Eagle Roost Board Meeting September 17, 2025
Minutes dated September 19, 2025
Approved October 15, 2025

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

Board Members in Attendance: Glenda Sorotski, Shirl Dickey, Sherri Eiting, and Julie Moore. Board Members attending via video conference or teleconference: Leigh Allen and Scott Porter. Board Member not in attendance: Brian Paden, Bob Symns, Dale Zogleman

Review and Approval of May Minutes: In past meetings a motion passed to not read the minutes unless a Board Member wants them read.

May 21, 2025, Regular Board Meeting: Glenda provided clarification regarding the following excerpt:

> There is also a statutory requirement for architectural committees to conduct reviews of projects under construction per AZ 33-1817 B.2.(c) *"The association must provide for at least two on-site formal reviews during construction for the purpose of determining compliance with the approved plans. The member or member's agent shall be provided the opportunity to attend both formal reviews. Within five business days after the formal reviews, the association shall cause a written report to be provided to the member or member's agent specifying any deficiencies, violations or unapproved variations from the approved plans, as amended, that have come to the attention of the association."* The Architectural Committee had not been completing the on-site formal reviews in the past.

Per AZ 33-1817 the above applies only if we charge the member a security deposit to secure completion of the member's construction project. Eagle Roost does not charge security deposits, so the requirement for formal reviews is not necessary. Motion made by Julie Moore to accept the minutes. Second by Shirl Dickey. Motion carries unanimously.

Treasurer's Report: Refer to the attached Treasurer's Report. With respect to reserves for future capital expenditures, Glenda presented the idea of a transfer fee upon sale of properties within Eagle Roost. Many HOA's charge a "transfer or capital fee" upon sale which is typically a small percentage of the sale price, such as ½ of 1.0%. This allows the HOA to control annual HOA assessment increases as we would receive periodic infusions into the reserve fund from the transfer fees. Many members in HOA's like this as the annual fees are controlled (which is important to those on fixed retirement incomes) and they can defer charges to the future when their property sells, typically at an appreciated value. Charging such a fee would require a change to the CC&Rs. This is just an idea to contemplate given the number of increases in the assessment that we have had over the past 4 years.

Audit Report: An audit of the financial records is required within 180 days of fiscal year end. The Board elected to conduct an internal audit rather than pay a CPA firm to conduct the audit to keep costs under control. Glenda Sorotski thanked Tina Perrazo and Shannon Allen for conducting the audit. The methodology of the audit, findings and recommendations were discussed. Per the recommendations from the auditors, Glenda Sorotski is going to change the practice of requiring a second board member approval for reimbursable expenses over $500.00 rather than every single transaction; she will be requesting original receipts for all reimbursable items, other than digital retailers, such as Amazon; she will work with Shannon Allen to explore a software system to collect and automate data entries and to develop written financial and audit policy & procedures . Motion made by Julie Moore to accept the report. Second by Shirl Dickey. Motion carries unanimously.

Secretary Report: Refer to the attached Secretary's Report. There was discussion about the community center insurance premium increase. Contributing to the increase was a higher replacement cost of the building, and potentially the claim that was filed last year.

Architectural Report: Refer to the attached Architectural Committee Report. Shirl Dickey reviewed some of the past architectural approvals and provided an update on the status of a few projects. He will continue to monitor the status of the ongoing construction projects. The architectural committee will review all requests and make recommendations to the board. The architectural committee meetings will be incorporated in the board meetings to comply with Arizona open meeting requirements. Shirl discussed the process of how submissions to the architectural committee will be reviewed, including variance requests or submission in violation of the CC&Rs, communication with the member and approval process.

Maintenance Report: See attached Maintenance Report. Scott Porter provided an update on maintenance completed, repairs completed, an update on the road and runway project, and YTD expenses vs. budget. He provided details on the north gate and controller repairs. He provided a recap of the results of Phase III of the road and runway project. Scott said that we will need volunteers to help clear brush along the perimeter fences, ongoing mowing (especially with all of the rain this year) and to sweep the roads after the monsoonal rains are finished for the season. Anyone who wishes to volunteer for other projects, please talk to Scott and we will find a way to use your talents. Scott is conducting at least weekly inspection for debris on the runway. He has an A-36 talk pod radio that he keeps in his car to monitor air traffic and recommends that anyone who want to monitor the radio activity in addition to making visual observations, they cost less than $35 and are a handy device to keep in your car for safety when crossing the runway thresholds.

Community Center Report: Julie Moore indicated that there are no updates from the community center working group members.

By-Laws and CC&R Working Group: The working group is still working on the wording for the Livestock section of the CC&R's and in the building section. An update will be provided at the next Board meeting in October.

Operations and Policy Manual Working Group: The group will continue to work on gathering historical records and information. There are few historical record books in the community center. If anyone has any historical documents, binders, files, etc. please bring them to the community center so that we can organize them. Other items that need to be updated/developed are the Architectural Guidelines and Approval Procedure, Financial Policy and Procedures, Compliance Policy, Welcome Packet, etc. Shannon Allen volunteered to help set electronic records retention.

OLD BUSINESS:

1) None

NEW BUSINESS:

1) Move AWOS to the community center which is currently located in Bob Symns hangar. When the system needs to be reset, it would be easier to access it in the community center than having to get someone to go into Bob's hangar during his absence. It was originally put in Bob' hangar because we did not have internet service at the community center. Now that we have internet access at the community center, it can be located at the community center. Julie asked how much it would cost to move it. There will be no new equipment required. Scott described the equipment and that the outside equipment, cable and inside equipment all need to be moved

and that we could move it ourselves without hiring someone from the outside. He expects the costs to be minimal for some connectors, a reinforcement on the roof, etc. Adam Weaver volunteered to help move the system. Glenda Sorotski made a motion to move the AWOS to the community center. Discussion was held regarding the costs and a plan of execution on the mechanics of moving it. Scott stated it would not be moved until Bob Symns returns to Eagle Roost later this fall as access to his hangar is required. Glenda Sorotski made a revised motion to move the AWOS system to the community center subject to the costs not exceeding $200 and that a plan of execution be submitted to the board at the next meeting. Second by Shirl Dickey. Voting Yes: Shirl Dickey, Glenda Sorotski, Leigh Allen, Scott Porter. Voting No: Julie Moore, Sherri Eiting. Motion carries.

General Member Discussion: Discussion on software, subscriptions, accounting systems, digital storage of records, a discussion board available to all members, requirement for all members to have an email address for more efficient communication. Sherri Eiting inquired about who would have access to all of the electronic records that Glenda is keeping, should something happen to her. Julie Moore suggested that there be a back-up person who knows how to use the financial records spreadsheets. Discussion was held about back up of records on an external device, and procedures for the back-up person to assume responsibility and duties. Shannon Allen and Adam Weaver offered several solutions to digitize our records, prepare operational policy and procedures, back-up procedures, etc. and volunteered to help us set things up. Scott suggested that we add this topic to the agenda for a future meeting.

Motion to adjourn by Julie Moore. Second by Leigh Allen. Motion carries unanimously.

Meeting adjourned at 10:46 am.

Submitted by:

Glenda Sorotski, Secretary/Treasurer

EAGLE ROOST MANAGEMENT, INC.
Financial Report
August 31, 2025

Glenda Sorotski
Treasurer

Treasurer's Narrative Report
August 31, 2025

Balance Sheet: As of August 31, 2025, we have $41,394.81 in liquid assets (checking and savings) which includes funds for annual operating expenses and reserves for capital repairs and purchases. Annual assessment were invoiced in March 2025 for a total of $145,200 due no later than June 1, 2025. As of August 31 we received $144,600 leaving $600 still due which is the accounts receivable balance. The $600 was collected on September 6, 2025 resulting in 100% of 2025 annual assessments paid. Fixed assets (equipment land and building) remain at $126,697.73 with no changes from the prior month. Total assets are at $168,692.54. There are no liabilities resulting in net equity of $168,692.54. Refer to the Schedule for "Pavement" for the details of road and runway repairs and accounting treatment thereof.

Income Statement: Monthly income was $4,606.50 with $4,500.00 from assessments, $25 from one cap sale and $81.24 from investment earnings. Note: $8,400 of the 2025 assessments were collected in March 2025, which are recorded in the prior fiscal year income and $2,400 were collected near the end of August but not deposited until the beginning of September. Therefore, the YTD assessment income does not equal the amount of assessments received. Monthly operating expenses were $6,245.87 for supplies, community center cleaning, repairs, utilities, airpark liability insurance and community center property insurance. There were no capital expenditures for the month of August. Year to date total revenue is $136,276.60. Year to date operating expenses are $11,210.06 and capital expenditures are $202,649.49 for total expenses of $213,859.55 resulting in a year to date net loss of ($77,583.25). 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 $133,800.00 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 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. The annual assessment was due by June 1, 2025 to avoid interest and other collection expenses incurred by Eagle Roost Management, Inc.. A first notice was sent to members who had not yet paid on May 5, 2025 and Past Due Notices were mailed on July 21, 2025. Collection calls were made in August. As of August 31, 2025 all but $600 of the 2025 annual assessments were collected, with the balance of $600 collected on September 6, 2025. Of the $144,600 received, $8,400 was collected in March 2025 (the prior fiscal year) and $136,200 was received in the current fiscal year.

Posting: The year to date financial report through 8-31-25 will be posted to the ERM website under the "Reports" tab.

EAGLE ROOST MANAGEMENT, INC.
Balance Sheet
August 31, 2025

ASSETS

Cash		
Chase Checking 1604	$	5,243.89
Live Oak Savings 5609 3.35% APY		36,150.92
Total Cash	**$**	**41,394.81**
July 31, 2025		
Accounts Receivable		
Assessments	$	600.00
Late Fees/Interest		-
Collection Fees		-
Total Accounts Receivable	**$**	**600.00**
Fixed Assets		
Equipment	$	58,886.00
Land		1.00
Building		126,327.06
Less: Accumulated Depreciation		(58,516.33)
Total Fixed Assets	**$**	**126,697.73**
ASSETS TOTAL	**$**	**168,692.54**

LIABILITIES & EQUITY

Liabilities		
Accounts Payable	$	-
Total Liabilities	**$**	**-**
Equity		
Retained Earnings	$	168,692.54
Total Equity	**$**	**168,692.54**
LIABILITIES AND EQUITY TOTAL	**$**	**168,692.54**

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

INCOME	**Current Month**	**Year to Date**
Member Assessments	$ 4,500.00	$ 133,800.00
Assessment Interest	-	-
Lien/Collection Fees	-	-
July 31, 2025	-	-
Investment Interest	81.50	1,623.00
Reimbursements	-	-
Donations	-	350.00
Miscellaneous and Rental	25.00	503.30
Investment Adjustment	-	-
Insurance Claim	-	-
INCOME TOTAL	**$ 4,606.50**	**$ 136,276.30**
EXPENSES		
Operating		
Maintenance (supplies, fuel, chemical, parts, windsocks, etc.)	$ 48.69	$ 370.01
Maintenance labor & Community Center cleaning)	100.00	500.00
Equipment Repair (gates, tractor, mower, lights, AWOS)	16.00	82.77
Community Center Repairs (windows, paint, locks, plumbing, electrical, etc.)	-	-
Office Expenses (postage, mailings, supplies, meetings, welcome packets, etc.)	-	270.94
Utilities (electricity, water, Wi-Fi)	431.18	2,119.00
Misc operating (website hosting & domain, hats, gifts, donations)	-	583.34
Airport liability insurance	3,794.00	3,794.00
Community Center insurance	1,856.00	1,856.00
Directors & Officers Insurance	-	1,634.00
Legal	-	-
Federal income tax	-	-
Property Tax	-	-
Total Operating Expenses	**$ 6,245.87**	**$ 11,210.06**
Capital		
New Equipment (Tractor, Mowers, Sweeper)	$ -	$ -
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	**$ -**	**$ 202,649.49**
EXPENSE TOTAL	**6,245.87**	**213,859.55**
NET INCOME	**$ (1,639.37)**	**$ (77,583.25)**
RECONCILIATION		
Beginning Cash and Investments	**$ 43,034.18**	**$ 118,978.06**
Net Income (Loss)	$ (1,639.37)	$ (77,583.25)
Ending Cash & Investments	**$ 41,394.81**	**$ 41,394.81**

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								133,800.00	145,200	-11,400.00
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								1,623.00	780	843.00
7	Reimbursements	66.66	2,308.50	180.00	0.00	0	0.00												0.00	0	0.00
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								503.30	400	103.30
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136,276.30	146,580	-10,303.70
	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	41,394.81	0.00	0.00	0.00	0.00	0.00	0.00	255,254.36	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								370.01	4,000	3,629.99
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								500.00	1,200	700.00
15	Equipment Repair (gates, tractor, mower, lights, AWOS)	0.00	5,460.05	1,117.38	799.90	3,750	0.00	23.38	43.39		16.00								82.77	3,750	3,667.23
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												270.94	1,000	729.06
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								2,119.00	5,900	3,781.00
19	Misc operating (website hosting & domain, hats, gifts, donations)	410.20	1,693.70	1,703.88	752.80	1,200	583.34												583.34	1,200	616.66
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												0.00	7	7.00
	CAPITAL EXPENSES				0.00														0.00	0	0.00
26	New Equipment (Tractor, Mower, Sweeper)	108.49		211.51	237.62	0	0.00												0.00	0	0.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213,859.55	241,265	27,405.45
	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213,859.55	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
July 31, 2025

EAGLE ROOST MANAGEMENT, INC.
Member Assessment Aged Receivables
August 31, 2025

Members	Lot #	Total Assessment Due	Interest, Fees, Collection	Current	30 Days	60 Days	Over 90 Days	Status
Pierce(Cheryl) - Michael Culpepper	47	$ 600					$ 600.00	Paid in full 9/6/25.
ACCOUNTS RECEIVABLE 8-31-25		**$ 600**					**$ 600.00**	

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	16,405		0	5	3,281	16	16,405
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
Total		**58,886**						**50,170**

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	22,000	0	1,467	21	22,000	
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		**2,099,146**				**1,139,765**	
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**

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	10.34	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						
		195,106.66			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													
	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																				
		6,197.18			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**

EAGLE ROOST MANAGEMENT, INC. INTERNAL FINANCIAL AUDIT
FISCAL YEAR APRIL 1, 2024 – MARCH 31, 2025

	April	May	June	July	August	September	October	November	December	January	February	March
All bank deposits / credits are recorded correctly in the Income Ledger	True	True	True	True	True	True	True	True	True	True	True	True
All bank withdrawals / debits are recorded correctly in the Expense Ledger	True	True	True	True	True	True	True	True	True	True	True	True
All expenses have an invoice and payment authorization form except monthly utilities set up on auto pay (Aguila Water, APS, Tabletop Telephone).	True	True	True	True	True	True	True	True	True	True	True	True
All transfers between Chase Bank and Live Oak Bank reconcile on the bank statements	True	True	True	True	True	True	True	True	True	True	True	True
Bank Statement Ending Balances match the Balance Sheet	True	True	True	True	True	True	True	True	True	True	True	True
Income and Expense Ledger totals by line are correctly recorded in the monthly and year to date columns on the Income Statement	True	True	True	True	True	True	True	True	True	True	True	True
Reconciliation of Cash on the Income Statement and Budget Monitoring	True	True	True	True	True	True	True	True	True	True	True	True
Income Statement Line Totals are correctly entered in Budget Monitoring	True	True	True	True	True	True	True	True	True	True	True	True
Material variances between actual and budgeted amounts are explained in the financial statement narrative	True	True	True	True	True	True	True	True	True	True	True	True
Tax Return figures are correctly entered from the FYE Income Statement and Ledgers and return is filed within 180 days of FYE – by 9/30	True											
1099's Issued in January to all freelancer or independent contractors with annual payments of $600 or greater										True		

DETAILS OF ANY "NO" RESPONSES	N/A
OTHER FINDINGS AND/OR OBSERVATIONS	Minimal clerical errors: Jul 2024 .01 off on investment likely due to excel rounding rules in excel March has input error but source of truth correct for Live Oaks Income lines. Totals not affected Early payments for dues are reflected via variances and affect cash flow No written for day to day accounting and auditing

RECOMMENDATIONS	Explore using software system to collect income and expense data including automations Original receipts or live receipts (digital retailers like amazon) should be provided or reimbursements should be withheld Explore updates to website and including a discord server for communication Write Policy and procedure document		
AUDIT CONDUCTED BY	Christine Perazzo (Name and Signature) Christine Perazzo	Shannon Allen (Name and Signature)	9/14/25 Date
TREASURER REVIEW AND RESPONSE	Original invoices to be required for reimbursement unless it's a live invoice (Amazon invoice) Change dual authorization to amounts exceeding $500 Work with auditors to establish written policies and procedures Explore software options to automate accounting		
TREASURER	(Name and Signature) Glenda Sevatski		9/14/25 Date
BOARD REVIEW AND RESPONSE			
BOARD PRESIDENT & VICE PRESIDENT	(Name and Signature)	(Name and Signature)	Date

Eagle Roost Management, Inc.
Secretary Report
9-17-25

Ownership Changes –

Sale of Lot #127 from Julie Moore to Maurice Colontonio closed on May 30, 2025.

Pending Sale of Lot #78 is estimated to close on October 1, 2025.

Bank Accounts – No changes or updates to report.

Arizona Corporation Commission – The annual corporate report was filed on August 20, 2025.

Correspondence – The FAA send a package of information related to the proposal to amend the special use airspace military operations areas in Arizona which will impact operations near Eagle Roost Airpark.

Legal – No new legal matters.

Insurance –

Directors and Officers Insurance: We received a quote from Burns and Wilcox LTD for renewal of the United States Liability Insurance Company (USLIC) policy for Directors and Officers Liability Coverage with an annual premium of $1,634 which is the same policy premium of $1,309 as last year and but included an increase in the Broker Fee from $300 to $325. The policy with USLIC was renewed through Burns and Wilcox for a one-year term with an annual premium of 1,634.

Airpark Liability Insurance: We received a quote from Pik West Insurance Agency for renewal of the Chubb Liability policy with an annual premium of $3,794, which is the same as last year and included an increase in the Fire Damage Limit from $50,000 to $100,000 at no additional charge. We received a quote from Southwest Aviation Insurance for the liability policy with an annual premium of $4,073 for a comparable policy and deductible. The policy with Chubb was renewed through Pik West Insurance Agency for a three-year term with an annual premium of $3,794.

Community Center Property Insurance: We received a quote from Pik West Insurance Agency for renewal of the Traveler's Insurance policy for the community center with an annual premium of $1,856 vs. last year at $1,547 due to an increase in the value of the building. The agent noted " *the building value was slightly increased due to inflation and cost of repair increases. As such, the annual premium increased year over year, which we continue to anticipate for this type of business*. We requested a quote from Southwest Aviation Insurance for the building but did not receive one back

from them. The policy with Travelers was renewed through Pik West Insurance Agency for a one-year term with an annual premium of $1,856.

Emergency Contact List: Due to recent tragic events that have occurred, it was suggested in May that we establish an emergency contact list that will be available if necessary. This will be an unpublished list kept in the ERM Secretary records. Submission of information will be entirely voluntary. An email was sent to all members on September 13, 2025 requesting the information.

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.

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
9-17-25

New Projects Submitted for Approval:

Ayiyi, Osa – SE corner 511th and Alvin Road, new construction of home and hangar. Osa submitted a digital set of architectural renderings and site plan to the architectural committee on August 27. Shirl Dickey responded to Osa on August 28th requesting a additional information. An initial perusal shows the house with a height violation not in accordance with Eagle Roost CC&R's. Review by the architectural committee is pending receipt of the information requested.

Projects Approved and in Process: The comments on status are based on an observation inspection conducted by Shirl Dickey. None of the owners were on site to provide additional information. Shirl will reach out to the owners over the next month in person or via telephone to get their input on the project status.

Loren & Jennifer French – New home and hangar build at 48909 N. 513th Ave. Hangar and home exterior are complete. Interior work continues and is at the finish plumbing phase. The Frenches expect the home to be complete by the end of the year.

Randy and Jane Boykin – 20' Shipping Container at 51122 W Iver Road. Container is on site. Status of installation is not known.

Randy and Jane Boykin – New fence at 51122 W Iver Road. Approval by architectural committee was not granted due to height violation. Status of request is in limbo.

Steve Murphy – New hangar at 48708 N. 513th Ave. Exterior appears complete. Interior and electrical status unknown.

Ray and Muriel Ishizaka – New home construction at 511?? W William Road. Exterior nearing completion.

Projects Completed:

Wayne Rudd – New hangar construction at 51121 W Iver Road. Appears complete.

Curtis and Deborah Aldrich – New home and hangar build at 48824 N 513th Ave. The hangar and home appear to be complete.

Tom Cammarato and Sheryl Christie – New shop and sunshades at 51112 W Iver Road. Appear complete.

Gene Wilson – New Home Build at 51421 W Iver Road. Appears complete and being lived in.

Architectural Committee Comments/Reminders:

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

Eagle Roost Management, Inc.
Maintenance Report
9-17-25

Maintenance Completed:

Mowed taxi ways, roads and runway twice during the summer.

7-16-25 mowed west fence both inside and outside, 515 and Eagle Eye road.

9-5-25 mowed 515 fence and sprayed same.

9-8-25 mowed airpark and got flat tire on right front of tractor.

9-12-25 sprayed runway and Pete Road dirt mound on south water collector.

9-14-25 replaced windsock on Pete Road with help from Doug Schmit

Repairs Completed:

Cactus Asphalt damaged the north manual gate leaving the airpark after paving work. On 6-4-25 the gate was set back in place and tab welded in place until permanent repairs could be made. The following week, Cactus asphalt repaired manual gate.

6-23-25 repaired northeast corner of community center down spout with help from Jay Daley. It was torn off by Javelina.

8-15-25 at 8:20 pm a silver suburban hit north gate controller.

8-20-25 used a dump truck to go to the rock plant to buy two boulders to protect gate controller. Straightened gate controller keypad.

8-25-25 replaced broken spray nozzle and got small mower going.

9-12-25 replaced right front tire on tractor with a tire that was donated by Shirl Dickey.

Road and Runway Project:

5-28 through 5-30 Phase III of the road chipseal was completed on 507th, 508th, 509th and 514th with enough extra fog seal to apply to the community center parking lot. The rejuvenator product was applied to the runway with enough extra product to apply to 513th from Iver Road south to the end of the cul-de-sac. Thank you to Dorothy Dickey for sewing together the X's used to mark the runway when it was closed.

6-2-25 the runway striping and numbers were painted

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

Maintenance, Supplies, Fuel, Parts, etc. $370.01 vs annual budget of $4,000

Equipment Repairs $82.77 vs annual budget of $3,750

Submitted by:
Scott Porter, Maintenance Director

(928) 231-8386