Eagle Roost Board Meeting January 21, 2026
Minutes dated January 23, 2026
Approved February 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 December Meeting Minutes: In past meetings a motion passed to not read the minutes unless a Board Member wants them read. Motion made by Scott Porter to accept the minutes with one change to correct the spelling of Jay Daly's last name. Second by Brian Paden. Motion carries unanimously.

Treasurer's Report: Refer to the attached Treasurer's Report dated December 30, 2025. 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 January 21, 2026.

Architectural Report: Refer to the attached Architectural Committee Report dated January 21, 2026. The committee chair, Shirl Dickey, attended the December meeting via teleconference and could hear the meeting, but was unable to respond to the discussions regarding the proposed Architectural Committee Guidelines. He requested two changes to the guidelines: (1) He would like to see the site plan in a hard copy and digital plans provided via a flash drive vs. emailed to the arch@eagleroost.org email address so that we can save the digital plans in the architectural file for each individual lot. (2) He would like the approval Pages 1 and 3 changed from any two members of the committee to the Chair and one other member. Discussion ensued regarding digital plans and the format of digital submissions; storage of the architectural files (historical hard copies and more current digital plan submissions); use of the email account for submissions and communications among the committee members and with the lot owners. Shirl Dickey indicated that he could purchase some flash drives and download digitally submitted plans and place the flash drive for each lot in the hard copy file for now. Leigh Allen and Glenda Sorotski will get with Gary Eisert to see how we can store architectural files for each lot on our website.

Motion by Dale Zogleman to change all references in the Architectural Committee Guidelines and worksheets of "digital" plans" to "PDF" format for plan submissions. Second by Brian Paden. Motion carries unanimously.

Motion by Shirl Dickey to change approval of requests from any two members to the Committee Chair and one other member. Second by Scott Porter. Voting Yes: Scott Porter, Shirl Dickey, Glenda Sorotski. Voting No: Leigh Allen, Brian Paden, Sherri Eiting and Julie Moore. Motion rejected.

Motion by Bob Symns to change Page 1, Paragraph 1 "A rotational appointment of three years shall be used, with a member being replaced each year" to the following: "Architectural Committee members shall serve at the pleasure of the Board; members will be appointed annually at the first Board meeting following the annual meeting." Discussion ensued. There was no second. The topic is tabled until the February meeting.

Julie Moore will update the Architectural Guidelines for members posted to the website to conform to the guidelines for the Architectural Committee Guidelines so there is no conflicting information.

Maintenance Report: See attached Maintenance Report dated January 21, 2026. Bob Symns indicated that he spoke with Scott Porter about new signage for the airpark and projected costs. There is already $3,000 allocated in the current year budget and could be spent now. There are overlay decals for the existing signs vs purchasing new metal signs, which would be a more cost effective option. Bob Symns placed a call to Szostak's regarding the large tree on Lot 41 next to the easement on the threshold of Runway 17. He left a message and has not received a reply to date. Scott Porter indicated that he periodically receives calls regarding infringement of the taxiway easements and the right of ERM to keep the easements clear. We can communicate to the members before the taxiway easement will be cleaned up and inform them that they have the option to clear any vegetation within the easement on their own property. Scott would like to clean out the Pete Road ditch again but would need help and the use of some dump trailers to move the dirt.

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

By-Laws and CC&R Working Group: Julie Moore recommends that we need to finalize which CC&R changes we want to put out for the members to vote on. Once language is finalized with a legal review, then member educational materials also need to be prepared so that members understand the rationale behind the proposed change, pros, cons, etc. The educational piece is important at any change requires a positive vote of 75% of the members. The livestock paragraph language is still not finalized. Julie Moore recommends Option 1, which received the majority of votes in the Livestock Poll. Shirl Dickey made a motion that based on the results of the livestock poll, we put out for vote, Option #1, which is a ban on all livestock going forward except that existing livestock already here would be grandfathered in. Second by Dale Zogleman. Motion carries unanimously.

Motion by Bob Symns that the CC&R Working Group is to finalize all of the Bylaw and CC&R changes; send them to the Board for review; and then send it to the Mulcahy Law firm for review with the intent of getting an opinion back before the February board meeting. Julie Moore will send the final documents to Glenda Sorotski after she receives acknowledgment that all Board members have reviewed them. Glenda will send them to the Mulcahy Law firm for review.

Operations and Policy Manual Working Group: Bob Symns stated that there are no updates.

Security Group: Leigh Allen will test a camera at the south gate to see if it interferes with the gate openers.

Budget Preparations: Glenda Sorotski solicited input from the Board on items to be included in the budget for the next fiscal year. Costs for information & technology, signage, security, and maintenance were discussed. The budget will be submitted for approval at the February Board meeting.

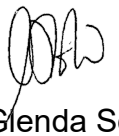
OLD BUSINESS:

Historical Record organization, retention, back up storage – Glenda Sorotski. This is an ongoing project. No updates to report.

General Member Discussion: None

Motion to adjourn by Shirl Dickey. Second by Dale Zogleman. Motion carries unanimously. Meeting adjourned at 10:57 am.

Submitted by:



Glenda Sorotski, Secretary/Treasurer

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

Glenda Sorotski
Treasurer

Treasurer's Narrative Report
December 31, 2025

Balance Sheet: As of December 31, 2025, we have $40,944.76 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 $168,571.49. There are no liabilities resulting in net equity of $168,571.49. Refer to the Schedule for "Pavement" for the details of road and runway repairs and accounting treatment thereof.

Income Statement: Monthly income was $94.11 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 $488.59 for commmunity center supplies and utilities. Year to date total revenue is $139,904.52. Year to date operating expenses are $14,359.29 and capital expenditures are $203,578.53 for total expenses of $217,937.82 resulting in a year to date net loss of ($78,033.30). 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 12-31-25 will be posted to the ERM website under the "Reports" tab.

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

ASSETS		
Cash		
Chase Checking 1604	$	3,410.62
Live Oak Savings 5609 **3.00%** APY		37,534.14
Total Cash	**$**	**40,944.76**
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	**$**	**127,626.73**
ASSETS TOTAL	**$**	**168,571.49**
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	$	-
Total Liabilities	**$**	**-**
Equity		
Retained Earnings	$	168,571.49
Total Equity	**$**	**168,571.49**
LIABILITIES AND EQUITY TOTAL	**$**	**168,571.49**

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

INCOME	**Current Month**	**Year to Date**
Member Assessments	$ -	$ 136,800.00
Assessment Interest	-	-
Lien/Collection Fees	-	-
Violation Fines	-	-
Investment Interest	94.11	2,006.22
Reimbursements	-	70.00
Donations	-	350.00
Miscellaneous and Rental	-	678.30
Investment Adjustment	-	-
Insurance Claim	-	-
INCOME TOTAL	**$ 94.11**	**$ 139,904.52**
EXPENSES		
Operating		
Maintenance (supplies, fuel, chemical, parts, windsocks, etc.)	$ -	$ 1,064.24
Maintenance labor & Community Center cleaning)	-	800.00
Equipment Repair (gates, tractor, mower, lights, AWOS)	-	199.74
Community Center Repairs (windows, paint, locks, plumbing, electrical, etc.)	-	-
Office Expenses (postage, mailings, supplies, meetings, welcome packets, etc.)	89.43	491.50
Utilities (electricity, water, Wi-Fi)	399.16	3,859.75
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	**$ 488.59**	**$ 14,359.29**
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	**488.59**	**217,937.82**
NET INCOME	**$ (394.48)**	**$ (78,033.30)**

RECONCILIATION		
Beginning Cash and Investments	**$ 41,339.24**	**$ 118,978.06**
Net Income (Loss)	$ (394.48)	$ (78,033.30)
Ending Cash & Investments	**$ 40,944.76**	**$ 40,944.76**

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				2,006.22	780	1,226.22
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	0.00	0.00	0.00	139,904.52	146,580	-6,675.48
	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	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	39,248.29	38,347.32	37,440.03	37,534.14	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	43,648.05	42,756.94	41,339.24	40,944.76	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	44,562.18	43,922.08	42,849.65	41,433.35	40,944.76	0.00	0.00	258,882.58	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					1,064.24	4,000	2,935.76
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					800.00	1,200	400.00
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							199.74	2,750	2,550.26
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				491.50	1,000	508.50
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				3,859.75	5,900	2,040.25
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	0.00	0.00	0.00	217,937.82	241,265	23,327.18
	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	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	39,248.29	38,347.32	37,440.03	37,534.14	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	43,648.05	42,756.94	41,339.24	40,944.76	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	44,562.18	43,922.08	42,849.65	41,433.35	0.00	0.00	0.00	217,937.82	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
December 31, 2025

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

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**

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																					
11/04/25	9928	929.04	Glenda Sorotski	Sprayer from Tractor Supply	22.59													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**

Eagle Roost Management, Inc.
Secretary Report
1-21-26

Ownership Changes – Sale of Lot #86 from Teresa Brown-Pfeiler and Phil Pfeiler to Renee and Alan Hall closed on January 7, 2026.

Bank Accounts – No changes or updates to report.

Arizona Corporation Commission – No changes or updates to report.

Correspondence – No correspondence received.

Legal – No new legal matters.

Insurance – No changes or updates.

Emergency Contact List: We have receive 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
1-21-26

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. No work has commenced.

Projects Completed:

- Loren & Jennifer French – New home and hangar build at 48909 N. 513th Ave. Project is complete and certificate of occupancy was issued.
- 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
1-21-26

Equipment Purchased: None

Maintenance Completed:

Sprayed roads and taxiways.

Sprayed creosote bushes along runway.

Sprayed around the community center.

Repairs Completed:

None.

Reminders: None

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

Maintenance, Supplies, Fuel, Parts, etc. $1,064.24 vs annual budget of $4,000

Equipment Repairs $199.74 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