



High Lonesome Ranch Estates Property Owners Association CY 2025 Annual Financial Report

Executive Summary: Internal and external reviews found that our records are accurate, and that we met our financial obligations and goals. In 2025, we introduced online payments and implemented a flex fund to help us toward setting and keeping the Association on a solid financial footing.

Assets and Liabilities:

Assets

CashBank	
Vantage West Checking	\$50,811.60
Vantage West Reserves	\$21,116.12
Vantage West Flex Fund	\$0.00
Undeposited Funds	\$0.00
CashBank Total:	\$71,927.72
Other Assets	
Accounts Receivable	\$6,331.49
Other Assets Total:	\$6,331.49
Assets Total:	\$78,259.21

Liabilities

Current Liabilities	
Customer Credits	\$262.00
Accounts Payable	\$0.00
Current Liabilities Total:	\$262.00
Liabilities Total:	\$262.00

Income Statement:

Earnings

Assessments	
2025 Assessment	\$34,362.86
2026 Assessment	\$15,501.42
2027 Assessment	\$262.00
Assessments Total:	\$50,126.28
Bank	
Bank Interest	\$40.75
Bank Total:	\$40.75
Earnings Total:	\$50,167.03

Fees

Fees and Interest	
Postage Fees	\$21.18
Disclosure Fees	\$150.00
Late Fees	\$0.00
Debt Interest	\$19.84
Fees and Interest Total:	\$191.02
Fees Total:	\$191.02

Total Income: \$50,358.05

Accounts Receivable Aging:

	<u>1 Year</u>	<u>180 Days</u>	<u>90 Days</u>	<u>60 Days</u>	<u>30 Days</u>	<u><30 Days</u>	<u>Total Overdue</u>
2000-2023 Debts	\$573.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$573.81
2024 Assessment	\$476.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$476.00
2025 Assessment	\$0.00	\$786.00	\$0.00	\$0.00	\$0.00	\$0.00	\$786.00
Debt Interest	\$202.04	\$55.09	\$57.27	\$18.65	\$19.31	\$18.65	\$371.01
Disclosure Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Late Fee	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00
Postage Fees	\$50.00	\$54.01	\$0.00	\$0.00	\$0.00	\$0.00	\$104.01
Recording Fees	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
TOTALS:	\$1,316.85	\$955.10	\$57.27	\$18.65	\$19.31	\$18.65	\$2,385.83

Accounts Payable: None.

General Ledger: Available upon request.

Budget and Expenditures:

	\$ Budget	Spent		Unspent	
		\$ Amount	% Pct	\$ Amount	% Pct
Common Areas					
Road Grading	\$25,500.00	\$16,970.00	67%	\$8,530.00	33%
Road Repair	\$6,500.00	\$1,364.20	21%	\$5,135.80	79%
Windmill	\$3,300.00	\$2,053.40	62%	\$1,246.60	38%
Maintenance	\$300.00	\$0.00	0%	\$300.00	100%
Common Areas Total:	\$35,600.00	\$20,387.60	57%	\$15,212.40	43%
Services					
Insurance	\$2,200.00	\$1,887.00	86%	\$313.00	14%
Legal	\$2,000.00	\$600.00	30%	\$1,400.00	70%
Services Total:	\$4,200.00	\$2,487.00	59%	\$1,713.00	41%
Administrative					
Annual Meeting and Election	\$2,500.00	\$596.62	24%	\$1,903.38	76%
Website	\$376.16	\$190.75	51%	\$185.41	49%
Mailings	\$750.00	\$542.38	72%	\$207.62	28%
Google Business Suite	\$200.00	\$195.97	98%	\$4.03	2%
Financial Review	\$125.00	\$125.00	100%	\$0.00	0%
Post Office Box	\$88.00	\$88.00	100%	\$0.00	0%
County Recorder Fees	\$270.00	\$90.00	33%	\$180.00	67%
Office Supplies	\$50.00	\$0.00	0%	\$50.00	100%
Accounting Systems	\$80.00	\$0.00	0%	\$80.00	100%
Administrative Total:	\$4,439.16	\$1,828.72	41%	\$2,610.44	59%
Taxes					
AZ Income Tax	\$50.00	\$50.00	100%	\$0.00	0%
Cochise County Property Taxes	\$35.00	\$20.52	59%	\$14.48	41%
Arizona Corporation Commission Fee	\$10.00	\$10.00	100%	\$0.00	0%
Taxes Total:	\$95.00	\$80.52	85%	\$14.48	15%
2025 Totals:	\$44,334.16	\$24,783.84	56%	\$19,550.32	44%

Checking Account Status:

Start of 2025	\$25,544.68
Deposits	
2025 Assessment	\$34,362.86
2026 Assessment	\$15,501.42
2027 Assessment	\$262.00
Fees	\$191.02
Interest	\$9.09
Withdrawals	
Common Areas	\$20,387.60
Services	\$2,487.00
Administrative	\$1,828.72
Taxes	\$80.52
End of 2025	\$50,856.89
<i>Does not include uncleared checks</i>	

Reserve Fund Status:

Start of 2025	\$21,084.46
Changes	\$31.66
Interest	\$31.66
Increases	\$0.00
Decreases	\$0.00
End of 2025	\$21,116.12

Officer's Statement: The information in this report has been vetted through quarterly reviews by the Finance Committee, an internal annual review conducted by the Finance Committee and volunteer Association members, and an external annual review by CNJ Bookkeeping.