Eagle Roost Board Meeting February 18, 2026
Minutes dated March 14, 2026
Approved March 18, 2026

The meeting was called to order by President Bob Symns at 9:00 followed by the Pledge of Allegiance and then the introduction of Board Members.

Board Members in Attendance: Bob Symns, Glenda Sorotski, Brian Paden, Sherri Eiting, Julie Moore, Leigh Allen, Scott Porter, Shirl Dickey, Dale Zogleman.

Review and Approval of the January Meeting Minutes: In past meetings a motion passed to not read the minutes unless a Board Member wants them read. Motion made by Brian Paden to accept the minutes as written. Second by Dale Zogleman. Motion carries unanimously.

Treasurer's Report: Refer to the attached Treasurer's Report dated January 31, 2026. The financial package includes the balance sheet, income statement, budget monitoring, income & expense ledgers and detailed schedules of assets.

Secretary Report: Refer to the attached Secretary's Report dated February 18, 2026.

Architectural Report: Refer to the attached Architectural Committee Report dated February 18, 2026.

Maintenance Report: See attached Maintenance Report dated February 18, 2026.

Community Center Report: Julie Moore stated that the committee did not have anything to report.

By-Laws and CC&R Working Group: Julie Moore presented a document with the proposed changes to the Bylaws and CC&R's with the addition of the recommendation of the board on each change and the reason for the change. Discussion was held regarding the addition of any dissenting votes or differing opinions for the proposed changes to the "Livestock" paragraph as a change in this paragraph was presented to the membership in the past. Also discussed adding a summary of the results of the livestock poll. Julie will make the changes and send the revised document to the board for review prior to the next meeting.

Operations and Policy Manual Working Group: Bob Symns stated that there are no updates. Julie Moore is working on Community Center Guidelines and will present them at the next board meeting.

Security Group: Leigh Allen reported that he has been exploring options for cameras that will not interfere with the north gate operation. Discussion was held regarding the type of cameras that could be used and placement to avoid physical damage. The goal is to accomplish acquisition and installation of a new south gate camera by the end of May. It was recommended that the Security Group be integrated with the proposed new IT committee.

OLD BUSINESS:

AWOS: Bob Symns stated that he is ready to move it to the community center and has the manuals. Scott Porter will get the mounts ready and will work with Bob to get it moved. Adam Weaver volunteered to assist Scott. The free subscription to SayWeather, used to transmit 27AZ weather to Foreflight has expired. Then annual subscription cost is $800. Scott Porter stated that he believes the cost exceeds the benefits. Brian Paden and Bob Symns that there is benefit to having our weather on Foreflight for recognition of 27AZ and its service to other airports in the valley. Dale

Zogleman made a motion to continue the SayWeather service, pay the $800 to renew the subscription, amend the current operating budget to accommodate the fee and ask the other airports in the valley (Indian Hills, Sampley, Wickenburg, Western Skies) for donations. Second by Brian Paden. Voting yes: Brian Paden, Dale Zogleman, Julie Moore, Sherri Eiting, Leigh Allen, Shirl Dickey, Glenda Sorotski. Voting No: Scott Porter.

Architectural Committee Member Terms: Shirl Dickey made a motion that Architectural Committee members shall serve at the pleasure of the Board and that members will be appointed annually at the first Board meeting following the annual meeting. Second by Brian Paden. Motion carries unanimously.

Architectural Guidelines for Members: Julie Moore updated the Architectural Guidelines for members to conform to the recently approved Architectural Committee Guidelines and had Gary Eisert post the updated version to the website.

NEW BUSINESS:

Budget: Treasurer Sorotski presented the draft budget for the next fiscal year 4-1-26 through 3-31-24 along with projections and the reserve analysis. Shirl Dickey questioned if the annual assessment could be decreased now that the roads and taxiways have all been redone. Sorotski explained that the reserve analysis and assumptions used to calculate future costs for maintaining the runway, roads and taxiways (our biggest cost). The objective is to collect sufficient assessments annually to replenish the reserves so that when the time comes, we have sufficient funds to make the necessary repairs and maintenance from funds on hand without having to borrow money or impose a one-time special assessment. Discussion was held regarding future maintenance costs of the runway, taxiways and roads with respect to the impact on reserve requirements based on the assumptions of the time and future costs. It was suggested that we reinstitute a “Road Committee” to monitor the condition of the runway, road and taxiway surfaces, assess the effectiveness and longevity of the products applied in from 2023-2025, periodically explore alternative/newer products and applications to maintain the surfaces with the most cost-effective methods and products, and periodically obtain quotes to be used to update the reserve analysis. Brian Paden made a motion to approve the proposed budget with the following changes: Increase the Line 18 from $4,000 to $5,500 to accommodate the SayWeather annual subscription fee of $800 and south gate camera monitoring at a cost yet to be determined. Second by Dale Zogleman. Voting Yes: Brian Paden, Dale Zogleman, Glenda Sorotski, Sherri Eiting, Scott Porter, Leigh Allen, Julie Moore Voting No: Shirl Dickey

Annual Membership Meeting: Bob Symns recommended that the annual membership meeting be held on Saturday April 4th with registration at 9:15 am and the meeting commencing at 10:00 am. Dale Zogleman suggested that we have a social hour or lunch and door prize drawing. It was concluded that a potluck breakfast from 9 am to 10 am would be best. Julie Moore will contact the social committee. Julie Moore made a motion to hold the meeting on the date and times recommended by Bob Symns. Second by Brian Paden. Motion carries unanimously.

Obituaries Tab on Website: A tab containing member obituaries was added to the website. Gary Eisert only uploads the obituary if the family requests it. The Board extended a special “Thank You” to Debbie Cumback for sending out sympathy cards on behalf of Eagle Roost.

Formation of an Information and Technology (IT) Committee: Glenda Sorotski suggested the formation of an IT committee to handle all of the responsibilities Gary Eisert managed given his upcoming retirement as website administrator over the past 19 years. It is acknowledged that it will take a group of people to share the responsibilities and provide training for redundancy of critical functions. The responsibilities of the committee will include: website hosting and administration,

gate system, audio and video equipment for recording and streaming board meetings, internet service, security cameras and monitoring systems, AWOS, weather monitoring systems, and any other functions related to IT. Glenda Sorotski made a motion to form an IT committee with at least one Board Member and at least two members at large who shall serve at the pleasure of the Board and that members will be appointed annually at the first Board meeting following the annual meeting. A Board member will chair the committee. Second by Brian Paden: Motion carries unanimously. Glenda will send out an email to the membership requesting volunteers for the IT committee.

Payment to Gary Eisert: Dale Zogleman made a motion to pay Gary Eisert $500 for his past services to Eagle Roost Airpark and to amend the budget by reallocating funds from another line item. Second by Scott Porter. Motion carries unanimously.

Remove proposed change to Bylaws Page 4, Article Six, Paragraph II: The Board had previously approved a proposed change to the Bylaws stating that "The President shall oversee the content of any website that disseminates information for the community via the internet." Given the formation of an IT Committee that will report to the Board, this proposed change in no longer necessary. Motion by Shirl Dickey to remove the proposed change to the Bylaws before the final version of changes is prepare for presentation to the membership. Second by Sherri Eiting. Motion carries unanimously.

Engagement Letter from the Mulcahy Law Firm to review the proposed changes to the Bylaws and CC&R's before they are presented to the membership for approval. Dale Zogleman suggested that we use AI (Artificial Intelligence) to review the changes versus hiring an attorney or that we could shop around for other law firms. Discussion of cost ensued. Motion by Shirl Dickey that we do not use the Mulcahy Law Firm or any law firm to review the 2026 proposed changes to the CC&R's and Bylaws. Second by Leigh Allen. Voting Yes: Shirl Dickey Voting No: Leigh Allen, Scott Porter, Brian Paden, Julie Moore, Sherri Eiting, Glenda Sorotski, Dale Zogleman Discussion ensued regarding the proposed changes and that some are quite straightforward, while others are more complex or have been the subject of controversy in the past. Motion by Dale Zogleman to run the proposed changes for the "Livestock" paragraph through AI and then send to a law firm for review. Second by Brian Paden. Voting Yes: Leigh Allen, Sherri Eiting, Dale Zogleman, Brian Paden, Julie Moore. Voting No: Glenda Sorotski, Scott Porter, Shirl Dickey

Letter and emails from Gene and Linda Wilson regarding the runway setbacks. On January 19, Gene Wilson sent an email to Bob Symns requesting that Eagle Roost Airpark submit an application to Maricopa County to amend our Special Use Permit to change the runway setback because he has a lot for sale along the runway. On January 20, Mr. Symns replied to the email with his opinion on the matter, stated that he would contact the County and keep Mr. Wilson apprised. On January 24th, the Board received a letter from Gene and Linda Wilson (via email) requesting that the Board resolve the inconsistency in the runway setbacks between the CC&R's and the Special Use Permit. Mr. Symns replied on behalf of the Board acknowledging receipt, indicated that the matter will be taken under advisement and that we will get back to you. Copies of the letter and emails are attached for reference. Bob Symns reiterated his responses to Mr. Wilson and stated that we are waiting to see what happens with the legal challenge by Mr. Oltman. Discussion ensured regarding the original Special Use Permit of 1974 and the Amendment to the Special Use Permit in 1978. Scott Porter stated that it is very dangerous to mess with our Special Use Permit which is the very document that grants us the ability to have the airpark as a special use in RU-43 Zoning; and, as it is grandfathered in with no future reviews, if we re-apply for a change then we open it up for review again and run the risk of all the cattle roping neighbors surrounding us to challenge the existence of our airpark.

General Member Discussion: Randy Boykin inquired if the information provided to FINCEN in 2025 for Beneficial Ownership Information Report can be rescinded or removed. Glenda Sorotski stated that she would look into it.

Motion to adjourn by Dale Zogleman. Second by Brian Paden. Motion carries unanimously. Meeting adjourned at 12:42 pm.

Submitted by:



Glenda Sorotski, Secretary/Treasurer

EAGLE ROOST MANAGEMENT, INC.
Financial Report
January 31, 2026

Glenda Sorotski
Treasurer

Treasurer's Narrative Report
January 31, 2026

Balance Sheet: As of January 31, 2026, we have $40,087.28 in liquid assets (checking and savings) which includes funds for annual operating expenses and reserves for capital repairs and purchases. Fixed assets (equipment land and building) remain unchanged at $127,626.73. Total assets are $167,714.01. There are no liabilities resulting in net equity of $167,714.01. Refer to the Schedule for "Pavement" for the details of road and runway repairs and accounting treatment thereof.

Income Statement: Monthly income was $92.31 in investment earnings. Note: $8,400 of the 2025 assessments were collected in March 2025, which are recorded in the prior fiscal year income. Therefore, the YTD assessment income does not equal the amount of assessments invoiced. Monthly operating expenses were $949.79 for supplies, community center cleaning, equipment repairs, 1099 filing fee and utilities. Year to date total revenue is $139,996.83. Year to date operating expenses are $15,309.08 and capital expenditures are $203,578.53 for total expenses of $218,887.61 resulting in a year to date net loss of ($78,890.78). We budgeted a cash loss of ($94,685) for the current fiscal year as we continued draw on reserves to finish the third phase of the road improvements and upkeep of the runway.

Budget: Year to date assessment revenue of $136,800.00 is $8,400 under the annual budgeted amount of $145,200 as $8,400 of the 2025-2026 fiscal year assessments were received in March 2025 via Zelle direct deposit payments (the prior fiscal year) but were reflected in a total beginning cash and investments higher than budgeted. All operating and capital expense items remain within budget.

Road & Runway Resurfacing Capital Expenditures: ROADS/TAXIWAYS: Phase I completed in 2023 $484,563; Phase II completed in 2024 $124,625; Phase III completed in May 2025 $161,900; Phase IV to be completed in 2026 budgeted at $35,000. Total Road/Taxiway Project Phases I - IV $806,088 RUNWAY: Milling for edges completed in 2025 $10,936; Crack sealing completed in March 2025 $8,044; Rejuvenator product applied in May 2025 $21,582 followed with new striping $11,059. Major Runway overlay projected in 2030 for an estimated cost of $350,000.

2025-2026 Assessments: The assessment invoices of $1,200.00 per lot for 2025-2026 fiscal year were mailed on March 7, 2025 to the members' address of record. All assessments were collected by September 6, 2025. Of the $145,200 received, $8,400 was collected in March 2025 (the prior fiscal year) and $136,800 was received in the current fiscal year.

Posting: The year to date financial report through 1-31-26 will be posted to the ERM website under the "Reports" tab.

EAGLE ROOST MANAGEMENT, INC.
Balance Sheet
January 31, 2026

ASSETS		
Cash		
Chase Checking 1604	$	3,460.83
Live Oak Savings 5609 **2.94%** APY		36,626.45
Total Cash	**$**	**40,087.28**
Accounts Receivable		
Assessments	$	-
Late Fees/Interest		-
Collection Fees		-
Total Accounts Receivable	**$**	**-**
Fixed Assets		
Equipment	$	43,410.00
Land		1.00
Building		126,327.06
Less: Accumulated Depreciation		(42,111.33)
Total Fixed Assets	**$**	**127,626.73**
ASSETS TOTAL	**$**	**167,714.01**
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	$	-
Total Liabilities	**$**	**-**
Equity		
Retained Earnings	$	167,714.01
Total Equity	**$**	**167,714.01**
LIABILITIES AND EQUITY TOTAL	**$**	**167,714.01**

EAGLE ROOST MANAGEMENT, INC.
Income Statement
For the Month January 1, 2026 - January 31, 2026
For the Year April 1, 2025 - January 31, 2026

INCOME	**Current Month**	**Year to Date**
Member Assessments	$ -	$ 136,800.00
Assessment Interest	-	-
Lien/Collection Fees	-	-
Violation Fines	-	-
Investment Interest	92.31	2,098.53
Reimbursements	-	70.00
Donations	-	350.00
Miscellaneous and Rental	-	678.30
Investment Adjustment	-	-
Insurance Claim	-	-
INCOME TOTAL	**$ 92.31**	**$ 139,996.83**
EXPENSES		
Operating		
Maintenance (supplies, fuel, chemical, parts, windsocks, etc.)	$ 325.49	$ 1,389.73
Maintenance labor & Community Center cleaning)	200.00	1,000.00
Equipment Repair (gates, tractor, mower, lights, AWOS)	6.49	206.23
Community Center Repairs (windows, paint, locks, plumbing, electrical, etc.)	-	-
Office Expenses (postage, mailings, supplies, meetings, welcome packets, etc.)	7.14	498.64
Utilities (electricity, water, Wi-Fi)	410.67	4,270.42
Misc operating (website hosting & domain, hats, gifts, donations)	-	654.24
Airport liability insurance	-	3,794.00
Community Center insurance	-	1,856.00
Directors & Officers Insurance	-	1,634.00
Legal	-	-
Federal income tax	-	-
Property Tax	-	5.82
Total Operating Expenses	**$ 949.79**	**$ 15,309.08**
Capital		
New Equipment (Tractor, Mowers, Sweeper)	$ -	$ 929.04
Road Chip Seal	-	161,900.25
Runway Overlay	-	-
Runway Crack Seal & Resurface 5-25 & edge millings 3-25	-	29,626.20
Paint on Roads and Runway	-	11,059.30
Signage	-	63.74
Community Center Heat Pumps/Air Conditioners	-	-
Community Center Windows and Doors	-	-
Community Center Interior Paint	-	-
Community Cener Cabinets and Counters	-	-
Community Center Appliances	-	-
Community Center Fixtures	-	-
Community Center Furnishings	-	-
Gates	-	-
Gate Openers	-	-
Gate Operating System	-	-
AWOS	-	-
Security Cameras and Perimeter Monitoring	-	-
Total Capital Expenses	**$ -**	**$ 203,578.53**
EXPENSE TOTAL	**949.79**	**218,887.61**
NET INCOME	**$ (857.48)**	**$ (78,890.78)**
RECONCILIATION		
Beginning Cash and Investments	**$ 40,944.76**	**$ 118,978.06**
Net Income (Loss)	$ (857.48)	$ (78,890.78)
Ending Cash & Investments	**$ 40,087.28**	**$ 40,087.28**

EAGLE ROOST MANAGEMENT, INC. **FISCAL YEAR 2025-2026** **BUDGET MONITORING**

		ACTUAL				BUDGETED	ACTUAL 2024-2025												YTD	BUDGETED	VARIANCE
		2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	2025-2026	2025-2026	2025-2026
	INCOME																				0.00
1	Assessments on 121 Lots [1]	106,875.00	121,450.50	132,500.00	125,000.00	145,200	42,500.00	52,200.00	26,400.00	8,200.00	4,500.00	3,000.00							136,800.00	145,200	-8,400.00
3	Assessment interest	32.38	741.24	41.66	12.50	0	0.00												0.00	0	0.00
4	Lien/Collection Fees			0.00	0.00	0	0.00												0.00	0	0.00
6	Investment Interest	2,765.71	5,897.56	6,731.56	5,385.66	780	461.16	570.44	428.66	81.24	81.50	97.37	99.03	92.71	94.11	92.31			2,098.53	780	1,318.53
7	Reimbursements	66.66	2,308.50	180.00	0.00	0	0.00						70.00						70.00	0	70.00
8	Donations	243.00	1,160.00	455.90	170.90	200	200.00		150.00										350.00	200	150.00
9	Misc. other, gate remote sales, EAA rent @ $160/yr	90.82	170.75	785.40	560.00	400	461.00		17.30		25.00	70.00	105.00						678.30	400	278.30
10	Investment Adjustment	0.00	-748.51	-2,279.57	0.00	0	0.00												0.00	0	0.00
11	Insurance Claim s			12,284.23	0.00	0	0.00												0.00	0	0.00
	INCOME TOTAL	110,073.57	130,980.04	150,699.18	131,129.06	146,580	43,622.16	52,770.44	26,995.96	8,281.24	4,606.50	3,167.37	274.03	92.71	94.11	92.31	0.00	0.00	139,996.83	146,580	-6,583.17
	Beginning Checking Balance	59,545.99	41,466.47	38,808.40	15,541.19	3,500	12,450.14	6,134.36	4,918.00	6,348.64	13,964.76	5,243.89	4,399.76	4,409.62	3,899.21	3,410.62	3,460.83	0.00	12,450.14	3,500	8,950.14
	Beginning Savings/CD Balance	306,319.32	409,085.03	464,234.08	132,241.36	114,336	106,527.92	146,989.08	198,559.52	28,988.18	29,069.42	36,150.92	39,248.29	38,347.32	37,440.03	37,534.14	36,626.45	0.00	106,527.92	114,336	-7,808.08
	TOTAL BEGINNING CASH AND INVESTMENTS [1&2]	365,865.31	450,551.50	503,042.48	147,782.55	117,836	118,978.06	153,123.44	203,477.52	35,336.82	43,034.18	41,394.81	43,648.05	42,756.94	41,339.24	40,944.76	40,087.28	0.00	118,978.06	117,836	1,142.06
	TOTAL TO ACCOUNT FOR	475,938.88	581,531.54	653,741.66	278,911.61	264,416	162,600.22	205,893.88	230,473.48	43,618.06	47,640.68	44,562.18	43,922.08	42,849.65	41,433.35	41,037.07	40,087.28	0.00	258,974.89	264,416	
	OPERATING EXPENSES																				
13	Maintenance supplies, fuel, chemicals, parts, windsocks, paint, etc.	2,035.22	3,170.04	4,140.49	2,013.30	4,000	81.19	170.30	34.17	35.66	48.69	86.64	566.57	41.02		325.49			1,389.73	4,000	2,610.27
14	Maintenance labor & community center cleaning	6,168.42	3,143.50	1,100.00	1,200.00	1,200	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00		200.00			1,000.00	1,200	200.00
15	Equipment Repair (gates, tractor, mower, lights, AWOS)	0.00	5,460.05	1,117.38	799.90	2,750	0.00	23.38	43.39		16.00	116.97				6.49			206.23	2,750	2,543.77
16	Community Center Repairs (windows, paint, locks, plumbing, electrical, etc.	0.00	0.00	0.00	0.00	1,000	0.00														
17	Office Expenses (postage, mailings, supplies, meetings, welcome packets, etc.)	256.31	1,218.62	508.33	520.86	1,000	270.94					103.56	27.57		89.43	7.14			498.64	1,000	501.36
18	Utilities (electricity, water, Wi-Fi)	3,419.71	3,334.83	4,578.74	5,273.30	5,900	397.11	424.94	417.55	448.22	431.18	436.06	471.00	434.53	399.16	410.67			4,270.42	5,900	1,629.58
19	Misc operating (website hosting & domain, hats, gifts, donations)	410.20	1,693.70	1,703.88	752.80	1,200	583.34					70.90							654.24	1,200	545.76
20	Airport liability insurance	3,126.00	3,794.00	3,799.00	3,794.00	5,000	0.00				3,794.00								3,794.00	5,000	1,206.00
21	Community Center insurance	849.00	880.00	1,293.00	1,547.00	1,950	0.00				1,856.00								1,856.00	1,950	94.00
22	Directors & Officers Insurance	1,297.00	1,509.00	1,534.00	1,609.00	2,000	0.00	1,634.00											1,634.00	2,000	366.00
23	Legal	1,197.00	1,223.02	0.00	2,925.50	5,000	0.00												0.00	5,000	5,000.00
24	Federal income tax	640.00	512.00	1,236.00	773.69	1,358	0.00												0.00	1,358	1,358.00
25	Property Tax			3.74	6.08	7	0.00							5.82					5.82	7	1.18
	CAPITAL EXPENSES				0.00														0.00	0	0.00
26	New Equipment (Tractor, Mower, Sweeper, Sprayer)	108.49		211.51	237.62	1,000	0.00							929.04					929.04	1,000	70.96
27	Road Chipseal	0.00	26,450.35	484,563.00	124,624.50	161,900	0.00		161,900.25										161,900.25	161,900	-0.25
28	Runway Overlay	5,880.00	0.00	0.00	0.00	0	0.00												0.00	0	0.00
29	Runway Crack Seal & Resurface 5-25 & edge millings 3-25				10,936.00	30,000	8,044.20		21,582.00										29,626.20	30,000	373.80
30	Paint on Roads and Runway				0.00	12,000	0.00		11,059.30										11,059.30	12,000	940.70
31	Signage				0.00	3,000	0.00	63.74											63.74	3,000	2,936.26
32	Community Center Heat Pumps/Air Conditioners		9,600.00	170.04	0.00	0	0.00												0.00	0	0.00
33	Community Center Windows and Doors				2,920.00	0	0.00												0.00	0	0.00
34	Community Center Interior Paint				0.00	0	0.00												0.00	0	0.00
35	Communieyt Cener Cabinets and Counters				0.00	0	0.00												0.00	0	0.00
36	Community Center Appliances				0.00	0	0.00												0.00	0	0.00
37	Community Center Fixtures				0.00	0	0.00												0.00	0	0.00
38	Community Center Furnishings			0.00	0.00	0	0.00												0.00	0	0.00
39	Gates				0.00	0	0.00												0.00	0	0.00
40	Gate Openers				0.00	0	0.00												0.00	0	0.00
41	Gate Operating System		10,579.95	0.00	0.00	0	0.00												0.00	0	0.00
42	AWOS		5,920.00	0.00	0.00	0	0.00												0.00	0	0.00
43	Security Cameras and Perimeter Monitoring		5,920.00	0.00	0.00	1,000	0.00												0.00	1,000	1,000.00
	EXPENSES TOTAL	25,387.35	84,409.06	505,959.11	159,933.55	241,265	9,476.78	2,416.36	195,136.66	583.88	6,245.87	914.13	1,165.14	1,510.41	488.59	949.79	0.00	0.00	218,887.61	241,265	22,377.39
	Ending Checking Balance	41,466.47	38,808.40	15,541.19	12,450.14	5,000	6,134.36	4,918.00	6,348.64	13,964.76	5,243.89	4,399.76	4,409.62	3,899.21	3,410.62	3,460.83	0.00	0.00	0.00	5,000	-5,000.00
	Ending Savings/CD Balance	409,945.87	464,234.08	132,241.36	106,527.92	18,151	146,989.08	198,559.52	28,988.18	29,069.42	36,150.92	39,248.29	38,347.32	37,440.03	37,534.14	36,626.45	0.00	0.00	0.00	18,151	-18,151.00
	TOTAL ENDING CASH AND INVESTMENTS	451,412.34	503,042.48	147,782.55	118,978.06	23,151	153,123.44	203,477.52	35,336.82	43,034.18	41,394.81	43,648.05	42,756.94	41,339.24	40,944.76	40,087.28	0.00	0.00	0.00	23,151	-23,151.00
	TOTAL ACCOUNTED FOR	476,799.69	587,451.54	653,741.66	278,911.61	264,416	162,600.22	205,893.88	230,473.48	43,618.06	47,640.68	44,562.18	43,922.08	42,849.65	41,433.35	41,037.07	0.00	0.00	218,887.61	264,416	

NOTES:

[1] Assessments: $8,400 of 2025-2026 Assessments were received in March 2025 (prior fiscal year) budgeted to be received in current fiscal year. Reflected in TOTAL BEGINNING CASH AND INVESTMENTS higher than budgeted.

EAGLE ROOST MANAGEMENT, INC.
Financial Statement Schedules
January 31, 2026

EAGLE ROOST MANAGEMENT, INC.
Member Assessment Aged Receivables
January 31, 2026

Members	Lot #	Total Assessment Due	Interest, Fees, Collection	Current	30 Days	60 Days	Over 90 Days	Status
ACCOUNTS RECEIVABLE 9-30-25		$ -					$ -	

EAGLE ROOST MANAGEMENT, INC.
Equipment Purchases and Depreciation

Straight-line Depreciation Schedule

Item	Year Placed in Service	Cost		Salvage Value	Depreciation Life in Years	Annual Depr Expense	Years in Service	Accumulated Depreciation through 3/31/25
Case Tractor	unknown	10,000	est	0	3	3,333	20+	10,000
John Deere Mower	unknown	3,000	est	0	3	1,000	20+	3,000
Sweeper	unknown	2,000	est	0	3	667	20+	2,000
Garden Tractor	unknown	6,000	est	0	3	2,000	20+	6,000
July 31, 2025	2009			0	5	-	16	-
Gates and Remotes	2010	4,605		0	5	921	15	4,605
Gate System	2023	10,580		0	5	2,116	2	4,232
AWOS	2022	5,920		0	5	1,184	3	3,552
Portable Radio	2024	238		0	1	238	1	238
Gate Surveillance Camera	2024	138		0	1	138	1	138
Sprayer	2025	929		0	5	186	-	
Total		**43,410**						**33,765**

Depreciation Life

The most common non-real estate assets and the designated number of years over which they can be depreciated are as follows:

Three years: Tractors, certain manufacturing tools, some livestock.
Five years: Computers, office equipment, cars, light trucks, construction assets.
Seven years: Office furniture and appliances.

EAGLE ROOST MANAGEMENT, INC.
Land

Description		**Cost**
6 Vacant Lots- 36, 37, 38, 39, 40 & 48 (30 acres)	$	0.50
Community Center Lot 11 (5 acres)	$	0.50
Financial Report	**$**	**1.00**

July 31, 2025

EAGLE ROOST MANAGEMENT, INC.
Building Costs and Depreciation

Community Center Initial Funding and Expenses to 3/31/2013

Income		
Cash Donations		$ 53,679.67
Dinner/Lunch/Raffle		16,060.87
Cookbooks/Hats		8,972.00
Memorial Bricks		10,900.00
July 31, 2025		5,466.28
Valette Sale		1,466.10
Christmas Sale		648.00
Bake Craft Sale		965.00
Flea Market Wickenburg		466.00
Aluminum Cans		822.32
Temp Loan (2009)		23,500.00
	Total Income	**$ 122,946.24**
Expenses		
Zoning		$ 250.00
Prof Fees/Permits		2,210.00
Survey		700.25
Engineering/Drawings		13,754.21
Steel Building		20,095.00
Septic System		2,220.27
Foundation		4,938.61
Fill & Concrete Floor		14,902.45
Building Finishing		35,981.03
Outside Work		3,281.21
Utilities		2,359.26
Office & Bank Fees		168.47
Electrical & Hookup		11,171.73
Cookbook Printing		2,612.00
Bricks & Engraving		552.31
Furnishings		1,530.26
	Total Initial Costs	**$ 116,727.06**

Community Center Capital Repairs

Month and Year	**Description**	**Amount**
November 2022	Air Conditioner	$ 9,600.00
	Total Capital Repairs	**$ 9,600.00**

Total Costs & Capital Repairs	**$ 126,327.06**

Straight-Line Depreciation Schedule (27.5 years)

Item	**Year Placed in Service**	**Cost**	**Salvage Value**	**Annual Depr Expense**	**Years in Service**	**Accumulated Depreciation through 3/31/25**
Initial Costs	2013	116,727	0	608	12	7,299
Air Conditioner	2022	9,600	0	349	3	1,047
Total		**126,327**				**8,346**

EAGLE ROOST MANAGEMENT, INC.
Pavement Costs and Depreciation

Straight-Line Depreciation Schedule (15 years)

Item	Year Placed in Service	Cost	Salvage Value	Annual Depr Expense	Years in Service	Accumulated Depreciation through 3/31/25	Remining Useful Life in Years
Roads & Runway	prior to 1996	213,561	0	14,237	29	213,561	
Roads & Runway	1999	21,380	0	1,425	26	21,380	
Roads	2000	31,460	0	2,097	25	31,460	
Roads	2001	38,674	0	2,578	24	38,674	
Roads & Runway	2002	42,614	0	2,841	23	42,614	
July 31, 2025	2004		0	-	21	-	
Roads	2004	74,355	0	4,957	21	74,355	
Roads & Runway	2006	81,650	0	5,443	19	81,650	
Roads	2008	61,804	0	4,120	17	61,804	
Runway	2008	14,397	0	960	17	14,397	
Roads	2010	46,861	0	3,124	15	46,861	-
Runway	2010	3,201	0	213	15	3,201	-
Roads	2011	212,112	0	14,141	14	197,971	1
Runway	2012	5,885	0	392	13	5,100	2
Roads	2014	76,078	0	5,072	11	55,791	4
Runway	2017	237,783	0	15,852	8	126,818	7
510th Cul-de-sac	2019	19,850	0	1,323	6	7,940	9
Roads	2019	40,442	0	2,696	6	16,177	9
Runway seal	2021	5,880	0	392	4	1,568	11
508th between Cul-de-sacs	2023	26,450	0	1,763	2	3,527	14
Roads chip seal Phase I	2023	484,563	0	32,304	2	64,608	13
Roads chi pseal Phase II	2024	124,625	0	8,308	1	8,308	14
Runway Millings	2025	10,936	0	1,094	-	-	10
Runway Crack seal	2025	8,044	0	1,609	-	-	5
Runway PMRE Rejuvenator	2025	21,582	0	4,316	-	-	5
Runway Striping	2025	11,059	0	2,212	-	-	5
Roads chip seal Phase III	2025	132,646	0	8,843	-	-	5
508th between Cul-de-sacs prep base & pave	2025	29,255	0	1,950	-	-	5
Total		**2,077,146**				**1,117,765**	
Estimated Remaining Value of Improvements						**959,381**	

NOTE: The HOA collects assessments and places funds in operating and reserve accounts for repair, maintenance and resurfacing of the improvements to the runway, taxiways and roads. The land on which the runway, taxiways and road are located is owned by the respective members with easements granted to Eagle Roost Management, Inc. and its members for use of the runway, taxiways and roads. Therefore, the roads and improvements are not listed as an asset of Eagle Roost Management, Inc. However, the associated collection of assessments are recorded as revenue on the income statement and budget monitoring; the associated expenses for repairs, maintenance and resurfacing are recorded as expenses on the income statement and budget monitoring; and the estimated cost of future capital expenditures are recorded on the annual budget.

EAGLE ROOST MANAGEMENT, INC. **FISCAL YEAR 2025-2026** **INCOME LEDGER**

DATE DEPOSIT	AMOUNT	DESCRIPTION	ASSESS-MENTS	ASSESS. INTEREST	LIEN/COLL FEES	VIOLATION FINES	INVESTMENT INTEREST	REIMBURSE-MENTS	DONATIONS	MISC & RENTAL	INVESTMENT ADJUSTMENT	INSURANCE CLAIMS	MONTH TOTAL	YTD TOTAL
4/4/2025	1,200.00	assessments zelle	1,200.00											
4/8/2025	1,200.00	assessments zelle	1,200.00											
4/10/2025	20,300.00	assessments	20,300.00											
4/10/2025	3,835.00	assessments, Donation,1 Gate Remote	3,600.00						200.00	35.00				
4/10/2025	1,200.00	assessment	1,200.00											
4/10/2025	1,200.00	assessments	1,200.00											
4/10/2025	400.00	cap sales at annual mtg								400.00				
4/10/2025	26.00	CC petty cash								26.00				
4/11/2025	1,200.00	assessments zelle	1,200.00											
4/15/2025	6,000.00	assessments	6,000.00											
4/16/2025	1,200.00	assessments zelle	1,200.00											
4/21/2025	1,200.00	assessment	1,200.00											
4/23/2025	3,000.00	assessment mobile deposit	3,000.00											
4/24/2025	1,200.00	assessment mobile deposit	1,200.00											
4/30/2025	100.21	Live Oak svgs interest					100.21							
4/30/2025	360.95	Live Oak CD interest					360.95							
April Total	**43,622.16**		42,500.00	0.00	0.00	0.00	461.16	0.00	200.00	461.00	0.00	0.00	**43,622.16**	**43,622.16**
5/5/2025	2,400.00	assessments mobile deposit	2,400.00											
5/5/2025	3,600.00	assessments zelle	3,600.00											
5/6/2025	1,200.00	assessments zelle	1,200.00											
5/7/2025	2,400.00	assessments mobile deposit	2,400.00											
5/9/2025	3,600.00	assessments mobile deposit	3,600.00											
5/13/2025	8,400.00	assessments mobile deposit	8,400.00											
5/14/2025	1,200.00	assessments zelle	1,200.00											
5/19/2025	6,000.00	assessments zelle	6,000.00											
5/22/2025	11,400.00	assessments mobile deposit	11,400.00											
5/22/2025	1,200.00	assessments zelle	1,200.00											
5/23/2025	9,600.00	assessments mobile deposit	9,600.00											
5/27/2025	(1,200.00)	assessment stop payment	(1,200.00)											
5/30/2025	2,400.00	assessments zelle	2,400.00											
5/31/2025	196.05	Live Oak svgs interest					196.05							
5/31/2025	374.39	Live Oak CD interest					374.39							
	52,770.44		52,200.00	0.00	0.00	0.00	570.44	0.00	0.00	0.00	0.00	0.00	**52,770.44**	**96,392.60**
6/2/2025	2,400.00	assessments zelle	2,400.00											
6/4/2025	2,400.00	assessments mobile deposit	2,400.00											
6/4/2025	16,800.00	assessments	16,800.00											
6/4/2025	167.30	CC petty cash, donation							150.00	17.30				
6/10/2025	2,400.00	assessments mobile deposit	2,400.00											
6/11/2025	1,200.00	assessments zelle	1,200.00											
6/30/2025	1,200.00	assessments zelle	1,200.00											
6/30/2025	380.24	Live Oak svgs interest					380.24							

6/30/2025	48.42	Live Oak CD interest					48.42							
	26,995.96		26,400.00	0.00	0.00	0.00	428.66	0.00	150.00	17.30	0.00	0.00	**26,995.96**	**123,388.56**
7/9/2025	1,000.00	assessments zelle	1,000.00											
7/11/2025	200.00	assessments zelle	200.00											
7/15/2025	4,800.00	assessments mobile deposit	4,800.00											
7/17/2025	(1,200.00)	assessment NSF	(1,200.00)											
7/21/2025	1,200.00	assessments zelle	1,200.00											
7/24/2025	1,200.00	assessments zelle	1,200.00											
7/28/2025	500.00	assessments zelle	500.00											
7/29/2025	500.00	assessments zelle	500.00											
7/31/2025	81.24	Live Oak svgs interest					81.24							
	8,281.24		8,200.00	0.00	0.00	0.00	81.24	0.00	0.00	0.00	0.00	0.00	**8,281.24**	**131,669.80**
8/1/2025	200.00	assessments zelle	200.00											
8/22/2025	1,200.00	assessments mobile deposit	1,200.00											
8/22/2025	1,200.00	assessments zelle	1,200.00											
8/25/2025	1,800.00	assessments cash	1,800.00											
8/25/2025	25.00	cap sale								25.00				
8/26/2025	100.00	assessments mobile deposit	100.00											
8/31/2025	81.50	Live Oak svgs interst					81.50							
	4,606.50		4,500.00				81.50			25.00			**4,606.50**	**136,276.30**
9/8/2025	2,400.00	assessments mobile deposit	2,400.00											
9/9/2025	600.00	assessments cash	600.00											
9/9/2025	70.00	2 gate remotes								70.00				
9/30/2025	97.37	Live Oak svgs interest					97.37							
	3,167.37		3,000.00				97.37		-	70.00			**3,167.37**	**139,443.67**
10/17/2025	105.00	3 gate remotes								105.00				
10/20/2025	70.00	Reimbursement from Culpepper for gate control repairs						70.00						
10/31/2025	99.03	Live Oak svgs interest					99.03							
	274.03		0.00	0.00	0.00	0.00	99.03	70.00	0.00	105.00	0.00	0.00	**274.03**	**139,717.70**
11/30/2025	92.71	Live Oak svgs interest					92.71							
	92.71		0.00	0.00	0.00	0.00	92.71	0.00	0.00	0.00	0.00	0.00	**92.71**	**139,810.41**
12/31/2025	94.11	Live Oak svgs interest					94.11							
	94.11		0.00	0.00	0.00	0.00	94.11	0.00	0.00	0.00	0.00	0.00	**94.11**	**139,904.52**
1/31/2026	92.31	Live Oak svgs interest					92.31							
	92.31		0.00	0.00	0.00	0.00	92.31	0.00	0.00	0.00	0.00	0.00	**92.31**	**139,996.83**

EAGLE ROOST MANAGEMENT, INC. **FISCAL YEAR 2025-2026** **EXPENSE LEDGER**

DATE	CK #	AMOUNT	PAYEE	DESCRIPTION	MAINT. FUEL/ SUPPL	MAINT LABOR	EQUP REPAIR	CC REPAIR	OFFICE EXP	UTILITIES	MISC	LIABILITY INSURACE	CC INSURANCE	D&O INSURANCE	LEGAL	INCOME TAX	PROPETY TAX	NEW EQUIP	ROADS TAXIWAYS	RUNWAY OVERLAY	RUNWAY CRACKSEAL, RESURFACE & MILLING	PAINT ROADS & RUNWAY	SIGNAGE	MONTH TOTAL	YTD TOTAL
04/09/25	ACH	39.59	Aguila Water	Water						39.59															
04/09/25	9611	26.73	Deborah Cumback	Cookies for Annual Meeting							26.73														
04/09/25	2121	270.94	Glenda Sorotski	Office - 2 binders, printer cartridges, external SSD drive, self-inking stamp					270.94																
04/09/25	2129	37.96	Robert Symns	blue spray indicator	37.96																				
04/09/25	2126	556.61	Kay Krause	36 ERM Caps for resale to members							556.61														
04/14/25	ACH	93.29	APS	Electricity						93.29															
04/14/25	ACH	42.76	APS	Electricity						42.76															
04/14/25	ACH	42.43	APS	Electricity						42.43															
04/15/25	ACH	179.04	Table Top Telephone	Internet						179.04															
04/23/25	6692	100.00	Isabelle Nunez	CC Cleaning		100.00																			
04/25/25	8863	43.23	Robert Symns	Fence repair suplies	43.23																				
04/25/25	4400	8,044.20	Cactus Asphalt	Crack Seal Runway															8,044.20						
April Total		**9,476.78**			81.19	100.00	0.00		270.94	397.11	583.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,044.20	0.00	0.00	0.00	0.00	**9,476.78**	**9,476.78**
05/02/25	3871	1,634.00	US Liability Insurance	Directors & Officers Insurance										1,634.00											
05/13/25	ACH	39.57	Aguila Water	Water						39.57															
05/14/25	ACH	109.55	APS	Electricity						109.55															
05/14/25	ACH	48.92	APS	Electricity						48.92															
05/14/25	ACH	47.57	APS	Electricity						47.58															
05/14/25	4256	63.74	Robert Symns	No Dumping Signs for Burn Pile																			63.74		
05/15/25	ACH	179.32	Table Top Telephone	Internet						179.32															
05/23/25	6700	128.17	Scott Porter	Tractor Supply - Repairs			2.68																		
	6700		Scott Porter	Harbor Freight - Repairs			20.70																		
	6700		Scott Porter	Walmart - Supplies	83.35																				
	6700		Scott Porter	Bi AZ Market - Fuel	21.44																				
05/23/25	1878	48.06	Gary Eisert	CC Supplies	48.06																				
05/23/25	6816	17.45	Robert Symns	Batteries Plus - for AWOS	17.45																				
05/27/25	5433	100.00	Isabelle Nunez	CC Cleaning		100.00																			
May Total		**2,416.35**			170.30	100.00	23.38	0.00	0.00	424.94	0.00	0.00	0.00	1,634.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.74	**2,416.36**	**11,893.14**
06/10/25	1914	77.56	Scott Porter	Tractor Suply - Repairs			43.39																		
				Big AZ Market - Fuel	34.17																				
06/11/25	ACH	40.34	Aguila Water	Water						40.34															
06/13/25	ACH	108.69	APS	Electricity						108.69															
06/13/25	ACH	45.87	APS	Electricity						45.87															
06/13/25	ACH	43.26	APS	Electricity						43.26															
06/16/25	ACH	179.39	Table Top Telephone	Internet						179.39															
06/23/25	2291	100.00	Isabelle Nunez	CC Cleaning		100.00																			
06/25/25	1139	32,641.30	Cactus Paving	Runway PMRE Rejuvenator																	21,582.00				
06/25/25	1139		Cactus Paving	Runway Striping																		11,059.30			
06/26/25	6591	161,900.25	Cactus Paving	PMAR Chip Seal Roads Phase III															132,645.75						
06/26/25	6591		Cactus Paving	508th Connector prep & pave															29,254.50						
		195,136.66			34.17	100.00	43.39		0.00	417.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161,900.25	0.00	21,582.00	11,059.30	0.00	**195,136.66**	**207,029.80**
07/11/25	ACH	40.07	Aguila Water	Water						40.07															
07/16/25	ACH	46.85	APS	Electricity						46.85															
07/16/25	ACH	50.65	APS	Electricity						50.65															
07/16/25	ACH	131.58	APS	Electricity						131.58															
07/16/25	ACH	179.07	Table Top Telephone	Internet						179.07															
07/21/25	3388	35.66	Scott Porter	Fast Mart - Propane	14.65																				
07/21/25	3388		Scott Porter	Big AZ Market - Fuel	21.01																				
07/28/25	4278	100.00	Isabelle Nunez	CC Cleaning		100.00																			
		583.88			35.66	100.00	0.00		0.00	448.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**583.88**	**207,613.68**
08/01/25	3062	5,650.00	Pik West Insurance	Airpark Liability Insurance								3,794.00													
08/01/25	3062		Pik West Insurance	CC Property Insurance									1,856.00												
08/12/25	ACH	39.90	Aguila Water	Water						39.90															
08/14/25	ACH	39.92	APS	Electricity						39.92															
08/14/25	ACH	43.59	APS	Electricity						43.59															

08/14/25	ACH	128.84	APS	Electricity						128.84															
08/15/25	ACH	178.93	Table Top Telephone	Internet						178.93															
08/22/25	3872	48.69	Russell Kuck	Big AZ Market - Fuel	48.69																				
08/25/25	2214	100.00	Isabelle Nunez	CC Cleaning		100.00																			
08/25/25	2218	16.00	Scott Porter	Custom Landscape - Rocks			16.00																		
		6,245.87			48.69	100.00	16.00		0.00	431.18	0.00	3,794.00	1,856.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**6,245.87**	**213,859.55**
09/09/25	1844	22.27	Big AZ Market	Fuel	22.27																				
09/10/25	1844	15.17	Autozone	Tire Repairs			15.17																		
09/12/25	7506	71.44	Scott Porter	Home Depot - parts for sprayer			71.44																		
09/11/25	ACH	39.37	Aguila Water	Water						39.37															
09/15/25	ACH	131.23	APS	Electricity						131.23															
09/15/25	ACH	45.27	APS	Electricity						45.27															
09/15/25	ACH	40.94	APS	Electricity						40.94															
09/15/25	1844	22.19	Big AZ Market Aguila	Fuel	22.19																				
09/15/25	1844	42.18	Big AZ Market Aguila	Fuel	42.18																				
09/17/25	1844	103.56	Walmart	Printer Cartridges					103.56																
09/22/25	1394	100.00	Issabelle Nunez	CC Cleaning		100.00																			
09/24/25	7540	70.90	Kay Krause	Hobby Lobby - Christmas Tree							70.90														
09/29/25	3331	30.36	Tractor Supply	Tractor Repairs			30.36																		
9/16.25	ACH	179.25	Table Top Telephone	Internet						179.25															
		914.13			86.64	100.00	116.97		103.56	436.06	70.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**914.13**	**214,773.68**
10/09/25	3331	1.79	Tractor Supply	Supplies for mower	1.79																				
10/14/25	ACH	39.17	Aguila Water	Water						39.17															
10/15/25	1844	27.57	Safeway	coffee for community center					27.57																
10/15/25	ACH	43.73	APS	Electricity						43.73															
10/15/25	ACH	48.88	APS	Electricity						48.88															
10/15/25	ACH	159.70	APS	Electricity						159.70															
10/15/25	ACH	179.52	Table Top Telephone	Internet						179.52															
10/20/25	1844	81.98	Tractor Supply	Chemical	81.98																				
10/20/25	1844	5.43	Walmart	Pitcher to measure chemical	5.43																				
10/22/25	3331	195.29	Tractor Supply	Battery for Sprayer	195.29																				
10/27/25	3331	282.08	Tractor Supply	Chemical	282.08																				
10/27/25	7666	100.00	Isabelle Nunez	CC Cleaning		100.00																			
		1,165.14			566.57	100.00	0.00	0.00	27.57	471.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1,165.14**	**215,938.82**
11/04/25	3331	22.59	Big AZ Market Aguila	Fuel	22.59																				
11/04/25	9928	929.04	Glenda Sorotski	Sprayer from Tractor Supply														929.04							
11/05/25	8543	5.82	Maricopa County	CC real estate taxes													5.82								
11/12/25	ACH	40.80	Aguila Water Service	Water						40.80															
11/14/25	ACH	129.69	APS	Electricity						129.69															
11/14/25	ACH	44.58	APS	Electricity						44.58															
11/14/25	ACH	39.62	APS	Electricity						39.62															
11/17/25	ACH	179.84	Table Top Telephone	Internet						179.84															
11/21/25	3331	18.43	Autozone	Hose clamps for sprayer	18.43																				
11/24/25	1242	100.00	Isabelle Nunez	CC Cleaning		100.00																			
		1,510.41			41.02	100.00	0.00		0.00	434.53	0.00	0.00	0.00	0.00	0.00	0.00	5.82	929.04	0.00	0.00	0.00	0.00	0.00	**1,510.41**	**217,449.23**
12/08/25	7169	89.43	Jeanette Eisert	Coffee for community center					89.43																
12/11/25	ACH	38.74	Aguila Water	Water						38.74															
12/12/25	ACH	96.07	APS	Electricity						96.07															
12/12/25	ACH	44.04	APS	Electricity						44.04															
12/12/25	ACH	40.47	APS	Electricity						40.47															
12/15/25	ACH	179.84	Table Top Telephone	Internet						179.84															
		488.59			0.00	0.00	0.00		89.43	399.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**488.59**	**217,937.82**
01/05/26	4441	100.00	Isabelle Nunez	CC Cleaning in December		100.00																			
01/13/26	ACH	39.37	Aguila Water	Water						39.37															
01/14/26	ACH	100.89	APS	Electricity						100.89															
01/14/26	ACH	47.31	APS	Electricity						47.31															
01/14/26	ACH	43.37	APS	Electricity						43.37															
01/18/26	ACH	179.73	Table Top Telephone	Internet						179.73															
01/26/26	6730	100.00	Isabelle Nunez	CC Cleaning		100.00																			
01/28/26	3331	331.98	Tractor Supply	Chemical & Parts	325.49		6.49																		
01/30/26	1844	7.14	Tax1099.com	Filing Fee for Nunez 1099					7.14																
		949.79			325.49	200.00	6.49		7.14	410.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				**949.79**	**218,887.61**

Eagle Roost Management, Inc.
Secretary Report
2-18-26

Ownership Changes –

Sale of Lot #53 David Harris & Julie Irwin to Daniel & Kay Morris closed on January 23, 2026

Sale of Lot #85 from Guy Terrill to Annabelle & Beaux Martin closed on January 30, 2026

Sale of Lot #5 from GPS Investments LLC to Steven & Lori Allen closed on February 6, 2026

Sale of Lot #81 from Gregory & Gail Wright to Nimaya Fin, LLC scheduled to close on February 17, 2012; Sale of Lot #81 from Nimaya Fin, LLC to Jason & Alice Marino scheduled to close on February 17, 2026

Bank Accounts – No changes or updates to report.

Arizona Corporation Commission – No changes or updates to report.

Correspondence – Letter from Gene and Lynda Wilson to ERM dated 1-24-26 requesting that the Board resolve the inconsistency in the runway set back at 180 feet from the center line as approved in the Special Use Permit in 1978 vs. 130 feet in the CC&R's which was changed from 180 feet to 130 feet in 1993. This is an agenda item under New Business to be discussed.

Legal – Secretary Sorotski emailed Mulcahy Law Firm requesting a review of the proposed changes to the CC&R's and Bylaws. They agreed to review them and sent an "Representation and Fee Agreement" that needs to be executed. This is an agenda item under New Business to be discussed.

Insurance – No changes or updates.

Emergency Contact List: We have received no additional contact information over the last two months. The information will be compiled and retained in the ERM records.

Voter Designations: Per ERM Bylaws Article 11, Paragraph 3, *"Where property is held by a corporation, a partnership, or by tenants in common, such owner shall designate in writing a designee as holding the right of voting its membership."* Upon examination of the deeds of every lot in ERM, those lots requiring a designee will be contacted for the information which will need to be updated annually. This is an ongoing project expected to be completed 2-28-26.

REMINDER: ERM Records and Documents: We would like to gather all ERM files, records, documents and relevant information from any members who may have such documents at their homes, so that we can organize all of our records in one location at the community center and prepare them for scanning. Please contact Glenda Sorotski if you have any questions or would like someone to pick them up from you.

Submitted by:
Glenda Sorotski, Secretary/Treasurer
307-399-2911

Eagle Roost Management, Inc.
Architectural Committee Report
2-18-26

Projects Submitted for Approval:

- Ayiyi, Osa – new construction of home and hangar submitted on 8-27-25. Physical plans were received around 10-3-25. A site plan was requested 10-11-25 to determine setbacks and Mr. Ayiyi was notified that the height of the home is in violation of the CC&R height restrictions. Mr. Ayiyi is working with the County to get lot changes approved. Further review by the architectural committee is pending receipt of the information requested. There have been no updates from Mr. Ayiyi since the November 2025 meeting.

Projects Reviewed and to be Recommended to the Board for Approval:

- No new projects submitted for approval.

Projects Approved and in Process: The comments on status are based on observation inspections conducted by Shirl Dick and input from owners.

- Oltman - new construction of home and hangar – approved 10-31-25. No work has commenced. No changes or updates since the November 2025 meeting.
- Herriman – bathroom addition - approved in 11-19-25. Construction in process. No changes or updates since the December meeting.
- Cammarato/Christie – awnings approved 11-19-25. Construction in process. No changes or updates since the December meeting.
- Brewer/Perazzo – room addition approved 11-19-25. No work has commenced.
- Soendergaard – new hangar construction - approved 12-17-25. Foundation work has commenced.

Projects Completed:

- Aldrich project completed. Temporary shipping container needs to be removed.

Architectural Committee Comments/Reminders:

Submitted by:
Shirl Dickey, Architectural Committee Chair
(602) 571-2839

Eagle Roost Management, Inc.
Maintenance Report
2-18-26

Equipment Purchased: None

Maintenance Completed:

1-27-26 Dug out water trains on the Cumback property to water canal at the Denver property.

1-28-26 Sprayed runway and around the segmented circle.

1-29-26 Sprayed community center grounds.

1-31-26 Cleared part of Pete Road easement of creosote bushes.

2-3-26 Cleaned out culverts on 507th.

Repairs Completed:

1-21-26 Found South gate camera broken off its mount.1-22-26 Repaired camera and reinstalled it.

1-27-26 Repaired community center roof and ceiling panels.

Reminders: None

Year to Date Expenses vs. Budget Through January 31, 2025:

Maintenance, Supplies, Fuel, Parts, etc. $1,389.73 vs annual budget of $4,000

Equipment Repairs $206.23 vs annual budget of $2,750

Equipment Purchase $929.04 vs annual budget of $1,000

Submitted by:
Scott Porter, Maintenance Director
(928) 231-8386

BUDGET 2026-2027

APPROVED 3-18-26

		ACTUAL						BUDGETED	PROJECTED FOR RESERVE ANALYSIS										
		2021-2022	2022-2023	2023-2024	2024-2025	2025-26 YTD thru 1/31/26	Projected thru 3/31/26	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	10 years 2037-2046
	REVENUE																		
1	Assessments on 121 lots	106,875.00	121,450.50	132,500.00	125,000.00	136,800.00	145,200.00	145,200	145,200	145,200	145,200	157,300	157,300	$ 163,350	$ 163,350	$ 169,400	$ 169,400	$ 169,400	$ 1,694,000
3	Assessment interest	32.38	741.24	41.66	12.50	0.00	0.00												
4	Lien/Collection Fees	0.00	0.00	0.00		0.00	0.00												
6	Investment Interest	2,765.71	5,897.56	6,731.56	5,385.66	2,098.53	2,280.00	6,600	10,200	13,500	17,100	9,750	12,750	15,750	18,750	22,050	22,800	26,700	$ 169,350
7	Reimbursements	66.66	2,308.50	180.00		70.00	0.00												
8	Donations	243.00	1,160.00	455.90	170.90	350.00	350.00	200	206	212	219	225	232	239	246	253	261	269	$ 2,688
9	Misc. other + gate remote sales & EAA rent @ $160/yr	90.82	170.75	785.40	560.00	678.30	1,020.00	500	515	530	546	563	580	597	615	633	652	672	$ 6,720
10	Investment adjustment	0.00	-748.51	-2,279.57		0.00	0.00												
11	Insurance Claim	0.00	0.00	12,284.23		0.00	0.00												
	REVENUE TOTAL	110,073.57	130,980.04	150,699.18	131,129.06	139,996.83	148,850.00	152,500	156,121	159,443	163,065	167,838	170,861	179,936	182,961	192,337	193,113	197,041	1,872,757
	BEGINNING CHECKING BALANCE	59,545.99	41,466.47	38,808.40	15,541.19	12,450.14	12,450.14	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
	BEGINNING SAVINGS/CD BALANCE	306,319.32	409,085.03	464,234.08	132,241.36	106,527.92	106,527.92	114,336	204,551	317,973	431,085	544,859	287,898	404,642	516,286	618,836	744,815	795,640	911,076
	TOTAL TO ACCOUNT FOR	475,938.88	581,531.54	653,741.66	278,911.61	258,974.89	267,828.06	270,336	364,172	480,916	597,650	716,197	462,259	588,078	702,747	814,672	941,429	996,181	2,787,334
	OPERATING EXPENSES																		
13	Maintenance supplies, fuel, chemical, parts, windsocks, paint, etc.	2,035.22	3,170.04	4,140.49	2,013.30	1,389.73	2,389.73	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,376	53,757
14	Maintenance labor & community center cleaning	6,168.42	3,143.50	1,100.00	1,200.00	1,000.00	1,200.00	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289	112,889
15	Equipment Repair (gates, tractor, mower, lights, AWOS)	0.00	5,460.05	1,117.38	799.90	206.23	706.23	3,000	4,200	4,410	4,631	4,862	5,105	5,360	5,628	5,910	6,205	6,516	65,156
16	Community Center Repairs (windows, paint, locks, plumbing, electrical, etc.)	0.00	0.00	0.00	0.00	0.00	0.00	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	13,439
17	Office Expenses (postage, mailings, supplies, meetings, welcome packets, etc.)	256.31	1,218.62	508.33	520.86	498.64	1,000.00	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688	26,878
18	Utilities (electricity, water, Wi-Fi, SayWeather, Security Monitoring)	3,419.71	3,334.83	4,578.74	5,273.30	4,270.42	5,170.42	5,500	5,775	6,064	6,367	6,685	7,020	7,371	7,739	8,126	8,532	8,959	89,589
19	Misc. operating (website hosting & domain, gifts, donations, hats, gate remotes)	410.20	1,693.70	1,703.88	752.80	654.24	1,100.00	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	20,159
20	Airport liability insurance	3,126.00	3,794.00	3,799.00	3,794.00	3,794.00	3,794.00	3,794	3,794	4,550	4,550	4,550	5,500	5,500	5,500	6,550	6,550	6,550	65,500
21	Community Center Property Insurance	849.00	880.00	1,293.00	1,547.00	1,856.00	1,856.00	2,135	2,455	2,824	3,247	3,734	4,294	4,938	5,679	6,531	7,511	8,637	86,373
22	Directors & Officers Insurance	1,297.00	1,509.00	1,534.00	1,609.00	1,634.00	1,634.00	1,879	2,161	2,485	2,858	3,286	3,779	4,346	4,998	5,748	6,610	7,602	76,016
23	Legal	1,197.00	1,223.02	0.00	2,925.50	0.00	3,000.00	5,000	5,250	5,513	5,788	6,078	6,381	6,700	7,036	7,387	7,757	8,144	81,445
24	Federal income tax on net interest earnings	640.00	512.00	1,236.00	773.69	0.00	0.00	570	1,650	2,550	3,375	4,275	2,438	3,188	3,938	4,688	5,513	5,700	57,000
25	Property Tax on ERM community center lot			3.74	6.08	5.82	5.82	7	7	7	8	8	8	9	9	9	10	10	100
	CAPITAL EXPENSES																		
26	Equipment: maintenance, audio, visual	108.49		211.51	237.62	929.04	929.04	2,500										5,375	
27	Road Chipseal	0.00	26,450.35	484,563.00	124,624.50	161,900.25	161,900.25	0											1,280,800
28	Runway Overlay	0.00	0.00	0.00		0.00	0.00	0				350,000							545,000
29	Runway Crack Seal & Resurface 5-25 & edge millings 3-25	5,880.00	0.00	0.00	10,936.00	29,626.20	29,626.20	0									40,000		99,000
30	Paint on Roads and Runway					11,059.30	11,059.30	2,000				14,000					16,000		40,000
31	Signage					63.74	0.00	3,000											5,500
32	Community Center Heat Pumps/Air Conditioners		9,600.00	170.04		0.00	0.00	12,000											34,000
33	Community Center Windows and Doors			0.00	2,920.00	0.00	0.00												
34	Community Center Interior Paint																6,750		
35	Community Center Cabinets and Counters																		
36	Community Center Appliances																2,000		
37	Community Center Fixtures																		
38	Community Center Furnishings																6,800		
39	Gates																		
40	Gate Openers											8,300							
41	Gate Operating System		10,579.95	0.00		0.00	0.00								19,100				
42	AWOS		5,920.00	0.00		0.00	0.00							10,700					
43	Security Cameras, Perimeter Monitoring, AV & IT Equipment			0.00		0.00	1,000.00	4,000										1,400	1,900
	EXPENSE TOTAL	25,387.35	78,489.06	505,959.11	159,933.55	218,887.61	226,370.99	62,285	42,699	46,331	49,290	424,799	54,117	68,292	80,412	66,357	142,288	81,605	2,754,500
	ENDING CHECKING BALANCE	41,466.47	38,808.40	15,541.19	12,450.14	3,460.83	3,500.00	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
	ENDING SAVINGS/CD BALANCE	409,945.87	464,234.08	132,241.36	106,527.92	36,626.45	114,336.39	204,551	317,973	431,085	544,859	287,898	404,642	516,286	618,836	744,815	795,640	911,076	29,333

BUDGET 2026-2027

APPROVED 3-18-26

	ACTUAL						BUDGETED	PROJECTED FOR RESERVE ANALYSIS										
	2021-2022	2022-2023	2023-2024	2024-2025	2025-26 YTD thru 1/31/26	Projected thru 3/31/26	**2026-2027**	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	10 years 2037-2046
TOTAL ACCOUNTED FOR	476,799.69	581,531.54	653,741.66	278,911.61	258,974.89	344,207.38	270,336	364,172	480,916	597,650	716,197	462,259	588,078	702,747	814,672	941,429	996,181	2,787,334

RESERVE ANALYSIS 2026-2046

		PROJECTED RESERVE ANALYSIS										
	CAPITAL ASSETS											
44	Equipment: maintenance, audio visual, security	336	336	336	336	336	336	336	336	336	336	3,360
45	Road Chipseal	81,720	81,720	81,720	81,720	81,720	81,720	81,720	81,720	81,720	81,720	817,200
46	Runway Overlay	26,923	26,923	26,923	26,923	26,923	26,923	26,923	26,923	26,923	26,923	269,230
47	Runway Crack Seal & Resurface and millings for edges	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	80,000
48	Paint on Runway and Roads	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	28,000
49	Signage	275	275	275	275	275	275	275	275	275	275	2,750
50	Community Center Heat Pumps/Air Conditioners	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	2,267	22,670
51	Community Center Windows and Doors	634	634	634	634	634	634	634	634	634	634	6,340
52	Community Center Interior Paint	338	338	338	338	338	338	338	338	338	338	3,380
53	Community Center Cabinets and Counters	634	634	634	634	634	634	634	634	634	634	6,340
54	Community Center Appliances	100	100	100	100	100	100	100	100	100	100	1,000
55	Community Center Fixtures	130	130	130	130	130	130	130	130	130	130	1,300
56	Community Center Furnishings	340	340	340	340	340	340	340	340	340	340	3,400
57	Gates	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	14,400
58	Gate Openers	415	415	415	415	415	415	415	415	415	415	4,150
59	Gate Operating System	955	955	955	955	955	955	955	955	955	955	9,550
60	AWOS	535	535	535	535	535	535	535	535	535	535	5,350
61	Security Cameras	538	538	538	538	538	538	538	538	538	538	5,380
62	**RESERVES REQUIREMENT TOTAL PER YEAR**	128,380	128,380	128,380	128,380	128,380	128,380	128,380	128,380	128,380	128,380	1,283,800
63	LESS RESERVES SPENT ON CAPITAL EXPENDITURES	23,500	0	0	0	372,300	0	10,700	19,100	0	71,550	6,775	2,006,200
64	ANNUAL RESERVE BALANCE		128,380	128,380	128,380	-243,920	128,380	117,680	109,280	128,380	56,830	121,605	-722,400
65	**CUMULATIVE RESERVE BALANCE REQUIREMENT**		**128,380**	**256,760**	**385,140**	**141,220**	**269,600**	**387,280**	**496,560**	**624,940**	**681,770**	**803,375**	**80,975**
66	ENDING SAVINGS BALANCE		317,973	431,085	544,859	287,898	404,642	516,286	618,836	744,815	795,640	911,076	29,333
67	**EXCESS OF SAVINGS/CD OVER (UNDER) CUMULATIVE RESERVE BALANCE**		**189,593**	**174,325**	**159,719**	**146,678**	**135,042**	**129,006**	**122,276**	**119,875**	**113,870**	**107,701**	**-51,642**

ASSESSMENTS

HISTORIC ASSESSMENTS	**YEAR**	**AMOUNT**	**INCREASE $**	**INCREASE %**
	2018	$ 850.00		
	2019	$ 850.00	$ -	0.00%
	2020	$ 875.00	$ 25.00	2.94%
	2021	$ 900.00	$ 25.00	2.86%
	2022	$ 925.00	$ 25.00	2.78%
	2023	$ 1,000.00	$ 75.00	8.11%
	2024	$ 1,100.00	$ 100.00	10.00%
	2025	$ 1,200.00	$ 100.00	9.09%
BUDGETED ASSESSMENT	**2026**	**$ 1,200.00**	$ -	0.00%
PROJECTED ASSESSMENTS for RESERVE ANALYSIS	2027	$ 1,200.00	$ -	0.00%
	2028	$ 1,200.00	$ -	0.00%
	2029	$ 1,200.00	$ -	0.00%
	2030	$ 1,300.00	$ 100.00	8.33%
	2031	$ 1,300.00	$ -	0.00%
	2032	$ 1,350.00	$ 50.00	3.85%
	2033	$ 1,350.00	$ -	0.00%
	2034	$ 1,400.00	$ 50.00	3.70%
	2035	$ 1,400.00	$ -	0.00%

EAGLE ROOST MANAGEMENT, INC. RESERVE ANALYSIS FEBRUARY 2026

Capital Expenditure Analysis by Item									Annual Replacement Requirements												
Line	Component Description	Actual Cost	2026 Estimated Replacement Cost	Year Placed in Service	Estimated Useful Life in Years	Remaining Useful Life	Estimated Replacement Cost at 3% Annual Inflation	Annual Reserve Requirement	Next Replacement Year	2025 Actual Costs	2026 Budgeted Costs	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected	2033 Projected	2034 Projected	2035 Projected	2036 Projected	2037-2046 Projected
	Equipment (Tractor, Loader, Mower, Sweeper)	unknown	repairs only in budget	unknown	40	10	n/a	n/a	n/a													
	Garden Tractor trade on new JD mower	unknown	trade in	unknown	20	10	n/a	n/a	n/a													
26	Misc. Equipment		2,500	2026	10	10	3,359	336	2036		2,500										3,359	
27	Road Chipseal Phase I	484,563		2023	15	12	755,000	50,333	2038													755,000
27	Road Chipseal Phase II	124,625		2024	15	13	195,000	13,000	2039													195,000
27	Road Chipseal Phase III	161,900		2025	15	14	275,800	18,387	2040	161,900												275,800
27	Road Chipseal Phase IV 511th Ave N of Runway	rejuvenator in 2025 only		2025	5	4	incl in runway cost in 2030		2030													55,000
28	Runway Complete Overlay	237,783		2017	13	4	350,000	26,923	2030						350,000							545,000
29	Runway Crack Seal and Resurface	29,626		2025	5	4	40,000	8,000	2035	30,000										40,000		99,000
30	Paint on Runway and Roads	11,059		2025	5	4	14,000	2,800	2030	11,000	2,000				14,000					16,000		40,000
31	Signage		3,000	2026	20	20	5,500	275	2046		3,000											5,500
32	Community Center Heat Pump/Air Conditioner 1	9,600		2022	15	12	15,000	1,000	2037													15,000
32	Community Center Heat Pump/Air Conditioner 2		12,000	2026	15	15	19,000	1,267	2041		12,000											19,000
33	Community Center Windows & Doors		10,000	2013	50	39	31,700	634	2064													
34	Community Center Interior Paint		5,000	2013	20	10	6,750	338	2035											6,750		
35	Community Center Cabinets & Counters		10,000	2013	50	39	31,700	634	2064													
36	Community Center Appliances		1,500	2013	20	10	2,000	100	2035											2,000		
37	Community Center Fixtures (sinks, toilets, etc.)		2,000	2013	50	39	6,500	130	2064													
38	Community Center Furnishings		5,000	2013	20	10	6,800	340	2035											6,800		
39	Gates	16,405		2009	50	35	72,000	1,440	2060													
40	Gate Openers	4,605		2010	20	5	8,300	415	2030						8,300							
41	Gate Operating System	10,580		2023	20	18	19,100	955	2033									19,100				
42	AWOS	5,920		2022	20	17	10,700	535	2032								10,700					
43	Security Cameras, perimeter monitoring, audio, visual and IT equipment		4,000	2026	10	10	5,375	538	2036		4,000										5,375	1,900
	TOTAL							**128,379**		**202,900**	**23,500**	**-**	**-**	**-**	**372,300**	**-**	**10,700**	**19,100**	**-**	**71,550**	**8,734**	**2,006,200**

NOTES AND ASSUMPTIONS

LINE	REVENUE
1	Assessments: 121 Lots owned by members. Proposed to remain at $1,200 through 2029, then $1,300 in 2030, $1,350 in 2032 and $1,400 in 2034 to ensure adequate funds for operating expenses and reserves.
3	Assessment Interest: Charged at 10% per anum on delinquent assessments. We do not budget for any interest as we expect to collect assessments by the due date.
4	Lien/Collection Fees: Charge to member based on out of pocket costs to collect delinquent assessments and collected when the delinquency is resolved. We do not budget for any fees as we expect to collect assessment without taking legal action.
6	Investment Interest: Projected earnings are estimated at 3.0% estimated average savings/CD balance over the year.
7	Reimbursements: Historical reimbursements recorded in 2021-2023 and 2025. We do not budget for any reimbursements.
8	Donations: This is donations received from members.
9	Miscellaneous: EAA pays ERM for use of the community center at $20 per meeting for 8 meetings during the year = $160. Extra gate remotes are sold to members at $35 each. Petty cash from contributions for beverages consumed from the refrigerator at the community center.
10	Investment Adjustment: ERM incurred an early withdrawal penalty in 2022 and 2023 for cashing in a CD prior to maturity to pay for capital expenditures. This item is not budgeted for in the future as we expect to stagger CD maturity dates to coincide with planned capital expenditures.
11	Insurance Claim: ERM filed a claim for damage to the community center from leaking windows. This item is not budgeted for in the future as claims are related to unplanned events and are expected to offset associated unplanned repair expenses.
	OPERATING EXPENSES
13	Maintenance supplies, fuel, chemical, parts, windsocks, paint, etc.: Annual increases of 3% are projected.
14	Maintenance labor and community center cleaning: Beginning in 2023, all labor for mowing, maintenance and repairs has been donated by members. However, members have requested resumption of a regular maintenance contractor to keep up with items falling through the cracks - estimated at 20 hours per month x $30 per hour = $600 per month. The community center cleaning currently costs $100 per month. Annual increases of 3% are projected.
15	Equipment Repairs: The main expenses have been for the tractor, mowing equipment and gate system. Annual increases of 5% are projected.
16	Community Center Repairs: The windows, sheetrock and paint were repaired in 2024, invoiced in March 2025 in the amount of $2,920. Minimal repairs are anticipated annually due to limited use of the facility. Annual increases of 3% are projected.
17	Office Expense: This is for postage, annual meeting mailings, welcome packet printing, annual directory printing, office supplies, meeting costs, community center supplies etc. Annual increases of 3% are projected.
18	Utilities: Includes monthly charges for electricity, water and Wi-Fi. 2026 monthly costs are projected to decrease by $100 per month by switching from Table Top Telephone to Starlink for Wi-Fi service. Annual increases are projected at 5% thereafter.
19	Miscellaneous Operating Expenses: Include website hosting and domain registration, gifts, donations, hats, gate remotes etc. Annual increases are projected at 3%.
20	Airport Liability Insurance: This policy renewed in 2025 for a 3 year period at $3,794 per year. A 20% increase is budgeted every 3 years.
21	Community Center Property Insurance: This policy is renewed annually. A 15% increase is budgeted for 2026 with annual increases of 15% annually thereafter.
22	Directors and Officers Insurance : This policy is renewed annually. A 15% increase is budgeted for 2026 with annual increases of 15% annually thereafter.
23	Legal Expenses: For filing liens related to delinquent assessments, attorney consultation fees on airpark matters, review of revisions to the Bylaws and CC&R's, etc. $5000 is budgeted again for 2026, with annual increases of 5% thereafter.
24	Federal Income Tax paid on net investment earnings calculated at 25% of estimated investment interest income.
25	Property Tax on ERM community center lot. This is a nominal charge assessed by Maricopa County with minor annual increases projected.
	CAPITAL EXPENSES - refer to the reserve analysis for costs, remaining useful life & timing of expenditures. The future cost is based on 3% annual increases over the actual cost or current replacement cost.
26	Equipment: Provision for miscellaneous maintenance equipment purchases in 2026 to be replaced every 10 years
27	Road Chipseal: Phase I 2023, Phase II 2024, Phase III 2025, Phase IV 2026 of $35,000 was deleted as extra fog seal product from Phase III was applied to 511th. Next major chipseal of all roads and taxiways is projected every 15 years thereafter. However, depending on how the rejuvenator product holds up on the runway and 513th, it may be more cost effective to apply rejuvenator every 5-8 years depending on cracks and condition of the chipseal. If so, the reserve requirement for the roads could be reduced.
28	Runway Overlay: Complete in 2030 and every 15 years thereafter. However, if the rejuvenator product applied in 2025 holds up and cracks are not a major issue, then a major overlay may be able to be delayed beyond 2030.
29	Runway edge millings in February 2025. Runway crack seal, resurface and edge millings in May 2025 and every 5th year between complete overlay.
30	Paint on Runway and roads applied in 2025 and projected every 5 years thereafter.
31	Signage throughout the airpark proposed to be refreshed in 2025 and every 20 years thereafter.
32	Community Center Heat Pumps/Air conditioners: One was replaced in 2022 and budgeted to replace second unit in 2026 and every 15 years thereafter.
33	Community Center Windows and Doors. The windows were repaired in 2024 extending their useful life. Project replacement of windows and doors in 2064
34	Community Center Interior Paint is projected to be redone in 2035.
35	Community Center Cabinets and Counters are projected to be replaced in 2064.
36	Community Center Appliances are projected to be replaced in 2035.
37	Community Center Fixtures are projected to be replaced in 2064.
38	Community Center Furnishings are projected to be replaced in 2035.
39	Metal Gates are projected to be replaced in 2060.
40	Gate Openers are projected to be replaced in 2030 and every 20 years thereafter.
41	Gate Operating System was replaced in 2023 and is projected to be replaced every 20 years.
42	AWOS was purchased in 2022 and is projected to be replaced every 20 years.
43	Security and IT Equipment: Provision for purchase of new security cameras, perimieter monitoring, audio, visual and IT equipment in 2026, and are proposed to be replaced every 10 years thereafter.

RESERVE ANALYSIS - refer to the reserve analysis for costs, remaining useful life & timing of expenditures. The future cost is based on 3% annual increases over the actual cost or current replacement cost.

44-61 The annual reserve requirement is based on the future replacement cost divided by the estimated useful life of the asset.

62 The annual reserve requirement per year is a sum of each item.

63 The amount projected to be spent on capital expenditures out of the reserve.

64 Security Cameras and Perimeter Monitoring, AV & IT

65 The cumulative reserve balance from year to year over the period analyzed.

66 The ending savings/cd balance from the budget.

67 The excess of savings/cd over (under) the cumulative reserve balance, which needs to be a positive number to be considered an HOA with adequate reserves.

Gmail **Secretary Eagle Roost Airpark <eagleroostsecretary@gmail.com>**

Fwd: Special use permit completion

1 message

Bob Symns <president@eagleroost.org> Tue, Feb 17, 2026 at 3:37 PM
To: Leighman <leighman@inbox.com>, Zogy <dazict@hotmail.com>, vicepresident@eagleroost.org, Julie Moore <Jmoore11199@earthlink.net>, Scott Porter <skotport@hotmail.com>, Secretary Eagle Roost Airpark <eagleroostsecretary@gmail.com>, Shirl AND DORTHY Dickey <kshirlan@gmail.com>, "Brian Paden ER:" <bdpaden@yahoo.com>

Directors, here is one of my conversations with Mr. Wilson.
Bob

Begin forwarded message:

From: Bob Symns <president@eagleroost.org>
Date: January 20, 2026 at 6:50:28 PM MST
To: Gene Wilson <fastbuggy123@gmail.com>
Subject: Re: Special use permit completion

Gene, reference to special use permit is the county planning and zoning that are trying to enforce the 1978 special use permit amendment that changed and added more acreage to the original 1974 special used permit. Their rules are obviously for the purpose of building permits are something that we cannot control as an HOA.
Having said that, I believe that they need to review their policy as the 1974 special use permit should govern all properties within that original special use permit and then the 1978 permit that added additional acres should pertain only to the additional acres, in my way of thinking. So logically if someone would have put in for a building permit with the county in 1975, or 1976 or 1977 or basically anytime prior to the additional acreage being accepted on their special use permit, what would they have required for a setback then? I submit that they would have to go to their own regulation 1111.3 which is 140 foot set back from the center line of the runway.
This week I will contact them and see if they follow my logic and maybe we can fix this. Otherwise, the land owners who are affected may have to go to the board of adjustment to get this resolved. The HOA rules as they stand now would allow a 140 foot setback.
I will let you know what I find out and keep you apprised
Sincerely,
Bob Symns

On Jan 19, 2026, at 12:07 PM, Gene Wilson <fastbuggy123@gmail.com> wrote:

Good morning Bob, checking in to see if the SUP is going to be completed by submitting the appropriate application to amend the 100’ side yard setback to the 60’ side yard setback as described in the 1993 CC& R approved document.

We have folks interested in buying our runway lot but can’t tell them what the setback will be in the future.

As you are aware, the board has a fiduciary duty to resolve any issue that has become known to the HOA in the most expedient manner.

This issue has been known for many months now. Several lot owners have been affected.

I believe the remedy to be relatively straight forward by completing the amendment to the SUP, or adjusting the opposite side yard setback to compensate for the lost use of building envelope.

Either way this issue must be resolved.

Sincerely, Gene and Lynda Wilson

January 24, 2026

Eagle Roost Airpark Board of Directors
P. O. Box 187
Aguila, AZ 85320

To the Board of Directors:

Kindly review the information provided below, which we are sharing to promote effective collaboration. Please note the underlined words and phrases below contain active hyperlinks.

In Arizona, HOA board members hold a fiduciary duty to act in good faith, in the best interests of the community, and with reasonable care, prioritizing the association over personal interests. They must follow governing documents and state laws, maintain financial transparency, and make informed decisions, such as conducting reserve studies to protect assets.

Key aspects of Arizona HOA fiduciary duty include:

- **Duty of Care:** Making well-informed, prudent decisions based on facts, expert advice, and consistent enforcement of rules.

- **Duty of Loyalty:** Acting in good faith, avoiding self-dealing, and placing the community's interests above personal, financial, or family gain.

- **Duty to Act Within Authority:** Operating within the scope of the association's governing documents (CCR's) and Arizona law, specifically the Arizona Planned Communities Act (see attached).

(928)240-1244

Fastbuggy123@gmail.com

- **Hierarchy of Rules**: Recorded CCR's sit at the top of the hierarchy, followed by Bylaws, and then Board-adopted rules, all of which must comply with state law.

Breach of Duty and Liability
A breach occurs when board members act in self-interest, fail to maintain assets, or enforce rules inconsistently. While state laws often protect directors from personal liability, willful misconduct or bad faith actions can lead to personal liability and lawsuits.

The building setbacks on page 4, section N of the Special Use Permit approved by Maricopa County on July 31, 1978, are inconsistent with those outlined in Amendment 3 to the Declaration of Covenants, Conventions and Restrictions (CCR's) filed on April 6, 1993. This inconsistency is known to the board and must be remedied on behalf of affected lot owners.

While a municipality may grant a Special Use Permit, the property remains subject to the stricter Covenants, Conditions, and Restrictions (CCR's) of the HOA. Therefore, we respectfully request that our current Board of Directors resolve this inconsistency in a timely manner.

Sincerely,

Gene and Lynda Wilson

Gmail **Secretary Eagle Roost Airpark <eagleroostsecretary@gmail.com>**

Fwd: action request from taxiway lot owners Gene and Lynda Wilson

1 message

Bob Symns <president@eagleroost.org> Tue, Feb 17, 2026 at 3:31 PM
To: Leighman <leighman@inbox.com>, Zogy <dazict@hotmail.com>, Secretary Eagle Roost Airpark <eagleroostsecretary@gmail.com>, vicepresident@eagleroost.org, Scott Porter <skotport@hotmail.com>, Julie Moore <Jmoore11199@earthlink.net>, Shirl AND DORTHY Dickey <kshirlan@gmail.com>, "Brian Paden ER:" <bdpaden@yahoo.com>

This is my response to the Wilson's after I received their email. I have also spoken to Mr. Wilson on the phone since this letter. I'll explain it to you all at the meeting.
Bob

Begin forwarded message:

From: Bob Symns <president@eagleroost.org>
Date: January 26, 2026 at 3:51:02 PM MST
To: Lynda Wilson <flysilly@gmail.com>
Subject: Re: action request from taxiway lot owners Gene and Lynda Wilson

We have received your correspondence and it will be shared with the Board of Directors. You should take note that the HOA covenant conventions and restrictions are more lenient than the county planning and zoning commission.
The matter will be under advisement and we will get back to you
Sincerely,
Bob Symns, president ERM Inc

On Jan 24, 2026, at 9:27 PM, Lynda Wilson <flysilly@gmail.com> wrote:

Good evening -

Attached please find an action request from us related to our taxiway property in the airpark.

Thank you,

Gene and Lynda Wilson

<HOMEOWNERS' ASSOCIATIONS 2024.PDF#_~_text=The CC&Rs constitute the enabling document, which,buys a home in such a development,.pdf>

<Eagle Roost BOD 01-24-2026.docx>