HLR POA Draft Budget for 2027

Budget Total **$40,210**

Taxes $644

Budget Line	Finance Committee Initial Draft	POCs' Adjustments Amount	Date	Total
AZ Income Tax	$52	($2)	31-Aug-26	**$50**
Cochise County Property Taxes	$31			**$31**
Arizona Corporation Commission	$11	$37	12-Sep-26	**$48**
Tax Preparation	$515			**$515**

Services $6,708

Budget Line	Finance Committee Initial Draft	POCs' Adjustments Amount	Date	Total
Insurance	$2,060	$1,030	30-Aug-26	**$3,090**
Legal	$618	$3,000	28-Jul-26	**$3,618**

Common Areas $24,773

Budget Line	Finance Committee Initial Draft	POCs' Adjustments Amount	Date	Total
Road Maintenance	$19,570	$4,585	12-Sep-26	**$24,155**
Windmill	$309			**$309**
Common Area Other	$309			**$309**

Administrative $2,132

Budget Line	Finance Committee Initial Draft	POCs' Adjustments Amount	Date	Total
Annual Meeting and Election	$646			**$646**
Website	$206			**$206**
Mailings	$534	$373	31-Aug-26	**$907**
Google Business Suite	$206			**$206**
Post Office Box	$93	$7	12-Sep-26	**$100**
County Recorder Fees	$67			**$67**
Office Supplies				

Finance $1,318

Budget Line	Finance Committee Initial Draft	POCs' Adjustments Amount	Date	Total
Financial Review	$139	$11	02-Aug-26	**$150**
Accounting Systems	$206	$19	12-Sep-26	**$225**
Reserve Fund	$1,236	($1,236)	12-Sep-26	
Delinquent Account Burden	$891	$52	02-Aug-26	**$943**
Outsourcing POA Management	$2,266	($2,266)	31-Aug-26	

Other $4,635

Budget Line	Finance Committee Initial Draft	POCs' Adjustments Amount	Date	Total
Mining	$4,635			**$4,635**

END OF REPORT

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on: Saturday, September 12, 2026 at 15:36

HLR POA Budget Adjustments for 2027

Original draft amounts set on 1 June 2026 by the Finance Committee based upon past expenditures, then adding 3 percent for inflation

This report explains adjustments made to those original amounts

Taxes

AZ Income Tax

2026-08-31: -$2 to cancel out the budget entry because the state has not demonstrated a habit for implementing modest changes.

Cochise County Property Taxes

Arizona Corporation Commission Fee

2026-09-12: $37 added to pay for the mandatory expedite fee ($35) and service fee ($2) if there is any change in directors.

Tax Preparation

Services

Insurance

2026-08-30: $1,030 added to increase the total by 50%--a placeholder pending the final cost estimate.

Legal

2026-09-12: Adjustment changed to $3,000 for the expected legal reviews of the Association's enforcement policy and revised bylaws (at $1,500 each), and the deductible amounts if we get sued can be paid from a reserve established within the Flex Fund. 2026-07-28: $25K added to cover the costs should we be sued (as many as five at $5K per lawsuit).

Common Areas

Road Maintenance

2026-09-12: Adjustment changed to $4,585 based on actual full grading cost ($15,633) plus inflation, and paying repairs out of the reserve fund. 2026-08-31: $14,585 added to reach total needed for one full grading, one half grading, and $5K for repair work (based upon estimate full grading cost of $20K).

Windmill

Common Area Other

Administrative

Annual Meeting and Election

Website

Mailings

2026-08-31: $373 added to more accurately predict the printing costs of the Treasurer and Secretary. The Treasurer is keeping daily records of all printing to ensure that whoever next serves as Treasurer will not be saddled with any expectations of out-of-pocket expenses.

Google Business Suite

Post Office Box

2026-09-12: $7 added because USPS has announced intentions to raise rates in 2027 by 6 to 8 percent.

County Recorder Fees

Office Supplies

Finance

Financial Review

2026-08-02: $11 added to reach total of $150 because CNJ Bookkeeping has demonstrated a pattern of changing its prices in $25 increments.

Accounting Systems

2026-09-12: $19 added because WAVE is planning expanded capabilities which will likely result in cost increases beyond the anticipated inflation.

Reserve Fund

2026-09-12: -$1,236 because the reserve fund increase can very likely be paid out of leftover operating funds.

Finance

Delinquent Account Burden

2026-08-02: $52 added in expectation of an assessment increase (burden is equal to three account delinquencies).

Outsourcing POA Management

2026-08-31: -$2,266 to cancel out the budget entry because: The purpose of the increase was to pay an outside agent to handle the unpleasant duties associated with a FEW overdue and delinquent accounts; but that unpleasantness is outweighed by the unpleasantness of increasing ALL members' assessments by a significant amount.

Other

Mining

2026-06-01: Original draft amount set by the Finance Committee based upon anticipation of three questions going to the attorney for advice, with each question resulting in a charge of $1,500, and adding 3 percent for inflation.

Note: Current draft 2027 budget is $40,210, which would drive the 2027 annual assessment to $296 / lot. Maximum 2027 annual assessment is $42,704 ($314 / lot). 2026 annual assessment was $35,632 ($262 / lot)

END OF REPORT

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