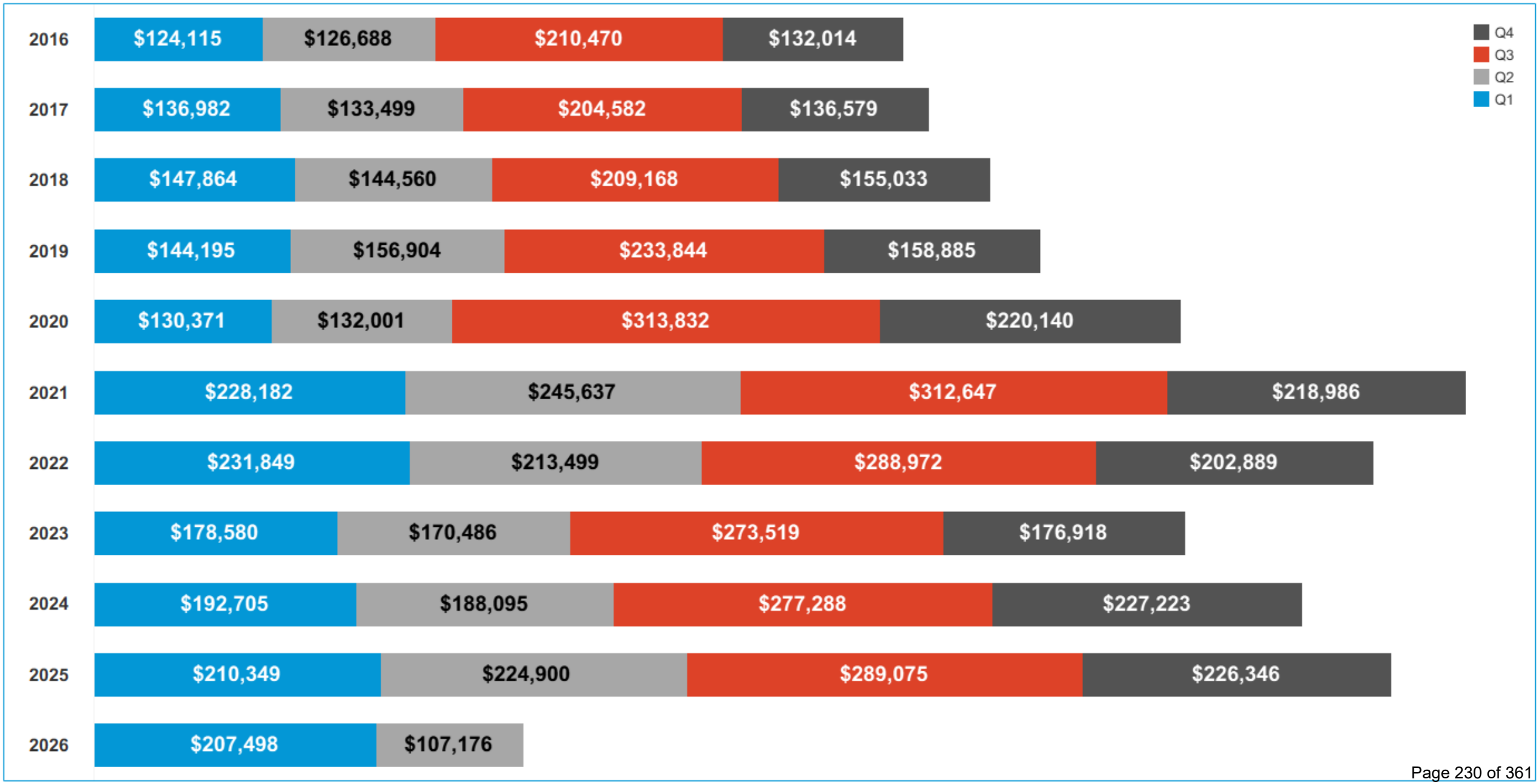
Note: Town collections are missing several payments from December 2025 through May 2026.



'26 vs '25	Jan	Feb	Mar	Apr	May
	7.4%	-7.6%	-3.0%	-21.2%	-15.9%

Pagosa Springs Quarterly Lodging Tax Collections

Town Collections Through May 2026

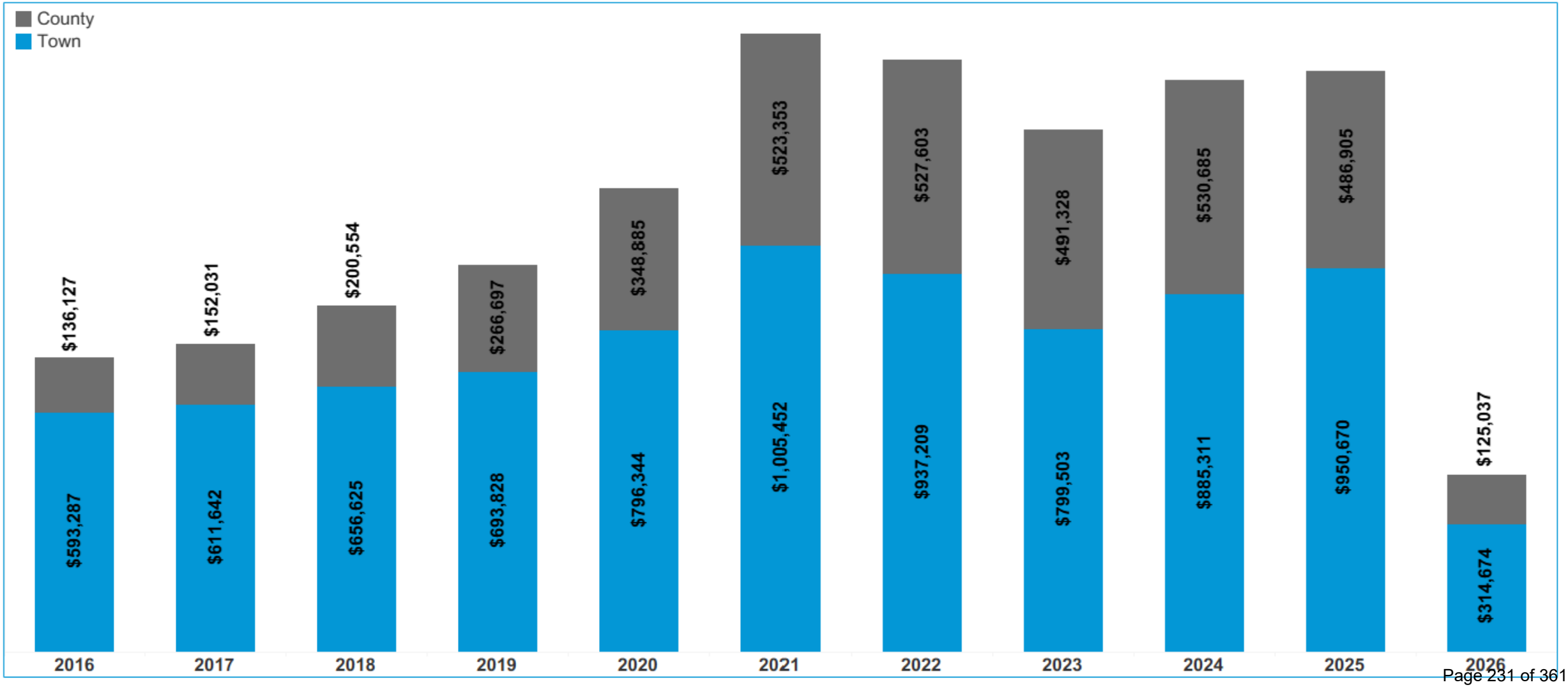


Pagosa Springs Annual Lodging Tax Collections

Total Collections Through May 2026

Note: County collections are reported quarterly, Town collections are reported monthly.

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
$729,414	$763,673	$857,179	$960,525	$1,145,229	$1,528,805	$1,464,812	$1,290,831	$1,415,996	$1,437,575	$439,711



Pagosa Springs Quarterly Lodging Tax Collections

Total Collections Through May 2026

Note: County collections are reported quarterly, Town collections are reported monthly.

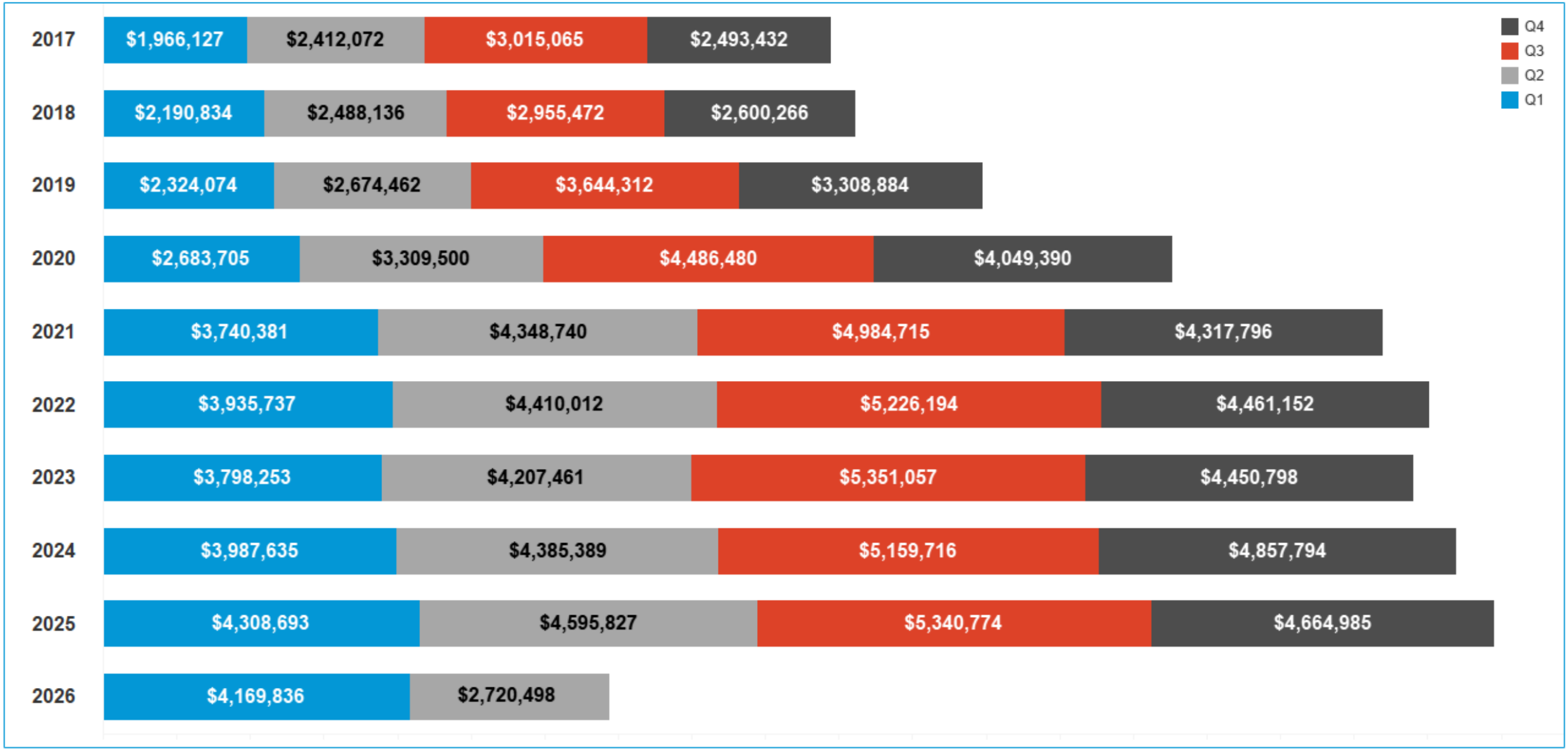
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Q1	Town	$124,115	$136,982	$147,864	$144,195	$130,371	$228,182	$231,849	$178,580	$192,705	$210,349	$207,498
	County	$18,416	$35,792	$29,030	$46,261	$57,791	$128,910	$127,543	$125,829	$116,111	$130,422	$125,037
	Total	**$142,531**	**$172,774**	**$176,894**	**$190,456**	**$188,162**	**$357,092**	**$359,392**	**$304,409**	**$308,816**	**$340,771**	**$332,535**
Q2	Town	$126,688	$133,499	$144,560	$156,904	$132,001	$245,637	$213,499	$170,486	$188,095	$224,900	$107,176
	County	$33,172	$29,896	$56,080	$45,483	$52,809	$115,041	$129,385	$90,666	$106,066	$117,354	
	Total	**$159,860**	**$163,395**	**$200,640**	**$202,387**	**$184,810**	**$360,678**	**$342,884**	**$261,152**	**$294,161**	**$342,254**	**$107,176**
Q3	Town	$210,470	$204,582	$209,168	$233,844	$313,832	$312,647	$288,972	$273,519	$277,288	$289,075	
	County	$47,929	$49,470	$65,609	$93,349	$136,452	$166,440	$158,901	$155,889	$158,877	$103,140	
	Total	**$258,399**	**$254,052**	**$274,777**	**$327,193**	**$450,284**	**$479,087**	**$447,873**	**$429,408**	**$436,165**	**$392,215**	
Q4	Town	$132,014	$136,579	$155,033	$158,885	$220,140	$218,986	$202,889	$176,918	$227,223	$226,346	
	County	$36,610	$36,873	$49,835	$81,604	$101,833	$112,962	$111,774	$118,944	$149,631	$135,989	
	Total	**$168,624**	**$173,452**	**$204,868**	**$240,489**	**$321,973**	**$331,948**	**$314,663**	**$295,862**	**$376,854**	**$362,335**	
Grand Total		**$729,414**	**$763,673**	**$857,179**	**$960,525**	**$1,145,229**	**$1,528,805**	**$1,464,812**	**$1,290,831**	**$1,415,996**	**$1,437,575**	**$439,711**

Sales Tax Collections



Pagosa Springs Quarterly Sales Tax Collections

Collections Through May 2026



Pagosa Springs Quarterly Sales Tax Collections

Collections Through May 2026

	Jan	Feb	Mar	Q1 Total	Apr	May	Jun	Q2 Total	Jul	Aug	Sep	Q3 Total	Oct	Nov	Dec	Q4 Total
2017	$602,618	$614,496	$749,013	**$1,966,127**	$654,961	$766,390	$990,721	**$2,412,072**	$1,050,936	$1,034,538	$929,591	**$3,015,065**	$802,192	$735,197	$956,044	**$2,493,432**
2018	$720,250	$653,308	$817,277	**$2,190,834**	$685,584	$778,029	$1,024,523	**$2,488,136**	$1,055,648	$975,397	$924,427	**$2,955,472**	$894,585	$760,714	$944,967	**$2,600,266**
2019	$748,135	$705,628	$870,311	**$2,324,074**	$722,725	$847,452	$1,104,285	**$2,674,462**	$1,330,750	$1,156,262	$1,157,300	**$3,644,312**	$1,160,328	$966,585	$1,181,971	**$3,308,884**
2020	$893,260	$861,387	$929,059	**$2,683,705**	$881,784	$1,029,961	$1,397,755	**$3,309,500**	$1,478,390	$1,414,702	$1,593,388	**$4,486,480**	$1,351,716	$1,210,111	$1,487,563	**$4,049,390**
2021	$1,230,886	$1,118,790	$1,390,705	**$3,740,381**	$1,243,257	$1,382,546	$1,722,937	**$4,348,740**	$1,744,911	$1,544,973	$1,694,832	**$4,984,715**	$1,389,189	$1,328,089	$1,600,518	**$4,317,796**
2022	$1,285,659	$1,224,286	$1,425,792	**$3,935,737**	$1,265,285	$1,428,491	$1,716,237	**$4,410,012**	$1,831,470	$1,793,418	$1,601,307	**$5,226,194**	$1,425,011	$1,430,027	$1,606,114	**$4,461,152**
2023	$1,271,275	$1,186,669	$1,340,310	**$3,798,253**	$1,155,340	$1,376,511	$1,675,610	**$4,207,461**	$1,846,753	$1,867,837	$1,636,468	**$5,351,057**	$1,518,791	$1,391,273	$1,540,735	**$4,450,798**
2024	$1,338,250	$1,230,171	$1,419,214	**$3,987,635**	$1,261,412	$1,433,936	$1,690,041	**$4,385,389**	$1,855,193	$1,655,248	$1,649,275	**$5,159,716**	$1,718,686	$1,434,372	$1,704,736	**$4,857,794**
2025	$1,405,815	$1,364,117	$1,538,761	**$4,308,693**	$1,370,948	$1,469,254	$1,755,625	**$4,595,827**	$1,893,830	$1,669,302	$1,777,642	**$5,340,774**	$1,460,697	$1,284,224	$1,920,064	**$4,664,985**
2026	$1,256,228	$1,389,383	$1,524,224	**$4,169,836**	$1,251,414	$1,469,084		**$2,720,498**								
YOY Change					YOY Change				YOY Change				YOY Change			
2023	-1%	-3%	-6%	**-3%**	-9%	-4%	-2%	**-5%**	1%	4%	2%	**2%**	7%	-3%	-4%	**0%**
2024	5%	4%	6%	**5%**	9%	4%	1%	**4%**	0%	-11%	1%	**-4%**	13%	3%	11%	**9%**
2025	5%	11%	8%	**8%**	9%	2%	4%	**5%**	2%	1%	8%	**4%**	-15%	-10%	13%	**-4%**
2026	-11%	2%	-1%	**-3%**	-9%	0%		**-41%**								

Short-Term Rental Performance (Airbnb & Vrbo)

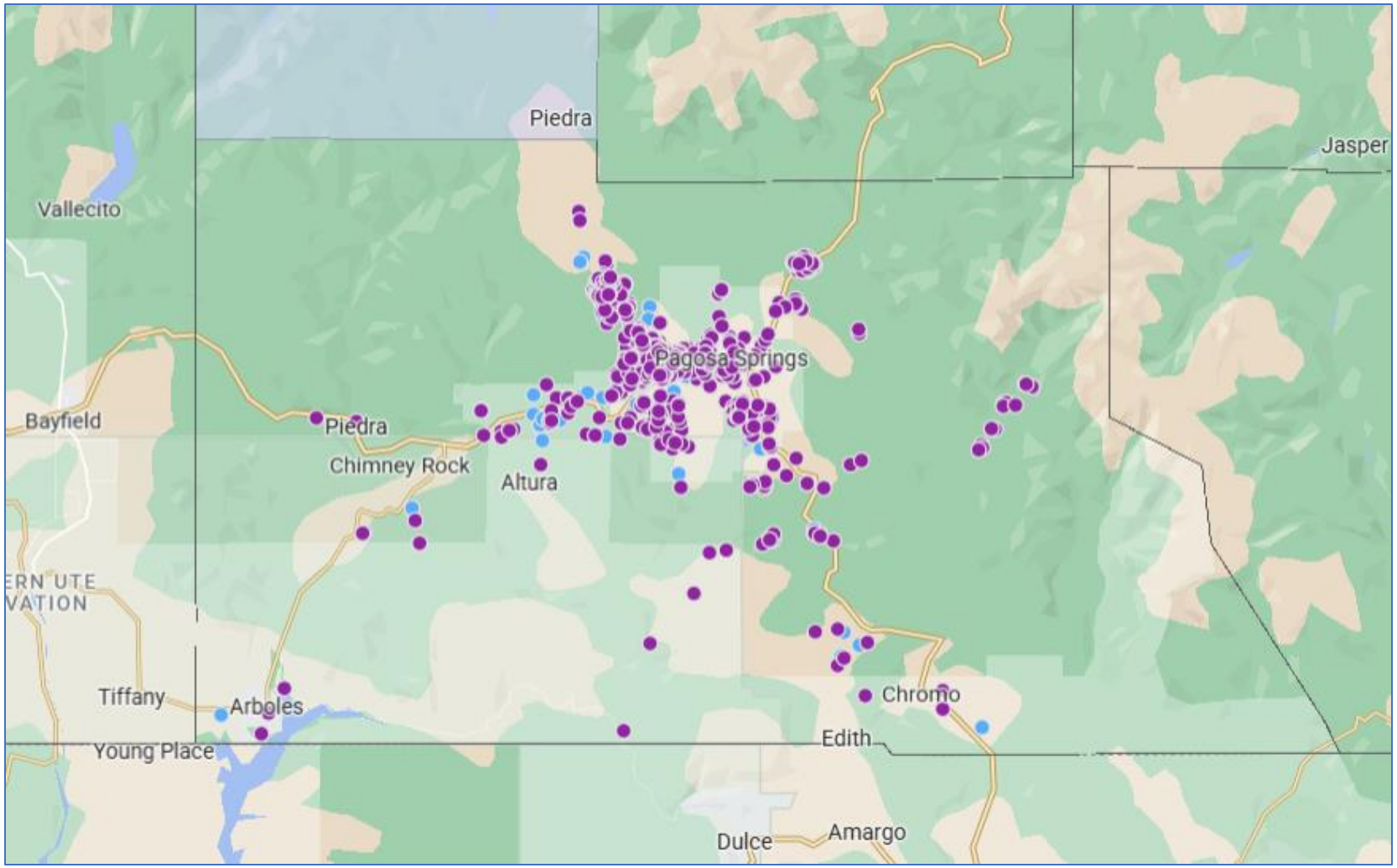


AirDNA - Definitions

- **Active Listings** – Total number of listings whose calendars had at least one day classified as available or reserved during the reporting period.
- **Average Daily Rate** – Average daily rate (ADR) of booked nights in USD (ADR = Total Revenue / Booked Nights).
- **Demand (Listing Days Booked)** – Total number of days booked during the reporting period.
- **Supply (Listing Days Available)** – Total number of days available during the reporting period.
- **Occupancy Rate** – Occupancy Rate = Total Booked Days / (Total Booked Days + Total Available Days). The calculation only includes vacation rentals with at least one Booked Night.
- **Revenue (USD)** – Total revenue (in US dollars) earned during the reporting period. Includes the advertised price from the time of booking, as well as cleaning fees.
- **RevPAR** – Revenue Per Available Rental = ADR * Occupancy Rate

Source: AirDNA

AirDNA Geographical Boundary



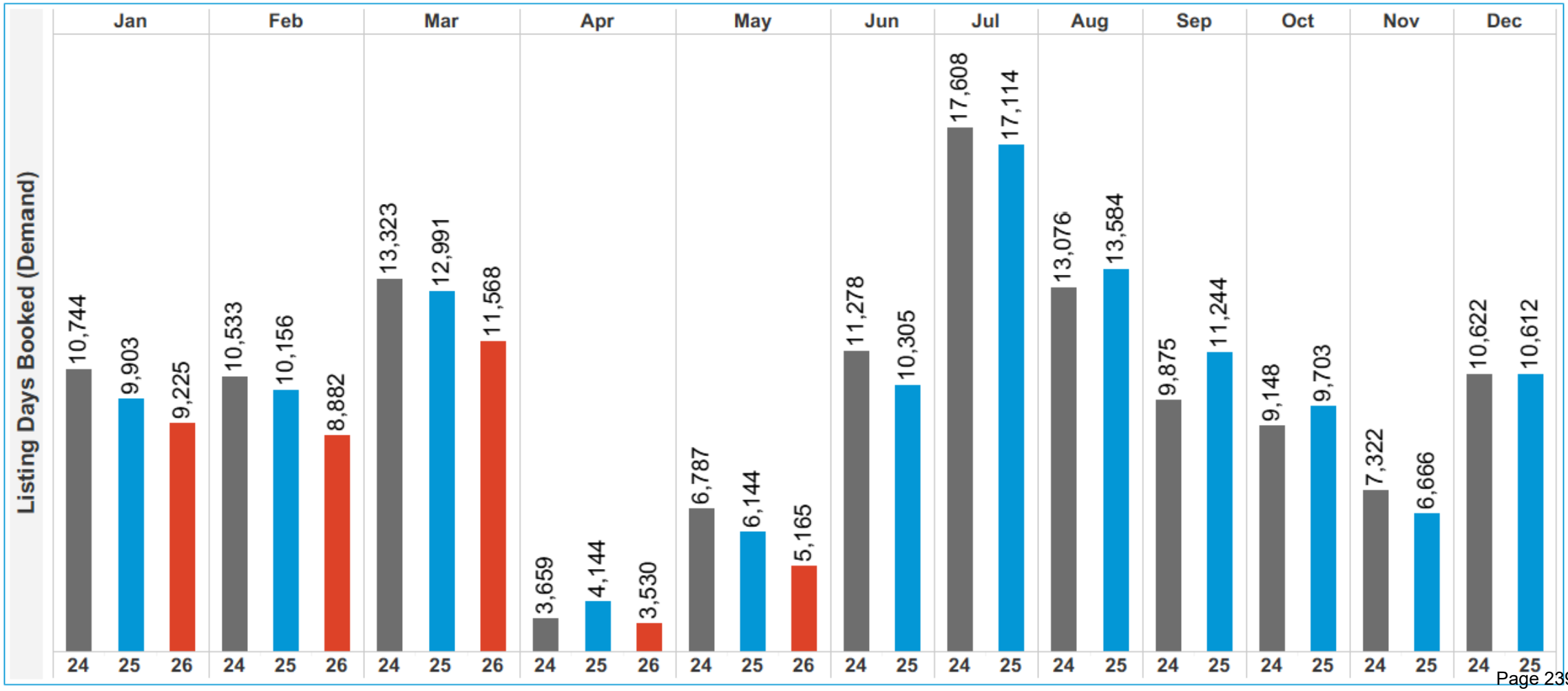
Source: AirDNA

Pagosa Springs Monthly Short-Term Rental Performance

May 2026

Source: AirDNA, 'Entire Place' Listings Only

	Occupancy	ADR	RevPAR	Active Listings	Listing Days Booked	Revenue
May '26	48.0%	$232.14	$111.37	563	5,165	$1,199,003
YOY	-6.0%	-0.7%	-6.6%	-8.9%	-15.9%	-16.5%

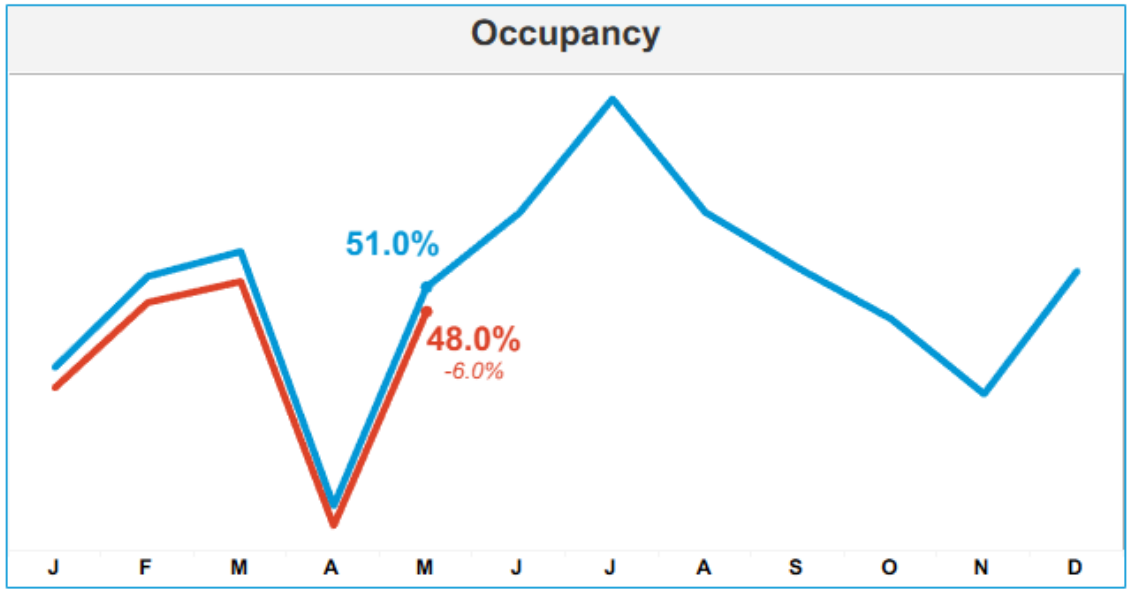


Pagosa Springs Monthly Short-Term Rental Performance

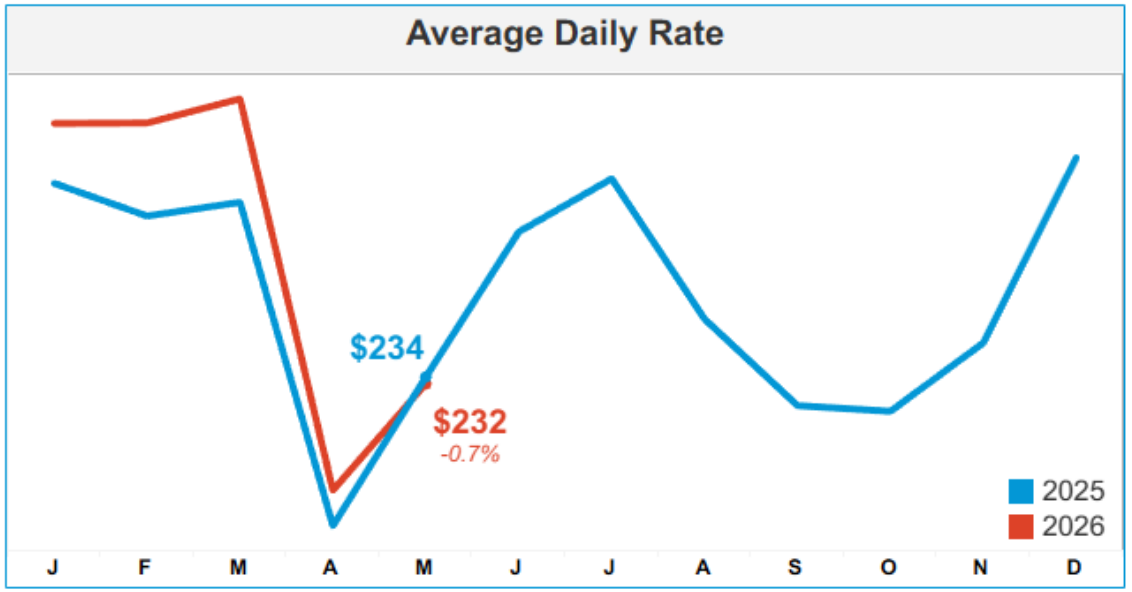
May 2026

Source: AirDNA, 'Entire Place' Listings Only

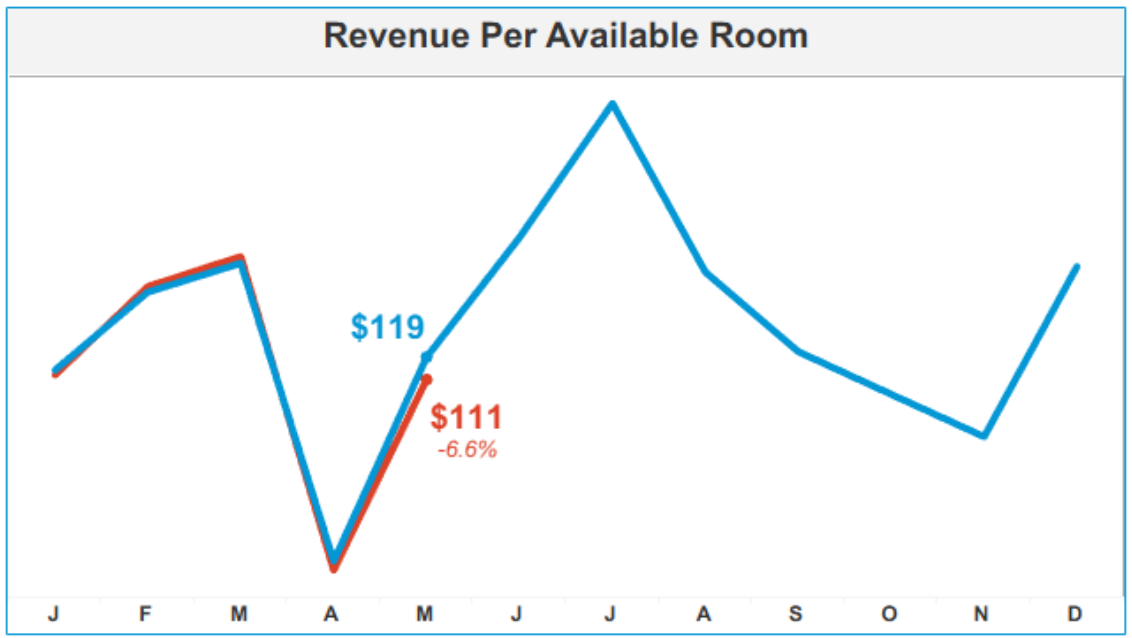
Occupancy



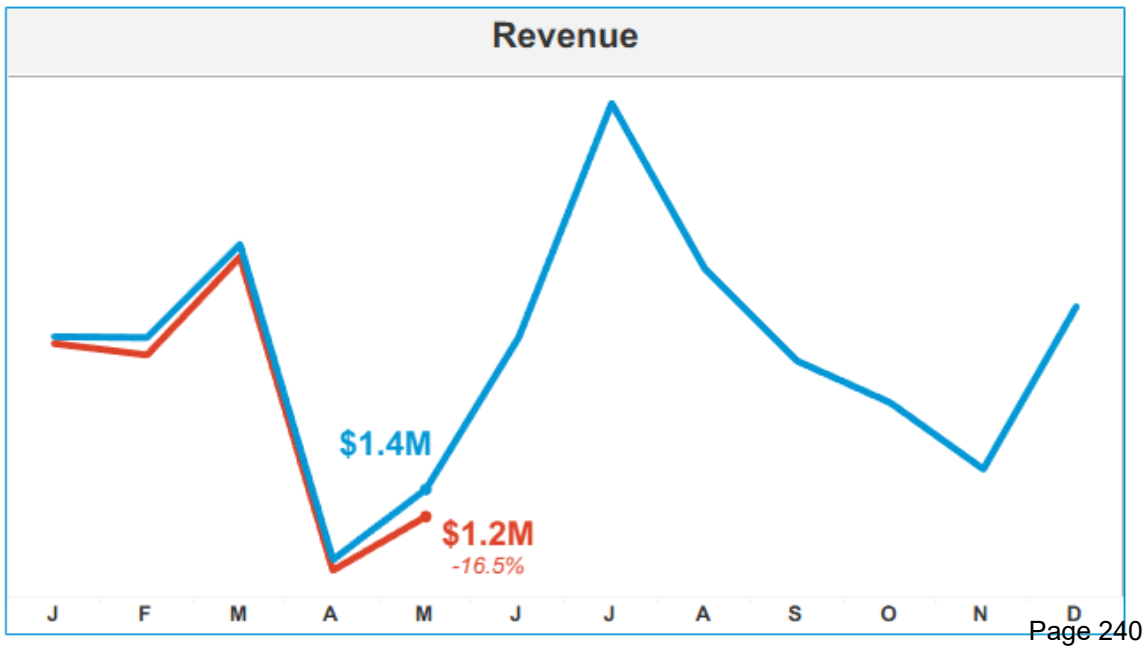
Average Daily Rate



Revenue Per Available Room



Revenue

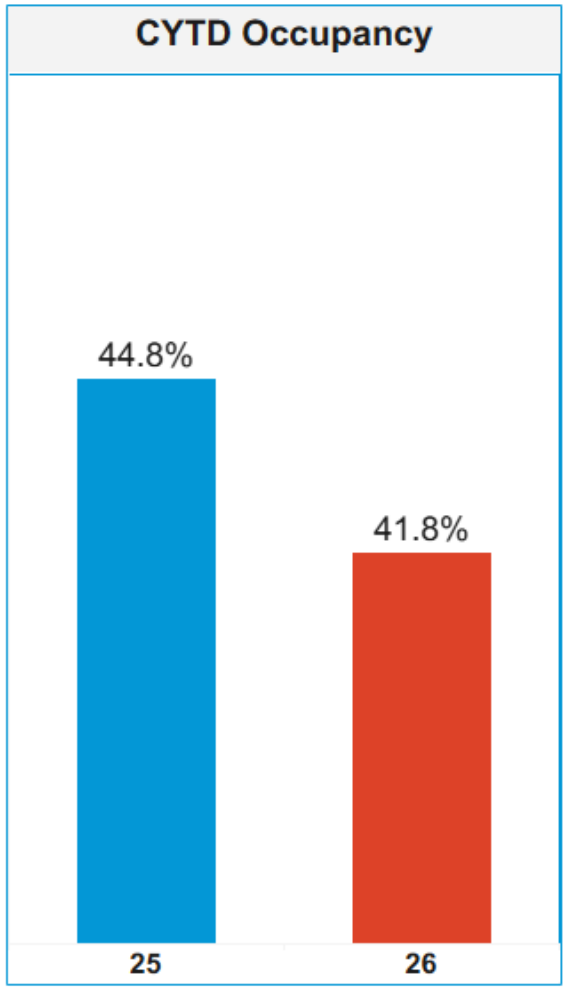


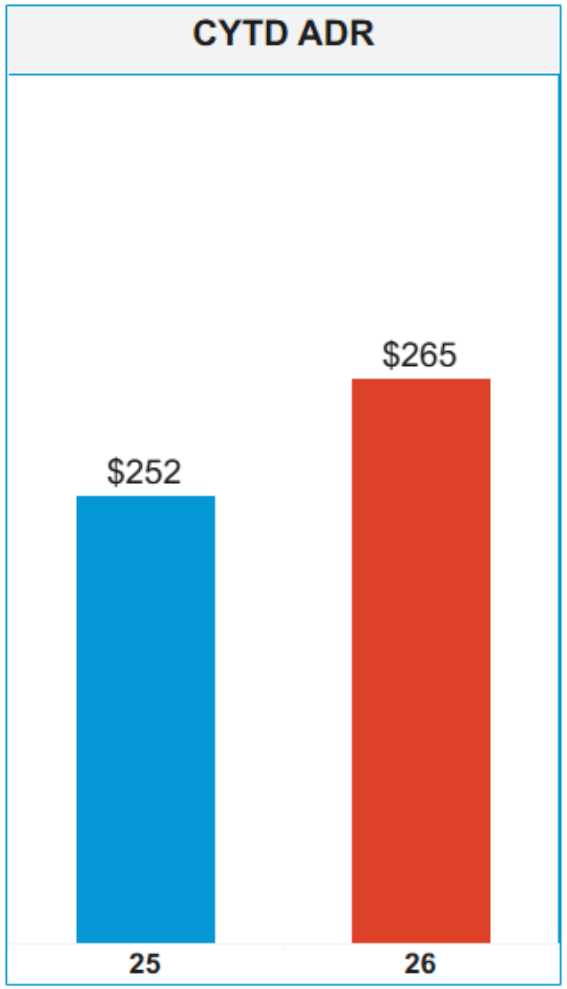
Pagosa Springs Monthly Short-Term Rental Performance

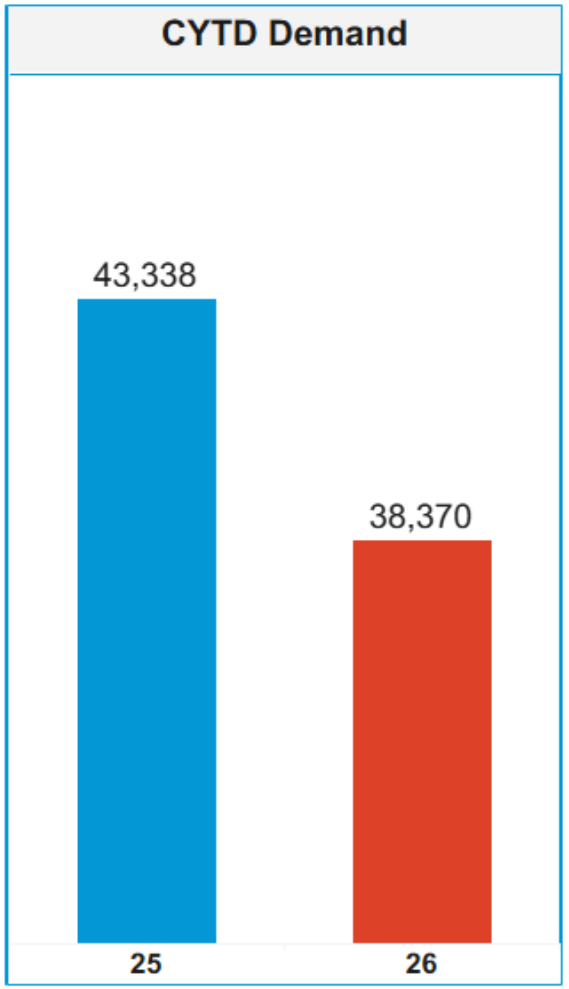
Calendar YTD Through May 2026

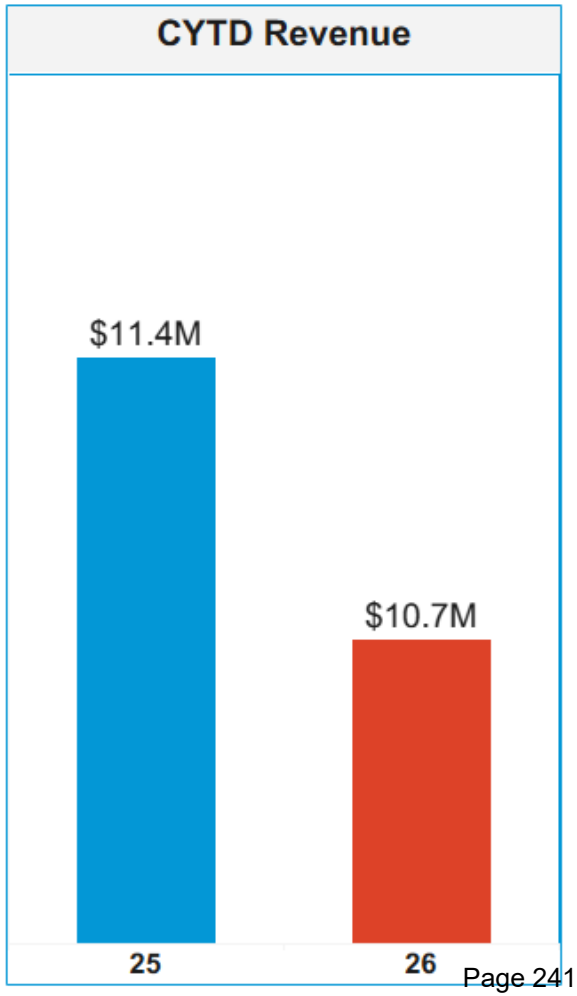
Source: AirDNA, 'Entire Place' Listings Only

	Occupancy	ADR	RevPAR	Avg. Active Listings	Listing Days Booked	Revenue
YTD '26	41.8%	$264.97	$113.49	753	38,370	$10,699,803
YOY	-6.7%	5.3%	-1.5%	-4.4%	-11.5%	-5.7%









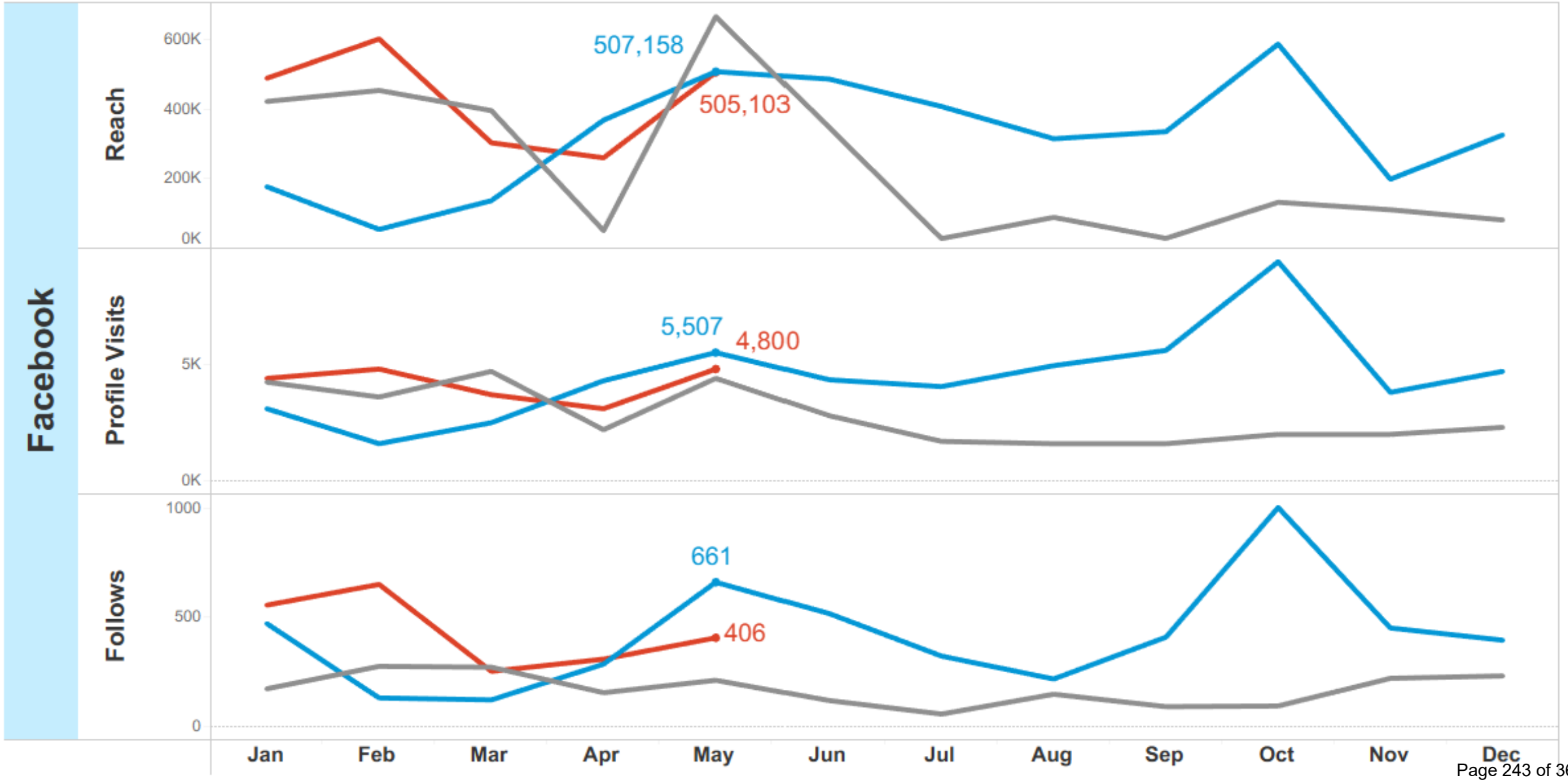
Social Media & Web Performance



Pagosa Springs Monthly Social Media Performance

Through May 2026

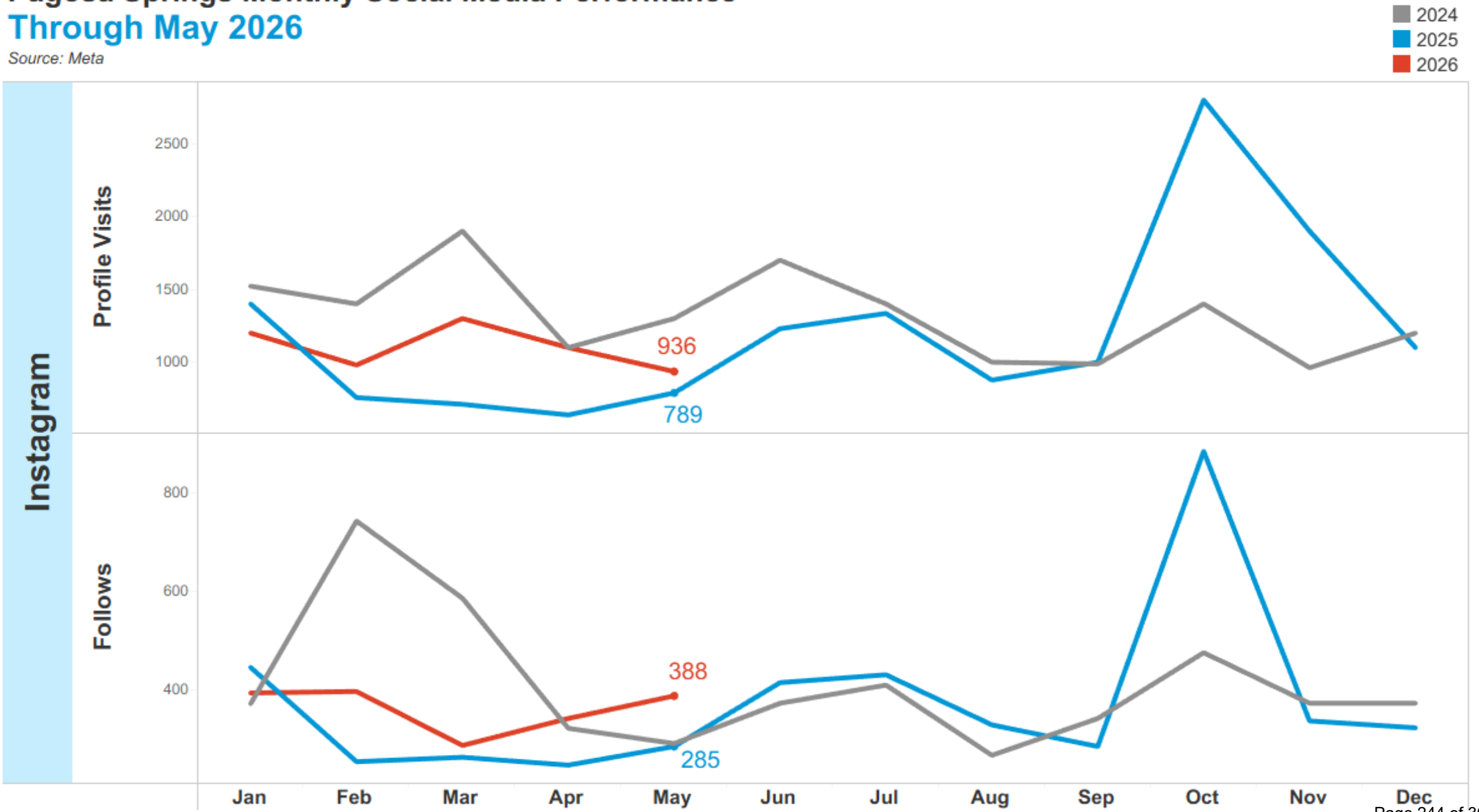
Source: Meta



Pagosa Springs Monthly Social Media Performance

Through May 2026

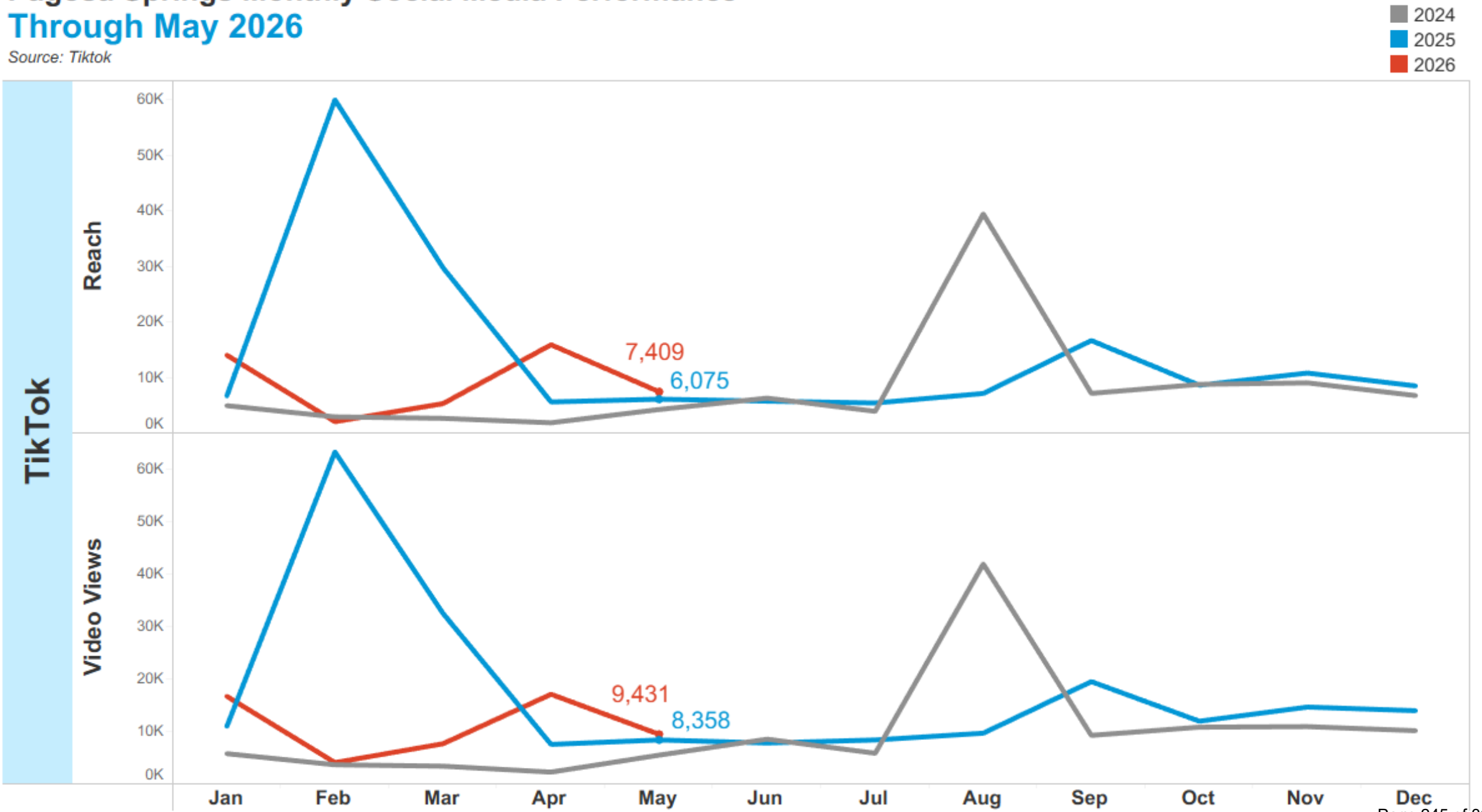
Source: Meta



Pagosa Springs Monthly Social Media Performance

Through May 2026

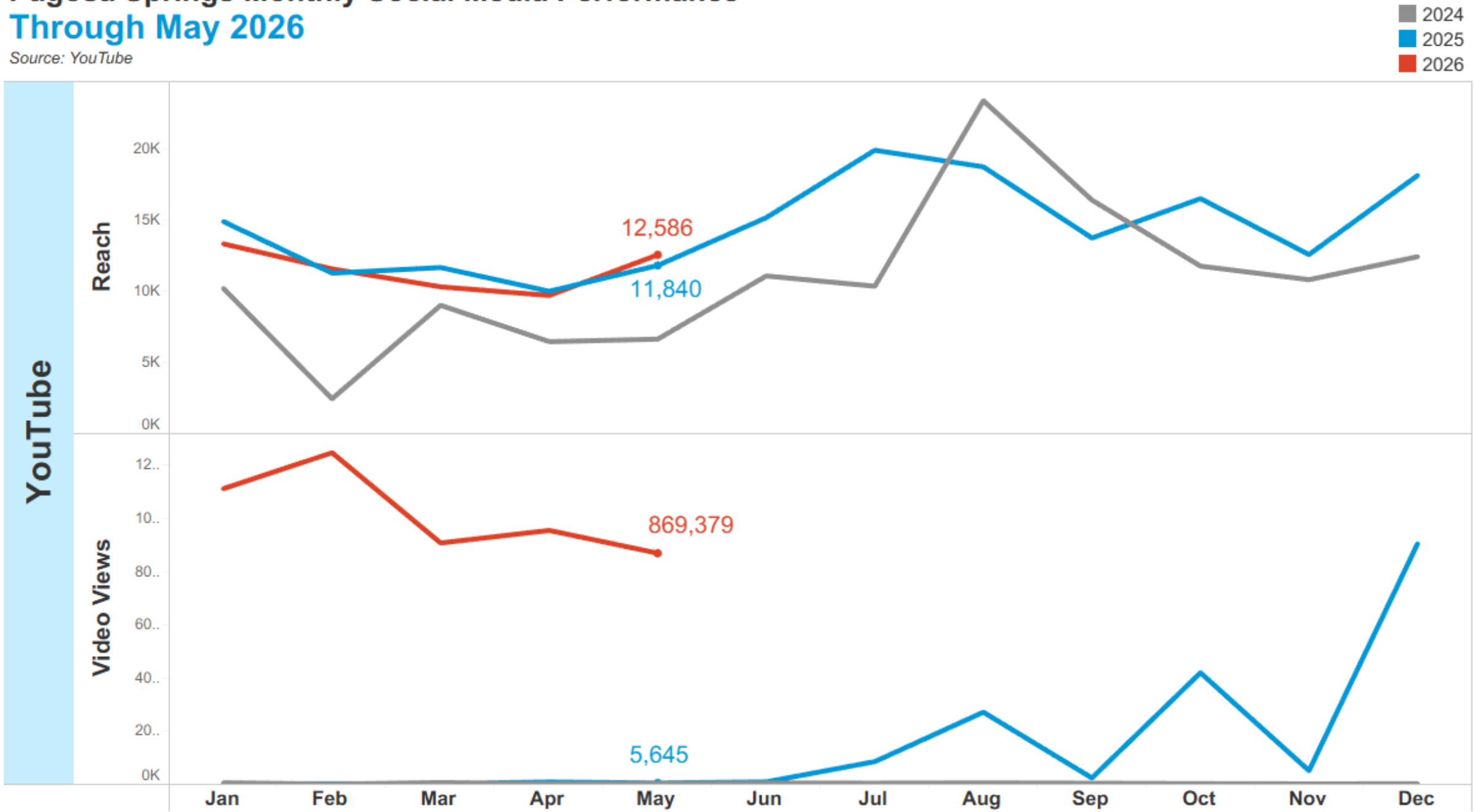
Source: Tiktok



Pagosa Springs Monthly Social Media Performance

Through May 2026

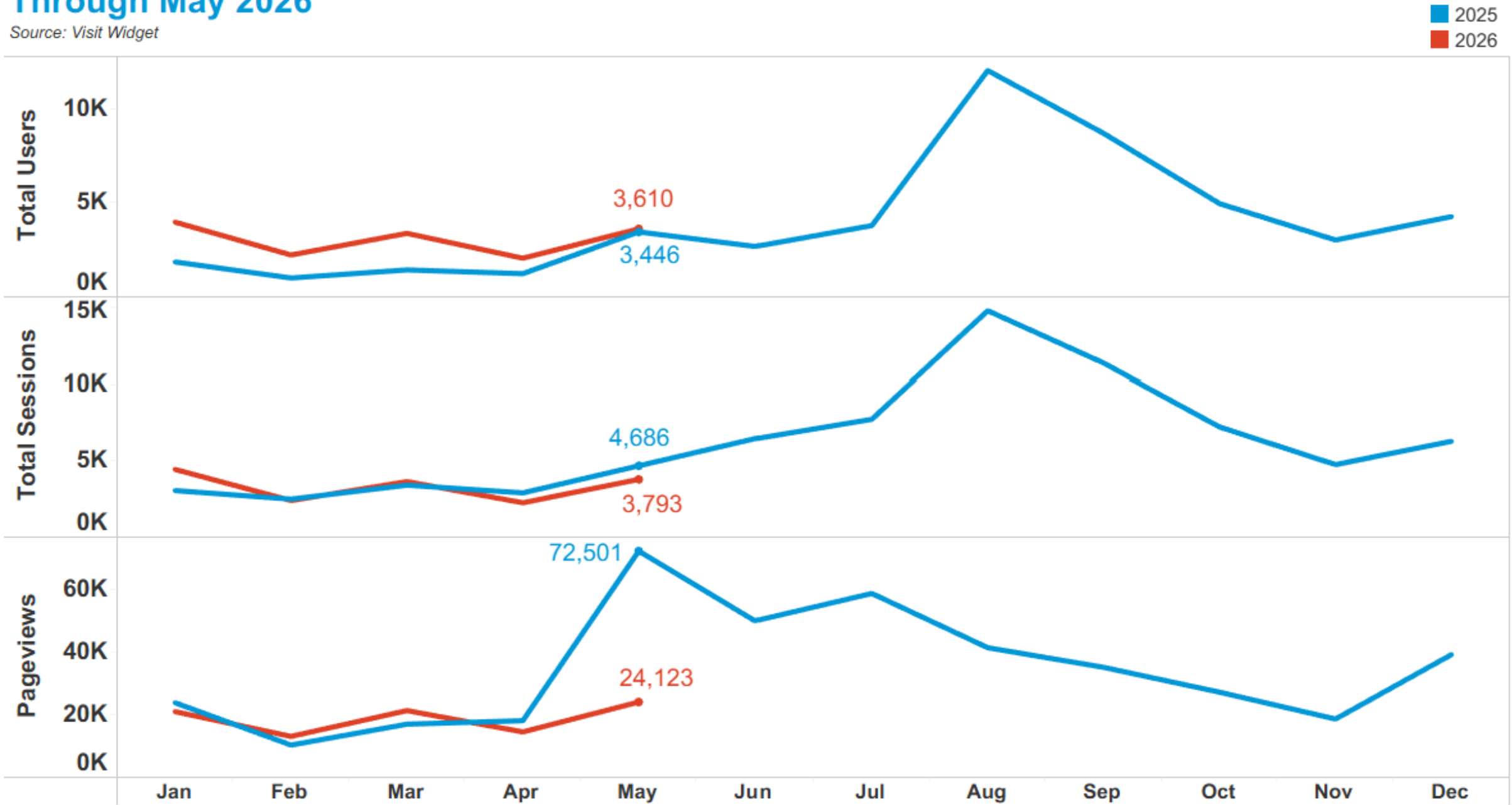
Source: YouTube



Pagosa Springs Monthly Website Performance

Through May 2026

Source: Visit Widget



Placer.ai Geolocation Data



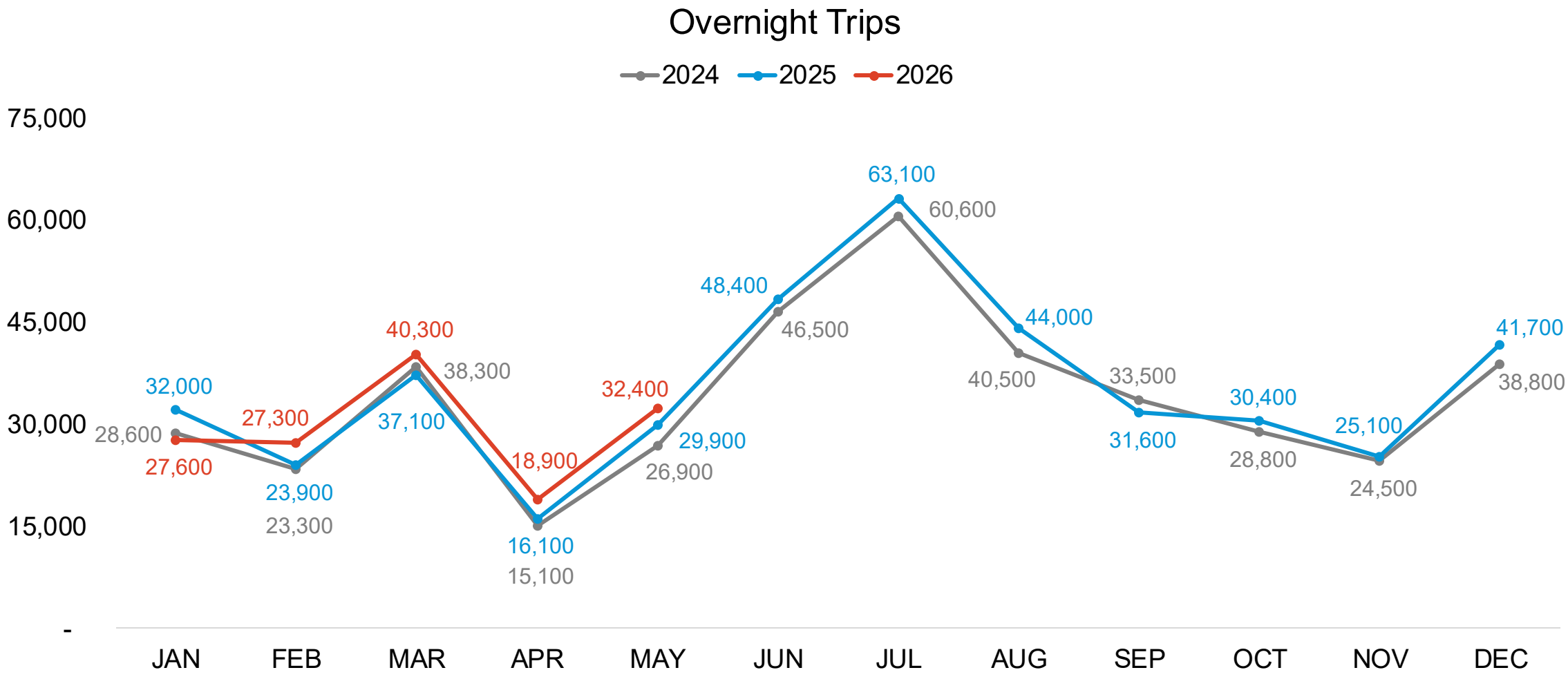
Placer.ai - Definitions

- **Overnight Trips** – **“**Overnight trips counts the total number of separate overnight trips (i.e. trips that include 1 or more overnight stays) made to the selected region within the selected timeframe, including multiple visits by the same person (so long as the multiple visits are in separate months; Multiple visits by the same person within a given month will be counted as 1 visit). Overnight Trips are counted for visitors whose home location is at least 10 miles away (changeable via the Filters).”

- **Visit Nights** – “Visit Nights counts the total number of Overnight stays made by people visiting the selected region within the selected timeframe. Visit Nights are counted for visitors whose home location is at least 10 miles away (changeable via the Filters).”

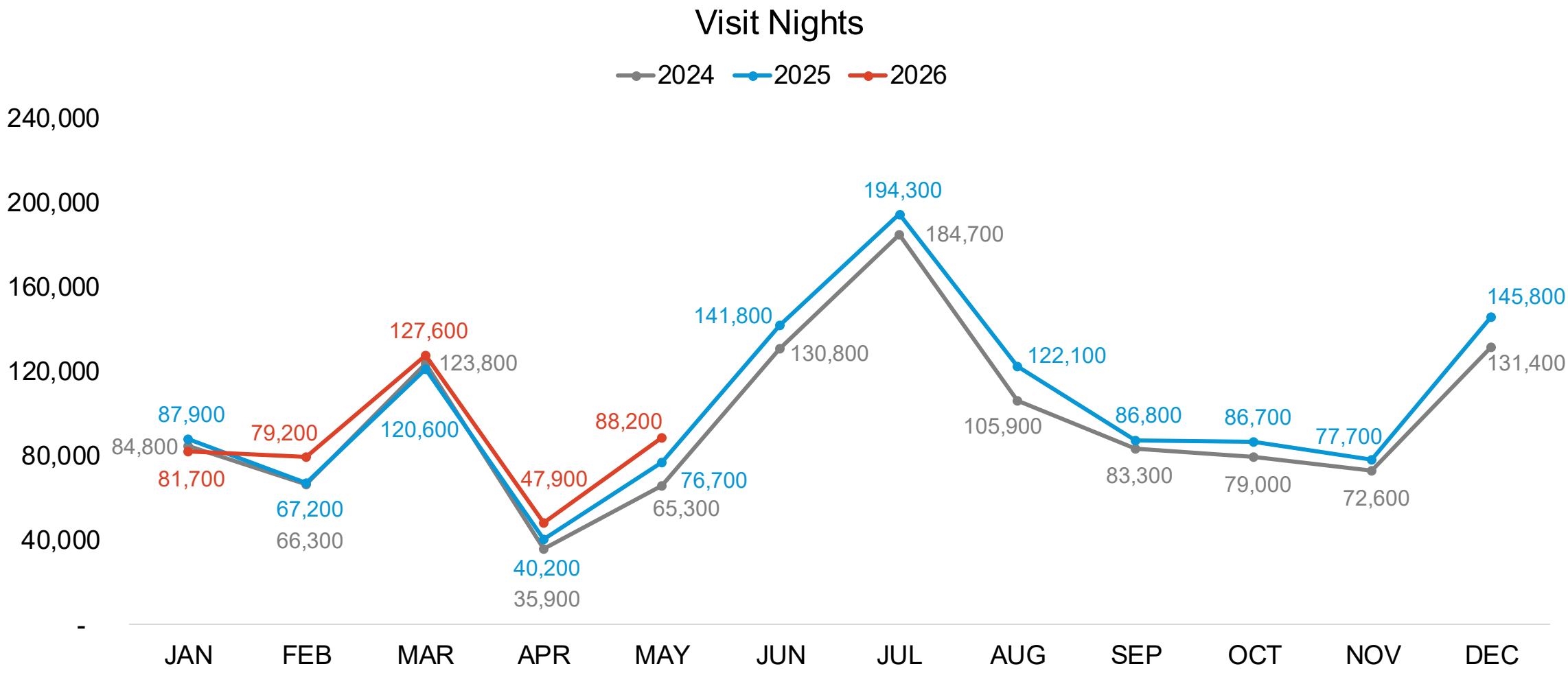
Source: Placer.ai

Placer.ai – Overnight Trips



Source: Placer.ai

Placer.ai – Visit Nights



Source: Placer.ai

Consumer Sentiment



American Travel Sentiment Study Wave 108

*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+

American Travel Sentiment Wave 108 Highlights

Key Findings:

1. **Concerns About Gas Prices Remain High**
   Concerns about gas prices impacting travel decisions remain elevated at 40%, up 19.2 points compared to March 2026 (21%). While the impacts of gas prices on travel plans have remained relatively stable or returned to April 2026 levels, the percent of travelers who are reducing the number of trips they are taking have increased 4.7 points since April to 41%.
2. **World Cup Travel in the U.S.**
   Two in ten travelers (18%) are very or somewhat likely to attend a World Cup match this summer, in line with February 2026 results (20%).
3. **Increased Awareness of America 250**
   Recent marketing efforts for America 250 events have significantly increased awareness of America 250, which now stands at 75%, up 28.7 points from March 2026 (46%). Among travelers aware of America 250, a third (32%) plan to attend related events.



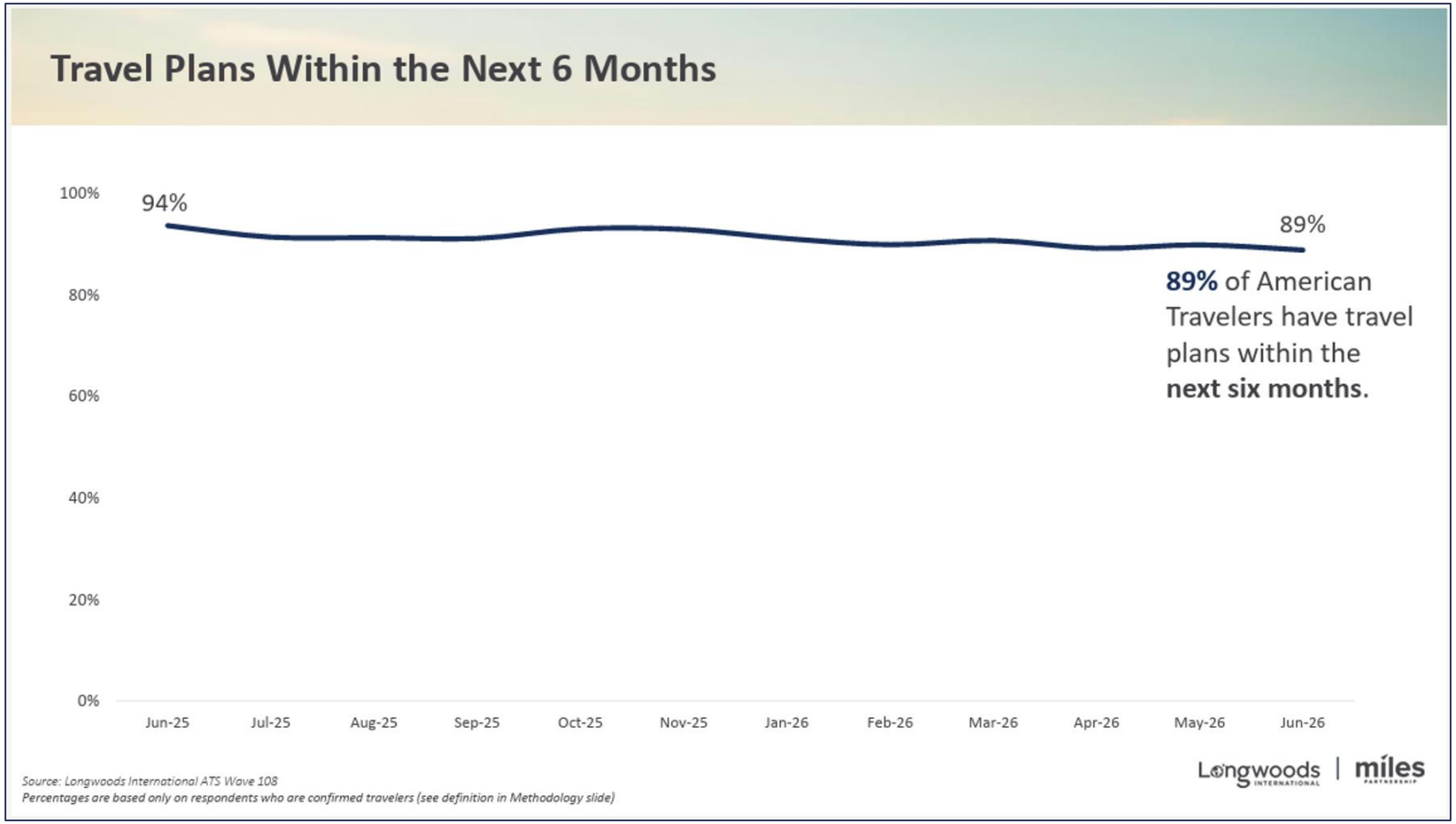
Source: Longwoods International ATS Wave 108

Longwoods | miles

Source: Longwoods International

American Travel Sentiment Study Wave 108

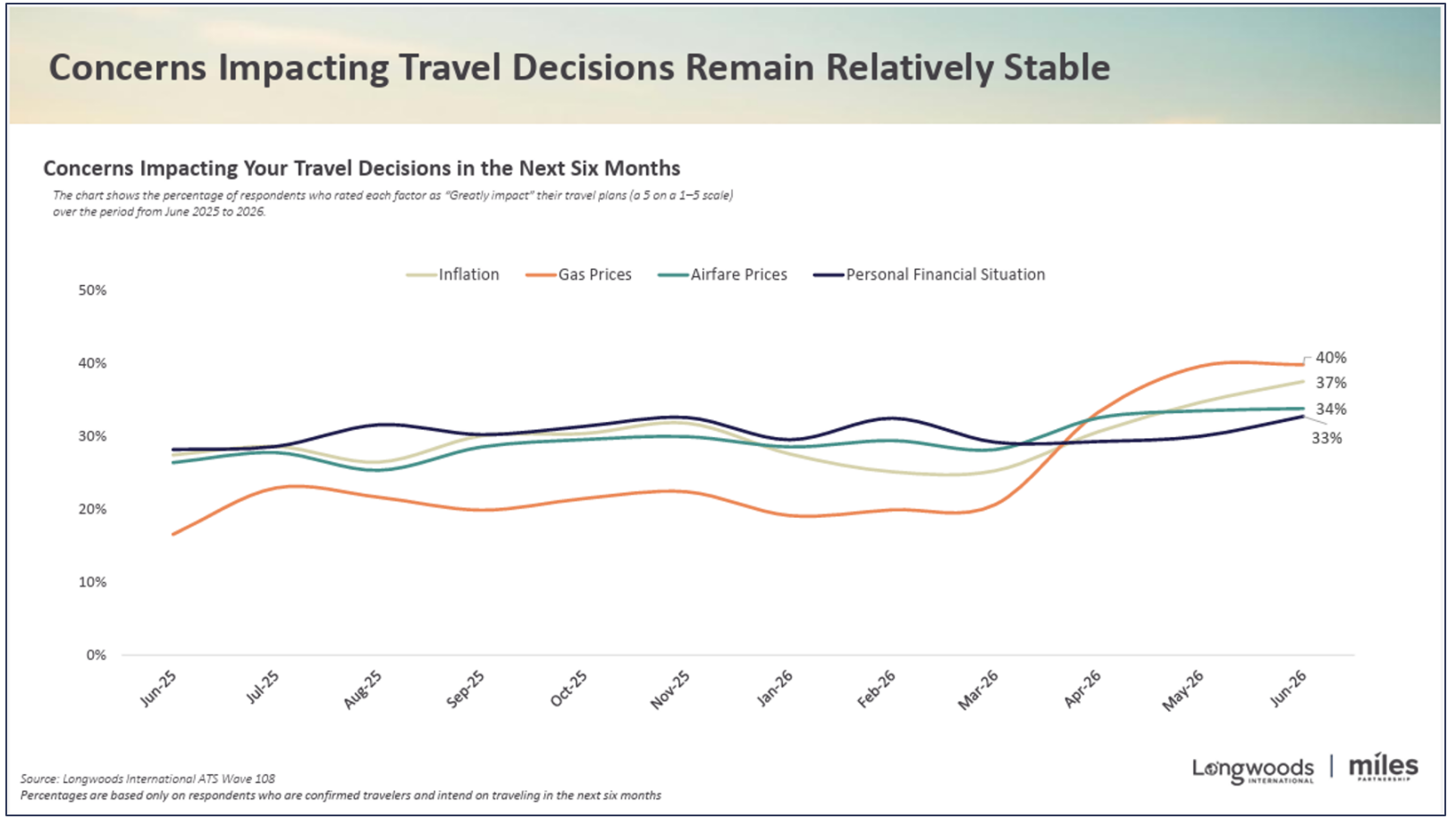
*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+



Source: Longwoods International

American Travel Sentiment Study Wave 108

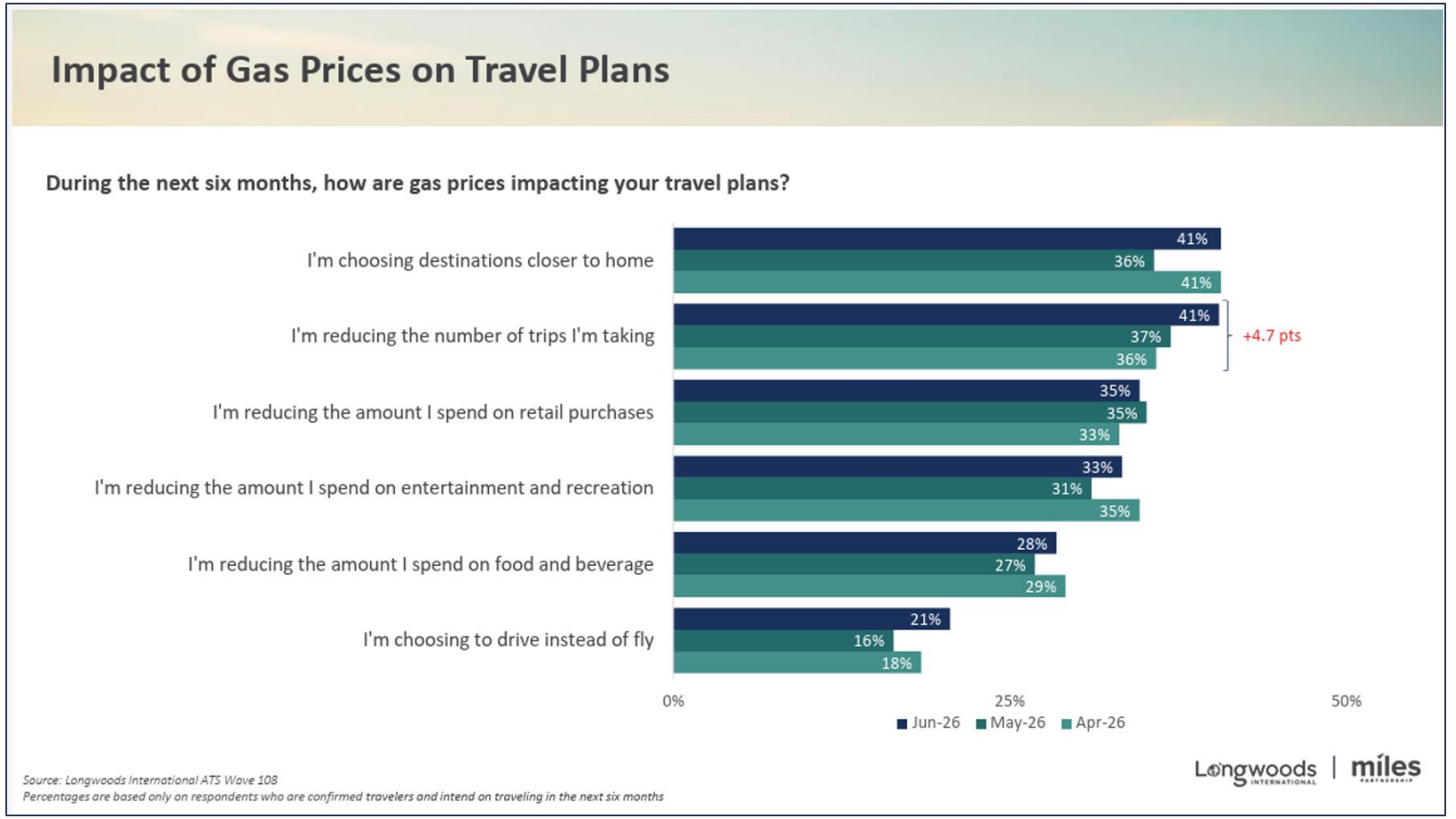
*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+



Source: Longwoods International

American Travel Sentiment Study Wave 108

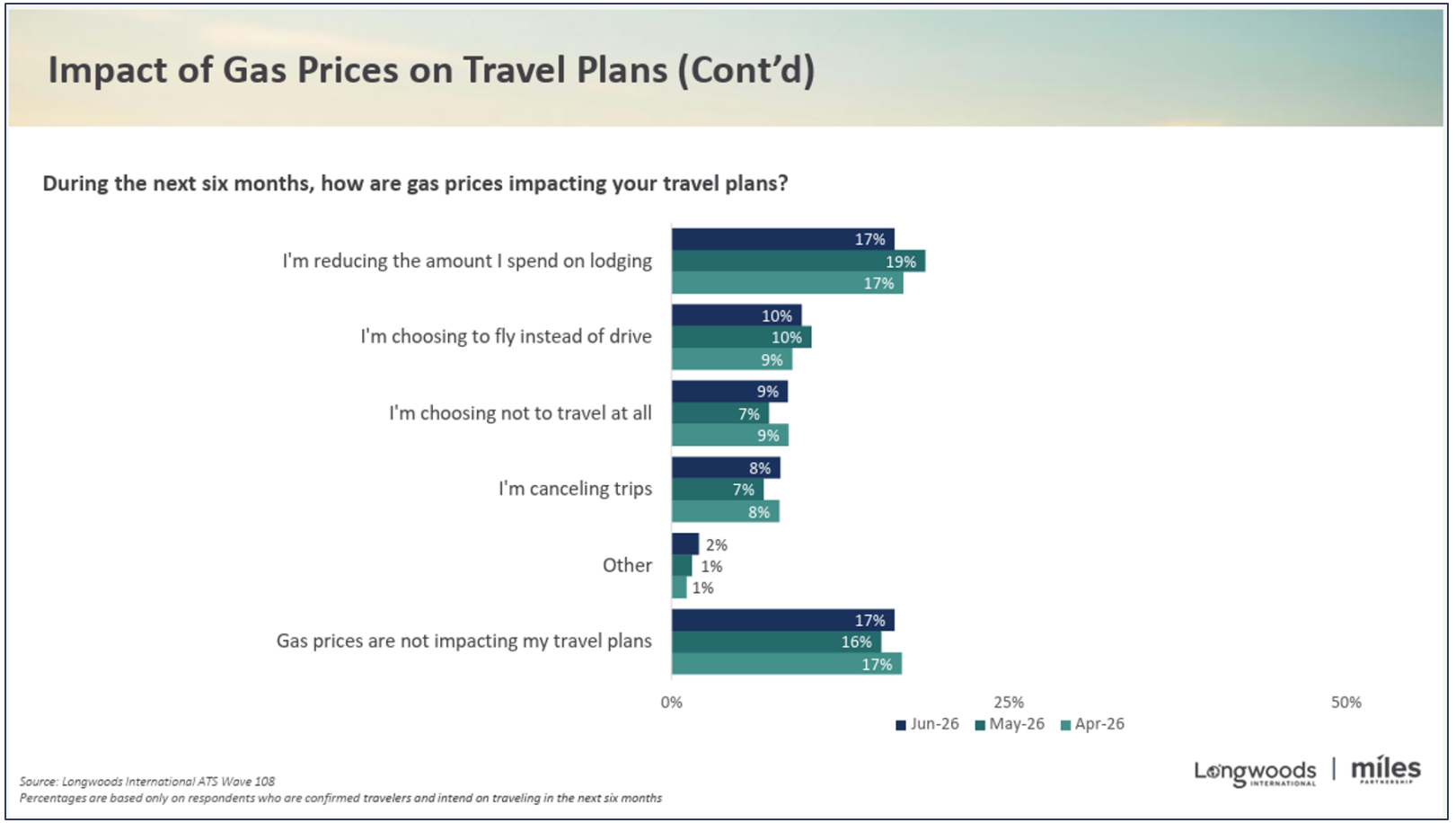
*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+



Source: Longwoods International

American Travel Sentiment Study Wave 108

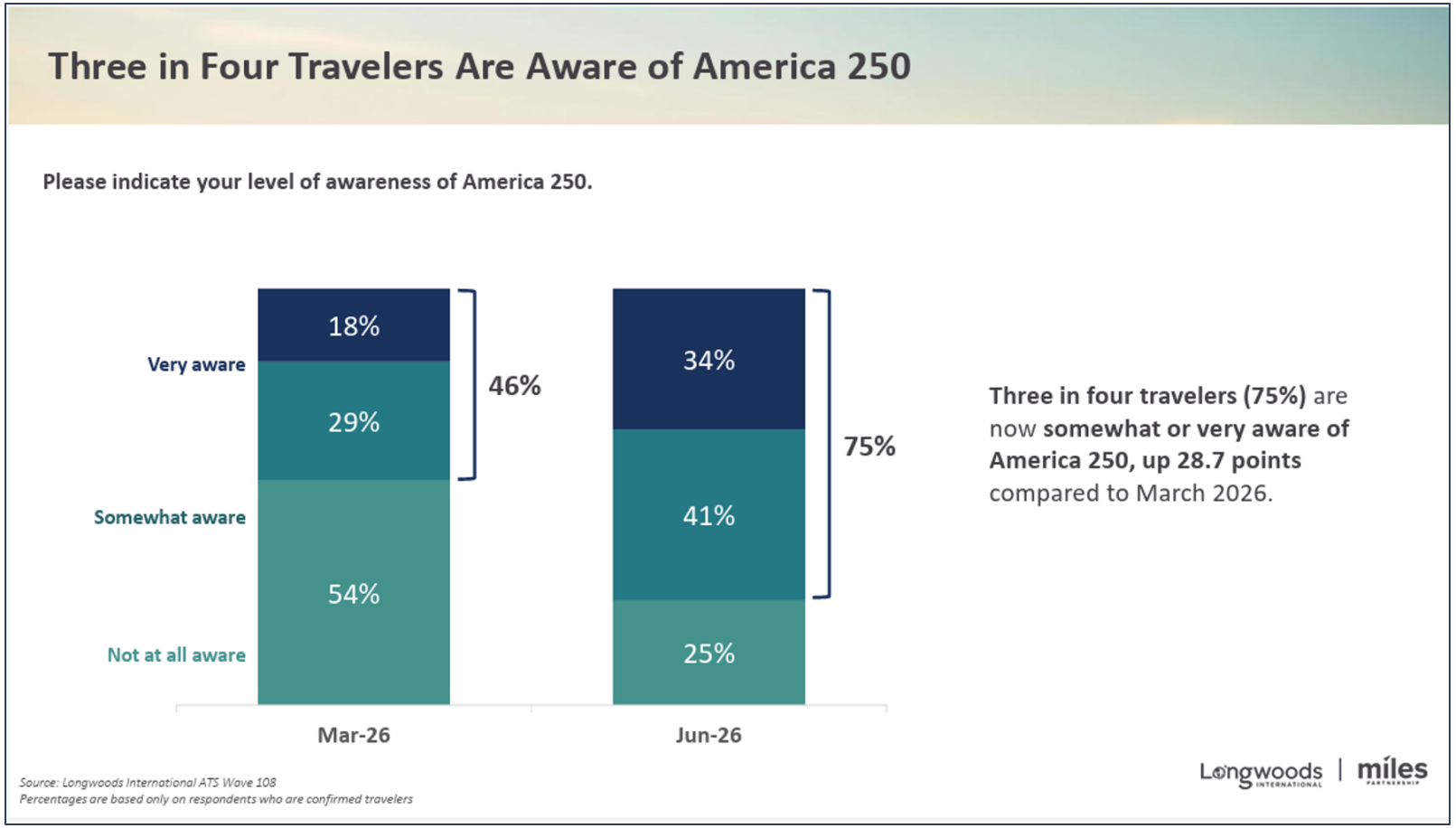
*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+



Source: Longwoods International

American Travel Sentiment Study Wave 108

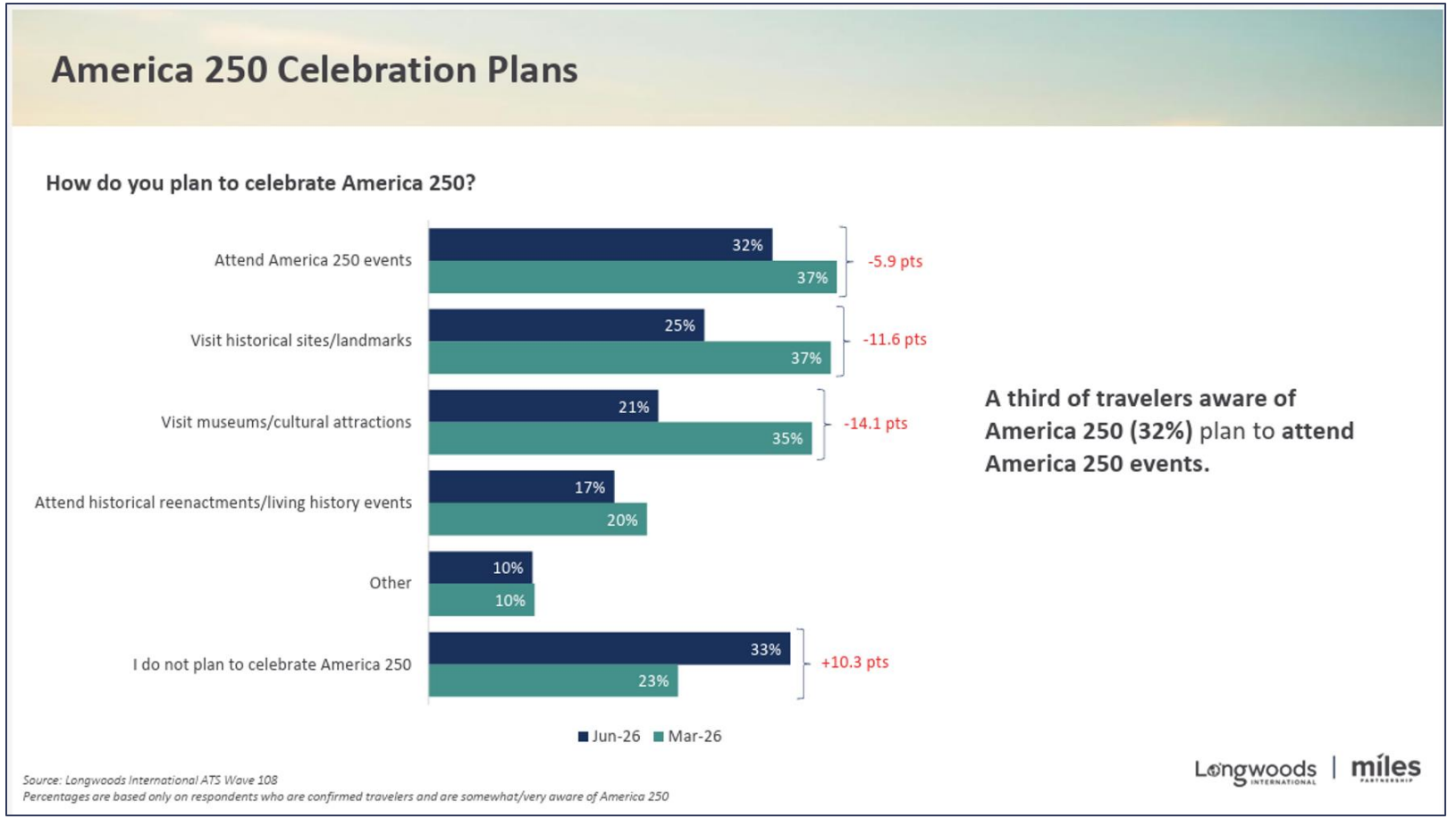
*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+



Source: Longwoods International

American Travel Sentiment Study Wave 108

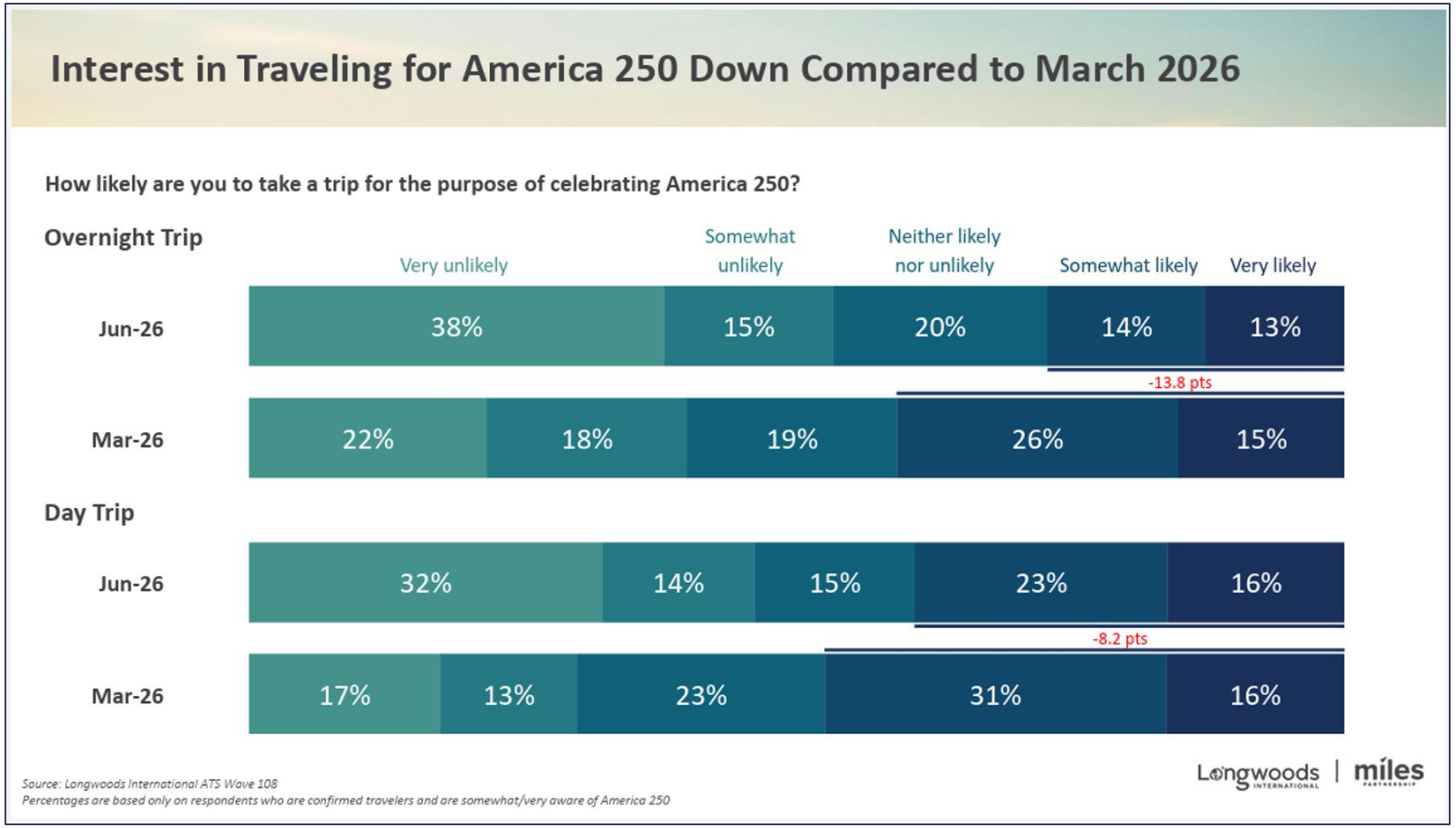
*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+



Source: Longwoods International

American Travel Sentiment Study Wave 108

*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+



Source: Longwoods International

American Travel Sentiment Study Wave 108

*Survey fielded June 2-4, 2026; US National Sample of 1,000 adults 18+

American Travel Sentiment Methodology

The American National Travel Sentiment Study is the most comprehensive and longest-running survey of its kind, offering valuable insights into the factors influencing American travel behaviors.

Key Details:

- Survey Date: June 2 – 4, 2026
- Sample Size: 1,000 U.S. adults (18+)
- Margin of Error: ±3%
- Representative of U.S. population demographics (age, gender, region)

Travelers are only respondents that have taken a trip in the last 3 years and intend to take a trip in the next 2 years.

Conducted with support from Miles Partnership, this study remains a vital tool for understanding the dynamic landscape of American travel.



Longwoods INTERNATIONAL | miles PARTNERSHIP

Source: Longwoods International


THANK YOU
PAGOSA
SPRINGS
COLORADO

PAGOSA SPRINGS COLORADO

- REFRESHINGLY AUTHENTIC -

BLUE ROOM RESEARCH

Market Visitors

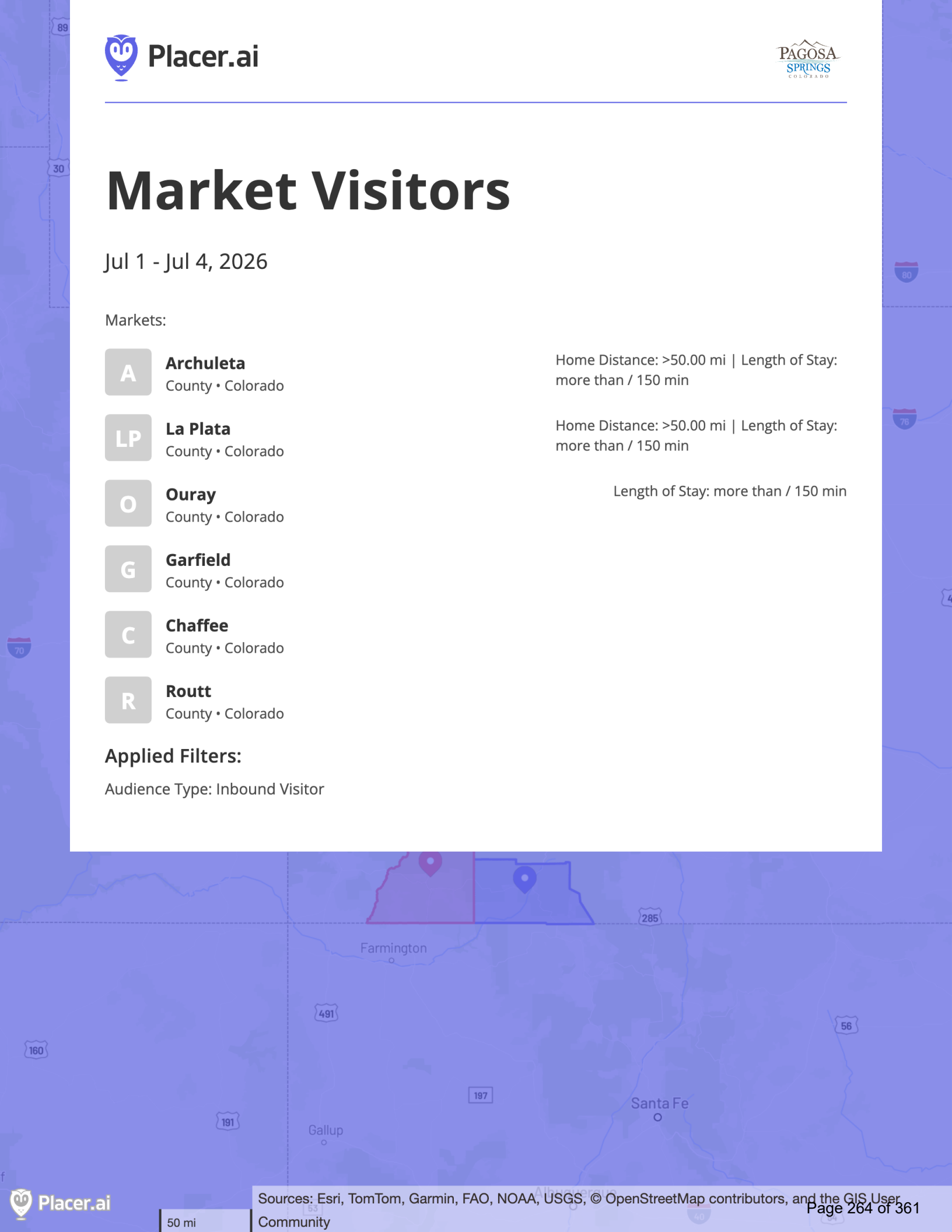
Jul 1 - Jul 4, 2026

Markets:

A	**Archuleta** County • Colorado	Home Distance: >50.00 mi | Length of Stay: more than / 150 min
LP	**La Plata** County • Colorado	Home Distance: >50.00 mi | Length of Stay: more than / 150 min
O	**Ouray** County • Colorado	Length of Stay: more than / 150 min
G	**Garfield** County • Colorado	
C	**Chaffee** County • Colorado	
R	**Routt** County • Colorado	

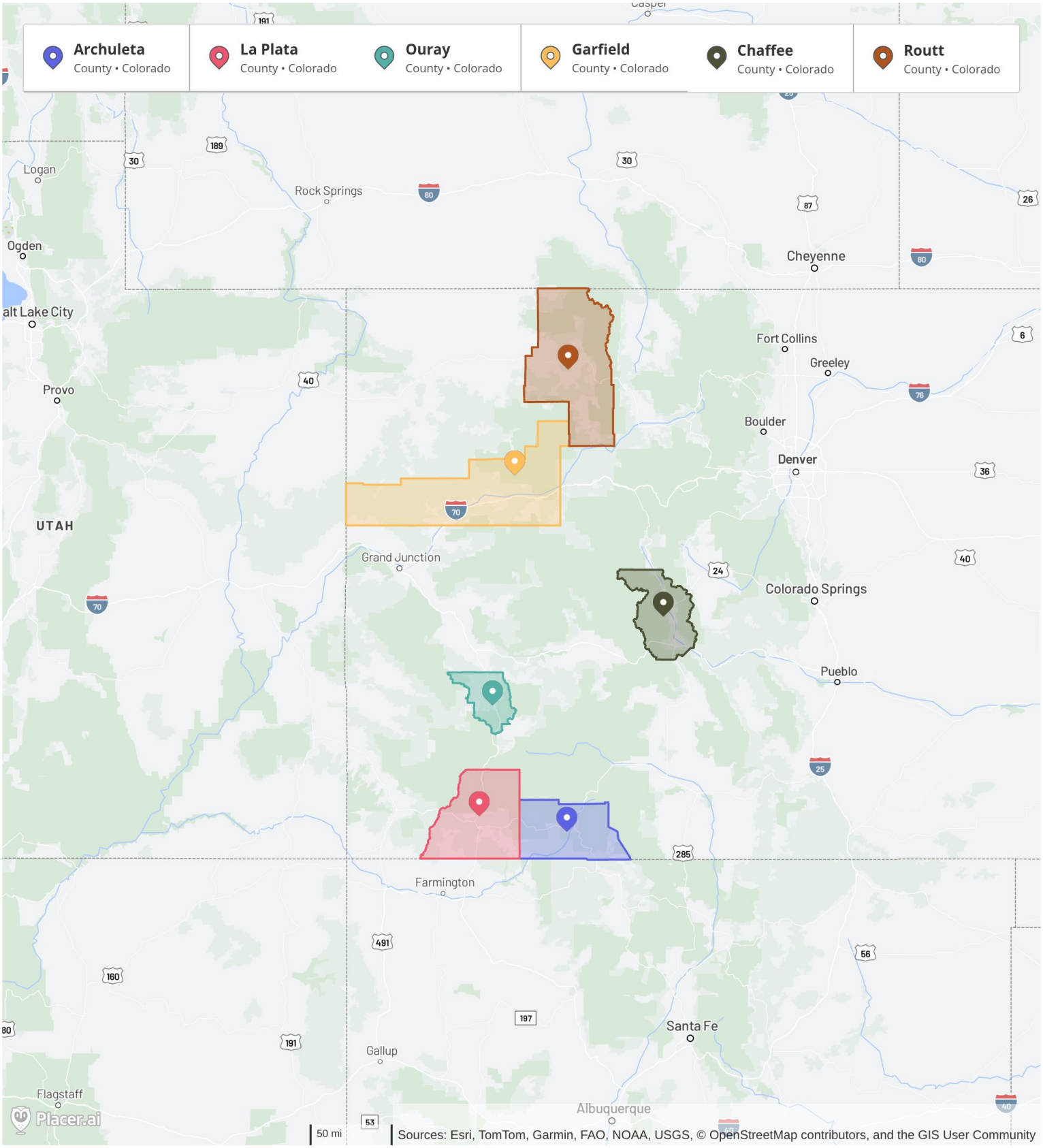
Applied Filters:

Audience Type: Inbound Visitor



Placer.ai

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


Archuleta
County • Colorado
La Plata
County • Colorado
Ouray
County • Colorado
Garfield
County • Colorado
Chaffee
County • Colorado
Routt
County • Colorado
Logan
Rock Springs
Ogden
Cheyenne
alt Lake City
Fort Collins
Greeley
Provo
Boulder
Denver
UTAH
Grand Junction
Colorado Springs
Pueblo
Farmington
Santa Fe
Gallup
Flagstaff
Albuquerque
Placer.ai
50 mi
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Market Visitors

Jul 1 - Jul 4, 2026

Visitation Metrics

Metric Name	Archuleta County • Colorado	La Plata County • Colorado	Ouray County • Colorado	Garfield County • Colorado
Out-of-Market Visitors	24.7K (+4.2% YOY)	40.3K (-10% YOY)	16.5K (-34.3% YOY)	122.4K (+2.4% YOY)
Visits	58.6K (+4.1% YOY)	93.1K (-5.8% YOY)	34.4K (-29.5% YOY)	180.5K (+3.8% YOY)
Avg. Days in Market	2.4	2.3	2.1	1.5
Avg. Daily Time Spent in M...	1K min	1K min	876 min	433 min
Median Daily Time Spent i...	1.1K min	1.1K min	961 min	152 min

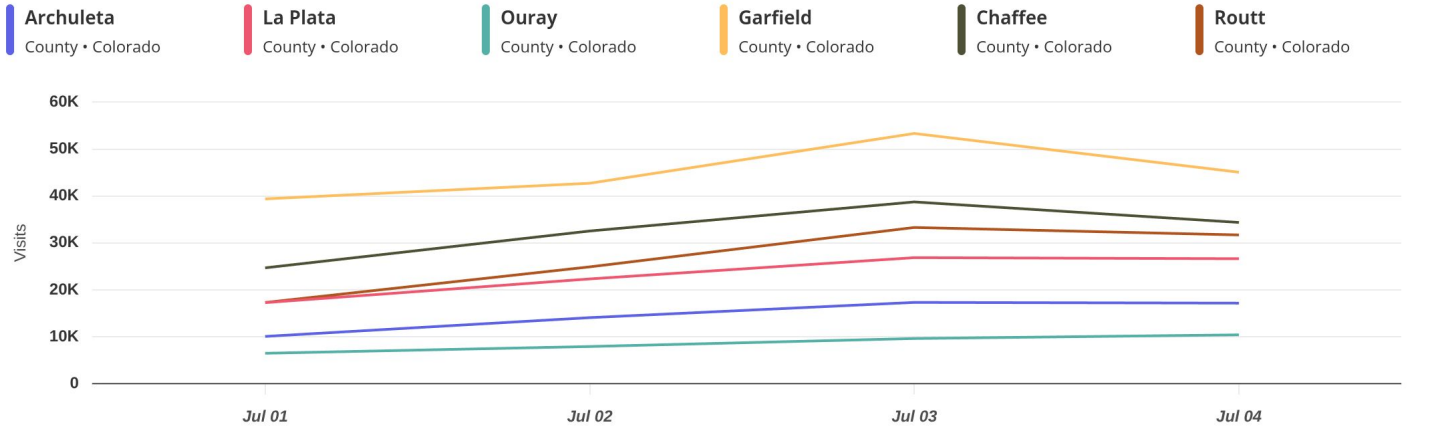
Metric Name	Chaffee County • Colorado	Routt County • Colorado
Out-of-Market Visitors	81.8K (-5% YOY)	47.5K (+4.8% YOY)
Visits	130.3K (-2.3% YOY)	107.2K (+6.9% YOY)
Avg. Days in Market	1.6	2.3
Avg. Daily Time Spent in Market	530 min	907 min
Median Daily Time Spent in Market	244 min	1.1K min

Compared to: 1 Year Ago | Jul 1st, 2026 - Jul 4th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Market Visitors

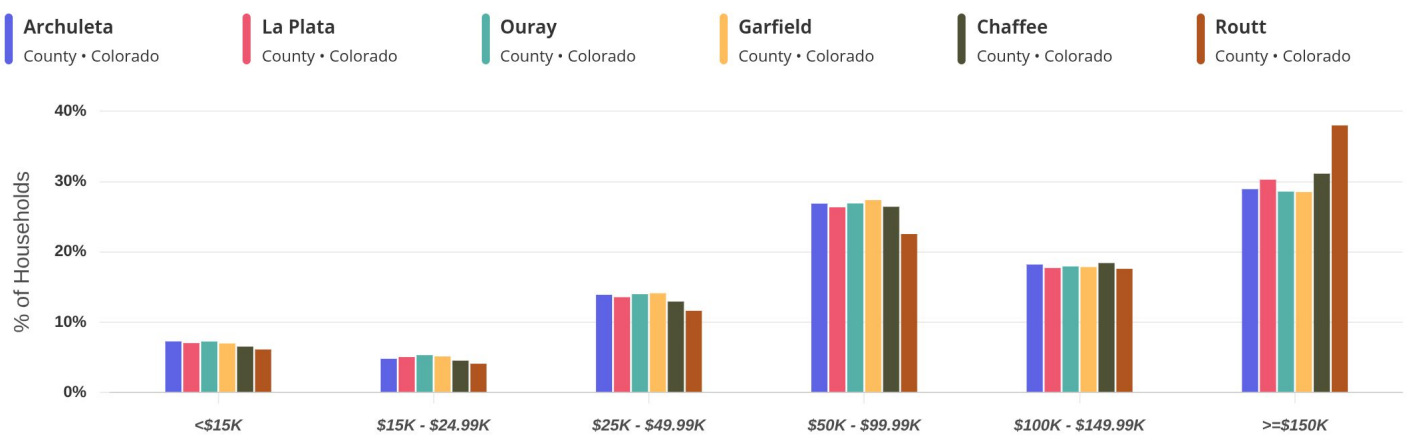
Jul 1 - Jul 4, 2026

Visits Trend



Daily | Visits | Jul 1st, 2026 - Jul 4th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

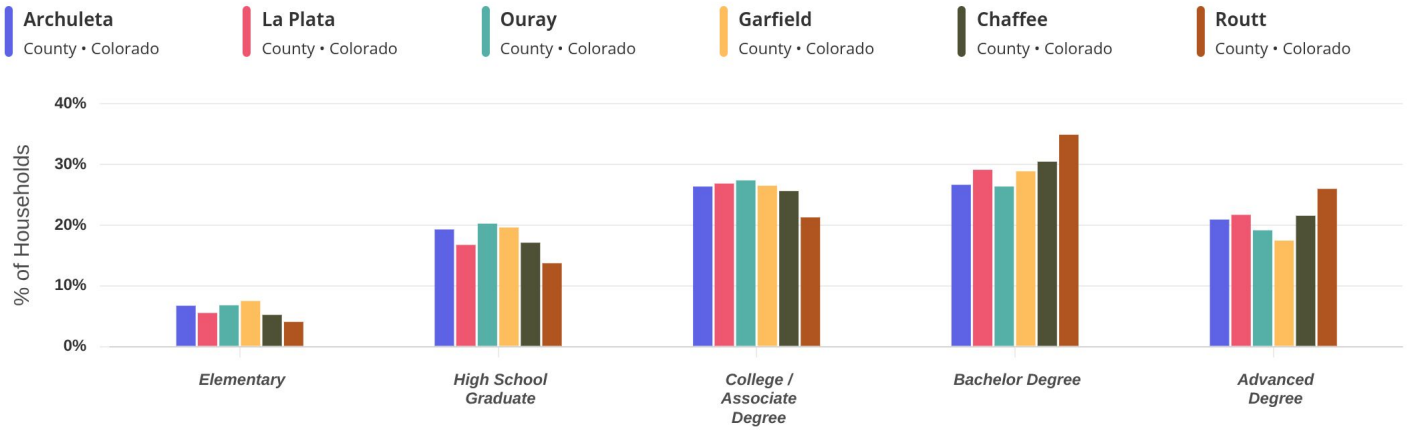
Household Income



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

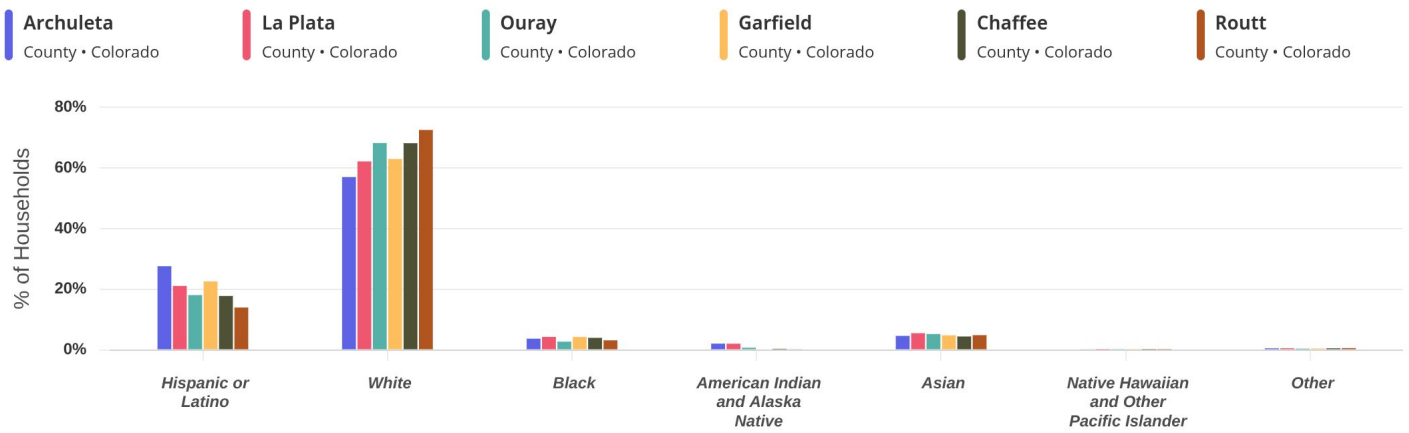
Education



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

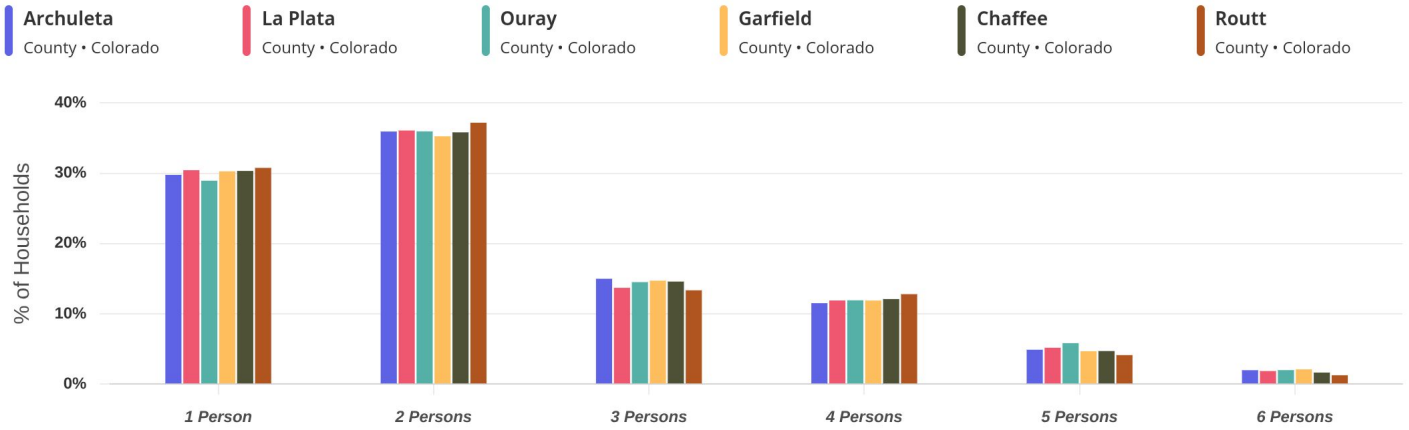
Ethnicity



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

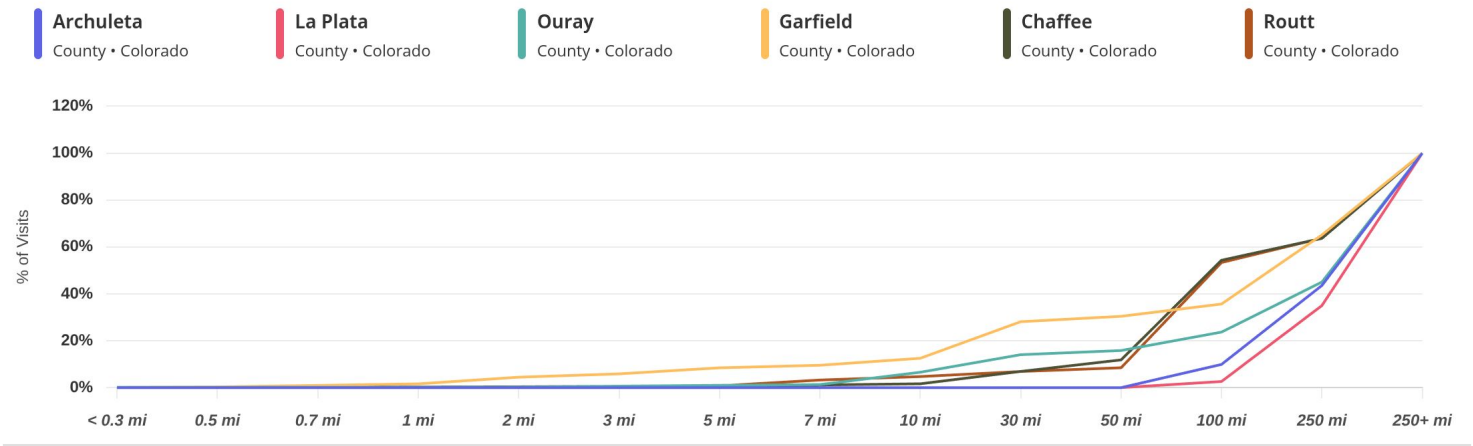
Household Size



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Travel by Distance



Home Location | % of Visits | Min Visits: 1 | Jul 1st, 2026 - Jul 4th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Market Visitors

Jul 1 - Jul 4, 2026

Markets:

A	**Archuleta** County • Colorado	Home Distance: >50.00 mi
LP	**La Plata** County • Colorado	Home Distance: >50.00 mi
H	**Hinsdale** County • Colorado	Home Distance: >50.00 mi
M	**Mineral** County • Colorado	Home Distance: >50.00 mi
SJ	**San Juan** County • Colorado	Home Distance: >50.00 mi
O	**Ouray** County • Colorado	
M	**Montezuma** County • Colorado	

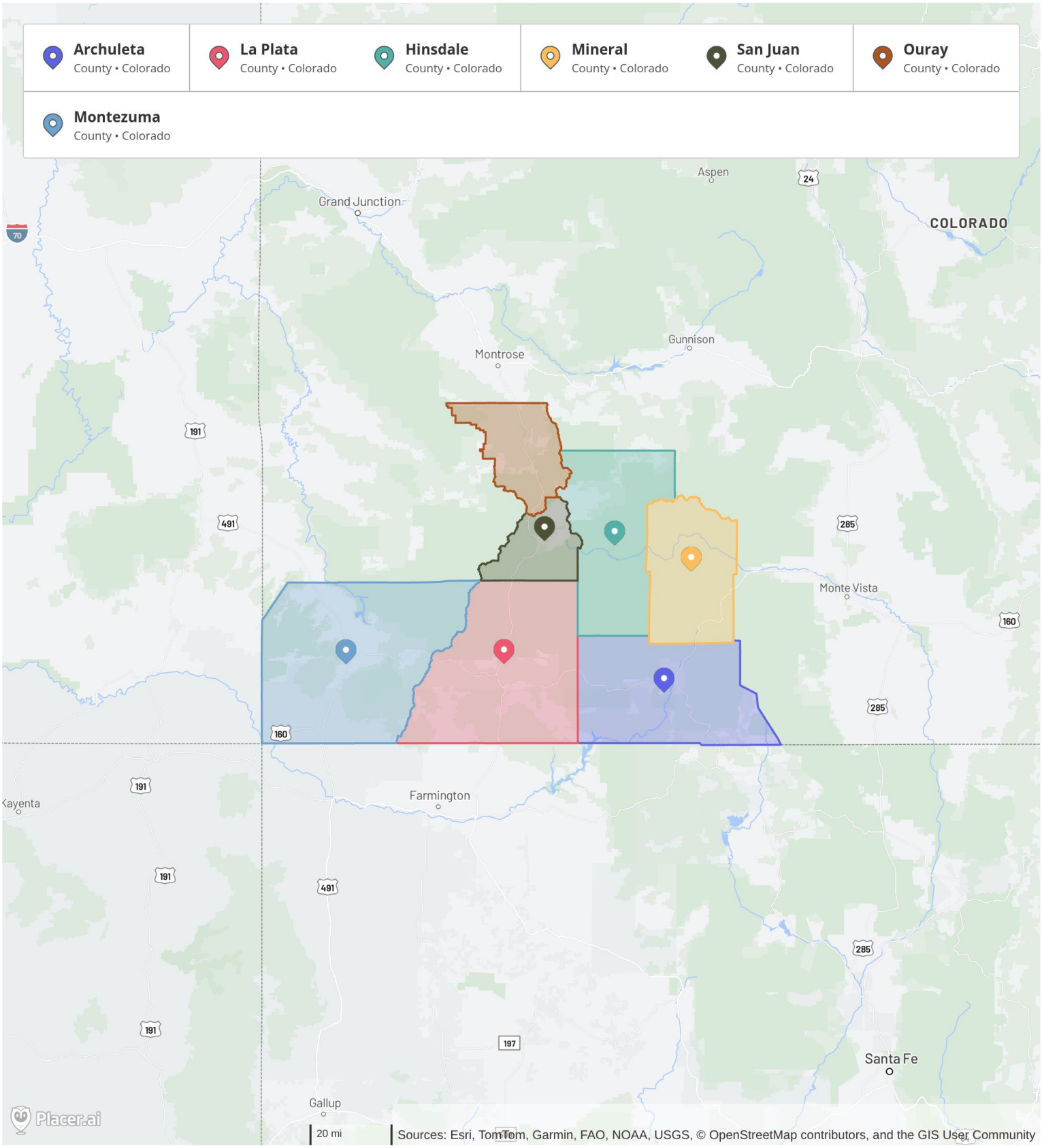
Applied Filters:

Audience Type: Inbound Visitor | Length of Stay: more than / 150 min

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Market Visitors

Jul 1 - Jul 4, 2026



Market Visitors

Jul 1 - Jul 4, 2026

Visitation Metrics

Metric Name	Archuleta County • Colorado	La Plata County • Colorado	Hinsdale County • Colorado	Mineral County • Colorado
Out-of-Market Visitors	24.7K (+4.2% YOY)	40.3K (-10% YOY)	8.6K (+11.5% YOY)	8.4K (-14.7% YOY)
Visits	58.6K (+4.1% YOY)	93.1K (-5.8% YOY)	24K (+14.9% YOY)	19.5K (-15.5% YOY)
Avg. Days in Market	2.4	2.3	2.8	2.3
Avg. Daily Time Spent in M...	1K min	1K min	1.1K min	957 min
Median Daily Time Spent i...	1.1K min	1.1K min	1.1K min	1K min

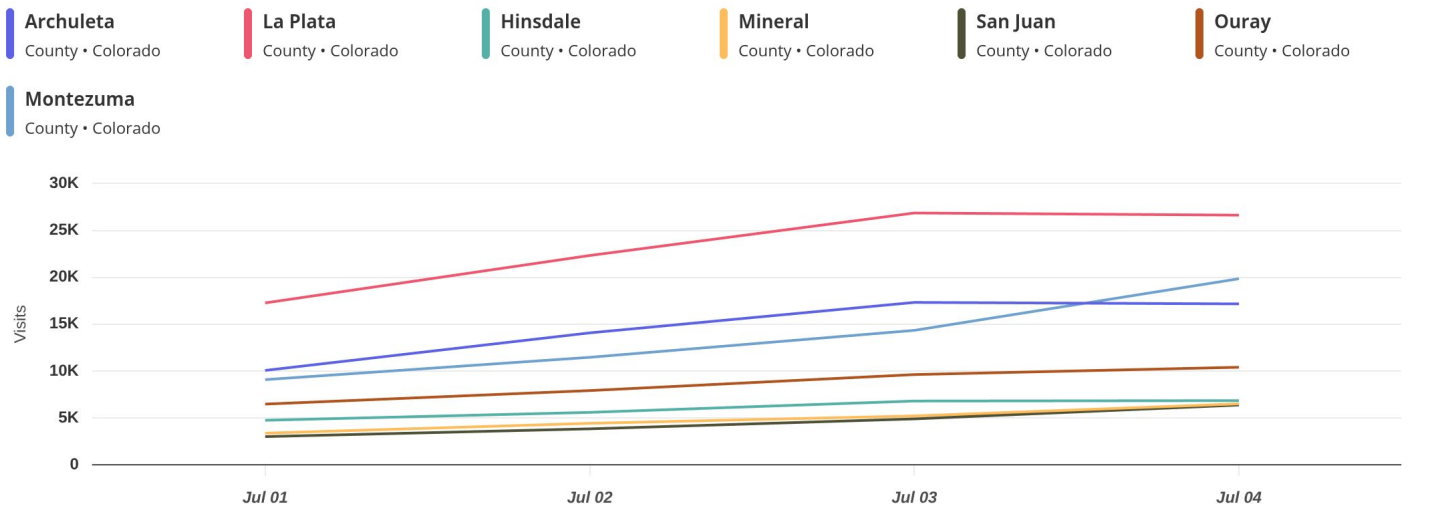
Metric Name	San Juan County • Colorado	Ouray County • Colorado	Montezuma County • Colorado
Out-of-Market Visitors	8.6K (-29% YOY)	16.5K (-34.3% YOY)	29.2K (+1.2% YOY)
Visits	18.1K (-18.7% YOY)	34.4K (-29.5% YOY)	54.7K (+4.6% YOY)
Avg. Days in Market	2.1	2.1	1.9
Avg. Daily Time Spent in Market	915 min	876 min	795 min
Median Daily Time Spent in Market	990 min	961 min	794 min

Compared to: 1 Year Ago | Jul 1st, 2026 - Jul 4th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Market Visitors

Jul 1 - Jul 4, 2026

Visits Trend



Daily | Visits | Jul 1st, 2026 - Jul 4th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

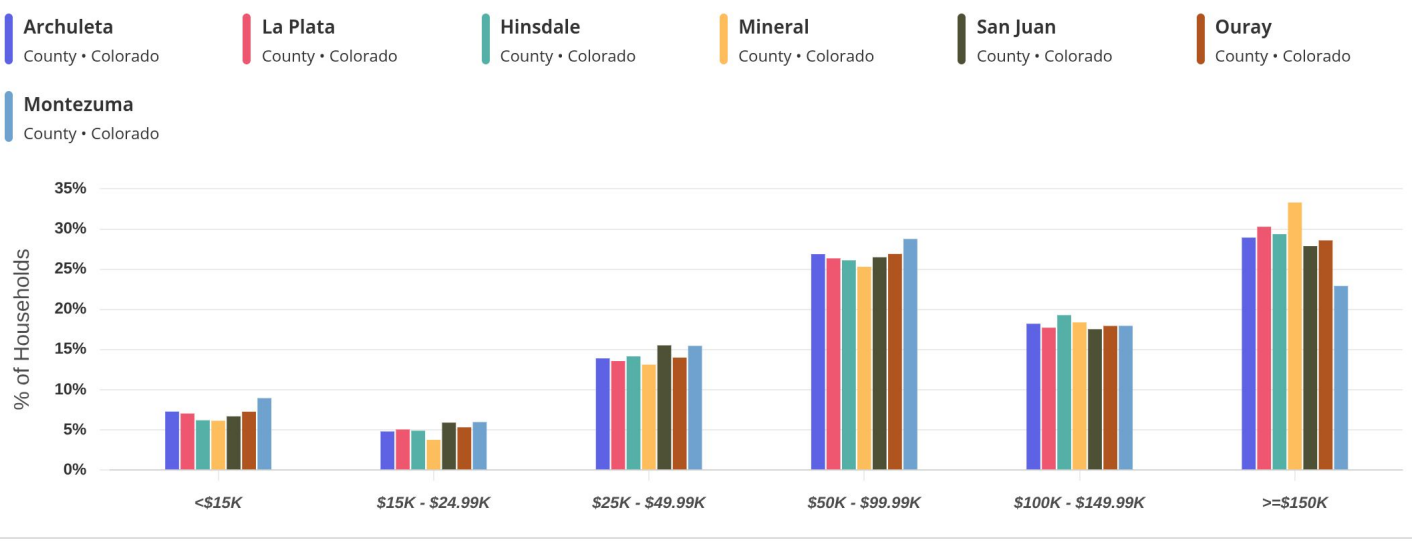
Visitor Demographics

Summary

Markets	Median Household Income	Most Common Ethnicity	Bachelor's Degree or Higher	Persons per Household
Archuleta Out-of-Market Visitors	$94K	White (57%)	47.6%	2.45
La Plata Out-of-Market Visitors	$95.7K	White (62.2%)	50.8%	2.47
Hinsdale Out-of-Market Visitors	$97.2K	White (65.4%)	46.7%	2.5
Mineral Out-of-Market Visitors	$104.2K	White (65.9%)	50.3%	2.5
San Juan Out-of-Market Visitors	$90.6K	White (61.9%)	43.9%	2.51
Ouray Out-of-Market Visitors	$92.7K	White (68.2%)	45.5%	2.48
Montezuma Out-of-Market Visitors	$82.3K	White (54.7%)	37.8%	2.62

Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

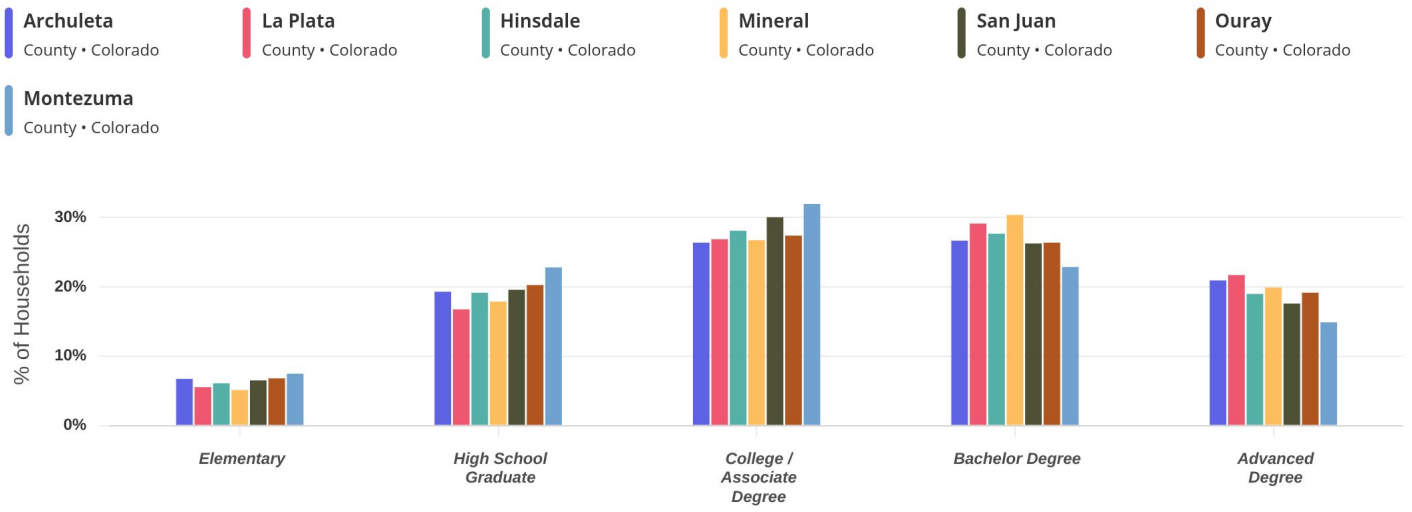
Household Income



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

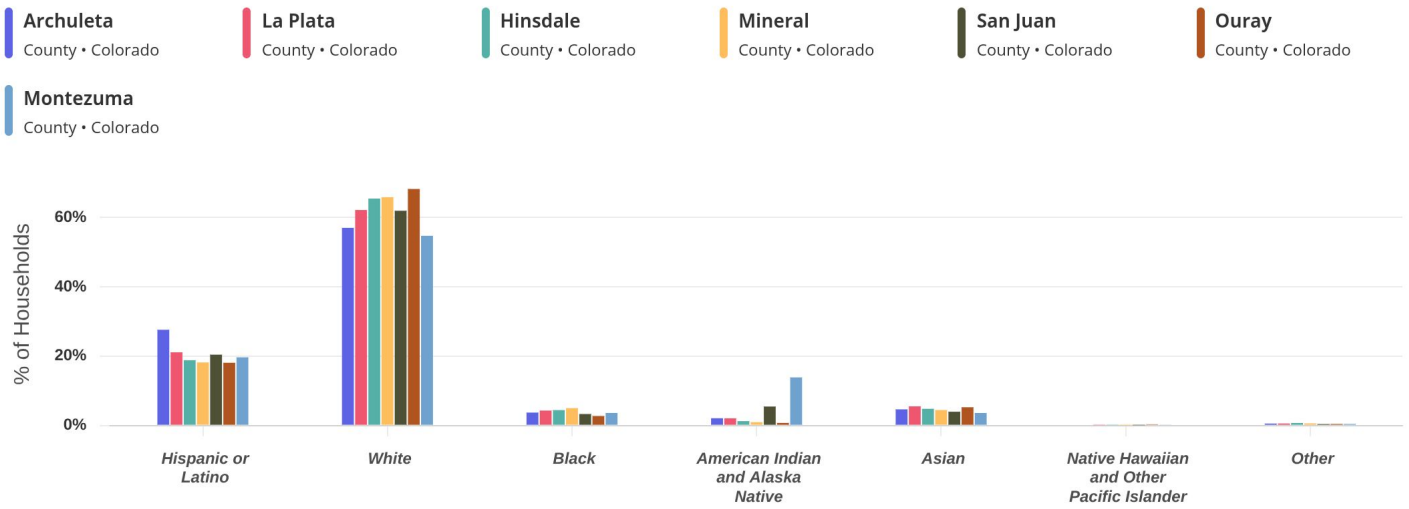
Education



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

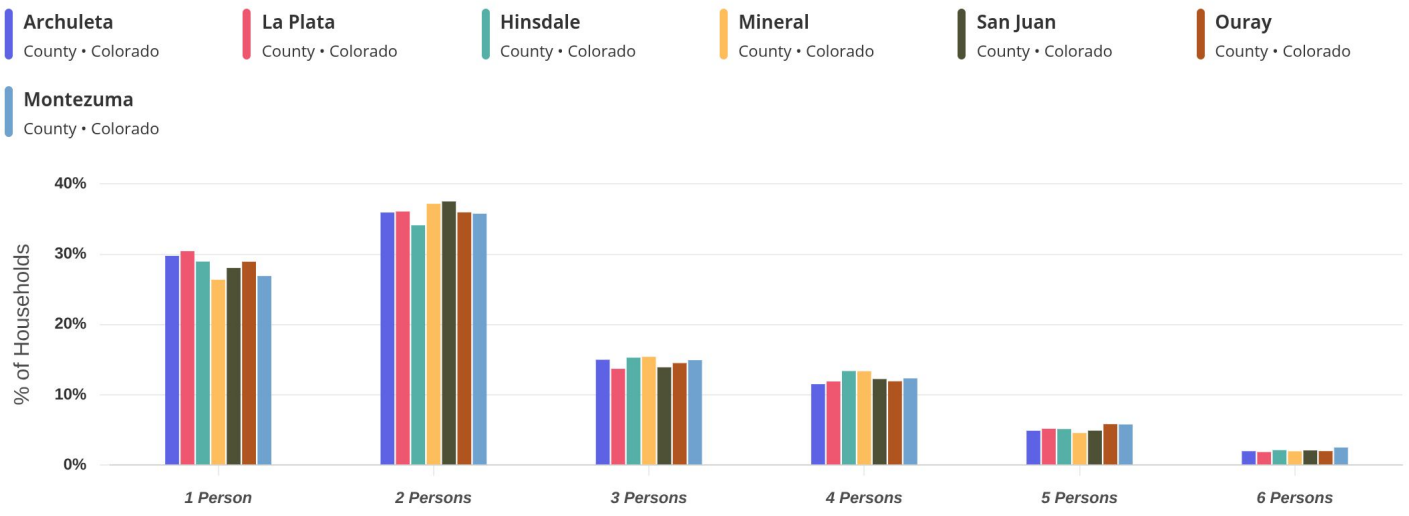
Ethnicity



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

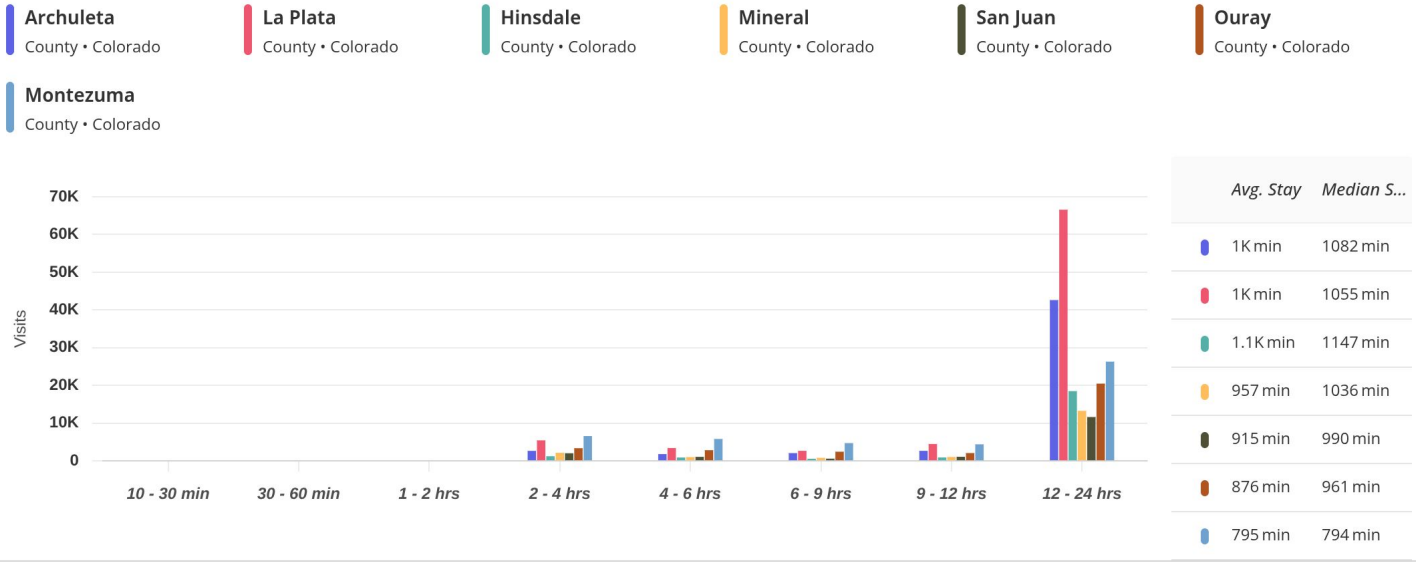
Household Size



Jul 1st, 2026 - Jul 4th, 2026 | Data Source: Census 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

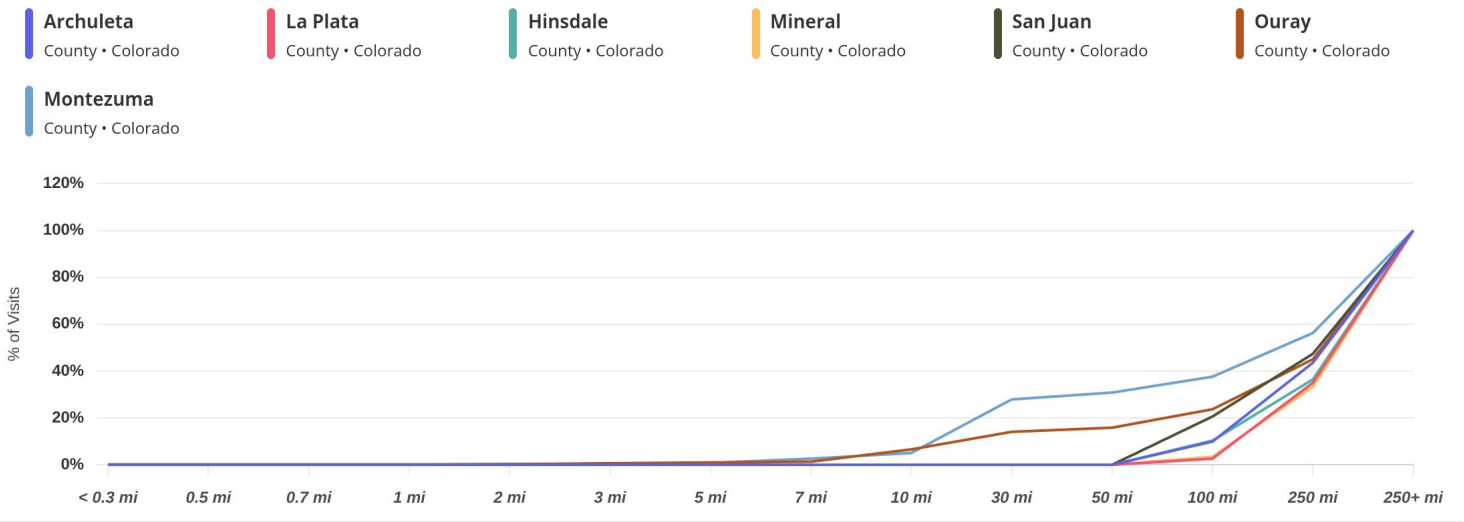
Daily Time Spent In Market



	Avg. Stay	Median S...
Archuleta	1K min	1082 min
La Plata	1K min	1055 min
Hinsdale	1.1K min	1147 min
Mineral	957 min	1036 min
San Juan	915 min	990 min
Ouray	876 min	961 min
Montezuma	795 min	794 min

Visits | Jul 1st, 2026 - Jul 4th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Travel by Distance



Home Location | % of Visits | Min Visits: 1 | Jul 1st, 2026 - Jul 4th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: Candace Dzielak

PROJECT: Municipal Court Department Report
ACTION: Information Only

PURPOSE/BACKGROUND:
Town Council Update

COURT FILINGS- June Year-to-Date	**2026**	**2025**	**2024**
Traffic	223	189	195
Parking	71	124	80
Offenses-Adult	34	34	39
Offenses-Juvenile	6	7	20
Civil	0	0	0

IN-COURT ACTIVITY UPDATE AND SUPERVISION CASELOAD UPDATE COURT SESSIONS ~ Three (3) court sessions were conducted in June 2026.

Pagosa Springs Municipal Court Activity June 2026	
Cases Docketed	48
Criminal	32
Adults	27
Juveniles	5
Traffic	16
Adults	15
Juveniles	1
Civil	0
Adults	0
Juveniles	0

Pagosa Springs Municipal Court Supervision Caseload June 30, 2026		
Cases Under Supervision	Total	Percentage of Caseload
Criminal	17	41.46%
Adults	15	
Juveniles	2	
Males	12	
Females	5	
Diversion	3	7.32%
Adults	0	
Juveniles	3	
Males	2	
Females	1	
Traffic	21	51.22%
Adults	20	
Juveniles	1	
Males	12	
Females	9	
Civil	0	0.00%
Adults	0	
Juveniles	0	
Males	0	
Females	0	

JUVENILE ASSESSMENT BOARD (JAB) ~ There was one meeting of the Juvenile Assessment Board in June 2026. Two (2) youth were staffed by eight (8) community volunteers.

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: William Rockensock

PROJECT:	Police Department Report June 2026
ACTION:	Information Only

PURPOSE/BACKGROUND:

POLICE DEPARTMENT INCIDENT REPORTING

The Pagosa Springs Police Department Statistics for June 2026.

Officers responded to 600 calls for service.
Officers completed 70 incident offense reports.
Officers completed 22 accident investigation reports.

https://docs.google.com/spreadsheets/d/1D0FOzUsTVZQH2IsKn6fovLPu7xjVeGFH/edit?usp=sharing&o

OFFICER TRAINING UPDATE

Training for June 2026.

Daily training bulletins are administered to each officer by Lexipol to keep current on police department p
Chief Rockensock attended the CACP annual training conference.
Detective Leewitt completed CBI evidence training.
Officers completed De-escalation training.

RECRUITING UPDATE

The police department is recruiting for Asst. Police Chief positions.
The police department is recruiting a community service officer.
Officer Aragon has started the Field Training Program.
The police department has one open patrol position.

COMMUNITY EVENTS UPDATE

The police department has increased foot patrol in the downtown area and the community policing effort
The police department had to cancel Family movie night event June 26th due to weather.
You can follow the police department's updated events and local information on Facebook.

CAPITAL IMPROVEMENTS UPDATE

The police department has applied for a Colorado POST in-service training grant for the 2026/2027 fiscal y

ATTACHMENTS:
None

FISCAL IMPACT: None

GOALS & OBJECTIVES:
Parking Enforcement: The police department is actively enforcing parking violations in the restricted areas.
Community Communications: The police department has an active online presence to provide information flow to t

RECOMMENDATIONS: None

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: Darren Lewis

PROJECT:	Parks and Recreation Update
ACTION:	Information Only

PURPOSE/BACKGROUND:

PARKS Department

Maintenance: Staff remain focused on ongoing maintenance across all parks and town properties.
Events: We continue to assist with setups for various events throughout the park system.
Landscaping: Landscaping work near the switchback at Cotton's Hole and the First Street Bridge is nearing completion.

Recreation Department

Free Community Programs

In June, 574 community members participated in our free program offerings, including yoga, dance, mommy and me sessions, drop-in volleyball, open gym, outdoor skills classes, and pickleball lessons and play.

Recreation Programming

KIDS Camp is in full swing. Full enrollment is expected to continue through the rest of the summer season, with a waiting list active for most days.

Men's and Co-Ed Softball leagues have begun, with 12 teams competing throughout the summer.

Registration for Fall and Winter sports opened on June 1 and is filling up quickly. Upcoming programs include youth soccer for all age groups, 7–9 Co-Ed Basketball, 10–12 Girls Basketball, youth strength and fitness classes, and 2027 10–12 Boys Basketball.

TOPS Parks and Recreation Master Plan

Staff launched the Parks and Recreation Master Plan Survey at the first Comfest event this June. The survey will be open till End of August. Survey Link Staff will continue to inventory the Town's parks and

trails systems to compile the necessary baseline data for the upcoming plan.

Parks Area Recreation Coalition (PARC)

PARC has finalized its strategic plan, which is now available for public viewing on our website. Current organizational efforts are focused on web development aimed at educating the public on collaborative recreation opportunities and establishing unified messaging across the landscape. In addition, PARC was formally invited to submit an application for the CPW/GOCO Capacity, Planning, and Early Wins Grant. Concurrently, staff were advised that the Town should pursue GOCO funding for the Reservoir Hill Land Acquisition. Both grant applications share a deadline of July 22. Staff are currently coordinating planning efforts and timelines to ensure both high-quality submissions are completed on time.

BioBlitz Recap

The recent BioBlitz engaged over 50 community participants in a collective citizen-science effort across the Riverwalk and Reservoir Hill. Together, volunteers logged more than 817 observations, successfully documenting over 290 unique species. Participant surveys indicated a highly positive response, with strong community interest in making this a recurring event. In light of this success, the organizing committee will review the event data and outcomes to begin strategic planning for the next BioBlitz in 2027.

Upcoming Event

- Comfest: The second concert of the year is scheduled for July 17th at 5:30 PM, featuring A-Mac and The Height. Proceeds will benefit Rise Above Violence

ATTACHMEN

FISCAL IMPACT:

GOALS & OBJECTIVES:

RECOMMENDATIONS:

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: David Harris

PROJECT:	Strategic Planning Update and Discussion
ACTION:	Discussion

PURPOSE/BACKGROUND:

Town leadership met May 14 (Department Heads) and May 15 (Council) to brainstorming and discussion strategic actions associated with the priority goals established in 2025. The attached report highlights these discussions and subsequent ranking of items.

Facilitator Karen Daly will join us remotely for this agenda item.

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: David Harris

PROJECT:	Ordinance 1029, Second Reading, Amending the Municipal Code to Align with Certain Provisions of State Law
ACTION:	Discussion and Action

PURPOSE/BACKGROUND:
The Town Council approved Ordinance 1029 in May. However, the fines and penalties were not properly noticed on the Town's website. The Town Attorney has requested that the ordinance be brought back to Town Council for approval and proper notification.
Ordinance 1029 provides a stop-gap measure and a starting point for aligning penalty authority with state law. This is in response to the Colorado Supreme Court's decision in *People v. Camp* and *People v. Simons*. It also reflects the recent Town Charter updates authorized by voters on April 7.
The delay of this ordinance's effective date does not affect Municipal Court operations.

ATTACHMENTS:
Ordinance 1029

RECOMMENDATIONS:
1. Move to approve Ordinance 1029, Second Reading, Amending the Municipal Code to Align with Certain Provisions of State Law
2. Provide direction to staff

TOWN OF PAGOSA SPRINGS, COLORADO

ORDINANCE NO. 1029
(SERIES 2026)

AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS AMENDING THE MUNICIPAL CODE TO ALIGN WITH CERTAIN PROVISIONS OF STATE LAW

WHEREAS, the Town of Pagosa Springs ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003, as amended (the "Charter"); and

WHEREAS, pursuant to Section 1.4 (A) of the Charter, the Town has all power of local self-government and home rule and all power possible for a municipality to have under the Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Section 6.6 of the Charter, the Town Council of Pagosa Springs ("Council") shall prescribe by ordinance, limitations on the fines, jail sentences and other penalties for violation of Town ordinances and regulations; and

WHEREAS, on April 7, 2026, the voters in the Town passed Ballot Question A, approving Ordinance No. 1024 (Series 2026), amending Section 6.6 of the Town Charter to limit fines and jail sentences to the maximum fines and sentences permitted by State or federal law; and

WHEREAS, in the exercise of its power and authority the Town Council has previously adopted Section 1.3.3. of the Town of Pagosa Springs Municipal Code ("Code"), providing for the general penalty authority of the Municipal Court for violations of any provision of the Code or any Ordinance of the Town; and

WHEREAS, on December 22, 2025, the Colorado Supreme Court issued a decision in *People v. Camp*, 581 P.3d 763 (Colo. 2025), holding that municipal penalties may not exceed statutory sentencing maximums for criminal offenses where defendant is alleged to have violated a provision of a code or ordinance of a municipality that corresponds to a state offense prohibiting identical conduct; and

WHEREAS, the Council hereby finds and determines that amending Section 1.3.3 of the Code is appropriate and necessary for the function and operation of the Town to provide for municipal court penalties that are consistent with the maximum fines and jail sentences permitted by state law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:

I. Amendment to Chapter 1, Article 1, Section 1.3.3. of the Municipal Code. Chapter 1, Article 1, Section 1.3.3. of the Municipal Code is amended by lettering the existing language thereof as subparagraph (1), adding the Capitalized language, and deleting the stricken language in the same paragraph, and by adding and adopting the Capitalized language as subparagraph (2), such that Section 1.3.3. reads as follows:

Sec. 1.3.3. - Fines and Incarceration.

(1) Unless otherwise specifically provided, a violation of any provision of this Code or any ordinance of the Town may be punished by a fine not exceeding ~~one thousand dollars ($1,000.00)~~ TWO THOUSAND SIX HUNDRED FIFTY DOLLARS ($2,650) AS SUCH AMOUNT MAY BE ADJUSTED PURSUANT TO SECTION 13-10-113 C.R.S., or incarceration for a term not exceeding ~~one (1) year~~ THREE HUNDRED SIXTY FOUR (364) DAYS, or both. The TOWN COUNCIL ~~Presiding Municipal Judge~~ may adopt and publish a schedule of fines and incarceration for specific violations, within the amounts prescribed by this Section AND STATE PENALTIES FOR IDENTICAL OFFENSES.

(2) NOTWITHSTANDING SUBSECTION (1), THE MUNICIPAL COURT IS LIMITED TO THE PENALTY LIMITS SET FORTH IN SECTIONS 18-1.3-501(1)(a.5) AND 18-1.3-503(1.5) C.R.S. FOR OFFENSES UNDER THIS CODE WHEN SUCH OFFENSES ARE FOR CONDUCT IDENTICAL TO A STATE OFFENSE. THE MAXIMUM PENALTY IN SUCH CASES SHALL BE AS FOLLOWS:

(a) MISDEMEANORS CLASS I: 364 DAYS IMPRISONMENT, NOT MORE THAN A ONE THOUSAND DOLLAR FINE, OR BOTH

(b) MISDEMEANORS CLASS II: 120 DAYS IMPRISONMENT, NOT MORE THAN A SEVEN HUNDRED FIFTY DOLLAR FINE, OR BOTH

(c) PETTY OFFENSES: A FINE OF NOT MORE THAN THREE HUNDRED DOLLARS, IMPRISONMENT FOR NOT MORE THAN TEN DAYS IN A COUNTY JAIL, OR BOTH

(d) CIVIL INFRACTIONS: UP TO $100 FINE

(e) MAXIMUM CONSECUTIVE JAIL SENTENCE IN A SINGLE CASE IS 24 MONTHS

II. **Public Inspection**. The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.

III. **Severability, Conflicting Ordinances Repealed**. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

IV. **Effective Date**. Pursuant to Section 3.9 of the Town Charter, this Ordinance shall become effective and be in force immediately upon final passage at second reading.

INTRODUCED, READ, AND APPROVED, AND ORDERED POSTED AND PUBLISHED PURSUANT TO THE TOWN HOME RULE CHARTER BY THE INTRODUCED, READ, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, B) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE _____ DAY OF _____, 2026.

TOWN OF PAGOSA SPRINGS,
COLORADO

By:_____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, D) OF THE PAGOSA SPRINGS HOMERULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE _____ DAY OF _____, 2026.

TOWN OF PAGOSA SPRINGS,
COLORADO

By:_____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

CERTIFICATE OF PUBLICATION

I, the duly appointed, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1029 (Series 2026) was approved by the Town Council of the Town of Pagosa Springs on first reading at its regular meeting held on the ____ day of _____, 2026, and was published by title only, along with a statement indicating that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website on _____, 2026, which date was at least ten (10) days prior to the date of Town Council consideration on second reading.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this _____ day of_____, 2026.

_____
April Hessman, Town Clerk (SEAL)

I, the duly appointed, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1029 (Series 2026) was approved by the Town Council of the Town of Pagosa Springs on second reading, at its regular meeting held on the ____ day of _____, 2026, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website, on _____, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this _____ day of_____, 2026.

_____
April Hessman, Town Clerk (SEAL)

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: Katelyn Tunnell

PROJECT:	Ordinance 1035, Second Reading, Rezoning Portion of Block 40 from R-12 to MU-R
ACTION:	Discussion and Action

PURPOSE/BACKGROUND:
The proposed ordinance would rezone five (5) lots within Block 40 from Town Residential-Medium Density (R-12) to Mixed-Use Residential (MU-R). The Planning Commission held a public hearing and recommended approval of the rezoning request without conditions, and the Town Council approved the first reading on July 7th, 2026.

The subject properties are known as Lots 7X, 9, 10, 11, 12, and 13 of Block 40 of the Townsite of Pagosa Springs (also known as 141, 157, 173, 181, & 189 S 6th Street).

Based on staff's LUDC review and the evidence provided at the Planning Commission's public hearing on June 10, 2026, the Planning Commission recommended approval of the proposed rezone without conditions. Staff recommends that the Town Council approve the second reading of Ordinance 1035

ATTACHMENTS:
1. Staff Report
2. Ord 1035, Rezoning Eastern Portion of Block 40 Second Reading

RECOMMENDATIONS:
1. Move to approve Ordinance No. 1035, Series 2026, second reading, rezoning the five (5) eastern lots within Block 40 of the Townsite of Pagosa Springs from Town Residential – Medium Density (R-12) to Mixed Use Residential (MU-R).
2. Move to DENY the proposed rezone with Block 40
3. Move to TABLE the proposed rezone with Block 40

Town of Pagosa Springs
Development Services
551 Hot Springs Blvd / P. O. Box 1859
Pagosa Springs, Colorado 81147
970-264-4151

STAFF REPORT

TO: Town of Pagosa Springs Town Council

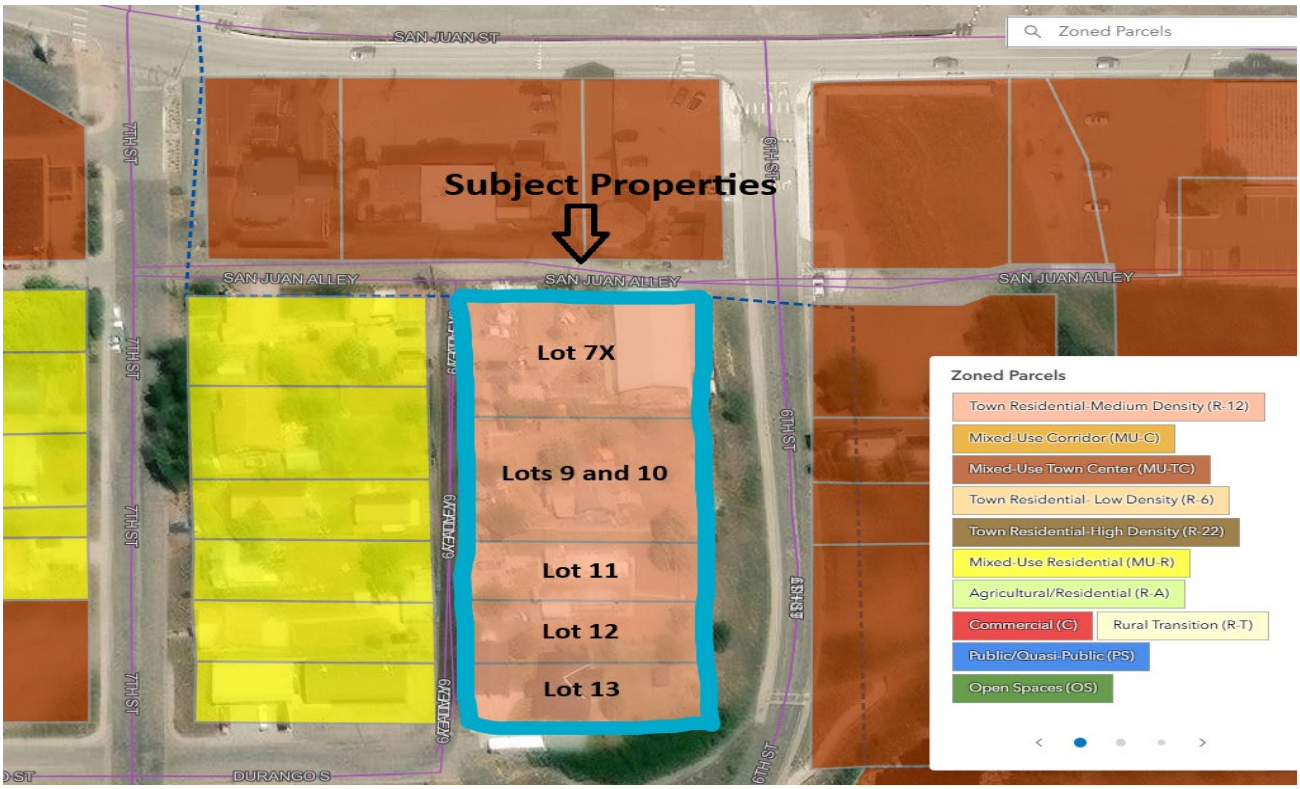
FROM: Katelyn Tunnell, Senior Planner

DATE: July 7, 2026

STAFF REPORT: Rezoning portion of Block 40 of the Townsite of Pagosa Springs from Medium Density Residential (R-12) to Mixed Use Residential (MU-R)

EXECUTIVE SUMMARY

The applicant is requesting to rezone five (5) lots within Block 40 from Town Residential – Medium Density (R-12) to Mixed Use Residential (MU-R). The subject properties are addressed as 141, 157, 173, 181, and 189 S. 6th Street. Those properties are outlined in aqua below. This request is being pursued to allow for more flexibility for allowable uses on their properties. **At its June 9, 2026, public hearing, the Planning Commission unanimously recommended approval of the rezoning request without conditions.**



REVIEW PROCEDURE

Article 2.4.2 of the *Town of Pagosa Springs' Land Use Development Code* states the purpose that the boundary of any zone district may be changed, or the zone classification of any parcel of land may be changed. The purpose is not to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the Town.

Amendments to the Official Zoning Map may be approved by Town Council, following review and recommendation by the Planning Commission.

All public notice requirements in Article 2.3.6 and Table 2.3-1 have been complied with for this project.

DISCUSSION

The applicant is requesting to rezone Block 40 within the Townsite of Pagosa Springs from Town Residential – Medium Density (R-12) to Mixed-Use Residential (MU-R). The request applies to the properties are currently addressed as 141, 157, 173, 181, and 189 S. 6th Street. According to the applicant, the request is intended to align the zoning of the block with the surrounding area. The applicant notes that properties located west of the subject block are zoned MU-R, while properties located east of the block are zoned Mixed-Use Town Center (MU-TC). The applicant describes the subject properties as an isolated pocket of R-12 zoning within the surrounding mixed use zoning pattern.

At its June 9, 2026, public hearing, the Planning Commission recommended approval of the rezoning request without conditions.

The R-12 Zone District is defined as: Medium density district is intended primarily for single-family residences, duplexes, and patio homes. The district is intended for locations closer to commercial centers and near downtown, and may serve as a transition between higher-density residential areas and lower-density, single-family neighborhoods. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities. The maximum density is twelve (12) units per acre.

The MU-R Zone District is defined as: A district that is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential. Mixed-use residential is appropriate near activity centers and near major arterial and collector streets. The district should promote self-supporting neighborhoods that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family residences, duplexes, patio homes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood.

Staff provided the applicant with a Neighborhood Rezone Agreement which is included as an exhibit that outlined current and proposed zoning and the allowable uses in each district.

The subject properties are located within the downtown area and are surrounded by a mix of residential, lodging, commercial, and other mixed-use development. The application materials specifically reference the historic use of The Dockter's home, noting that the structure has previously operated as a boarding house, restaurant, and bed and breakfast. The applicant has indicated that the requested MU- R zoning would allow for the future operation of a

bed and breakfast on the property. Pursuant to the Code, a bed and breakfast is a Conditional Use within the MU-R zone district and would require approval of a Conditional Use Permit prior to operation.

This portion of the block is accessed from the alley rather than directly from 6th Street. As part of the application materials, the applicant provided examples and a map identifying other downtown properties that are also accessed from alleys. No physical site improvements are proposed as part of this rezoning request.

The applicant discussed potential future uses that could be allowed within the proposed MU-R zoning district, including uses that may require a Conditional Use Permit (CUP). No specific use application is being considered as part of this request, and any future development or land use proposals would still be subject to the applicable review processes and standards of the LUDC.

The following sections review the request as it relates to the Land Use Development Code (LUDC) and the Comprehensive Plan.

Rezoning Approval Criteria: The Town Council may approve rezonings, and the Planning Commission may recommend approval, if the rezoning meets all of the following criteria:

(1) The rezoning will promote the public health, safety, and general welfare;

By rezoning Block 40 to allow for more mixed uses, future development proposals will be required to provide onsite parking and would not contribute to traffic congestion, parking shortages, or pollution. Parking at these properties would promote walking due to proximity of downtown, increasing public health.

The proposed rezoning is consistent with the purpose of the MU-R district. The subject properties are located near the downtown activity center and are surrounded by existing mixed-use zoning districts. The MU-R district is intended to accommodate a mix of residential and neighborhood-serving commercial uses in areas such as this. Rezoning Block 40 to MU-R would support a variety of housing types while allowing limited retail, office, and service uses that can serve nearby residents. The proposed rezoning would therefore further the intent of creating a self-supporting neighborhood with a mix of compatible uses.

(2) The rezoning is consistent with the Comprehensive Plan and the purposes of this Land Use Code;

The request aligns with portions of the Pagosa Springs Forward Comprehensive Plan related to walkability, downtown connectivity, and the preservation and reuse of historic structures within the downtown area. The subject properties are located near the downtown core and within an area that already contains a mix of residential, lodging, commercial, and mixed-use development.

The Comprehensive Plan Steering Committee created a Future Land Use map as a tool to suggest recommended changes in zoning for parcels.

When compared to the Future Land Use map, this proposal does not align with the recommended zoning designation. The subject block is not identified for MU-R zoning and continues to be shown as R-12 on that map. This is the only area of misalignment with the Comprehensive Plan. However, staff believes the Steering Committee's intent with the Future Land Use Map was to identify areas needing correction, rather than areas that would benefit from a rezone.

This request is consistent with the surrounding zoning pattern. The subject block is bordered by MU-R zoning to the west and MU-TC zoning to the east, and the applicant states the request is intended to align

the subject properties with the surrounding area and to pursue a Conditional Use Permit for a Bed and Breakfast.

(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

As provided in the definition above, this proposal meets the proposed zoning. This would allow for more business generation in this section of downtown.

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

The parcels within Block 40 are all served with adequate infrastructure. However, this block is accessed from the 6th/7th alley that is not paved.

This home was built 123 years ago, prior to zoning or the existing street system. The applicant also noted multiple businesses and homes within Downtown that are currently accessed by an alley. He has included a map that is attached.

If development proposals are pursued on any of these parcels, infrastructure improvements may be required, but that would be determined based on the specific proposal.

(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and

Staff has found no evidence that this proposal will have an adverse impact on the area.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

Staff has found no evidence that this proposal will have an adverse impact on the area. The applicant has clearly portrayed their intent with this proposal, to reestablish the property as a Bed and Breakfast. That proposal would require a separate application and hearing, nonetheless they have neighborhood support.

2.4.2 A. The purpose is not to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the Town.

Though it is not considered an approval criteria, section 2.4.2 A. above asserts that rezones should not be utilized to grant special privilege to an individual but to advance the general welfare of the Town. The applicant has explicitly expressed their intent to apply for a Conditional Use Permit to operate a Bed and Breakfast at their home if the rezone is approved. Staff maintains that this proposal would not provide special privileges to the applicant but adjust the zoning map to better align with the surrounding area. Furthermore, a Conditional Use Permit is discretionary by staff, not guaranteeing the use for the applicant.

Public Comment

As of the date of this report, no written public comment has been received regarding this petition.

RECOMMENDATION AND FINDINGS

Based on staff's LUDC review and the evidence provided at the Planning Commission's **public hearing on June 10, 2026,** the Planning Commission recommended approval of the proposed rezone without conditions staff recommends that the Town Council approve the first reading of Ordinance 1035.

PROPOSED MOTION

Move to approve Ordinance No. 1035, Series 2026, on first reading, rezoning the five (5) eastern lots within Block 40 of the Townsite of Pagos Springs from Town Residential – Medium Density (R-12) to Mixed Use Residential (MU-R), and set the ordinance for second reading and public hearing

ALTERNATE MOTIONS
Move to DENY of the proposed rezone with Block 40.

Move to TABLE the proposed rezone with Block 40.

ATTACHMENTS

Attachment 1: Applicant Narrative
Attachment 2: Development Director Letter of Interpretation
Attachment 3: Neighborhood Rezone Agreement
Attachment 4: Signed Neighborhood Rezone Agreement

Applicant Narrative

We are requesting that the zoning of Block 40 of the Town of Pagosa Springs be changed from Medium Density (R-12) to Mixed Use Residential (MUR). All lots and dwellings surrounding Block 40 are zoned MUR and MUTC (Mixed Use Town Center). Additionally, rezoning Block 40 and securing a Conditional Use Permit (CUP) for the location of 157 S. 6th St would enable the house to return to Bed & Breakfast (B&B) status. Historically, the house had been a boarding house, restaurant, and a B&B.

Rezoning the specified location would benefit the town by providing those who prefer to stay in a B&B with an option, as there are none located in downtown Pagosa Springs. As a restored Victorian gem, the styling of the house lends itself as a B&B. In addition, off-street/alley parking is available to accommodate 9 vehicles, more than enough for max occupancy.

Traffic volume will most likely remain the same, as there is already a steady flow through the alley due to local businesses and redirection of construction traffic. The alley is wide enough to accommodate 2 vehicles passing side by side and will not impact Emergency or Utility vehicles accessing the half block. Rezoning would not impact any adjacent zones because they are already zoned MUR/ MUTC.

Due to the location of the proposed B&B, guests will be able to park and walk around town without contributing to traffic and parking shortages. As previous vacation rental owners, we did not see much of an increase in utilities usage.

Above all, spending more time and money downtown, our guests will bring more revenue to the town and county. The arrangement would benefit the town by increasing employment, such as cleaning crews and landscaping, and helping local shops, restaurants, stores, bars and spas with patronage.

The proposed rezoning falls within the Town Land Use Plan allowing for a B&B in conjunction with a Conditional Use Permit (CUP). Whether we, or a potential future owner obtain a Conditional Use Permit, the zoning will already be in place.

Our house is a beautiful gift for all to experience and celebrate a part of Pagosa Springs history .

June 14, 2025

Jason Dockter
Block 40 Rezoning

Hi Jason,

In revieing the Land Use Development Code (LUDC), Block 40 of the Townsite of Pagosa Springs is currently zoned Medium Density Residential (R-12), which does not allow Bed and Breakfast lodging uses.

Though B&B's would be an allowable use in the Mixed Use Town Center (MU-TC) zoning district, based on my code analysis, requesting MU-TC zoning district could be very difficult for the Planning Commission and Town Council to support, in my opinion.

I believe that a rezoning request for Mixed Use Residential (MU-R) would be a reasonable request. The Mixed Use Residential (MU-R) zoning district requires a Conditional Use Permit (CUP) for the discretionary consideration of allowing a Bed and Breakfast lodging operation. However, a CUP is simply a means to identify any negative impacts to surrounding properties that would need to be mitigated as part of establishing a B&B operation. Most CUPs have been approved in my 18 years with the Town, as long as identified mitigation measures are provided.

As a Rezoning applicant, it is the applicant's responsibility to provide the documentation and explanation supporting your request for the Planning Commission's and Town Council's discretionary consideration for approval, regarding how your proposal complies with the Rezoning application "Approval Criteria" contained in Land Use Development Code section 2.4.2.C.2, below. My notes in Blue:

a. ***Approval criteria.*** *The Town Council may approve rezonings, and the Planning Commission may recommend approval, if the rezoning meets all of the following criteria:*

(1) The rezoning will promote the public health, safety, and general welfare;

It will be very important to explain what the benefits are for public health, safety, and general welfare.

(2) The rezoning is consistent with the Comprehensive Plan and the purposes of this Land Use Code; Currently the rezoning Block 40 is not contemplated in the Comprehensive Plan in the "area of change" maps or narrative for rezoning, thus may not be considered consistent with the Comprehensive plan, unless other references in the Comprehensive Plan can be identified to support compliance for your request. LUDC section 2.4.1. Comprehensive Plan Amendment application may also be required prior to considering a rezoning application, unless you can identify Comprehensive plan references that support consistency.

(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
LUDC Section 3.3.2: *"The MU-R district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential. Mixed-use residential is appropriate near activity centers and near major arterial and collector streets. The district should promote self-supporting neighborhoods that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family residences, duplexes, patio homes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood".*

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
All Re-development and new commercial development will be required to submit a Design Review application which requires evidence that public infrastructure is adequate for proposed new uses. The gravel alleys may need to be converted into a one-way at some point in the future. Should identify other gravel alleys that are used for commercial access.

(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and
Each newly developed or change of uses of existing properties will need to comply with the LUDC and Building Codes. Commercial traffic directed onto a gravel alley may create dust air quality and noise concerns for the existing residential uses. The gravel alleys may become an issue regarding air quality and noise impacts in the future.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

The neighboring properties along S. 7th Street in Block 39, may eventually be impacted by additional commercial traffic associated with future uses in Block 40, however, Block 39 is also currently zoned MU-R consistent with the Block 40 proposed rezoning. MU-R allowable uses are identical to those allowed in Block 39.

Your proposed rezoning application will be publicly noticed and mailed to properties with 500 feet of Block 40, encouraging public hearing attendance and an opportunity for providing public comments.

Written and signed support from all Block 40 property owners will be needed to support your rezoning application.

With all that said, you have the right to apply for any zoning designation you believe is more appropriate. My comments are only provided for your consideration, based on my code review and professional experience.

Feel free to contact me with any questions. I'd be happy to discuss and review with you further prior to your investment in the application process.

James Dickhoff, AICP
Development Director
970-585-8633
jdickhoff@pagosasprings.co.gov

NEIGHBORHOOD REZONING AGREEMENT

I, _____, the owner(s) of _____ Pagosa Springs, CO 81147, consent to rezoning my parcel along with the entirety of Block 40 of the Town of Pagosa Springs Subdivision. Jason and Wendy Dockter wish to rezone the block from Residential 12 (R-12) to Mixed-Use Residential (MU-R) with the intent of establishing a Bed and Breakfast. As a property owner, I fully understand the implications of the change in zoning for my property, including the difference in allowable uses for my property and the neighborhood as noted in the attached Exhibit A.

PROPERTY OWNER

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this _____day of _____, 2026.

_____
(Property Owner)

_____
(Property Owner)

STATE OF COLORADO)
) ss.
COUNTY OF ARCHULETA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by _____.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

Exhibit A

Current Zoning: Town Residential – Medium Density (R-12)

Article 3.2.5 of the Land Use Development Code defines R-12 as:

The R-12 district is intended primarily for single-family residences, duplexes, and patio homes. The district is intended for locations closer to commercial centers and near downtown, and may serve as a transition between higher-density residential areas and lower-density, single-family neighborhoods. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities. The maximum density is twelve (12) units per acre.

Proposed Zoning: Mixed – Use Residential (MU-R)

Article 3.3.2 of the Land Use Development Code defines MU-R as:

The MU-R district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential. Mixed-use residential is appropriate near activity centers and near major arterial and collector streets. The district should promote self-supporting neighborhoods that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family residences, duplexes, patio homes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood.

Table 4.1-1 below depicts the uses allowed in each zoning district. Where a 'P' is depicted that represents a use permitted by right, where a 'C' is depicted that represents a use is only allowed when reviewed and approved in accordance with Article 2.4.4 of the Land Use Development Code. When a column is blank, the use is not allowed in that zoning district. The column highlighted in green is the current zoning and allowable uses. While the column highlighted in blue represents the proposed zoning and the uses allowed in that district.

TABLE 4.1-1 TABLE OF ALLOWED USES														
P = Permitted C = Conditional Use		Residential					Mixed-Use			Non-Residential and Other				Use-Specific Regulations
Use Category	Use Type	RA	RT	R6	R12	R22	MUR	MUC	MUTC	C	LI	OS	PS	
RESIDENTIAL USES														

Household Living	Dwelling, duplex		C	P	P	P	P							4.2.1.A.
	Dwelling, live/work						P	P	P	P	P			4.2.1.B.
	Dwelling, factory built mftd. (HUD) and mobile	C	C											4.2.1.F
	single-wide	C	C											
	double-wide	C	C	P	P	P								
	Dwelling, multi-family				C	P	P	P	P					4.2.1.C
	Dwelling, single-family detached (incl. modular)	P	P	P	P	P	P							
	Dwelling, timeshare						C	C	C					
	Dwelling, townhouse		C		P	P	P	P	P					4.2.1.E.
	Mobile home park	C	C											4.2.1.D.

Group Living	Group living facility, large							C	C	C				
	Group living facility, small (Type A)	P	P	P	P	P	P	P	C	C				
	Group living facility, small (Type B)				C	C	P	P	C					
	Nursing care home				P	C	P	P	P				P	
	Nursing care facility				C	C	C	C	C	C			P	
PUBLIC, INSTITUTIONAL, AND CIVIC USES														
Community and Cultural Facilities	Government adm. and civic buildings						C	P	P	P			P	
	Social, fraternal lodges						C	P	P	P			P	
	Public assembly	C	C	C	C	C	P	P	P	P			P	
	Public safety facility	C	C	C	C	C	C	P	P	P	P	P	P	
Child Care Facilities	Child care center				C	C	C	P	P	P			C	
	Day care home	C	C	C	C	C	C							

Health Care Facilities	Hospital							P	C	P	P			
	Immediate care facility							C	C	P			P	
	Medical or dental office or clinic						P	P	P	P				
Parks and Open Space	Athletic fields and courts	P	P	C	C	C	P	P	P	P	P	P	P	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	
	Open space	P	P	P	P	P	P	P	P	P	P	P	P	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Facilities	College or university	C	C				C	C	C	C			C	
	Elementary or secondary school	C	C				C	C	C	C	C		P	
	Trade or vocational school	C	C				C	C	C	C	C		C	
COMMERCIAL USES														

Agriculture	Farming, traditional or ranch uses	P	C	C										4.2.2.B.
	Stables	P	C								P			
Animal-Related Services	Kennel	C	C					P		P	P			4.2.2.D.
	Veterinary clinic/hospital	P	P					P		P	P			
Financial Services	With drive-through						C	C	C	P	P			
	Without drive-through						C	P	P	P	P			
Food and Beverage Services	Bar or nightclub						C	P	P	P				
	Restaurant, with drive-through							P	C	P				
	Restaurant, no drive-through						C	P	P	P	P			

Lodging Facilities	B&B or inn	C	C				C	P	P	C				
	Campground, guest ranch, or RV park	C								P				
	Hotel, motel, or lodge							P	P	P				
	Vacation rental	C	C	C	C	C	C	P	P					
Offices, Business and Professional	4,000 s.f. or less						C	P	P	P	P			4.2.2.E.
	More than 4,000 s.f.							P	P	P	P			
Personal Services	Dry cleaning and laundry service							P	P	P	P			
	General personal services						P	P	P	P	P			
Recreation and Entertainment, Indoor	Adult entertainment									C				4.2.2.A.
	Art gallery						P	P	P	P	P		P	
	Movie theater						C	P	C	P				

Recreation and entertainment, outdoor	General outdoor recreation, commercial	C	C					C		P		C	C	
	Golf course or driving range	C	C							C			C	
Retail Sales	Greenhouse or nursery, commercial	C					C	P	C	P	P			
	Grocery store						C	P	P	P				4.2.2.C.
	Liquor store						C	P	P	P				4.2.2.E.
	Retail, general, over 4,000 s.f.							P	P	P				
	Retail, general, 4,000 s.f. or less						C	P	P	P	P			
Vehicles and equipment	Parking lot/structure						C	C	C	P	P			
	Gasoline sales							C	C	P	P			
	Vehicle sales and rental							C		P	P			
	Vehicle service and repair							C		P	P			4.2.3.F.
INDUSTRIAL USES														

Industrial Service	Building materials sales							C	C	P	P			
	General industrial service									C	P			
	Natural resource processing									C	P			
Manufacturing and Production	Assembly, light							P		P	P			
	Manufacturing, heavy										C			
	Manufacturing, light							C		C	P			
Warehouse and Freight Movement	Mini-storage							C		P	P			4.2.3.A.
	Storage yard										P			
	Warehouse									C	P			
	Wholesale establishment							C	C	C	P			
Telecomm	Tower/antenna of any height										P	C		
Waste and Salvage	Salvage, junk yard										C			4.2.3.B.

NEIGHBORHOOD REZONING AGREEMENT

I, Benjamin Gallegos, the owner(s) of 173 S 6th St, 173, 181 S 6th St Pagosa Springs, CO 81147, consent to rezoning my parcel along with the entirety of Block 40 of the Town of Pagosa Springs Subdivision. Jason and Wendy Dockter wish to rezone the block from Residential 12 (R-12) to Mixed-Use Residential (MU-R) with the intent of establishing a Bed and Breakfast. As a property owner, I fully understand the implications of the change in zoning for my property, including the difference in allowable uses for my property and the neighborhood as noted in the attached Exhibit A.

PROPERTY OWNER

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 11th day of February, 2026.

Benjamin Gallegos
(Property Owner)

(Property Owner)

STATE OF COLORADO)
) ss.
COUNTY OF ARCHULETA)

The foregoing instrument was acknowledged before me this 11th day of February, 2026 by Benjamin Gallegos

Witness my hand and official seal.

My commission expires: 12/28/2026

AILEEN K ROTH
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184048914
MY COMMISSION EXPIRES DEC 28, 2026

Aileen K Roth
Notary Public

NEIGHBORHOOD REZONING AGREEMENT

I, Eleanor Lujan, the owner(s) of 189 S. 6th St. Pagosa Springs, CO 81147, consent to rezoning my parcel along with the entirety of Block 40 of the Town of Pagosa Springs Subdivision. Jason and Wendy Dockter wish to rezone the block from Residential 12 (R-12) to Mixed-Use Residential (MU-R) with the intent of establishing a Bed and Breakfast. As a property owner, I fully understand the implications of the change in zoning for my property, including the difference in allowable uses for my property and the neighborhood as noted in the attached Exhibit A.

PROPERTY OWNER

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 11 day of February, 2026.

Eleanor Lujan
(Property Owner)

(Property Owner)

STATE OF COLORADO)
) ss.
COUNTY OF ARCHULETA)

The foregoing instrument was acknowledged before me this 11th day of February, 2026 by Eleanor Lujan.

Witness my hand and official seal.

My commission expires: June 10th, 2029

KATELYN ROSE NEELY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254021652
MY COMMISSION EXPIRES JUN 10, 2029

Katelyn Rose Neely
Notary Public

NEIGHBORHOOD REZONING AGREEMENT

I, Brenda G Eaves, the owner(s) of 141 South 6th St Pagosa Springs, CO 81147, consent to rezoning my parcel along with the entirety of Block 40 of the Town of Pagosa Springs Subdivision. Jason and Wendy Dockter wish to rezone the block from Residential 12 (R-12) to Mixed-Use Residential (MU-R) with the intent of establishing a Bed and Breakfast. As a property owner, I fully understand the implications of the change in zoning for my property, including the difference in allowable uses for my property and the neighborhood as noted in the attached Exhibit A.

PROPERTY OWNER

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 13 day of Feb., 2026.

Brenda G Eaves
(Property Owner)

(Property Owner)

STATE OF COLORADO)
) ss.
COUNTY OF ARCHULETA)

The foregoing instrument was acknowledged before me this 13th day of February, 2026 by Brenda Eaves

Witness my hand and official seal.

My commission expires: 12/28/2026

Aileen K Roth
Notary Public

AILEEN K ROTH
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184048914
MY COMMISSION EXPIRES DEC 28, 2026

TOWN OF PAGOSA SPRINGS, COLORADO

ORDINANCE NO. 1035
(SERIES 2026)

AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS AMENDING THE OFFICIAL ZONING MAP REGARDING PROPERTIES KNOWN AS LOTS 7X, 9, 10, 11, 12, AND 13 OF BLOCK 40 OF THE TOWNSITE OF PAGOSA SPRINGS

WHEREAS, the Town of Pagosa Springs ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003, as amended; and

WHEREAS, Section 11.2.A. of the Charter provides that the Town Council may adopt land use and development ordinances, including but not limited to zoning ordinances, subdivision ordinances and an official map of the Town; and

WHEREAS, the Town has provided in the Pagosa Springs Municipal Code ("Code"), within Chapter 21 ("Land Use Code"), Articles 3 through 6, for zoning districts, use regulations, dimensional requirements, and development and design standards, for the purpose of promoting the health, safety, morals and general welfare of the Town; and

WHEREAS, the Land Use Code, Section 2.4.2, allows for the Town's Official Zoning Map to be amended by the Town Council following a recommendation by the Planning Commission; and

WHEREAS, a Zoning Map Amendment application ("Application") has been submitted pursuant to Land Use Code, Sections 2.4.2.C, requesting rezoning from Town Residential – Medium Density (R-12) to Mixed- Use Residential (MU-R) for certain property located within the Town of Pagosa Springs known as Lots 7X, 9, 10, 11, 12 and 13 of Block 40 of the Townsite of Pagosa Springs, which is depicted on Exhibit A and described on Exhibit B attached hereto and incorporated herein (the "Property"); and

WHEREAS, On June 7, 2026 the Town of Pagosa Springs Planning Commission conducted a public hearing and considered the Application, the report of the Town Senior Planner, the testimony of the Applicant and members of the public, and other evidence presented at such hearing and subsequently approved a recommendation for Town Council to Approve amending the official zoning map regarding property known as Lots 7X, 9, 10, 11, 12, and 13 of Block 40 of the Townsite of Pagosa Springs, ~~c~~hanging the zoning on the subject parcel from Town Residential – Medium Density (R-12) to Mixed- Use Residential (MU-R); and

WHEREAS, the Town Council finds and determines that rezoning Lots 7X, 9, 10, 11, 12 and 13 of Block 40 from Town Residential – Medium Density (R-12) to Mixed- Use Residential (MU-R) Zoning District:

1. Will promote the public health, safety, and general welfare;

2. Is consistent with the Comprehensive Plan and the purposes of the Land Use and Development Code;

3. Is consistent with the stated purpose of the proposed zoning district;

4. Will result in facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) available to serve the Property while maintaining adequate levels of service to existing development;

5. Is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and

6. Is not likely to result in significant adverse impacts upon other property in the vicinity of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:

1. **Incorporation of Recitals**. The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.

2. **Zoning Approval**. The Application is hereby approved, changing the base zoning classification of Lots 7X, 9, 10, 11, 12 and 13 of Block 40 of the Townsite of Pagosa Springs from Town Residential – Medium Density (R-12) to Mixed- Use Residential (MU-R) Zoning District:

3. **Amendment of Zoning Map**. The official zoning map of the Town of Pagosa Springs, dated February 3, 2009, as amended, is further amended to designate the base zoning of the Properties as Mixed- Use Residential (MU-R).

4. **Public Inspection**. The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.

5. **Severability**. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

6. **Effective Date**. This Ordinance shall become effective and be in force immediately upon final passage at second reading.

INTRODUCED, READ, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, B) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ____ DAY OF _____, 2026.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, D) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ____ DAY OF _____, 2026.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

EXHIBIT A

CURRENT ZONING AND LOCATION OF PROPERTIES.

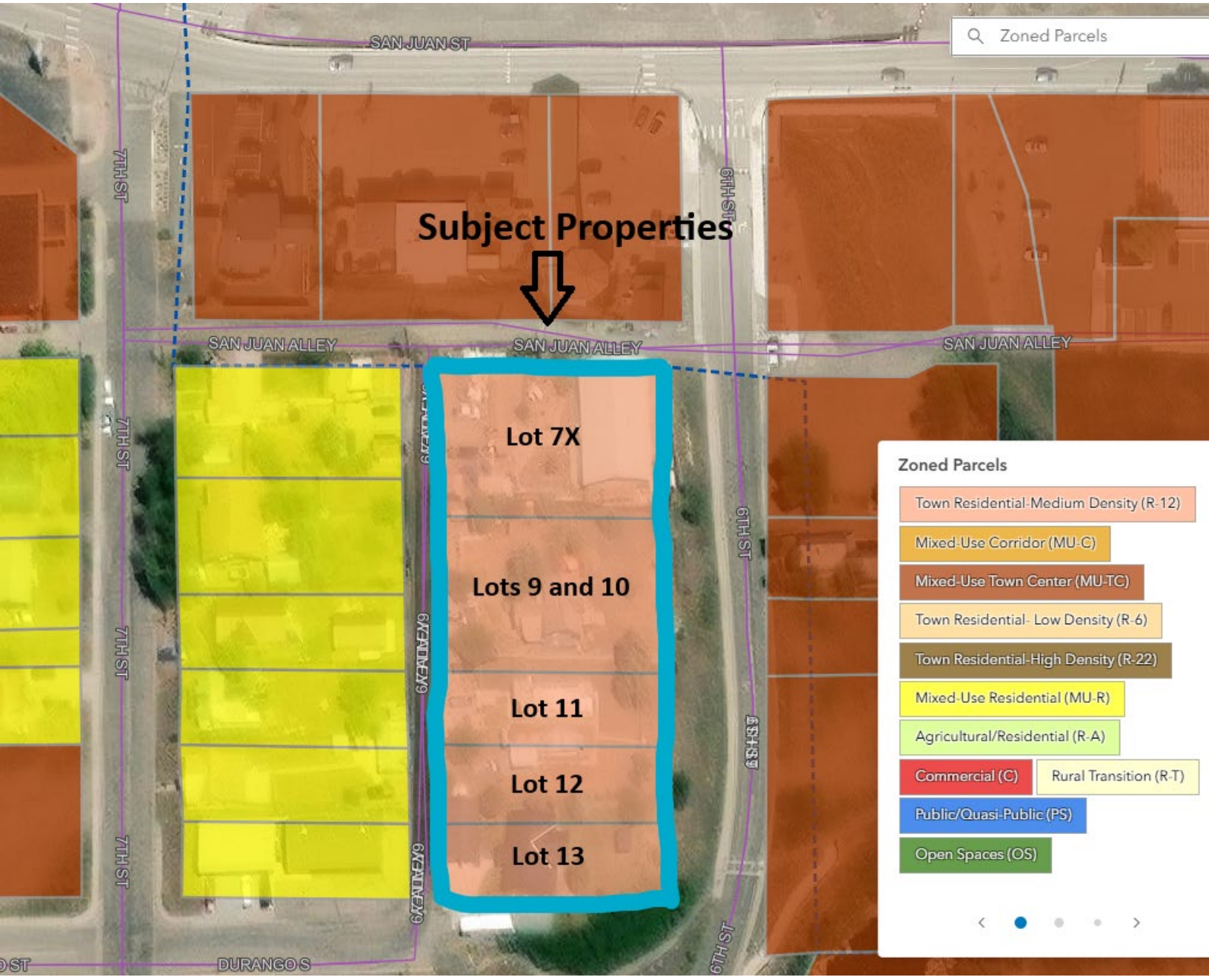


EXHIBIT B

LEGAL DESCRIPTION OF THE PROPERTY.

Property known as: Lots 7X, 9, 10, 11, 12 and 13 of Block 40 of the Townsite of Pagosa Springs, as platted and recorded with the Archuleta County Clerk and Recorder's office on November 5, 1970, under reception # 73751

CERTIFICATE OF PUBLICATION

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1035 (Series 2026) was approved by the Town Council of the Town of Pagosa Springs on first reading at its **regular** meeting held on the ____ day of _____, 20__, and was published by title only, along with a statement indicating that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website, on _____, 20__, which date was at least ten (10) days prior to the date of Town Council consideration on second reading.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this _____ day of _____, 20___.

_____
April Hessman, Town Clerk

(S E A L)

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1035 (Series 2026) was approved by the Town Council of the Town of Pagosa Springs on second reading, at its **regular** meeting held on the ____ day of _____, 20___, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website on _____, 20___.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this ____ day of _____, 20___.

_____
April Hessman, Town Clerk

(S E A L)

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: Katelyn Tunnell

PROJECT:	Lions Pride Mobile Food Cart - Outdoor Commercial Establishment
ACTION:	Discussion and Action

PURPOSE/BACKGROUND:

The applicant has submitted an application for an Outdoor Commercial Establishment (OCE) permit to operate a mobile solar-powered e-trike selling ice cream, drinks, and snacks along a proposed route connecting Yamaguchi Park, Mary Fisher Park, Pirate Park, and Town Park. Town Council consideration is required for approval of the permit.

ATTACHMENTS:

1. Lions Pride Staff Report
2. Report Attachments

Town of Pagosa Springs
Development Services
551 Hot Springs Blvd / P. O. Box 1859
Pagosa Springs, Colorado 81147
970-264-4151

STAFF REPORT

TO: Town of Pagosa Springs Town Council

FROM: Katelyn Tunnell, Senior Planner

DATE: July 21, 2026

STAFF REPORT: Lions Pride, Mobile Food Cart, Outdoor Commercial Establishment (OCE)

EXECUTIVE SUMMARY

The applicant proposes to operate a seasonal Outdoor Commercial Establishment (OCE) consisting of a mobile solar-powered e-trike serving ice cream, drinks, and snacks along a route connecting Yamaguchi Park, Mary Fisher Park, Pirate Park, and Town Park.

The proposal has been evaluated for compliance with applicable OCE requirements, the Land Use and Development Code (LUDC), and the Comprehensive Plan. Route maps depicting the proposed operating area have also been prepared by the applicant for the Town Council's review.

REVIEW PROCEDURE

Outdoor Commercial Establishments (OCEs) are regulated under Article 2.4.11 of the Town of Pagosa Springs Land Use and Development Code (LUDC) and require an approved OCE permit prior to operation.

In accordance with Section 2.4.11.B.1, the applicant submitted a complete application within the required timeframe prior to the proposed start of operations. Following submittal, the application was routed to the Parks Department for review and comment.

Section 12.3 of the LUDC defines an Outdoor Commercial Establishment as " A commercial operation that conducts business from an outdoor location such as mobile food vendor, mobile vendor of merchandise, sale of merchandise and/or services, and including special events, seasonal farmer's markets and other similar fresh food sales, temporary art, craft fairs, carnivals and festivals, seasonal holiday sales, and community events; operating from a cart, trailer, vehicle, tent, temporary structure or other outdoor configuration."

Outdoor Commercial Establishment permits are typically reviewed administratively and do not require a public hearing. However, pursuant to Articles 4.4.4.C.2 and 4.4.4.E.6 of the LUDC, Outdoor Commercial Establishments proposed on Town-owned property require Town Council review and approval.

DISCUSSION

The applicant, Neil Tillapaugh, has applied to operate Lions Pride as a seasonal Outdoor Commercial Establishment (OCE) consisting of a mobile solar-powered e-trike serving ice cream, drinks, and snacks along a route connecting Yamaguchi Park, Mary Fisher Park, Pirate Park, and Town Park. The applicant previously received Town Council approval to operate an Outdoor Commercial Establishment during the 2025 season. That approval has expired,

and the applicant has submitted a new application for Town Council consideration for the 2026 season. The e-trike is approximately nine feet long and three feet wide and is self-contained, utilizing solar power for operation.

The applicant has indicated an intent to operate seasonally from approximately April through October, with operations primarily occurring on weekends and busy weekdays between 10:00 a.m. and 7:00 p.m. The applicant states that restroom and water facilities would be available at Yamaguchi Park and Mary Fisher Park and indicates that operations would not interfere with scheduled events or projects. The application materials include proof of liability insurance and a Town business license. The applicant has indicated that all required Fire Department and Health Department approvals will be obtained prior to operation.

The applicant also provided additional information regarding operations based on the previous season. The applicant states that a trash receptacle is maintained on the e-trike for customer use, encourages patrons to properly dispose of waste in park receptacles, and routinely collects litter within the surrounding area. The applicant further indicated that, although previously approved to operate daily, operations during the 2025 season primarily occurred Thursday through Sunday from approximately 10:00 a.m. to 5:00 p.m. The applicant also stated that he has communicated with the operator of Shine Gelato, another approved Outdoor Commercial Establishment, and is willing to coordinate operating schedules to avoid overcrowding or conflicts in sales. Planning staff also inquired about where the applicant intends to park while operating. The applicant indicated that he typically parks in the Reservoir Hill parking lot and rides the e-trike to the operating location. The applicant also stated that he is exploring opportunities to store the e-trike closer to the parks in the future.

Planning staff contacted Parks and Recreation Director Darren Lewis regarding the applicant's previous operations. Mr. Lewis indicated that he is not aware of any negative impacts associated with the applicant's operation during the previous season and stated that the Parks and Recreation Department has no objection to the proposal should the Town Council choose to approve the application. Mr. Lewis also noted that, as additional Outdoor Commercial Establishments are considered, Town Council may wish to evaluate the appropriate number and location of such operations in the future, including whether more permanent vending locations should be established.

The following sections review the proposal as it relates to the Land Use and Development Code (LUDC) and the Comprehensive Plan.

LUDC Article 3, Zoning:
The proposed project is located within the Open Space and Parks (OS) zoning district.
"The OS district is intended for open space and parks. The district is intended for public or quasi-public facilities and private facilities of a non-commercial character serving the general public."

The proposed use is commercial and does not align with the typical intent of the district. However, per Article 4.4.4.C.2 and 4.4.4.E.6, Town Council has the discretion to allow uses not listed as allowable in table 4.4-1 of the LUDC when the operation is proposed on Town owned property.

LUDC Article 4, Allowable Uses:
Table 4.1-1 of the LUDC establishes the use permitted within each zoning district. The proposed Outdoor Commercial Establishment is commercial and is not specifically listed as an allowed use within the Open Space and Parks (OS) zoning district.

Outdoor Commercial Establishments are regulated under Section 4.4.4 of the LUDC. Because the proposed operation would occur on Town-owned property, Town Council approval is required. Additionally, Article 4.4.4.E.6 requires that the applicant provide proof of liability insurance when proposing operation on Town owned property.

LUDC Article 5, Dimensional Requirements:
The proposed OCE has been reviewed for compliance with Article 5, including setbacks, building height, and overlay standards. No issues were identified.

LUDC Article 6, Design Standards
The proposed OCE was reviewed for compliance with the applicable standards of Article 6 of the LUDC, including access and circulation, lighting, and signage.

The operation is intended to remain mobile, and no permanent improvements or utility connections are proposed.

No signage is proposed.

No lighting is proposed.

No major conflicts with the applicable standards of Article 6 were identified.

Comprehensive Plan
The Comprehensive Plan is intended to guide development in Pagosa Springs and is used by Town Council, Planning Commission, and staff when evaluating proposals that may impact the community.

The Planning Division identified the following goals and their respective action items that relate to this proposal:

- **Goal E-3:** Support a diverse and sustainable local economy.
- **Goal AE-4:** Encourage and support alternative energy systems within the community.

The proposal generally aligns with the goals listed above. The addition of small-scale mobile commercial use contributes to economic diversity consistent with Goal E-3. The use of a solar-powered cart is consistent with Goal AE-4.

Public Comment
As of the date of this report, no written public comment has been received regarding this application.

RECOMMENDATION
Staff has reviewed the proposed Outdoor Commercial Establishment and finds that the proposal generally aligns with the applicable provisions of the Land Use and Development Code, with considerations noted throughout this report.

PROPOSED MOTIONS

Move to APPROVE the Outdoor Commercial Establishment permit for Lions Pride on requested route subject to the following operational and administrative conditions:

1. The operation shall be limited to _____ (route and locations), as approved by the Town Council and depicted in the attached route maps.
2. The applicant shall maintain all required liability insurance throughout the duration of the permit.
3. The applicant shall maintain all approvals required by the Fire Department and Health Department.
4. The applicant shall provide and maintain an on-site trash receptacle and collect any litter associated with the operation.
5. Signage shall be limited to the sign affixed to the cart unless otherwise approved in accordance with the Land Use and Development Code.
6. Any substantial modifications to the approved routes or operation shall require review by the Town.
7. The operation shall utilize sidewalks along the approved routes except where roadway travel is necessary to safely navigate constrained segments or avoid conflicts with pedestrian circulation and adjacent parked vehicles.
8. This approval shall remain valid through December 31, 2026. Any operation beyond that date shall require Town Council approval of a new Outdoor Commercial Establishment permit.

Move to DENY the Outdoor Commercial Establishment permit for Lions Pride.

Provide staff direction

ATTACHMENTS

Attachment 1: Applicant OCE Narrative
Attachment 2: Trash Statement and Hours/Days of Operation
Attachment 3: Proposed Site Plans
Attachment 4: Trike Pictures and Specifications
Attachment 8: Staff Sidewalk Width Map

Written Description of OCE Use

If approved for the OCE I would use it to Vend Premium Ice Cream, Drinks, And Snacks at Yamaguchi Park, Mary Fisher Park, Private Properties, and possibly other parks or open spaces (clear from anywhere blocking traffic or inconvenient for Park attendees) with my solar powered E-Trike! My Trike is roughly 9' long and 3' wide so making way for traffic and pedestrians is not an issue. As many have seen at events in and around town, everyone loves my trike and my premium ice cream! I also bring attention to renewable energy, engaging with people who are amazed by how cold my ice cream is on a hot day via solar panel.

The locations I would vend at (Yamaguchi, Mary Fisher) will have access to bathrooms and water. I would operate on most weekends and busy weekdays from (not limited to) 10am-7pm and long and it does not interfere with any events or projects. Vending as early as April and as late as October.

Please feel free to reach me concerning any questions about the use of my OCE, Thanks!

Neil Tillapaugh

Trash Statement

Hello! Thank you for considering my OCE renewal. In regards to trash disposal, I have a trash reciprocal located inside a compartment of the trike. When giving samples I always ask the customer to discard the wooden sample spoons into my trash reciprocal. Furthermore I encourage customers to keep the park clean by throwing their trash away in the bear safe cans(often offering assistance by showing them how to open them). I also often pick up any trash I see (more often its trash not left from my business) and am passionate about keeping our parks and streets clean.

Thanks!

Neil Tillapaugh owner of Lions Pride

Hours and Days of Operation

To Address my hours of operation

I believe my previous hours listed were 10am-6pm, 7 days week. This wasn't necessarily my hours of operation, but a guideline of when I was permitted to vend.

This Year I have primarily Vended Thursday-Sunday from 10am-5pm. I have met, only once, the other vendor in the park vending Gelato. I gave him my information so we can coordinate vending times. I am open and flexible with my operation schedule as to not over crowd the park or create any conflicts in sales.

Site Plan Key


--------- Posssible Vending Location

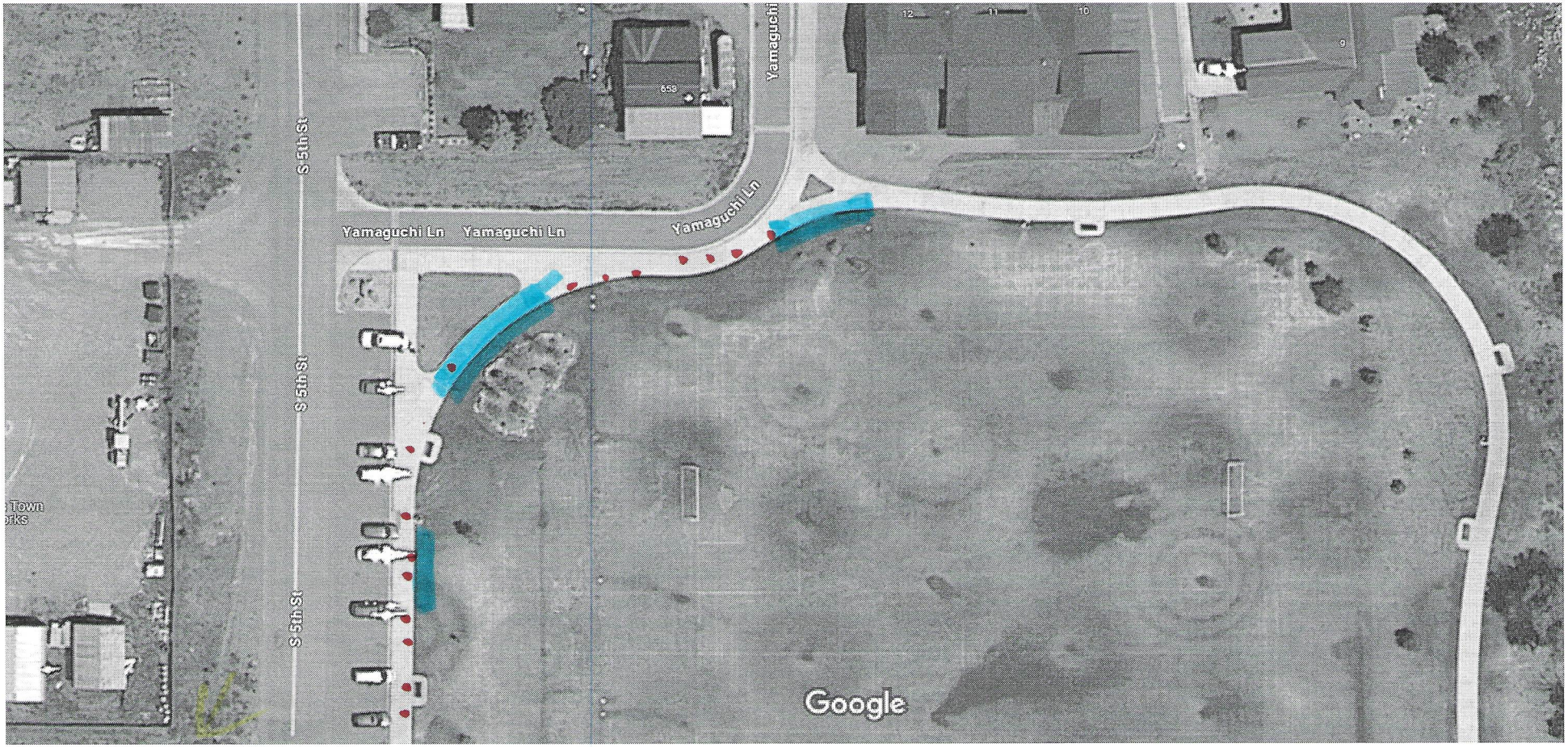
---------- Unloading Area


---------- Route on bike to Vending Location

Please communicate the best locations to me and I will stay within those parameters. Loading and unloading will only be done in safe areas and trike can safely ride to vending location.

Can vend and Ride on grass if desired.
Loading & unloading takes about 5 minutes

Google Maps

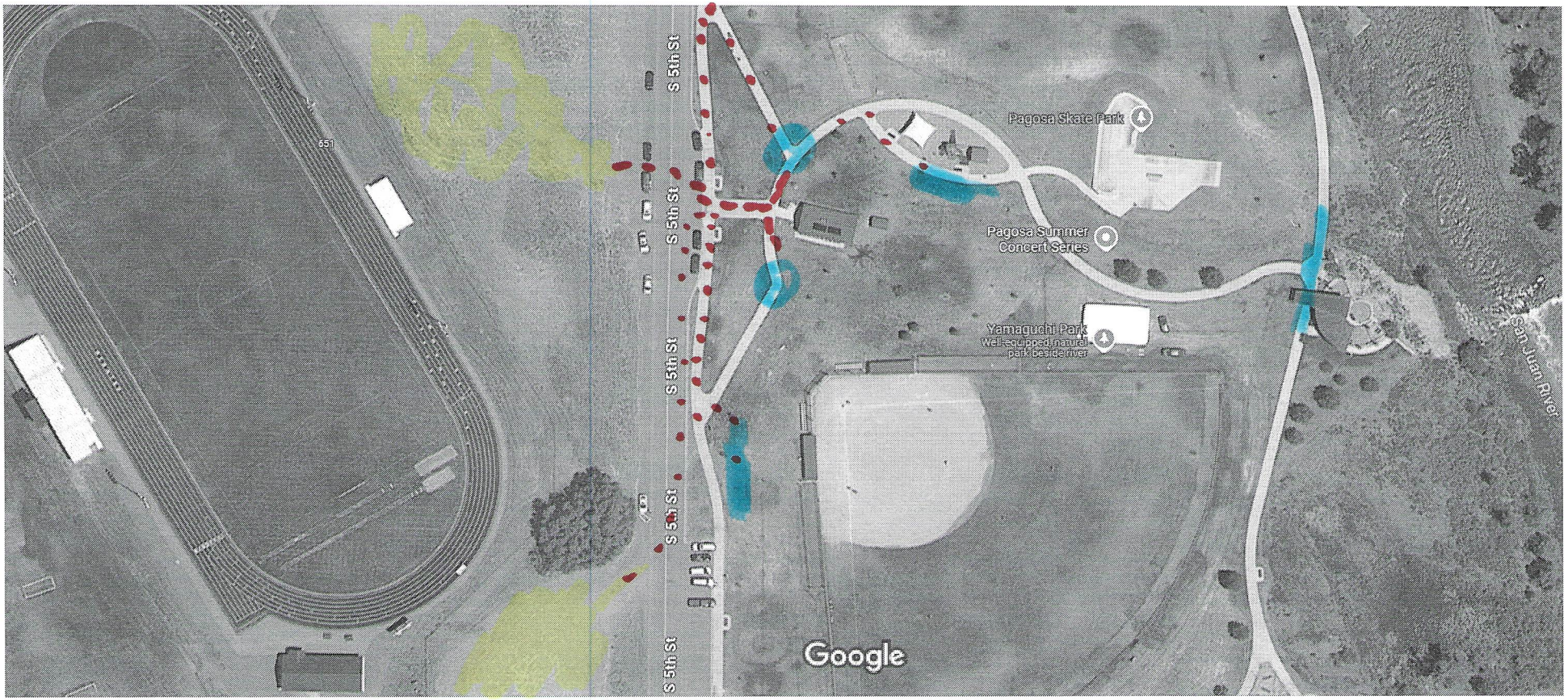


Imagery ©2025 Maxar Technologies, Map data ©2025 Google 20 ft

1 of 2

Yamaguchi

Google Maps



Imagery ©2025 Maxar Technologies, USDA/FPAC/GEO, Map data ©2025 Google 50 ft

2 of 2 Yamaguchi

* Restroom

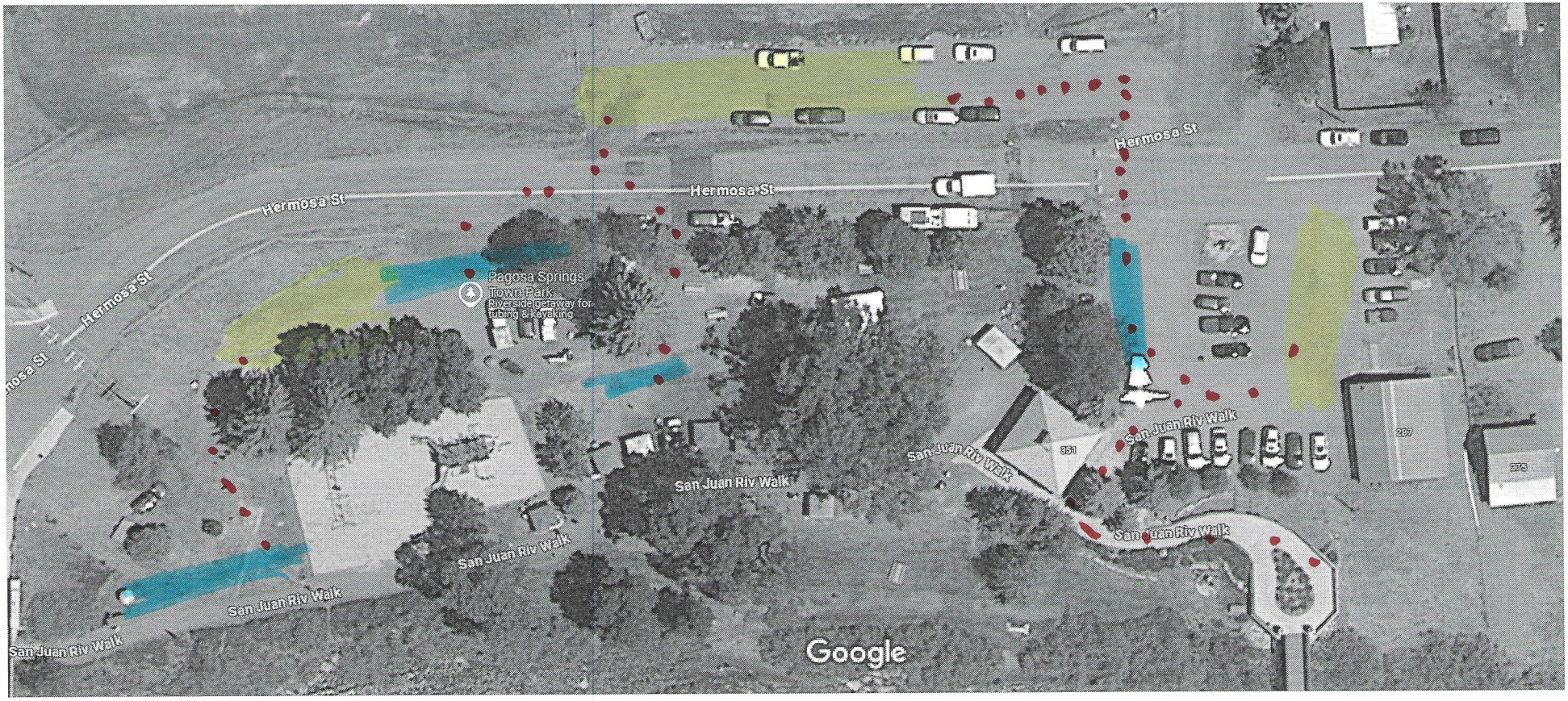
Google Maps



Imagery ©2025 Maxar Technologies, Map data ©2025 Google 20 ft

Mary
Fisher

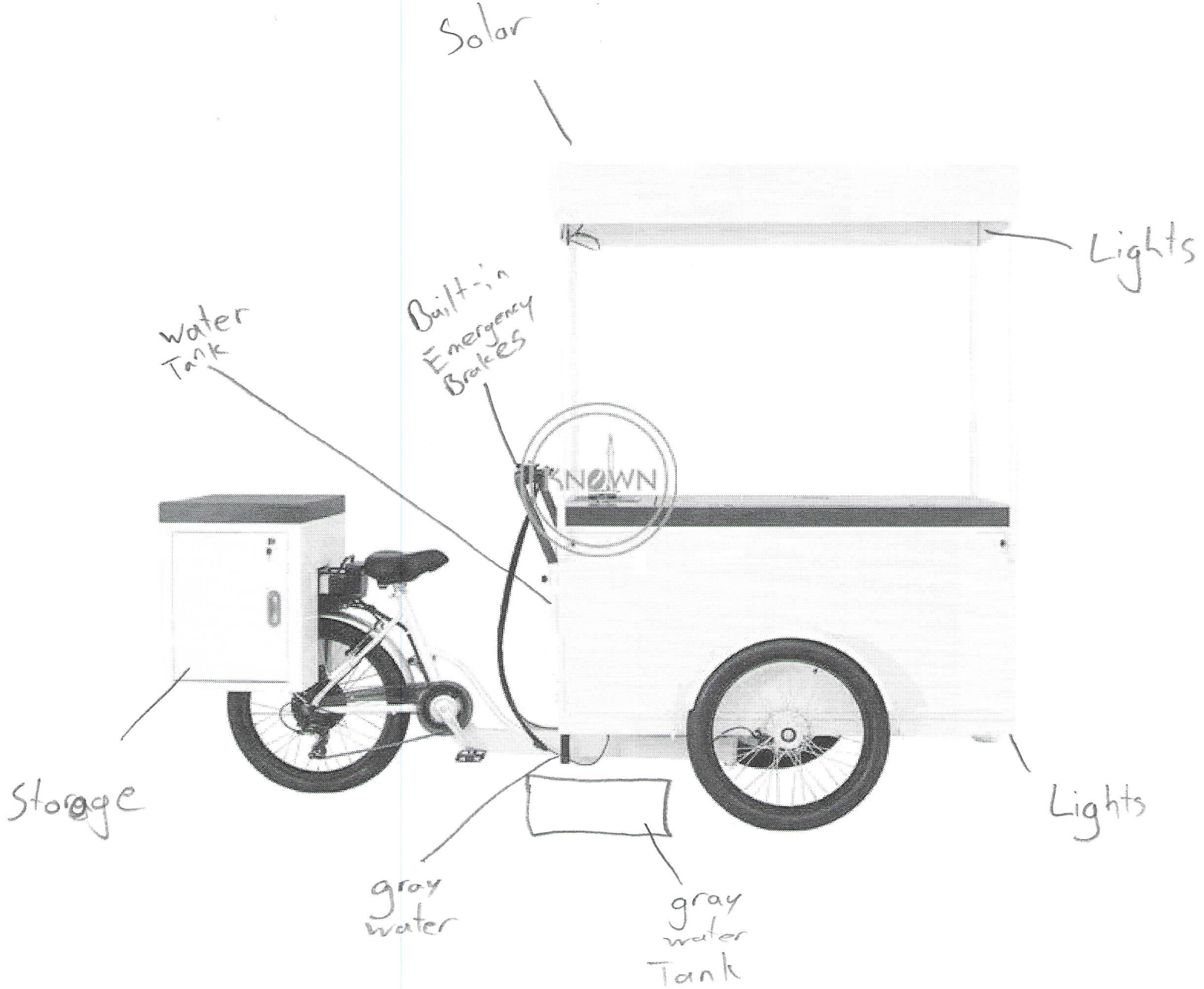
Google Maps



Imagery ©2025 Maxar Technologies, Map data ©2025 Google 20 ft

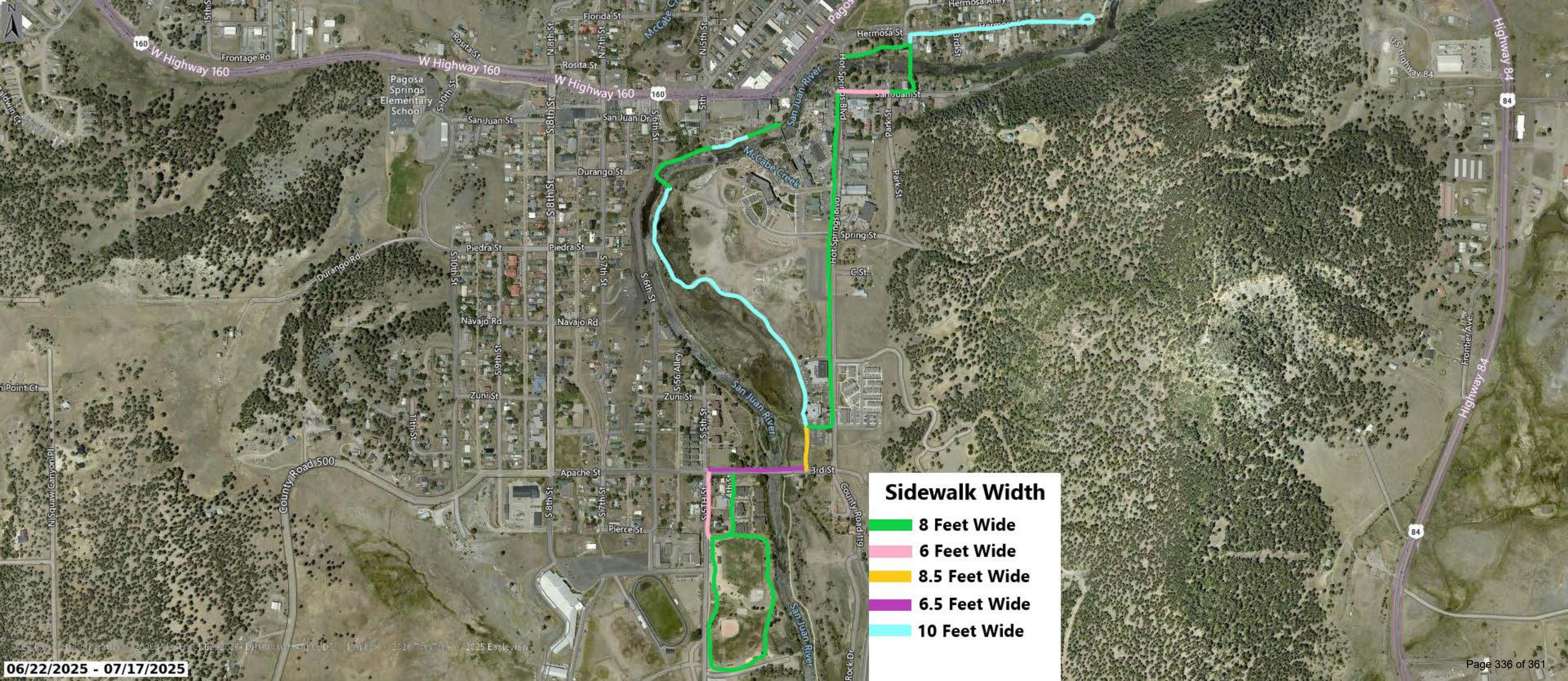
~~Mary~~

Pirate Park


Solar
Lights
Built-in Emergency Brakes
Water Tank
Storage
Lights
gray water
gray water Tank




KNOWN


Sidewalk Width
8 Feet Wide
6 Feet Wide
8.5 Feet Wide
6.5 Feet Wide
10 Feet Wide
06/22/2025 - 07/17/2025
W Highway 160
Frontage Rd
Pagosa Springs Elementary School
San Juan St
Durango St
Piedra St
Navajo Rd
Zuni St
Apache St
Pierce St
Florida St
Rosita St
Hermosa St
San Juan Dr
Spring St
C St
3rd St
Park St
Hot Springs Blvd
San Juan River
McCabe Creek
Durango Rd
County Road 500
N Squaw Canyon Pl
Frontier Ave
US Highway 84
Highway 84
N 8th St
N 7th St
N 5th St
S 10th St
S 8th St
S 7th St
S 6th St
S 5th St
S 9th St
S 11th St
S 8th
S 7th
S 6th Alley
S 5th Alley
S 4th St
S 5th St
Rock Dr
County Road 119
Point Ct
Hermosa Alley
2025 Eagleview

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: James Dickhoff

PROJECT: Resolution 2026-12, Supporting the Submittal of a Colorado Department of Local Affairs Division of Housing Grant Application for Creating Rental Units for Moderate Income Affordable Housing

ACTION: Discussion and Action

PURPOSE/BACKGROUND:

Staff has identified a funding opportunity that can assist with a portion of the repair and improvement expenses associated with one of the Project 102 properties (Project 64), from the Colorado Department of Local Affairs/Division of Housing's "Housing Development Grant" program.

The grant application requires the item be introduced at a public meeting and allow for public comments, with public notification published a minimum of 10 days before the grant submittal on July 31, 2026. Public notification was published in the Pagosa Sun Newspaper on July 16, 2026.

Resolution 2026-12 is requesting up to $1.92 million towards the purchase and renovation efforts for one of the project 102 properties, noted as project 64 in the resolution and grant application.

The Town's investments in the purchase and renovation of the property satisfies the HDG minimum matching fund requirement.

ATTACHMENTS:
Resolution 2026-12

FISCAL IMPACT:
Grant Award to assist with renovations

GOALS & OBJECTIVES:
Affordable Housing

RECOMMENDATIONS:

1) Move to Approve Resolution 2026-12, Supporting the Submittal of a Colorado Department of Local Affairs Division of Housing Grant Application for Creating Rental Units for Moderate Income Affordable

Housing.

2) Move to Deny Resolution 2026-12.

TOWN OF PAGOSA SPRINGS, COLORADO

RESOLUTION NO. 2026-12

A RESOLUTION SUPPORTING THE SUBMITTAL OF A COLORADO DEPARTMENT OF LOCAL AFFAIRS DIVISION OF HOUSING GRANT APPLICATION FOR CREATING RENTAL UNITS FOR MODERATE INCOME AFFORDABLE HOUSING

WHEREAS, the Town of Pagosa Springs ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003, as amended ("Charter"); and

WHEREAS, the Town Council has identified Affordable Housing as a high priority in their annually adopted goals and objectives since 2017; and

WHEREAS, the Town of Pagosa Springs and Archuleta County have jointly adopted the 2025 Regional Housing Needs Assessment (HNA), identifying the specific existing and future needs for affordable housing units within Archuleta County and the Town of Pagosa Springs; and

WHEREAS, the Town is interested in increasing the inventory of moderate-income affordable rental housing units within the Archuleta County region identified in the HNA through the purchase, renovation and conversion of existing timeshare properties into long-term moderate income housing rental units; and

WHEREAS, the Town has been selected as the highest bidder during an auction of properties for purchasing "Project 64", for the purpose of converting these existing properties into long-term moderate-income affordable housing rental units; and

WHEREAS, the Town Council supports applying for a Colorado Department of Local Affairs' Division of Housing grant application towards the purchase and renovation of "Project 64" to advance the inventory of moderate-income rental housing units.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, that:

1. The Town Council of Pagosa Springs strongly supports the submission of a Colorado Department of Local Affairs/Division of Housing Grant Application requesting up to $1,920,000 to help advance Project 64 for moderate-income housing options within our community.

2. The Town Council confirms the Town of Pagosa Springs has the capacity to provide the appropriate experienced staff and staff time to execute and manage the proposed project and scope of work.

3. The Town Council approves full signatory authority to David Harris, Town Manager, and/or Shari Pierce, Mayor, regarding the grant application(s), associated grant contracts and corresponding documents.

4. Following execution of grant contract documentation, the Town's Development Director, or their designee, shall be authorized to sign grant related Payment Requests, Quarterly Financial Status Reports, Quarterly Project Performance Requests, Monitoring Documentation and other required grant contract documentation.

6. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

7. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the Council.

ADOPTED THIS ____ DAY OF _____, 2026 BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, BY A VOTE OF ____ IN FAVOR, ____ AGAINST.

TOWN OF PAGOSA SPRINGS, COLORADO

By: _____
Shari Pierce, Mayor

ATTEST:

By: _____
April Hessman, Secretary

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: James Dickhoff

PROJECT: Acceptance of Public Improvements and Bill of Sale Associated with Timberline Apartments Development

ACTION: Discussion and Action

PURPOSE/BACKGROUND:

The Timberline Apartment developers had entered into a Development Improvements Agreement (DIA) for the required public improvements associated with their Low Income Housing Tax Credit (LIHTC) project development pursuant to the conditions of their Major Design Review application approval.

The DIA required the developer to construct public improvements within the Alpha Drive and Legacy Drive public right-of-way, including the roadway, drainage, sidewalks, crosswalks, signage, streetlights and street trees.

The Legacy Drive Public Right-of-Way was dedicated to the Town pursuant to the Legacy Minor Subdivision Plat #1148 recorded with the Archuleta County Clerk and recorder's office on July 1, 2024 under reception #22402628.

The DIA required the developer to provide financial security as bonding to ensure the improvements were constructed as approved by the Town. In addition, the DIA requires the developer to provide "Warranty" financial security as bonding for a period of 3 years, except for street trees which are bonded for 1 year. The developer is obligated to repair/replace any improvements that fail within the warranty period, with such repairs starting the associated required full warranty period once completed.

Development Department and Streets Department staff have inspected the public improvements during and following construction, finding the improvements to be in substantial compliance with the original approved engineering plans.

Ordinance 1036 formalizes the Town's acceptance of the public improvements and Bill of Sale. The Bill of Sale formalizes the conveyance of public improvements from the developers free and clear of any construction or material liens. The Bill of Sale transfers the physical improvements to the Town for ownership and maintenance, except for any developer warranty issues that may arise.

The required public and private improvements were bonded to ensure their completion.

Once the public improvements are accepted, the construction bonding will be released, and a warranty bond will be retained.

ATTACHMENTS:
Bill Of Sale

FISCAL IMPACT:
Future Maintenance

RECOMMENDATIONS:
Staff recommends #1 from the below alternative motions.

1. Move to Approve the Acceptance of Public Improvements and Bill of Sale Associated with the Timberline Apartments Development.
2. Move to Continue the consideration of the Acceptance of Public Improvements and Bill of Sale Associated with the Timberline Apartments Development and provide direction to staff.
3. Move to Deny the Acceptance of Public Improvements and Bill of Sale Associated with the Timberline Apartments Development based on the following reason(s)….

EXHIBIT I

Ordinance 1036

BILL OF SALE

LEGACY DRIVE AND ALPHA DRIVE PUBLIC IMPROVEMENTS

THIS BILL OF SALE (this "Bill of Sale"), is made as of July 1st 2026, 2026 by CO Pagosa Springs 2023 LP, a Texas limited partnership company (the "Developer"), to the Town of Pagosa Springs, Colorado (the "Town").

WITNESSETH:

WHEREAS, pursuant to Sections 18.b of the Timberline Apartments at Pagosa Springs Development Improvement Agreement (DIA) executed on September 4, 2024 by and between the Developer Generational Housing Partners, LLC and the Town, the Developer has constructed and is obligated to convey to the Town certain "Public Improvements" as described within the DIA, and the Town is obligated to accept the conveyance of such improvements on the terms and conditions set forth therein; and

WHEREAS, Generational Housing Partners, LLC has provided an Assignment and Assumption of Development Improvements Agreement Dated June 8, 2026, assigning the Development Improvements Agreement obligations to "CO Pagosa Springs 2023 L.P., a Texas Limited Partnership Company"; and

WHEREAS, Developer now desires to convey, and the Town desires to accept the conveyance of such public improvements as hereinafter described.

NOW, THEREFORE, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged, the Developer does hereby sell, assign, transfer and convey to the Town, and the Town hereby accepts all right, title and interest in and to, the following described Public Improvements made within the Legacy Drive and Alfa Drive Public Rights-of-Way.

(i) Legacy Drive and Alpha Drive Public Rights-of-Way Public Improvements include the associated roadway aggregate base course, pavement, drainage facilities, ditches and culverts, street lighting, sidewalks and road signage as identified in the DIA.

No easements or public rights-of-way are being granted pursuant to this Bill of Sale.

The Developer hereby represents and warrants to the Town of Pagosa Springs that the Developer is the absolute owner of the Public Improvements; that the Public Improvements are free and clear of all liens, charges and encumbrances, including, without limitation, mechanic's liens, mortgages, chattel mortgages and security instruments; and that the Developer has full right, power and authority to transfer title to the Public Improvements to the Town, and to execute and deliver this Bill of Sale.

IN WITNESS WHEREOF the Seller has signed and sealed, or caused this Bill of Sale to be signed and sealed, on 1st day of July, 2026

DEVELOPER:

CO Pagosa Springs 2023 L.P.

Print Name: Adrian Iglesias

Title: Authorized Representative

Signature: _____

STATE OF Texas)

) ss.

COUNTY OF Dallas)

The foregoing Bill of Sale was acknowledged before me this 1st day of July 2026, by Adrian Iglesias as Authorized Representative of CO Pagosa Springs 2023 L.P.

Witness my hand and official seal.
My commission expires: July 9, 2029

_____
Notary Public

TRAVIS W BARBER
Notary ID #133204272
My Commission Expires
July 9, 2029

EXHIBIT A

"The Property" Legal Description

"The Property" legal description for the Legacy Drive Public Right-of-Way is dedicated pursuant to Plat # 1148 recorded with the Archuleta County Clerk and Recorders Office on July 1, 2024, under reception # 22402628, herein attached.

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: Owen O'Dell

PROJECT:	Data Center Use Classification
ACTION:	Discussion and Action

PURPOSE/BACKGROUND:

The rise in artificial intelligence by both consumers and organizations has necessitated the growing demand for data centers and the resources they require.

Currently, our Land Use Development Code (LUDC) does not address such use. When an application is made for a type of use that is not specifically listed in Table 4.1-1, the Director shall make a determination as to the appropriate classification of a new or unlisted form of land use. Currently, the most closely related use the Town has with Data Centers would be the use of a Warehouse, which is defined as: *A structure containing an area available for the purpose of storing raw materials, goods, or property.*

RECOMMENDATIONS:

Direct Staff to work with the Planning Commission on a Land Use Development Code amendment to include Data Centers.

ALTERNATE MOTION

Deny Staff's request to amend the Land Use Development Code to include Data Centers.

Town of Pagosa Springs
Development Services
551 Hot Springs Blvd / P. O. Box 1859
Pagosa Springs, Colorado 81147
970-264-4151

STAFF REPORT

TO: Town of Pagosa Springs Town Council

FROM: Owen O'Dell, Planning Manager

DATE: July 21, 2026

STAFF REPORT: Data Center Use Type

DISCUSSION

The United States currently possesses 2,950 data centers, with about 1,200 in operation. There are tens of dozens being proposed outside of these numbers, raising concerns for residents of the respective areas. The rise in artificial intelligence by both consumers and organizations has necessitated the growing demand for data centers and the resources they require.

Currently, our Land Use Development Code (LUDC) does not address such use. When an application is made for a type of use that is not specifically listed in Table 4.1-1, the Director shall make a determination as to the appropriate classification of a new or unlisted form of land use. Currently, the most closely related use the Town has with Data Centers would be the use of a Warehouse, which is defined as:

A structure containing an area available for the purpose of storing raw materials, goods, or property.

Warehouses are allowed in the Commercial zone with a Conditional Use Permit, but they are permitted by right in the Light Industrial zone. With the intensity of use for Data Centers, combining its type with Warehouses presents potential issues for the Town and its ability to regulate such use. With rising concerns, we have seen moratoriums across the country and even locally by Archuleta County.

Staff finds it to be of the utmost importance that the Town of Pagosa Springs gets ahead of these issues and the identified gap in our LUDC. Staff is seeking permission and direction from Council to amend the LUDC to properly address Data Centers and their specific permitting requirements.

PROPOSED MOTION

Direct staff to work with the Planning Commission on a Land Use Development Code amendment to include Data Centers.

ALTERNATE MOTION

Deny Staff's request to amend the Land Use Development Code to include Data Centers.

AGENDA BRIEF

MEETING: Town Council Meeting
FROM: James Dickhoff, David Harris

PROJECT:	Updates to the Region 9 Economic Development District's Archuleta Community Development Action Plan
ACTION:	Discussion and Action

PURPOSE/BACKGROUND:
Region 9 Economic Development District has been working to update the region's Community Development Action Plan (CDAP) Archuleta County has a "chapter" in this plan around economic conditions and priorities/challenges. This document is helpful as a reference for future grant applications and programs.

Attached are comments that have been received from Council and Department Heads. Once Council has reviewed the draft report, it will be forwarded to Region 9 staff.

ATTACHMENTS:
Archuleta CDAP 2026

RECOMMENDATION:
Recommend that the attached be reported to Region 9 for inclusion in the Archuleta CDAP

COMMUNITY DEVELOPMENT ACTION PLAN

The *Community Development Action Plan* (CDAP) is a list of short-term projects (**defined as two years or less).** Initial drafts of the CDAPs are developed through review of current projects, planning documents, small group discussions and interviews with community stakeholders, and those working on community projects. The CDAPs are presented at various community and public meetings and distributed for public comment for a period of one month. The final drafts are presented to each county's Board of Commissioners for approval. The CDAPs are useful tools for organizations working with communities and

Guidelines for CDAP Review & Project Additions

Region 9 updates and monitors the Community Development Action Plans (CDAPs) for Archuleta, Dolores, La Plata, Montezuma and San Juan Counties in an ongoing cycle every two years. County Commissioners may update their CDAP at any time and provide the update to Region 9. If a project is submitted out of cycle due to timing or grant applications, the

Adding CDAP Projects out of Cycle:

Is the proposed project required to be part of a community plan? Is project happening before next CDAP revision?
Does project fit a CDAP definition?

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
	TOWN							
1	Workforce Housing		Housing	Housing Job Creation + Business Development	Town/County Housing Division County Pagosa Springs Community Development Corp. (CDC) Archuleta Housing Authority Housing Solutions Archuleta Housing Corp.	Federal State local	**Increase community workforce housing inventory.** 1) 11 lots to be developed in phase 2 by the CDC and lots owned by Habitat for Humanity. **2) Complete Housing Action Plan.** **3) Pursue middle income rental and ownership housing projects.** **4) Develop organization structure to manage community matters related to affordable housing, through existing or new Housing Authority.**	
2	Traffic, Parking, Roads		Public Infrastructure & Services	Community Infrastructure+ Resources Goal 9 enhance connectivity and mobility	Town County CDOT Main St. Advisory Board Pagosa Area Tourism Board Downtown Businesses POPA Aspen Springs Arboles	State local S. Ute Forest Service	**Ensure safe and efficient roadways while exploring opportunities to increase road and parking networks that support a robust economy.** 1) Update Access Control Plan with CDOT. 2) Support Streets Division of Public Work through staffing and equipment. 3) Update the Pavement Plan. 4) Complete Piedra Rd. Project 5) Establish global right of way with S. Ute Tribe for maintenance, gravel, culverts. 6) CDOT 10-Year Plan Project ID 1339: Pagosa Springs Main Street Reconstruction and Multimodal Improvements. -- Continue coordination with CDOT, Town, County, Main Street Advisory Board, and downtown stakeholders on US 160/Main Street safety, mobility, parking, and multimodal improvements. 7) County to explore Lodging tax initiative on ballot to use portion for roads. **8) Seek funding to improve N. Pagosa Blvd level of service and safety, including access modifictions for Country Center shopping complex and a new western access to Village Drive.** **9) Master Parking Plan for downtown Pagosa.** 11) Establish global right of way with S. Ute Tribe for maintenance, gravel, culverts.	

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
3	Parks & Trails		Public Infrastructure & Services	Quality of Life + Tourism	Town PARC	Town Conservation Trust Funds Lodging dollars	**Enhance community pride and town culture through the upkeep of current parks, trails, open spaces, and right of way through proper staffing levels, equipment, and community partnerships.** 1) Develop designs for the built environment that factor in limited water for irrigation and adequate maintenance for upkeep. 2) Develop resource recommendations to address staffing in Public Works, Parks Maintenance Division, and Parks and Rec recreation Department including alternative options such as interns and volunteer networks. 3) Develop resource recommendations to address projects for beautification, safety, and cleanliness. 4) Explore Countywide Recreation District **or other means to fund a Regioanl Parks and Recreation management organizational structure.** **5) Support the Pagosa Area Recreation Coalition (PARC) for completing master plan, funding facility improvements (parking, signage, trail improvements, etc) and the long-term sustainable strategy for management of our regional recreation areas.**	
4	Downtown Riverwalk Master Plan		Public Infrastructure & Services	Quality of Life + Tourism	Town CDOT	County Town GoCO CDOT Impact Fees CTO Tourism Management grant	**Continue the buildout and improvements of the River Walk along the San Juan River between the southwestern and the northeastern Pagosa Springs boundary.** 1) Build pedestrian access along McCabe Creek. ~~2) Repave/redesign of downtown HWY 160 corridor (especially along McCabe Creek).~~ **3) Completed 1st Street Pedestrian Bridge.** **4) Prepare for extensding trail to the New River Cccess Park**	**1st Street Pedestrian Bridge is now under design with construction expected in 2027.**
5	Trail from Pagosa Lakes to downtown Pagosa Springs		Public Infrastructure & Services	Quality of Life +Tourism	Town County CDOT Private homeowners & HOAs	Town County CDOT Pagosa Lakes Property Assoc	**1) Continue working withCDOT for design consideration options for financially feasable future Town to Lakes Commuter trail segment design and constructon.** **2) Seeek grant funding for completing the TTL**	**Keep on List:** **1) 10th to Great West Ave commuter trail now under design. Additional constructuion funding needed to complete construction.** **2) Town is installing a pedestrian crosswalk**

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
6	**East End Multimodal Transportation Plan**		Public Infrastructure & Services	Community Infrastructure + Resources	Town Visit Pagosa	CTO Tourism Grant	**1) Seek engineering and design funding for the East End Multimodal Transportation Plan.**	**East End Multimodal Transportation Plan Completed in 2024.**
7	~~**Pioneer Cemetery**~~ **Cemeteries**		Public Infrastructure & Services	Community Infrastructure + Resources	Town	Town County	**1) Archaeological assessment and update sign and install new fence and gate at Pioneer Cemetery.** **2) Provide covered seating areas for events at Hill Top Cemetery.**	
8	Public River Launch Sites		Public Infrastructure & Services	Quality of Life + Tourism	Town	CTO Tourism Grant	**1) Improve Second Street river access and parking** **2) Complete 1040 E. Hwy 160 new River Access Park improvements.**	
10	Drainage/Culvert Drainage		Public Infrastructure & Services	Community Infrastructure + Resources	Town	TBD	**1) Address dog alley (Lewis/5th Alley) drainage/culvert issue.** **2) Address Aspen Village drainage issue ??** **3) Seek funding to improve West McCabe Creek culverts at 10th Street and Hwy 160.**	**No Progress made as of yet on Dog Alley.** **NOT Aware of any Aspen Village Drainage Concerns that exist?**
11	Street Maintenance		Public Infrastructure & Services	Community Infrastructure + Resources	Town	TBD	**1) 200 Block of Lewis Street reconstruction** **2) 3rd Street and Mesa Drive reconstruction** **3) S. Second Street reconstruction.**	Substantial chip and seal projects underway in 2026. Large investments occurring on side street interfaces with the main street reconstruction project.
12	~~Harman Hill Phase T2L Trail~~ **Combined with #5.**		~~Public Infrastructure & Services~~	~~Community Infrastructure + Resources~~	~~Town~~	~~TBD~~	~~1) Determine alignment for Harman Hill Phase T2L Trail and complete design and easement acquisition.~~ **Combined with #5**	**Combined with #5**
13	Wayfinding & Signage Plan	Med	Public Infrastructure & Services	Quality of Life and Tourism- Goal 7	Town, Visit Pagosa	TBD	**1) Implement wayfinding and signage plan.**	CTO Tourism Mgt grant funding this and must be completed by April 2027 -not sure if keep
14	Public Works/Sanitation		Public Infrastructure & Services	Community Infrastructure + Resources	Town PAWSD PSSGID	Voter approved 1 cent tax increase	**1) Replace deteriorated lift/pump stations and facilities, drainage, sanitation infrastructure** **2) Proceed with process for the design, engineering and construction of new downtown waste water treatment facility.**	

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
15	Expand Capacity of County Landfill		Public Infrastructure & Services	Community Infrastructure + Resources		County Town Waste Disposal Service Providers USDA Solid Waste Management Grants	1) Expand the current acreage through land acquisition. 2) Relocate the transfer station to a centralized and more convenient location for residents. 3) Explore opportunities for recycling and biomass partnerships 4) Utilize Roto chopper (brush hog) to assist with fire mitigation	
16	Transit Services		Public Infrastructure & Services	Community Infrastructure+ Resources Goal 9 enhance connectivity and mobility	County Town Region 9 EDD	Federal Grants CDOT Private Donations County Human Services Area Agency on Aging Town County Region 9 EDD	**Increase safety and accessibility of public transportation.** 1) Procure materials and build 4 bus stop shelters and wayfinding kiosks. 2) Improved emergency and nonemergency medical transportation services for Arboles. ~~3) Establish a park n ride facility in Harman Park. This would also support Bustang services.~~ **completed** 4) Integrate two low emissions (propane) busses into the county fleet and provide employee training 5) CDOT 10-Year Plan Project ID 2523: Bus Service between Pagosa Springs and Durango. Continue supporting regional transit connections between Archuleta County, Pagosa Springs, and Durango, including coordination with CDOT, Region 9, local governments, and human service transportation partners.	County: Is number 4 and 5 done?
18	County Administration Building		Public Infrastructure & Services	Community Infrastructure + Resources	County	County	**Increase the capacity and quality of a county administration building.** 1) Explore public private partnerships for development. 2) Explore potential property for a new building. 3) Explore cost options to build or purchase building	
	LARGE EMPLOYERS & COMMUNITY ORGANIZATIONS							

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
19	Pagosa Springs Community Development Corporation		Economic Development	Community Infrastructure + Resources Job Creeation + Business Development Growing Key Industries Housing	County Town Businesses Community Organizations Region 9 EDD Pagosa Springs Chamber Regional Workforce Center	County Town Businesses Grants EZ Project Designation	**Provide support for accomplishing priority community projects** 1) Manage middle mile broadband infrastructure projects for partners. 2) Manage the Main Street Program and implement its projects. 3) Support housing projects with partners. 4) Support workforce development projects with partners. 5) Explore Busness Incubator planning per the Build Better Places Workshop	
20	Archuleta School District		Public Infrastructure & Services	Community Infrastructure + Resources Job Creation + Development Grow Key Industries	School District Colorado Dept. of Education ASD Students and Families Pagosa Springs CDC Build Pagosa	Archuleta School District Grants	Expand facilities, technology, and equipment. 1) Identify and allocate available general fund dollars into recurring salaries and benefits for all staff. 2)Reapply for $50M BEST grant. 3)Determine next steps in building an elementary/middle school campus on west side of Pagosa. 4) Develop vocational training opportunities at Pagosa Springs High School. 5) Implement Aviation training program **6) Complete Phase One of Build Pagosa Workforce Training Facility Project. Secure additional construction Funding, Build facility, Develop operational sustainability plan, Retain 18–27 year old population.**	**Phase One of Build Pagosa Workforce Training Facility Project is now undwer design !! Construction expected in 2027, however, additional funding is still needed to complete construction.**

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
	REGIONAL PARTNERSHIPS							
22	Broadband		Public Infrastructure & Services	Community Infrastructure+ Resources Goal 9 enhance connectivity and mobility	County Town Pagosa Springs CDC Region 9 EDD La Plata Electric Telecom Providers Southern Ute Indian Tribe Visionary Communications / Local ISPs Region 9 EDD Colorado Broadband Office CDOT Region 10 Archuleta County Broadband Office San Luis Valley Rural Electric Cooperative / Region 8 Community Anchor Institutions Public Safety Partners	Colorado Broadband Office Advance Local Middle-Mile grant submitted for the Wolf Creek Pass Middle-Mile IRU and Optical Equipment Activation project. Region 9 requested $621,243 from CBO toward an $828,323 project budget P Colorado BEAD deployment awards in Archuleta include CM61-BEAD-CO-APP-000431, CM61-BEAD-CO-APP-000764, CM61-BEAD-CO-APP-000356, CM61-BEAD-CO-APP-000778, and CM61-BEAD-CO-APP-000601. Visionary App-000431 — $2.46M BEAD /	**Expansion of Middle Mile Broadband Infrastructure to connect all Region 9 EDD municipalities.** 1) Town and County to support broadband expansion efforts through Pagosa Springs CDC. 3) Collaborate with Region 9 EDD as needed on the work with neighboring regions to complete the Alpine Loop. Construct Indefeasible Right of Use (IRU) from Denver to Grand Junction to Durango to Walsenburg back to Denver. 4) Continue to explore other Funding for fiber deployment throughout the county with ISPs to complete mesh design for reliability. 5) Complete New buried fiber backbone along US Hwy 160 from US Hwy 84 Intersection through downtown Pagosa Springs, and west along Hwy 160 to Vista Blvd. Providing Higher current capacity and growth for Pagosa Springs area projects. 6). Building Community Owned fiber out to each of the Pagosa Springs Fire Protection District locations to allow for more economical builds to neighborhoods these fire stations are located within 7) Build redundant fiber to primary Archuleta County cell tower sites that don't currently have fiber backhauls so Cell services, particularly 911 remain functional when their current, single fiber feed is taken offline. 8) Address middle-mile buildout per the Region 9	
23	Opioid Abatement		Public Infrastructure & Services	Community Infrastructure + Resources: Goal 10-Access to community services and resources	County Town Region 9 EDD	Colorado Opioid Abatement Funds Region 9 EDD	1) Provide representation on the Southwest Opioid Response District (SWORD) Council per the MOU with the State of Colorado. 2) Support implementation of the regional funding allocations and projects to increase services including Jail MAT treatment, and recovery support.	

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
24	Forest Health		Public Infrastructure & Services	Quality of Life + Tourism: Goal 8- Natural Resources, Growing Key Industries	State Forest Service Colorado Parks & Wildlife US Forest Service BLM Forest Health (business) San Juan Headwaters Forest Health Partnership Wolf Creek Ski Area All Hazards (Home land Security) Wildfire Adapted Partnership **Upper San Juan Watershed Enhancement Partnership (WEP)**	US Forest Service BLM All Hazards (Homeland Security)	**Improve Forest health through:** 1) Reduction of hazardous fuels. 2) Controlling beetle infestation. 3) Reducing risk to life and property and protect watershed/ community water supplies. 4) Defensible space education for property owners resulting in defensible space created around residences. 5) Biomass utilization. **6) WEP applying for Watershed Resiliency Assisstance Program (WRAP) Grant**	

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
25	San Juan Basin Integrated Water Management Plan, Phase III		Public Infrastructure & Services	Quality of Life + Tourism Goal 8	County Town Upper San Juan Watershed Enhancement Partnership (WEP) Mountain Studies Institute (MSI) San Juan Conservation District Trout Unlimited Natural Resources Conservation Western Wildscapes Lotic Hydrological SW Headwaters	County Conservation Trust Fund Town Service Organization Funding Town Tourism Board Infrastructure Fund Mountain Studies Institute Nature Conservancy Trout Unlimited Southwestern Water Conservation District San Juan Water Conservancy District	This phased planning effort aims to compile a set of locally-defined, integrated project plans (IPP) for the purpose of implementing high priority actions for meeting diverse water use needs. Secure financial assistance from the State of Colorado under Proposition DD (2019) to support state water projects. Phase III focuses on: Phase III of the WEP planning effort will synthesize data, stakeholder input and identified issues in an effort to identify projects, processes, and collaborative management opportunities for meeting and protecting existing consumptive and environmental & recreational (E&R) needs across the upper San Juan watershed.	**The Upper San Jaun Watershed Enhancement Partnership (WEP) recently partnered with the Town of Pagosa Springs for two river restoration projects; and the South Yamaguchi River project.** **1) The Pagosa Gateway Project (PGP) improvement project completed 2 miles of ecological and recreation improvements on the San Juan River upstream of the Hwy 84 intersection, including post 2025 flood recovery efforts.** **2) Yamaguchi river improvement project completed 1/4 mile of ecological and recreation improvements on the San Juan River.** **3) WEP has entered into an agreement with the San Juan Headwaters Forest Health Partnership to pursue a Watershed Resilience Assistance Program grant application to develop a watershed resiliency plan.** **4) WEP is also working with area Irrigation Ditch Companies to identify ditch improvement projects that benefit agricultural water users.** **5) The Town of Pagosa Springs did not receive FEMA funding to assist with 2025 flood recovery efforts, however, Natural Resource Conservation Service (NRCS) and the Colorado Department of Homeland Security and Emergency Management helped fund partial recovery efforts that will be**
27	US 160 Priority Culverts		Public Infrastructure & Services	Community Infrastructure+ Resources Goal 9 enhance connectivity and mobility	County Town CDOT	CDOT Town County	**Repair and/or replacement of culverts along US 160. Aged pipes will be replaced with new concrete culverts and rehabbed culverts will receive a synthetic lining to enhance the durability and life of the structure.** 1) MP 143, just east of Pagosa Springs Elementary School 2) MP 147, three miles east of Pagosa Springs ??	CDOT Update, are these completed?
28	CO 151 Emergency Culvert North of Arboles		Public Infrastructure & Services	Community Infrastructure+ Resources Goal 9 enhance connectivity and mobility	CDOT County American West Construction	CDOT	**This emergency repair work is critical for the traveling public by ensuring safe roadways and proper water drainage systems.** 1) Install two new concrete box culverts, restore the integrity of the roadway, and re-establish proper water drainage in the area.	CDOT, Done?
	NEW PROJECTS							

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
New	Community Food Hub & Food Hall		Economic Development	Community Infrastructure + Resources Goal 10- access to community services and resources	Heathy Archuleta Pagosa Springs CDC Town County Ford Family	Grants	**Increase the use of local food, support local food producers and reduce food insecurity.** 1) Construct or secure a commercial kitchen space, cold and dry storage 2) develop shared use facility and business incubator space for food businesses and producers to start and scale their businesses. **3) Supports entrepreneur's and creates jobs by providing a retail outlet for local growers and producers.**	
New	Expand Childcare Options in County		Services	Community Infrastructure + Resources Goal 10 - access to community services and resources	Town County Pagosa Springs CDC	State, federal and private grants	Establish a Boys & Girls Club Increase number of childcare slots for infants and young children	**Town provided funding to established childcare establishments in 2026 to assisst with operational expenses.**
New	Secure Power Supply		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10 - access to community services and resources	LPEA County Emergency Managers Town Pagosa Medical Center	CDBG	1) Back up generators needed for LPEA Public Safety Power Shutdown **(PSPS) i**mpacting hospital **and other critical communty infrastructure.** 2) Expand power to Aspen Springs 3) Explore future power and alternative sources (biochar and State's nuclear initiative, S. Ute as a natural gap provider, **deep well geothermal for electricty generation, solar EV array installations on public \buildings, improving Town's geothrmal heating district infastructure to serve existing and future utility customers).** 4) Extend 3 phase electric to Cloman Business Park **5) Uptown LPEA electric substation is needed for existing planned development growth including affordable housing projects.**	

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
NEW	EMERGENCY PREPARDNESS		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10 - access to community services and resources	LPEA County Emergency Managers Town Pagosa Medical Center	FEMA CDBG	**1) Improve community prepardness for PSPS and other electruic power interuptions.** **2) Install early warning san Juan River Flood warning gauges.** **3) Create contact list of community members who are disabled and need assistance in emergency situations. Develop process for notifying and responding during emergencies (Flood, Fire, loss of electricity).** **4) Ensure Red Cross emergency shelters are ready to respond to emergencies. Complete Community Center emergency electric generator installation.** **5) Ensure all community critical infrastruture has generator backup capabilities.** **6) Update Emergency Response contacts, protocols and procedures.**	
New	Water Service Expansion and infstructure improvements		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10- access to community services and resources		Federal, State and Private grants	Aspen Springs - water station -Metro District on Buttercup expansion of utilities surface water storage **or other facilities to ensure resilient, sustainable and reliable water supply for existing residents and future growth.**	County suggested but might not have a 2 year project that fits. If not will include in CEDS section
New	Western **Heritage** Showcase Building upgrades at the Fairgrounds		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10- access to community services and resources		Federal, State and Private grants	Complete planned building upgrades. ~~Relocate water town~~	Ask Farigrounds **Water filling Station relocation from 1st Street to Mill Creek Road Completed.**
New	Construct Recreation Center		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10- access to community services and resources		Federal, State and Private grants, sales tax		not sure a within 2 year project start/stop timeframe and Town partnership needed
New	Establish Emergency Housing Infrastructure		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10- access to community services and resources	Rise Above Violence Churches	Federal, State and Private grants	Develop a safehouse for families experiencing domestic violence Explore Warming shelter and homesless shelter options.	need to outreach Cornerstone/Rise above Violence (Kelsey Chambers (739-346-1465)

CDAP #	Project	Rank	Category	Statewide Ceds Alignment	Partners	Funding/Project Readiness	Outcomes, Impacts, Jobs	Status and Notes
New	Complete Residence for adults with developmental disabilities		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10 - access to community services and resources	Aspen Services	Grants EZ Project designation	1) Provide housing for adult persons with developmental disabilities. 2) Secure services to support adult persons with disabilities.	Aspen House Housing project has broken ground !!!
~~New~~	~~Build Pagosa Workforce Training Facility~~ **MOVED INTO #20**		~~Public Infrastructure & Services~~	~~Community Infrastructure + Resources Goal 10 - access to community services and resources~~	~~Town~~ ~~County~~ ~~Businesses~~ ~~Build Pagosa~~ ~~Pueblo Community College~~ ~~PSCDC~~ ~~School District~~	~~Federal, State and Private grants~~	~~1) Secure Funding~~ ~~2) Build facility~~ ~~3) Develop operational sustainability plan~~ ~~4)Retain 18-27 year old population.~~	~~**Phase One of Build Pagosa Workforce Training Facility Project is now undwer design !! Construction expected in 2027, however, additional funding is still needed to complete construction.**~~
New	Reservior Hill Expansion		Public Infrastructure & Services	Community Infrastructure + Resources Goal 10- access to community services and resources	Town PARC	Town State and Private grants	1) Purchase 300 acres.	**Forest Lagacy grant has been awarded and the Town is underway with securing matching funding for purchasing approximately 300 acres.**
NEW	**Historic Preservation, Cultural / Historic Resources, Museum and Western Heritage historic structure site**				**Town** **Main Street Cultural Heritage Committee** **Main Street Board**		**1) Re-establish Historic Presrvation Board to adminster Historic Preservation regulations and pursue historic survey updates** **2) Seek projects to highlight and share Pagosa's rich history and historic landmarks-Walking & auto Tours, , interpretive signage, historiic district facade improvemnt program,** **3) Continue efforts for restoring water works facilities and site.** **4) Pursue planning process for repurposing water works site for public access and use to create a sense of place following restoration efforts.**	
NEW	**Create Sense of Place**						**Ensure Town identifies opportunities to establish a sense of place through out the community in public spaces.**	