



459 Lewis Street, Pagosa Springs, CO 81147 970-507-0122 aspenservices@aspenservices.org

**Board Meeting AGENDA for
Wednesday, April 8th, 2026 @ 4:15 pm**
Meeting location: ASPiP Office – 459 Lewis Street

1. Call to order: Verification of quorum

2. Welcome of Guests: Sierra Sosa and Aaron Bogard

3. Additions to today's agenda

4. Approval of today's meeting Agenda

5. Approval of Consent Agenda:

Minutes of March 11, 2026, Financials through February 28th, 2026, Committee Reports and Directors Report (attached to Packet)

6. VOTE to approve new board member, Sierra Sosa

7. Committee & DBA Reports:

Aspen Services (Becky & Nicole)

- Class B license update
- New billing software
- Monthly billing report
- Update on Parent April Parent meeting
- New client enrollment status update

PS Froyo: (TBD)

- Welcome new manager, Elizabeth Wilson
- Discussion of reconstruction and the potential effect on business
- Discuss Jenelle Syverson's offer for carmel business
- FroYo purpose and date for resolution

Financial (Bryan/Nicole)

- **VOTE** to amend Aspen Services Budget to include Software Subscription Cost
- **VOTE** to officially close the unused savings account

Capital Campaign (Pattie)

- Capital Campaign update

Events/Fundraising/Marketing (Keena & Pattie)

- Leaf Campaign Update
- Durango Wine Experience – April 24th & 25th – Volunteer training on April 16 – details to come

Facilities (TBD):

- Need a list of Business Property – Cost and Replacement Values for Insurance purposes

Aspen House Building (Marybeth)

- Update on current status/progress – see report



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Grants: (Pattie)

- DOH Grant – Discuss discontinuation, reasons and gap funding loan potential even without grant
- Walmart Community Grant App Submitted 2/23/26 (referred by Rachel Factor & Audra Kilburg – Walmart employees)
- MSST Grant Submitted on 2/20/26
- Dinsdale application started – will complete after DOH is submitted

8. HR/Governance (TBD)

- Updates and new information

9. New Business:

- Discuss sharing of board packets, financials, and account balances/ deposits outside of board

10. Executive Session – If needed

11. Next Meeting: May 13th, 2025 at the Aspen House office at 4:15 pm.

12. Adjourn

A Safe Place in Pagosa, Inc. A recognized 501(c)(3) nonprofit corporation TIN: 46-4975570 Donations are deductible to the full extent allowed by law. Property address: 2079 Vista Blvd. •. Corp State No: 20141751401 (12-10-2014) Charitable Organization filing: 20183004132 (2-26-2018) dba Aspen House State No.: 20151650921 (10-6-2015) dba Aspen Services State No.: 20201047839 (1-18-2020) dba PS Froyo State No.: 20211233100 (3-7-2021). Blue Jay Circle (physical address of record)

Mission Statement

To cultivate an environment of success for adults with developmental disabilities and their community.

MINUTES

Aspen House/Aspen Services

Board of Directors Meeting March 11th, 2026

1/C.T.O. 4:20 p.m. by Jana

2/ Welcome of guests; Pattie, Becky, Sierra Sosa (board application pending), Aaron Bogard (board application pending)

3/ Additions to agenda

a/ Income/donor tracking, new business

b/ Insurance, financials

c/ Fro-Yo future, Fro-Yo committee

4/ Approval of today's agenda; no dissents

5/ Approval of consent agenda; no dissents

6/ Committee and DBA reports

a/Aspen Services Becky

-New DSP, position posted, one person hired works weekends, still looking for another.

-Monthly billing, frustration! State SLS, struggling to bill Medicaid, asked for new contract and billing. 500.00\$ this month.

-House meeting, policies nearing completion. House must be co-ed for state so that's settled. Tenant selection criteria for county, Archuleta County only? Preference for Archuleta County? Discussion about this. Group home application continues.

- No word from state on Class B.
- Art Adventures art show Friday March 20th 5:30-7 at The Studio.
- St Patrick's parade this Saturday, AS/AH will have bake sale table.

b/ Financials Bryan

- Jamie Matthews 3000\$ for 2025 financial review. 6000\$ for 2026, 4000\$ for 2027, 3000\$ for 2028 and going forward. 990 and 990TS 1000\$. Danielle knows and has worked with Jamie.
- MOTION Bryan to hire Jamie Matthews with proposed payments for work as above. 2nd Ali. Motion carried without opposition.
- End date for liability insurance coming up and we've had no communication from the broker. Pattie will look at changing back to Cherry Creek and at what overlaps we may have with insurance and broker fees.

c/Capitol Campaign Pattie

- 10k donation from supporter in Oklahoma
- 310k in last 60 days!!
- 25k from supporter's neighbor(watched video!)
- 30k from Jerry Jackson
- 29k from MB
- 100k from Orchard Foods
- Where to place donations?
- Meeting with Carolyn, Jim, and Tim

d/ FroYo Amythest

- Construction closures March 16-May 30.
- 30k total in bagels and sandwiches last year.
- Amythest thinks we should look at stopping bagels and sandwiches.
- Cost to make bagel=25 cents.

- 141k in yogurt sales last year.
- Tamara leaving in 4 weeks.
- Getting H.S. and transition program back, school delivery revisited.
- Fro Yo is a social hub, great exposure for Aspen House. It is easier to have clients in house working.
- Discussed other restaurants in town and opportunities for clients.
- Amythest reached out to P.C.I. about employee prospects.
- Jesse a sign for closure discussion.
- Jana discussed getting rid of sandwiches, Ali wondered about stopping during construction time.
- Discussion about closing for April, consensus that we need to stay open.
- Bryan would like to keep sandwiches for now and work on increasing employment and presence of Aspen Services clients.

e/ Events/Fundraising/Marketing Pattie & Keena

- Spreadsheet for Leaf campaign, Keena asks we look for people/businesses' we know.
- Durango Wine Experience, training on the 16th, event 24th & 25th.
- Golf June 6th
- Duathlon July 11th
- Color Run September 19th
- Banners scheduled for all.

f/ Facilities Pattie

- Received approval from BWD to add cable railing to posts until the complete remodel starts (porch and entry roof). Finding a handyman and getting quotes currently.

7/ Aspen House Committee

- a/ Written report from MB.
- b/ Monday application.

8/ Grants Pattie

- a/ This Friday pre-application for D.O.H., all money by May.
- b/ MOTION Ali to accept signatory resolution for D.O.H. grant for Nicole and Pattie, 2nd Bryan, no dissents.
- c/ May and Stanley Smith 60k.
- d/ Will then start Dinsdale.
- e/ Keena will help with grant tracking and reporting.

9/ HR/Governance

- a/ Revising board packet/notebook.
- b/ Moving to digital content for board and minutes.

10/ New Business

- a/ Donor tracking, request from Carolyn. Pattie and Keena will send weekly report and include board.
- b/ Getting thank you's out, client thank you cards, video message taped.
- c/ Vote on new board members in April meeting.

6:14 p.m. adjourned

Next meeting April 8th 2026

A Safe Place In Pagosa, INC.

Balance Sheet

As of February 28, 2026

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Bank of Colorado -5427	17,304.29
10001 · Bank of Colorado- Sweep 5427	13,275.10
10002 · Bank of Colo- Gen Rest -1872	221.08
10003 · Petty Cash	500.00
10004 · Bank of Colorado- 5415	17,317.37
10005 · Bank of Colorado- Sweep 5415	171,736.79
10006 · Bank of Co- 9435	20,475.78
10007 · Bank of Colorado- Rest 4336	436,112.03
10008 · Charles Schwab-5542	969.21
Total Checking/Savings	<u>677,911.65</u>
Accounts Receivable	
11000 · Accounts Receivable	2,257.40
Total Accounts Receivable	<u>2,257.40</u>
Other Current Assets	
12000 · Undeposited Funds	200.00
12101 · Food Inventory	7,794.35
Total Other Current Assets	<u>7,994.35</u>
Total Current Assets	688,163.40
Fixed Assets	
15000 · Furniture and Equipment	3,842.57
15001 · 2022 Nissan Rogue	24,002.20
15002 · Pro Shed	1,980.00
15003 · 2079 Vista Blvd	45,000.00
Total Fixed Assets	<u>74,824.77</u>
TOTAL ASSETS	<u>762,988.17</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
40000 · Bank of Colorado -CC	2,310.79
Total Credit Cards	<u>2,310.79</u>
Other Current Liabilities	
20000 · Gift Card Sales	7,270.65
24000 · Payroll Liabilities	
24100 · Colorado Withholding	1,199.00
24200 · Colorado Unemployment	869.26
24300 · Co FAML I	351.52
24400 · Employee Tips Payable	1,916.84
24000 · Payroll Liabilities - Other	-3,173.19
Total 24000 · Payroll Liabilities	<u>1,163.43</u>
25000 · Construction In Progress	-15,011.00
25500 · Sales Tax Payable	-299.59
Total Other Current Liabilities	<u>-6,876.51</u>
Total Current Liabilities	<u>-4,565.72</u>
Total Liabilities	-4,565.72

10:43 AM

A Safe Place In Pagosa, INC.

03/18/26

Balance Sheet

Accrual Basis

As of February 28, 2026

	<u>Feb 28, 26</u>
Equity	
30000 · Opening Balance Equity	693,524.63
31500 · Temp. Restricted Net Assets	241,352.00
32000 · Unrestricted Net Assets	-236,599.40
Net Income	69,276.66
	<hr/>
Total Equity	767,553.89
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>762,988.17</u>

A Safe Place In Pagosa, INC.
Balance Sheet by Class
As of February 28, 2026

	Froyo	Operating	Services	Unclassified	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
10000 · Bank of Colorado -5427	35,638.04	-742.51	-16,736.71	-854.53	17,304.29
10001 · Bank of Colorado- Sweep 5427	13,275.10	0.00	0.00	0.00	13,275.10
10002 · Bank of Colo- Gen Rest -1872	0.00	221.08	0.00	0.00	221.08
10003 · Petty Cash	0.00	500.00	0.00	0.00	500.00
10004 · Bank of Colorado- 5415	-70.48	17,458.33	-70.48	0.00	17,317.37
10005 · Bank of Colorado- Sweep 5415	0.00	171,736.79	0.00	0.00	171,736.79
10006 · Bank of Co- 9435	0.00	20,475.78	0.00	0.00	20,475.78
10007 · Bank of Colorado- Rest 4336	0.00	436,112.03	0.00	0.00	436,112.03
10008 · Charles Schwab-5542	0.00	969.21	0.00	0.00	969.21
Total Checking/Savings	48,842.66	646,730.71	-16,807.19	-854.53	677,911.65
Accounts Receivable					
11000 · Accounts Receivable	0.00	0.00	2,257.40	0.00	2,257.40
Total Accounts Receivable	0.00	0.00	2,257.40	0.00	2,257.40
Other Current Assets					
12000 · Undeposited Funds	0.00	200.00	0.00	0.00	200.00
12101 · Food Inventory	7,794.35	0.00	0.00	0.00	7,794.35
Total Other Current Assets	7,794.35	200.00	0.00	0.00	7,994.35
Total Current Assets	56,637.01	646,930.71	-14,549.79	-854.53	688,163.40
Fixed Assets					
15000 · Furniture and Equipment	0.00	3,842.57	0.00	0.00	3,842.57
15001 · 2022 Nissan Rogue	0.00	0.00	24,002.20	0.00	24,002.20
15002 · Pro Shed	0.00	1,980.00	0.00	0.00	1,980.00
15003 · 2079 Vista Blvd	0.00	45,000.00	0.00	0.00	45,000.00
Total Fixed Assets	0.00	50,822.57	24,002.20	0.00	74,824.77
TOTAL ASSETS	56,637.01	697,753.28	9,452.41	-854.53	762,988.17
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Credit Cards					
40000 · Bank of Colorado -CC	746.03	1,287.54	277.22	0.00	2,310.79
Total Credit Cards	746.03	1,287.54	277.22	0.00	2,310.79
Other Current Liabilities					
20000 · Gift Card Sales	7,270.65	0.00	0.00	0.00	7,270.65

A Safe Place In Pagosa, INC.
Balance Sheet by Class
As of February 28, 2026

	Froyo	Operating	Services	Unclassified	TOTAL
24000 · Payroll Liabilities					
24100 · Colorado Withholding	392.00	262.00	545.00	0.00	1,199.00
24200 · Colorado Unemployment	345.15	175.00	349.11	0.00	869.26
24300 · Co FAMILI	140.40	70.16	140.96	0.00	351.52
24400 · Employee Tips Payable	1,916.84	0.00	0.00	0.00	1,916.84
24000 · Payroll Liabilities - Other	-7,456.75	67.87	4,215.69	0.00	-3,173.19
Total 24000 · Payroll Liabilities	-4,662.36	575.03	5,250.76	0.00	1,163.43
25000 · Construction In Progress	0.00	-15,011.00	0.00	0.00	-15,011.00
25500 · Sales Tax Payable	554.94	0.00	0.00	-854.53	-299.59
Total Other Current Liabilities	3,163.23	-14,435.97	5,250.76	-854.53	-6,876.51
Total Current Liabilities	3,909.26	-13,148.43	5,527.98	-854.53	-4,565.72
Total Liabilities	3,909.26	-13,148.43	5,527.98	-854.53	-4,565.72
Equity					
30000 · Opening Balance Equity	62,832.47	606,689.96	24,002.20	0.00	693,524.63
31500 · Temp. Restricted Net Assets	0.00	241,352.00	0.00	0.00	241,352.00
32000 · Unrestricted Net Assets	-1,355.17	-236,875.30	1,631.07	0.00	-236,599.40
Net Income	-8,749.55	99,735.05	-21,708.84	0.00	69,276.66
Total Equity	52,727.75	710,901.71	3,924.43	0.00	767,553.89
TOTAL LIABILITIES & EQUITY	56,637.01	697,753.28	9,452.41	-854.53	762,988.17

A Safe Place In Pagosa, INC.

Profit & Loss

February 2026

	Feb 26
Ordinary Income/Expense	
Income	
43300 · Froyo Sales	8,530.78
43310 · PASA Billable Income	13.92
43400 · Direct Public Support	
43410 · Corporate Contributions	315.95
43451 · Individual Donations	894.92
43452 · Rest. Construction Donations	105,298.64
43453 · Board Member Donations	25.00
Total 43400 · Direct Public Support	106,534.51
47200 · Fundraising & Events Income	1,536.46
Total Income	116,615.67
Cost of Goods Sold	
43301 · Food Purchases	1,960.53
43302 · Rest Supplies and Small Equip	380.44
43303 · Merchant Account Fees	191.65
Total COGS	2,532.62
Gross Profit	114,083.05
Expense	
60900 · Fundraising / Marketing Exp	
60901 · Donor Relations	46.23
60900 · Fundraising / Marketing Exp - Other	790.40
Total 60900 · Fundraising / Marketing Exp	836.63
62100 · Contract Services	
62110 · Accounting & Bookkeeping Fees	645.00
Total 62100 · Contract Services	645.00
65000 · Operations	
65010 · Memberships, Dues & Subscripts	365.00
65030 · Printing and Copying	385.20
65040 · Office Supplies and Equipment	269.43
65050 · Computer Exp & Software	108.00
65051 · Rent Expense	1,980.00
65052 · Utilities	
65052.1 · Electric	512.26
65052.2 · Natural Gas	194.11
65202.3 · Telephone	372.36
65202.6 · Water/ Sewer	124.41
Total 65052 · Utilities	1,203.14
65053 · Repairs & Maint.	1,322.16
65056 · Website Maint & Tech.	518.19
65057 · Advertising / Marketing	913.40
65060 · Fuel Expense	46.48
65062 · Program Activities	879.61
Total 65000 · Operations	7,990.61
65120 · Insurance	
65124 · Auto	322.70
Total 65120 · Insurance	322.70
66000 · Payroll Expenses	
66001 · Wages	19,143.11

A Safe Place In Pagosa, INC.

Profit & Loss

February 2026

	<u>Feb 26</u>
66002 · Payroll Taxes	
66002.1 · Co Unemployment	429.76
66002 · Payroll Taxes - Other	<u>2,088.42</u>
Total 66002 · Payroll Taxes	<u>2,518.18</u>
Total 66000 · Payroll Expenses	21,661.29
68300 · Travel and Meetings	
68310 · Conference & Training Fees	14.95
68321 · Lodging	<u>156.14</u>
Total 68300 · Travel and Meetings	<u>171.09</u>
Total Expense	<u>31,627.32</u>
Net Ordinary Income	<u>82,455.73</u>
Net Income	<u><u>82,455.73</u></u>

A Safe Place In Pagosa, INC.
Profit & Loss by Class
 January through February 2026

	Froyo	Operating	Services	Unclassified	TOTAL
Ordinary Income/Expense					
Income					
43300 · Froyo Sales	19,543.66	0.00	0.00	0.00	19,543.66
43310 · PASA Billable Income	0.00	0.00	1,024.92	0.00	1,024.92
43400 · Direct Public Support					
43410 · Corporate Contributions	0.00	492.27	0.00	0.00	492.27
43451 · Individual Donations	0.00	3,669.92	0.00	0.00	3,669.92
43452 · Rest. Construction Donations	0.00	111,077.09	0.00	0.00	111,077.09
43453 · Board Member Donations	0.00	50.00	0.00	0.00	50.00
Total 43400 · Direct Public Support	0.00	115,289.28	0.00	0.00	115,289.28
47200 · Fundraising & Events Income	0.00	1,536.46	0.00	0.00	1,536.46
Total Income	19,543.66	116,825.74	1,024.92	0.00	137,394.32
Cost of Goods Sold					
43301 · Food Purchases	6,600.25	0.00	0.00	0.00	6,600.25
43302 · Rest Supplies and Small Equip	881.80	0.00	0.00	0.00	881.80
43303 · Merchant Account Fees	507.14	21.52	0.00	0.00	528.66
50000 · Cost of Goods Sold	10.25	0.00	0.00	0.00	10.25
Total COGS	7,999.44	21.52	0.00	0.00	8,020.96
Gross Profit	11,544.22	116,804.22	1,024.92	0.00	129,373.36
Expense					
60900 · Fundraising / Marketing Exp					
60901 · Donor Relations	0.00	65.97	0.00	0.00	65.97
60900 · Fundraising / Marketing Exp - Other	0.00	790.40	0.00	0.00	790.40
Total 60900 · Fundraising / Marketing Exp	0.00	856.37	0.00	0.00	856.37
62100 · Contract Services					
62110 · Accounting & Bookkeeping Fees	507.50	215.00	507.50	0.00	1,230.00
Total 62100 · Contract Services	507.50	215.00	507.50	0.00	1,230.00
65000 · Operations					
65010 · Memberships, Dues & Subscripts	73.01	835.52	117.94	0.00	1,026.47
65020 · Postage, Mailing Service	0.00	73.23	0.00	0.00	73.23
65030 · Printing and Copying	0.00	724.10	42.06	0.00	766.16
65040 · Office Supplies and Equipment	20.92	235.17	127.73	0.00	383.82
65050 · Computer Exp & Software	128.40	207.00	0.00	0.00	335.40
65051 · Rent Expense	500.00	1,480.00	500.00	0.00	2,480.00

10:56 AM

03/18/26

Accrual Basis

A Safe Place In Pagosa, INC.
Profit & Loss by Class
January through February 2026

	Froyo	Operating	Services	Unclassified	TOTAL
65052 · Utilities					
65052.1 · Electric	292.27	292.28	292.26	0.00	876.81
65052.2 · Natural Gas	129.20	129.22	129.20	0.00	387.62
65202.3 · Telephone	34.73	407.08	34.72	0.00	476.53
65202.4 · Internet	0.00	93.78	0.00	0.00	93.78
65202.5 · Trash Services	90.10	0.00	0.00	0.00	90.10
65202.6 · Water/ Sewer	242.84	0.00	0.00	0.00	242.84
Total 65052 · Utilities	789.14	922.36	456.18	0.00	2,167.68
65053 · Repairs & Maint.	10.39	1,322.16	0.00	0.00	1,332.55
65055 · Board Expenses	0.00	124.59	0.00	0.00	124.59
65056 · Website Maint & Tech.	0.00	518.19	0.00	0.00	518.19
65057 · Advertising / Marketing	652.00	371.56	0.00	0.00	1,023.56
65059 · Program License Fees	0.00	42.95	0.00	0.00	42.95
65060 · Fuel Expense	0.00	0.00	90.33	0.00	90.33
65062 · Program Activities	0.00	0.00	2,798.68	0.00	2,798.68
Total 65000 · Operations	2,173.86	6,856.83	4,132.92	0.00	13,163.61
65120 · Insurance					
65124 · Auto	0.00	0.00	634.54	0.00	634.54
Total 65120 · Insurance	0.00	0.00	634.54	0.00	634.54
66000 · Payroll Expenses					
66001 · Wages	15,704.03	7,795.01	14,785.92	0.00	38,284.96
66002 · Payroll Taxes					
66002.1 · Co Unemployment	345.15	175.00	349.11	0.00	869.26
66002 · Payroll Taxes - Other	1,690.57	860.15	1,746.15	0.00	4,296.87
Total 66002 · Payroll Taxes	2,035.72	1,035.15	2,095.26	0.00	5,166.13
66000 · Payroll Expenses - Other	0.00	0.00	350.00	0.00	350.00
Total 66000 · Payroll Expenses	17,739.75	8,830.16	17,231.18	0.00	43,801.09
68300 · Travel and Meetings					
68310 · Conference & Training Fees	0.00	0.00	254.95	0.00	254.95
68321 · Lodging	0.00	156.14	0.00	0.00	156.14
Total 68300 · Travel and Meetings	0.00	156.14	254.95	0.00	411.09
Total Expense	20,421.11	16,914.50	22,761.09	0.00	60,096.70
Net Ordinary Income	-8,876.89	99,889.72	-21,736.17	0.00	69,276.66
Net Income	-8,876.89	99,889.72	-21,736.17	0.00	69,276.66

A Safe Place In Pagosa, INC.

Profit & Loss

03/18/26

January through February 2026

Accrual Basis

	Jan - Feb 26
Ordinary Income/Expense	
Income	
43300 · Froyo Sales	19,543.66
43310 · PASA Billable Income	1,024.92
43400 · Direct Public Support	
43410 · Corporate Contributions	492.27
43451 · Individual Donations	3,669.92
43452 · Rest. Construction Donations	111,077.09
43453 · Board Member Donations	50.00
	115,289.28
Total 43400 · Direct Public Support	115,289.28
47200 · Fundraising & Events Income	1,536.46
	137,394.32
Total Income	137,394.32
Cost of Goods Sold	
43301 · Food Purchases	6,600.25
43302 · Rest Supplies and Small Equip	881.80
43303 · Merchant Account Fees	528.66
50000 · Cost of Goods Sold	10.25
	8,020.96
Total COGS	8,020.96
Gross Profit	129,373.36
Expense	
60900 · Fundraising / Marketing Exp	
60901 · Donor Relations	65.97
60900 · Fundraising / Marketing Exp - Other	790.40
	856.37
Total 60900 · Fundraising / Marketing Exp	856.37
62100 · Contract Services	
62110 · Accounting & Bookkeeping Fees	1,230.00
	1,230.00
Total 62100 · Contract Services	1,230.00
65000 · Operations	
65010 · Memberships, Dues & Subscrip	1,026.47
65020 · Postage, Mailing Service	73.23
65030 · Printing and Copying	766.16
65040 · Office Supplies and Equipment	383.82
65050 · Computer Exp & Software	335.40
65051 · Rent Expense	2,480.00
65052 · Utilities	
65052.1 · Electric	876.81
65052.2 · Natural Gas	387.62
65202.3 · Telephone	476.53
65202.4 · Internet	93.78
65202.5 · Trash Services	90.10
65202.6 · Water/ Sewer	242.84
	2,167.68
Total 65052 · Utilities	2,167.68
65053 · Repairs & Maint.	1,332.55
65055 · Board Expenses	124.59
65056 · Website Maint & Tech.	518.19
65057 · Advertising / Marketing	1,023.56
65059 · Program License Fees	42.95
65060 · Fuel Expense	90.33
65062 · Program Activities	2,798.68
	13,163.61
Total 65000 · Operations	13,163.61
65120 · Insurance	
65124 · Auto	634.54
	634.54
Total 65120 · Insurance	634.54

11:00 AM

03/18/26

Accrual Basis

A Safe Place In Pagosa, INC.
Profit & Loss
January through February 2026

	<u>Jan - Feb 26</u>
66000 · Payroll Expenses	
66001 · Wages	38,284.96
66002 · Payroll Taxes	
66002.1 · Co Unemployment	869.26
66002 · Payroll Taxes - Other	4,296.87
	<hr/>
Total 66002 · Payroll Taxes	5,166.13
66000 · Payroll Expenses - Other	350.00
	<hr/>
Total 66000 · Payroll Expenses	43,801.09
68300 · Travel and Meetings	
68310 · Conference & Training Fees	254.95
68321 · Lodging	156.14
	<hr/>
Total 68300 · Travel and Meetings	411.09
	<hr/>
Total Expense	60,096.70
	<hr/>
Net Ordinary Income	69,276.66
	<hr/>
Net Income	69,276.66
	<hr/> <hr/>

A Safe Place In Pagosa, INC.
Donor Contribution Summary
February 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Pay Meth</u>	<u>Amount</u>
Huft, Teresa & John					
02/03/2026	94	Huft, Teresa & John			1,000.00
Total Huft, Teresa & John					1,000.00
Jackson, Jerry & Kathy					
02/23/2026	145	Jackson, Jerry & Kat...			30,000.00
Total Jackson, Jerry & Kathy					30,000.00
Kroger					
02/03/2026	97	Kroger			315.95
Total Kroger					315.95
Matlock, Paul					
02/12/2026	135	Matlock, Paul			200.00
Total Matlock, Paul					200.00
Sims, Todd & Stacey					
02/02/2026	133	Sims, Todd & Stacey			425.00
Total Sims, Todd & Stacey					425.00
Smith, Nicole (c)					
02/13/2026	134	Smith, Nicole (c)			25.00
Total Smith, Nicole (c)					25.00
State of Colorado					
02/19/2026		State of Colorado			13.92
Total State of Colorado					13.92
TOTAL					31,979.87



Department of Housing - Building Development Grant

We have decided not to pursue the DOH funding at this time. We found that the requirements were above what we were willing to commit to and that some were in direct conflict with us providing safe and secure housing for our residents.

- The required studies and building enhancements could have amounted to close to \$100k additional costs that will not be required if we do this without DOH grant

- The requirements were geared toward standard apartments which would have required a stove unit/microwave to be in each unit permanently, even if it was not safe for the resident. |

- There needed to be a standard lease in place including eviction requirements which we do not plan to have. If we have a resident that is having trouble living in our home, we plan to work closely with the CMA to get a transfer for the resident to another safe and supportive home.

It was determined on April 1st to discontinue pursuit of this grant and focus resources on other grants such as the Dinsdale Foundation and others and refocus on the capital campaign to raise funds for building.

Aspen House Ground Breaking Ceremony - May 1st at 5:30pm

Our ground breaking ceremony will be held at the property on Friday, May 1st at 5:30pm. Since there is no parking on Vista Blvd. and we hope for a large crowd, we are working on a parking/shuttle plan for the event. We have permission to park at the Our Community Eats building and Boss Hoggs and are hoping to get permission to also park at 1st Southwest Bank. The Wilderness Journeys shuttle will stop at each location, pick up guests and deliver them to the mailboxes across from our site. They will run this route continually until 6:45pm to pick up guests for the event and then return them to their vehicles.

Keena and I are finalizing invitations and a distribution plan. We plan to invite the whole community to this event. Time will be at the site with his equipment and will dig the first large scoop at 5:30pm. We will have tables with information, board members to answer questions, plans to view and our capital campaign materials available. We'll be serving cake for the celebration.

Aspen Services Report

Class B

Received a call from the state that we finally get to move to the next step on our class B license. We will be working with a very nice lady that totally gets our situation and seems like she will work with us to come into compliance. Got the first bunch of documents turned in on the 27th. Heard from her yesterday that she already saw some stuff when she was trying to answer some of my questions. I will get these turned in by Friday. My understanding is she will keep contacting me for corrections till all our policies are up to snuff. Then they will set a survey date where they will meet me on a zoom call and they will grill Renea and I about our policies to make sure we understand them completely and are really following them.

Group Home Policies and Procedures

We have made it all the way through the first draft of our tenant application and acceptance policy. Next step is the other policies we have gotten from Stepping Stone for the actual running of the home. Next meeting is 4/9.

Parent Meeting

No update because as of writing this we haven't had it. I'm sure it will be fabulous and we will all learn more about stress management! I for one can use it. 😊

DSP

Hired 1.5 DSPs. Andrea Weiszbrod will work Monday -Friday and pick up all my hours plus the hours we need to still fulfill. Hazel Wedemeyer will pick up any weekend hours. This will open up work hours for our folks.

Building Committee Report

to be presented at the April 8, 2026 monthly meeting

Leavitt Insurance out of Durango can provide a bond required by the county road and bridge dept for utility excavation work at a cost of about \$100. Contractor Tim Brown is working with Leavitt to find contractor's insurance for himself although Pattie may have discovered that AH can be the general contractor and insure the project with Tim Brown being a volunteer. More info forthcoming.

The building permit application #BLD26-046 was submitted on 03/10/2026 along with a myriad of documentation. It wasn't known that the permit for the garage needed to be applied for separately. The garage permit #BLD26-062 was submitted on 03/20/2026 after the garage plans were edited to reflect the "Occupancy" as "storage" rather than "R3". The permit schedule will be tight as their prediction of 6 weeks puts us at 04/21/2026. Cross your fingers the building department can get it done timely.

03/16/26: I met with Mikaela Boehmer at PSFPD to get answers to a multitude of questions. Mikaela requested that the "Code Analysis/Review" be updated or redone. Our "Code Review" was done by Dan Naiman, an architect in Bayfield in the same office as the architect, Jay Lynch, who stamped our house plans. The code review was done in April 2023 before the house plans were drawn up resulting in a small discrepancy in the square footage of the home on the review. I called Dan who stated that code reviews are customarily done *before* the architect or draftsman begins drawing up the plans so the codes to be followed can be incorporated in the plans from the start rather than making changes later. Dan offered to speak to Fire Marshall Kelly Robertson about this odd request. We're still waiting to hear back. I don't believe we must obtain a fire permit before we break ground but rather all their requirements be met before we are issued a Certificate of Occupancy (CO). The PSFPD has been helpful and kind.

The design of the wet fire suppression system has been provided. The previous quote of \$94,000 has been reduced to \$89,000 due to the fact that no CDOT permit is required, we have already obtained the Road and Bridge ROW permit and as a result of a conversation between Tim Brown and Phillip Boyle at Advanced Fire regarding the excavation work. The new contract has been signed by Pattie and Nicole Smith. I think it appropriate that contracts going forward should be signed by a bank signer and if the amount is over \$5,000, an additional bank signer. I will not sign contracts but will provide them to signers and get them to the contractors as needed. Advanced Fire has us on their schedule. We have an invoice due and payable for 30% of the contract price which is \$ 26,700, a cashiers check had been issued however the question is, "Do we want to continue with this contract and payment not knowing the status of PAWSD being willing to provide water to the fire suppression system?". See the PAWSD report below.

The design of the platform lift is in progress. Quote is at \$49,000. Will review with Tim. Colorado Custom Elevator is asking for a firm construction date so we can get on the schedule.

03/05/26: PAWSD provided a "Water Service commitment letter" aka "Will serve letter". This was required to be included in the county permit application packet and has a multitude of requirements. PAWSD did NOT commit to providing water for the fire suppression system which is a bit concerning. Phillip with Advanced Fire scheduled a pressure test of the nearest fire hydrant which was to place 03/31/2026 which may resolve the issue. On 03/18/26 I provided PAWSD with the designs that engineer Mikie did: site plan, utility plan and sewer line design. That email to PAWSD with a list of questions has not been replied to. I asked for the process we need to follow to get their approval of the sewer line design, how to get on the agenda to plea for a waiver for some of their fees and to verify the

fee schedule I created in 2024 so we know exactly what the costs are and when each fee is to be paid. The response is quoted:

All apologies for the delay. I think the best first step at this point is to fill out the 2026 Multi-dwelling Meter Sizing Worksheet (attached) as your project may have changed since then, and we'll need to use the most current form. Once that is submitted, we can use that information to get the engineer's estimate for running the model.

There are two components to the modeling fee and deposit: 1) A nominal fee based on the proposed number of EUs that covers PAWSD administrative costs. 2) The engineer's hourly cost to run both the water and wastewater models. This amount is a pass-through cost that is paid to the engineers. Once the 2026 Multi-dwelling Meter Sizing Worksheet is completed and submitted, we will build a modeling estimate for you. Please note, due to modeling demand this process typically takes about 2 months. Once this is complete and the costs of connection are determined, we can put you on the agenda for a board meeting.

I have also attached the 2026 Connection Request Permit form for convenience. Shelley is checking your cost estimates you provided. The final cost estimate will be determined following the modeling. Please let Shelley or I know if you need assistance in completing either form. Renee Lewis, (no title or phone number included.)

This email was absolutely shocking to me as I have been working with PAWSD to learn all their requirements and costs since 2023 and particularly 2024. Had I been informed we needed a “water model” done, it would have taken place LONG before now. The questions might be, 1) “Do we wait to sign contracts for construction and send monetary deposits before resolving the matter?” Or 2) do we “proceed with construction and shame PAWSD into providing water for the required wet fire suppression system?” Shall we move forward because if we don’t take Tim Brown up on his offer to build this summer, it might never happen. I am working with Phillip with Advanced Fire, Tim Brown and the PAWSD manager Andrew Connor to try to resolve the matter. Meanwhile, I will be holding the fire suppression contract and cashiers check for the deposit until the Board makes a decision on what course to take.

I attended the PAWSD March monthly board meeting where they declined the “requested” fee waiver for the CDC affordable housing project. It appears they will waive fees only for low income residents who have an AMI of less than 80%. We’ll work on how to present the AMI’s of our yet-to-be-determined residents who will certainly be below that limit. Note that PAWSD does not waive ALL fees for affordable housing projects, so far only the Capital Investment Fees (CIF) which I estimated to be \$26,158.00 out of the total I estimate at \$41,634. I estimate we’ll still owe \$15,476 but am still waiting to get verification of those numbers from PAWSD.

The next steps:

- 1) Apply for service, fee schedule, pricing, approval from PAWSD.
- 2) Receive a building permit from the county for the home.
- 3) Receive a building permit from the county for the garage.
- 4) Plea PAWSD for a waiver of fees.
- 5) Secure builder’s risk insurance.
- 6) Secure a bond for road work.
- 7) Get permit from Fire District.
- 8) Give construction schedule to Colorado Custom Elevator Lift for the vertical wheelchair lift scheduling.
- 9) Break ground on May 1, 2026. 🙏🙏🙏

Marybeth Snyder, Building Committee Volunteer. As of 03/31/2026