

Treasurer's Report for September 2026

High Lonesome Ranch Estates Property Owners Association

1. Bank Account Balances

Account / Holding (Vantage West)	Ending Balance
Checking (Vantage West)	\$34,015.24
Flex Fund (Vantage West)	\$16,532.63
Reserves (Vantage West)	\$21,139.81
Total Cash and Bank:	\$71,687.68

2. Budget vs. Expenditures

Budget Line / Account	Annual Budget	Current Month	YTD Expenses	Unspent Budget	Percent Spent (%)
Admin: Annual Meeting and Election	\$1,500.00	\$0.00	\$480.01	\$1,019.99	32.00%
Admin: Financial Review	\$150.00	\$0.00	\$135.00	\$15.00	90.00%
Admin: Mailings	\$515.00	\$0.00	\$394.73	\$120.27	76.65%
Admin: PO Box	\$100.00	\$0.00	\$90.00	\$10.00	90.00%
Admin: Website	\$410.00	\$0.00	\$115.87	\$294.13	28.26%
Cochise County Property Taxes	\$30.00	\$0.00	\$0.00	\$30.00	0.00%
Common Area Other	\$450.00	\$0.00	\$0.00	\$450.00	0.00%
Common Areas: Road Maintenance	\$32,000.00	\$15,632.50	\$17,164.84	\$14,835.16	53.64%
Common Areas: Road Repair	\$0.00	\$0.00	\$182.06	-\$182.06	Unbudgeted
Common Areas: Windmill	\$350.00	\$0.00	\$311.90	\$38.10	89.11%
County Recorder Fees	\$180.00	\$0.00	\$0.00	\$180.00	0.00%
Delinquent Account Burden	\$865.00	\$0.00	\$0.00	\$865.00	0.00%
Finance: Accounting Systems	\$240.00	\$0.00	\$224.32	\$15.68	93.47%
Google Business Suite	\$240.00	\$0.00	\$0.00	\$240.00	0.00%
Merchant Account Fees	\$0.00	\$0.00	\$59.29	-\$59.29	Unbudgeted
Office Supplies	\$50.00	\$0.00	\$0.00	\$50.00	0.00%
Services: Insurance	\$2,400.00	\$59.00	\$59.00	\$2,341.00	2.46%
Services: Legal Fees	\$3,400.00	\$245.00	\$622.00	\$2,778.00	18.29%
Taxes: AZ Corp Commission	\$100.00	\$37.00	\$86.00	\$14.00	86.00%
Taxes: Income Tax	\$50.00	\$0.00	\$50.00	\$0.00	100.00%
Total Operating Expenses	\$43,030.00	\$15,973.50	\$19,975.02	\$23,054.98	46.42%

3. Purchases by Vendor

Vendors	All Purchases	Paid Purchases
AZ Corp Commission	\$37.00	\$37.00
Cochise County Treasurer	\$19.86	\$0.00
Dustin's Grading	\$15,632.50	\$15,632.50
Farm Bureau Financial Services	\$59.00	\$59.00
Schneider, Onofry & Lomeli, P.C.	\$183.50	\$0.00
Smith+Wamsley	\$245.00	\$245.00
WAVE	\$186.32	\$0.00
Total Purchases	\$16,363.18	\$15,973.50

4. Privacy-Sanitized Aged Receivables Summary

- Accounts Not in Good Standing: 8 accounts
- Accounts in Collections: 5 accounts

Account Identifier	30 Days or Less	31 to 60 Days	61 to 90 Days	91 Days or More	Total Unpaid
Account A	\$0.00	\$0.00	\$0.00	\$2,152.88	\$2,294.23
Account B	\$0.00	\$0.00	\$0.00	\$844.71	\$1,042.42
Account C	\$0.00	\$0.00	\$0.00	\$844.71	\$1,042.42
Account D	\$0.00	\$0.00	\$0.00	\$16.48	\$16.48
Account E	\$0.00	\$0.00	\$0.00	\$2.74	\$2.74
Account F	\$0.00	\$0.00	\$0.00	\$278.74	\$306.09
Account G	\$0.00	\$0.00	\$0.00	\$278.74	\$306.09
Account H	\$0.00	\$0.00	\$0.00	\$278.74	\$306.09
Account I	\$0.00	\$0.00	\$0.00	\$6.91	\$6.91
Total Unpaid	\$0.00	\$0.00	\$0.00	\$4,704.65	\$5,323.47

5. Notes

- Mining-related expenses: \$108.00, 12/16/2025, LetterStream invoice #13009847, Initial info to membership.
- Mining-related expenses update: \$130.50, 12/28/2025, LetterStream invoice #13054248: Information update to membership.