

# High Lonesome Ranch Estates Property Owners Association CY 2025 Annual Financial Report (Interim)

**Executive Summary:** This is an interim report pending an annual review by a disinterested third party. Our internal 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:**

	1 Year	180 Days	90 Days	60 Days	30 Days	<30 Days	Total Overdue
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
<b>TOTALS:</b>	\$1,316.85	\$955.10	\$57.27	\$18.65	\$19.31	\$18.65	<b>\$2,385.83</b>

**Accounts Payable:** None.

**General Ledger:** Available upon request.

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**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%
<b>2025 Totals:</b>	<b>\$44,334.16</b>	<b>\$24,783.84</b>	<b>56%</b>	<b>\$19,550.32</b>	<b>44%</b>

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**Checking Account Status:**

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

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**Reserve Fund Status:**

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

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