Howard Mesa Phase 1 Annual Meeting

The Board of Directors has been working hard since January 2026 to bring the POA in compliance with the requirements of the CC&R's. There are things that have been done that do not meet the requirements as outlined. The largest one being the way the Assessments have been calculated and billed. Starting in 2027 we will begin using our new Assessment work Sheet. It is included in this handout. This worksheet is how your assessments will be calculated and billed in the future. This will make sure every Owner is only charged what they owe. The assessments will be based on previous years expenses and the planed road work for that year. All Assessments will be based on a per acre cost.
So, you will be billed based on how many acres you own.

Costs will be split between 2 projects per the CC&R's Project A & Project B
Project A is (all 36+/- acre lots as described in the CC&R's Section 1(k)) Exhibit "A"
Project B is (all 10+ acre lots as described in the CC&R's Section 1(L) Exhibit "B"
Cost for maintaining the common roads will be split Project A 80% and Project B 20%.
All Assessments will be billed on a uniform per acre per year calculated to the nearest whole acre.

This will be covered in further detail later in this presentation.

Howard Mesa Phase 1 Annual Meeting

Financial Report

2025

	Totals	Ending Balance
Savings Deposits	$67,968.37	111,740.43
Checking Deposits	$395.00	4,643.15
Intrest Income	$90.40	90.40
Total Income	$68,453.77	116,473.98
Expenses		
Annual meeting	1,394.41	1,394.41
Bank Charges	208.65	208.65
Fire Service	5,000.00	5,000.00
Insurance Exp	1,782.00	1,782.00
Internet Service	779.89	779.89
Postage	88.00	88.00
Printing/Supplys	300.00	300.00
Accounting	2,799.06	2,799.06
Attorney	966.35	966.35
Project A Roads From Income/Expense Sheet	19,615.00	19,615.00
Special Projects	1,794.88	1,794.88
Project A Common Roads From Income/Expense Sheet	14,171.60	14,171.60
Project B Common Roads Income/Expense Sheet	1,649.40	1,649.40
Special Projects	482.09	482.09
Project B Roads From Income/Expense Sheet	1,710.00	1,710.00
Total Expenses	52,741.33	52,741.33
Profit/Loss	15,712.44	63,732.65

2026 through July with some estimated amounts

	Totals	Balance	Payments per Income Statement	Difference
Savings Deposits	$62,612.20	114,340.13	$63,482.11	-$869.91
Trasfer Fees Paid/Mail Box	$635.50			
Checking Deposits	$200.00	12,204.72	Past Due Assessments Accts Recievable	$14,051.14
Intrest Income	$66.22	$66.22		
Total Income	$63,513.92	127,246.57		
			Balance Information	
Expenses			Bank Acct	82,137.90
Annual meeting	2,000.00	2,000.00	Acct Recievable	$14,051.14
Bank Charges	369.35	369.35	Total Current Assets	96,189.04
Fire Service	5,000.00	5,000.00		
Insurance Exp	2,000.00	2,000.00	Liabilitys	0
Internet Service	443.14	443.14		
Postage	849.15	849.15	Total Assest/ Liabilitys	96,189.04
Printing/Supplys	532.07	532.07		
Accounting	999.00	999.00		
Attorney	3,356.55	3,356.55		
Project A Roads From Income/Expense Sheet	18,111.41	18,111.41		
Special Projects	0.00	0.00		
Project A Common Roads From Income/Expense Sheet	8,657.75	8,657.75		
Project B Common Roads Income/Expense Sheet	2,430.25	2,430.25		
Special Projects	0.00	0.00		
Project B Roads From Income/Expense Sheet	360.00	360.00		
Total Expenses	45,108.67	45,108.67		
Profit/Loss	$18,405.25	82,137.90		

Howard Mesa Capital Projects

At this time Howard Mesa does not have any Capital Projects planned. Other than 3 Culverts on Latigo Rd. These three will be falling under the 2026 Budget as they have been approved by the board.
But if we did in the future have capital projects such as Future Culverts, Bridges, Water tanks, Water Stations, Water Wells or Major Reconstruction of roads. These would be considered Capitol Projects.

Definition of Capitol Projects

A capital project is a large-scale, long-term investment aimed at creating, improving, or maintaining a significant physical asset, often requiring substantial planning, funding, and management.

Cost of Capitol Projects

The costs of Capitol projects would be charged too the Owners that received the benefit from that project. Example: If the Board decides we need additional culverts or major road reconstruction on a road in Project A those costs would be paid by the property owners in Project A only.
If we have a major reconstruction i.e. Pave a road in Project B those costs would be paid by Project B owners only. Projects that benefit both Project A & B would be split between all owners.

All Major Projects required to be considered Capital Projects Must be approved by the Board in each Project either A or B.
All Maintenance work is divided up by road and by Project either A or B

Howard Mesa Phase 1 Roads

Completed Culvert Lariat

Project cost $3050.00

Before

After

Repair Latigo Road

Project Cost $2145.00

Before

After

East Latigo Rd

Added Cinders
Project Cost $0.00
Donated by Contractor.

Grading work started on 08/11/2026

Critter Pass

Whitetail Loop

Howard Mesa Ranch Phase 1

2027 Roads Budget

Street & Project Name/Date	Total Budget current year	Grading Hours	Grading Cost Per Hr.	Grading Cost	Cinders Loads	Cost Per Load	Cinder/Rock Cost	Proposed Projects Cost	Special Projects Cost	Description
				Project B						
Critter Pass										
			$180.00			$450.00				
Grading		3	$180.00	$540.00	0	$450.00	$0.00	$540.00	$0.00	3 Hours Grading
Grading		3	$180.00	$540.00		$450.00	$0.00	$540.00		3 Hours Grading
		0	$180.00	$0.00	0	$450.00	$0.00	$0.00		
Grading		3	$180.00	$540.00		$450.00	$0.00	$540.00		3 Hours Grading
Total	$5,555.05	9		$1,620.00	0		$0.00	$1,620.00	$0.00	
Whitetail Loop										
Grading		4	$180.00	$720.00	0	$450.00	$0.00	$720.00	$0.00	4 Hours Grading
Grading		4	$180.00	$720.00	0	$450.00	$0.00	$720.00		4 Hours Grading
		0	$180.00	$0.00	0	$450.00	$0.00	$0.00		
Grading		4	$180.00	$720.00	0	$450.00	$0.00	$720.00		4 Hours Grading
Total	$5,030.84	12		$2,160.00	0			$2,160.00	$0.00	
Cougar Ct										
Grading		1	$180.00	$180.00		$450.00	$0.00	$180.00		1 Hour Grading
			$180.00	$0.00		$450.00	$0.00	$0.00		
Total	$833.85	1		$180.00	0		$0.00	$180.00	$0.00	
Quiet Antelope Ct										
Grading		1	$180.00	$180.00	0	$450.00	$0.00	$180.00	$0.00	1 Hour Grading
			$180.00	$0.00		$450.00	$0.00	$0.00		
Total	$333.54	1		$180.00	0		$0.00	$180.00	$0.00	
Big Elk										
Weiss Split/w 4 Hills	**$2,430.25**								$0.00	$10080.00 Split 3 ways 21.9% project B
		0	$180.00	$0.00	0	$450.00	$0.00	$0.00		4 Hills Responsible for maintnace
			$180.00	$0.00		$450.00	$0.00	$0.00		
			$180.00	$0.00		$450.00	$0.00	$0.00		
Total	$698.36	0		$0.00	0		$0.00	$0.00	$0.00	
Total Common Roads	**$2,430.25**								Total Special Projects	$0.00
Total Other Roads	**$10,919.43**	23	Total	$4,140.00	0	Total	$0.00	$4,140.00		

2027 Roads Budget

Street & Project Name/Date	Total Budget current year	Grading Hours	Grading Cost Per Hr.	Grading Cost	Cinders Loads	Cost Per Load	Cinder/Rock Cost	Proposed Projects Cost	Special Projects Cost	Description
						Project A				
Bowline Rd										
Grading		2	$180.00	$360.00		$450.00	$0.00	$360.00		3 Hours Grading
			$180.00	$0.00	2	$450.00	$900.00	$900.00		
Total	**$3,295.01**	2		**$360.00**	**2**		**$900.00**	**$1,260.00**	$0.00	
Round Turn Rd										
Grading		1	$180.00	$180.00	0	$450.00	$0.00	$180.00		1 Hour Grading
		0	$180.00	$0.00	0	$450.00	$0.00	$0.00		
Total	**$909.57**	**1**			**0**		**$0.00**	**$180.00**	$0.00	
Jackrabbit Dr										
Weiss Split/w 4 Hills	**$4,328.88**									$10080.00 Split 3 ways 39% project A
Weiss Split/w 4 Hills										
Weiss Split/w 4 Hills										
		0	$180.00	$0.00	0	$450.00	$0.00	$0.00		4 Hills responsible for maintnance
			$180.00	$0.00		$450.00	$0.00	$0.00		
			$180.00	$0.00		$450.00	$0.00	$0.00		
Total	**-$1,946.36**	0		**$0.00**	**0**		**$0.00**	**$0.00**	$0.00	
Lariat Rd										
Grading		10	$180.00	$1,800.00		$450.00	$0.00	$1,800.00		10 Hours Grading
Grading		10	$180.00	$1,800.00		$450.00	$0.00	$1,800.00		10 Hours Grading
Cinders			$180.00	$0.00	9	$450.00	$4,050.00	$4,050.00		9 Loads 14 Yards ea. Cinders
		0	$180.00	$0.00		$450.00	$0.00	$0.00		
		0	$180.00	$0.00		$450.00	$0.00	$0.00		
		0	$180.00	$0.00		$450.00	$0.00	$0.00		
Total	**$2,061.59**	20		**$3,600.00**	**9**		**$4,050.00**	**$7,650.00**	$0.00	
Latigo Rd										
Weiss Split/w 4 Hills	**$4,328.87**									$10080.00 Split 3 ways 39% project A
Weiss Split/w 4 Hills										
Weiss Split/w 4 Hills										
Grading 4 Hills		0	$180.00	$0.00	0	$450.00	$0.00	$0.00		4 Hills Responsible for grading and maintnace.
Grading 4 hills		0	$180.00	$0.00	0	$450.00	$0.00	$0.00		
			$180.00	$0.00		$450.00	$0.00	$0.00		
Total	**$4,145.98**	0		**$0.00**	**0**		**$0.00**	**$0.00**	$0.00	

2027 Roads Budget

Street & Project Name/Date	Total Budget current year	Grading Hours	Grading Cost Per Hr.	Grading Cost	Cinders Loads	Cost Per Load	Cinder/Rock Cost	Proposed Projects Cost	Special Projects Cost	Description
St. Route 64										
Grading		1	$180.00	$180.00		$450.00	$0.00	$180.00		1 Hour Grading
Cinders			$180.00	$0.00	1	$450.00	$450.00	$450.00		1 Load 14 Yards Cinders
Total	**$687.01**	1		**$180.00**	**1**		**$450.00**	**$630.00**	$0.00	
W. Red Tie Rd										
Grading		1	$180.00	$180.00		$450.00	$0.00	$180.00		1 Hour Grading
Cinders			$180.00	$0.00	1	$450.00	$450.00	$450.00		1 Load 14 Yard Cinders
Total	**$376.76**	1		**$180.00**	**1**		**$450.00**	**$630.00**	$0.00	
Half Hitch Rd										
Grading		4	$180.00	$720.00		$450.00	$0.00	$720.00		4 Hours Grading
			$180.00	$0.00		$450.00	$0.00	$0.00		
Total	**-$487.00**	4		**$720.00**	**0**		**$0.00**	**$720.00**	$0.00	
S. Quivero Rd										
Grading		6	$180.00	$1,080.00		$450.00	$0.00	$1,080.00		6 Hours Grading
Cinders			$180.00	$0.00	4	$450.00	$1,800.00	$1,800.00		3 Loads 14 Yards Cinders
Total	**$3,829.58**	6		**$1,080.00**	**4**		**$1,800.00**	**$2,880.00**	$0.00	
W Peregrine										
Grading		1	$180.00	$180.00		$450.00	$0.00	$180.00		1 Hour Grading
Cinders			$180.00	$0.00	1	$450.00	$450.00	$450.00		1 load 14 yards Cinders
Total	**$798.03**	1		**$180.00**	**1**		**$450.00**	**$630.00**	$0.00	
W. Condor Ln										
Grading		1	$180.00	$180.00		$450.00	$0.00	$180.00		1 hour Grading
				$0.00	1	$450.00	$450.00	$450.00		
Total	**$1,228.98**	1		**$180.00**	**1**		**$450.00**	**$630.00**	$0.00	
W. Lone Cedar										
Grading		2	$180.00	$360.00		$450.00	$0.00	$360.00		2 Hours Grading
Cinders				$0.00	1	$450.00	$450.00	$450.00		1 Load 14 Yards Cinders
Total	**$2,987.38**	2		**$360.00**	**1**		**$450.00**	**$810.00**	$0.00	
Thunderbird Ln										
Grading		1	$180.00	$180.00		$450.00	$0.00	$180.00		1 Hour Grading
				$0.00	1	$450.00	$450.00			
Total	**$1,585.42**	1		**$180.00**	**1**		**$450.00**	**$180.00**	$0.00	

2027 Roads Budget

Street & Project Name/Date	Total Budget current year	Grading Hours	Grading Cost Per Hr.	Grading Cost	Cinders Loads	Cost Per Load	Cinder/Rock Cost	Proposed Projects Cost	Special Projects Cost	Description
W. Badger Ln										
Grading		2	$180.00	$360.00	0	$450.00	$0.00	$360.00		2 Hours Grading
Cinders		0	$180.00	$0.00	1	$450.00	$450.00	$450.00		1 Load 14 Yards Cinders
Total	**$2,444.66**	2		**$360.00**	**1**		**$450.00**	**$810.00**	$0.00	
S Prairie Grass										
Grading		2	$180.00	$360.00		$450.00	$0.00	$360.00		2 Hours Grading
Cinders			$180.00	$0.00	2	$450.00	$900.00	$900.00		2 Load 14 yards Cinders
Total	**$4,087.15**	2		**$360.00**	**2**		**$900.00**	**$1,260.00**	$0.00	
S. Smoketree Rd										
Grading		2	$180.00	$360.00		$450.00	$0.00	$360.00		2 Hours Grading
Cinders			$180.00	$0.00	2	$450.00	$900.00	$900.00		2 Loads 14 yards Cinders
Total	**$4,205.98**	2		**$360.00**	**2**		**$900.00**	**$1,260.00**	$0.00	
W. Singletree Rd										
			$180.00	$0.00		$450.00	$0.00	$0.00		
			$180.00	$0.00		$450.00	$0.00	$0.00		
			$180.00	$0.00		$450.00	$0.00	$0.00		
Total	**-$2,247.02**	0		**$0.00**	**0**		**$0.00**	**$0.00**	$0.00	
W. Clove Hitch Rd										
Cinders				$0.00	5	$450.00	$2,250.00	$2,250.00		5 Loads 14 Yards ea. Cinders
				$0.00			$0.00	$0.00		
				$0.00			$0.00	$0.00		
Total	**$4,165.03**	0		**$0.00**	**5**		**$2,250.00**	**$2,250.00**	$0.00	
S. Sundance Rd										
Grading		4	$180.00	$720.00			$0.00	$720.00		4 Hours Grading
				$0.00			$0.00	$0.00		
Total	**$1,638.64**	4		**$720.00**	**0**		**$0.00**	**$720.00**	$0.00	
S. Doubletree Rd										
Grading		2	$180.00	$360.00			$0.00	$360.00		2 Hours Grading
Cinders				$0.00	2	$450.00	$900.00	$900.00		2 Loads 14 Yards ea. Cinders
				$0.00			$0.00	$0.00		
Total	**$3,341.14**	2		**$360.00**	**2**		**$900.00**	**$1,260.00**	$0.00	
S Dally Rd										
Grading		1	$180.00	$180.00			$0.00	$180.00		1 Hour Grading
Cinders				$0.00	1	$450.00	$450.00	$450.00		1 Load 14 Yards Cinders
Total	**$1,228.98**	1		**$180.00**	**1**		**$450.00**	**$630.00**	$0.00	

S. Hackamore Rd											
Grading		1	$180.00	$180.00	0	$450.00	$0.00	$180.00			1 Hour Grading
				$0.00		$450.00	$0.00	$0.00			
Total	**$595.53**	1		**$180.00**	**0**		**$0.00**	**$180.00**	$0.00		
Total Funds Available											
Project A Common Roads Total	**$8,657.75**								**Special Projects total**	$0.00	Property of Brian E Marsh
Project A Non Common RDs	**$37,728.69**				**Project A Budget**			**$29,970.00**			
Project A & B Total Funds Available	**$46,928.79**				**Project A & B total Budget**			**$34,110.00**	**Difference**	**$12,818.79**	
					Total Common Roads Budget			**$11,088.00**			

	Total Number	Cost Per Hr.	Total		Cinders/Rock loads	Cost Per Load	Total			
Total Hours Grading Project A	74	$180.00	$13,320.00		37	$450.00	$16,650.00			
Total Hours Grading Project B	23	$180.00	$4,140.00		0	$450.00	$0.00			
		Total Grading	$17,460.00		Total Cinders/Rock		$16,650.00		Total Maintenance Budge	$34,110.00

Grading each road once a year and laying down Cinder/Rock where needed is what the Board intends to accomplish. Treat this as the first move in catching up after a long stretch of neglect.

A number of roads require grading on more than one occasion each year, so we are scheduling every bit of the work at the fastest pace possible!

Responsibility for continuing this work will pass to the new Board members, and a ready-made plan now awaits them as a foundation.

Each year, the budget displayed above will be brought up to date.

Responsibility for the common roads: Big Elk, Latigo, and Jack Rabbit—currently lies with 4 Hills.

On these roads, our proposal extends past standard maintenance grading, though carrying it out hinges on sign-off from 4 Hills. Should that sign-off not come, we would shoulder the expense of the extra work ourselves.

This Roads Budget forms the basis of your annual assessments, with the total split equally across all owners in Project A and Project B. Costs tied to Project A properties will be charged to Project A properties, whereas Project B costs will be charged to Project B properties as specified in section (2)-F of the CC&R's.

Because the figures rest on a per-acre calculation, what you owe is based on the acreage you own a point the CC&R's likewise establish.

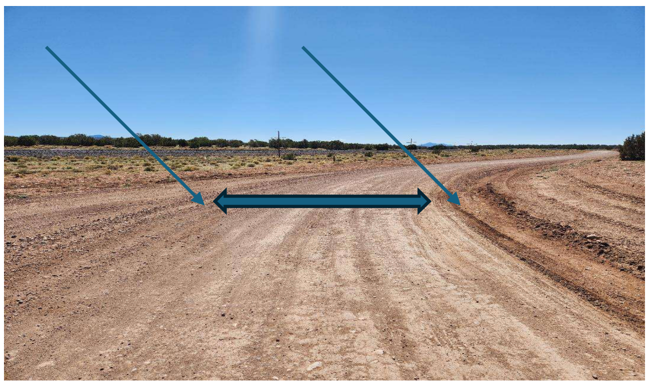
Howard Mesa Administrative Budget
The Assessments on the report are approximate.

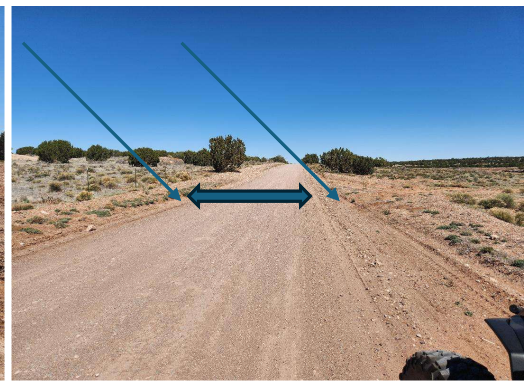
Howard Mesa Ranch POA Assessment Work Sheet															
	HMR POA Administrative Expenses Totals from P&L									Average Cost per year					
Expenses	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**		**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Annual meeting	$1,350.00	$2,173.00	$1,394.41	$2,000.00	$0.00	$0.00	$0.00	$0.00		$1,761.50	$1,639.14	$1,729.35	$1,383.48	$1,152.90	$988.20
Bank Charges	$195.00	$154.00	$208.65	$369.35	$0.00	$0.00	$0.00	$0.00		$174.50	$185.88	$231.75	$185.40	$154.50	$132.43
Fire Service	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$0.00	$0.00	$0.00	$0.00		$5,000.00	$5,000.00	$5,000.00	$4,000.00	$3,333.33	$2,857.14
Insurance exp.	$1,625.00	$1,597.00	$1,782.00	$2,000.00	$0.00	$0.00	$0.00	$0.00		$1,611.00	$1,668.00	$1,751.00	$1,400.80	$1,167.33	$1,000.57
Internet Service	$0.00	$161.88	$779.89	$443.14	$0.00	$0.00	$0.00	$0.00		$80.94	$313.92	$346.23	$276.98	$230.82	$197.84
Postage	$82.00	$84.00	$88.00	$849.15	$0.00	$0.00	$0.00	$0.00		$83.00	$84.67	$275.79	$220.63	$183.86	$157.59
Printing	$104.00	$50.00	$300.00	$532.07	$0.00	$0.00	$0.00	$0.00		$77.00	$151.33	$246.52	$197.21	$164.35	$140.87
Accounting	$3,950.00	$3,950.00	$2,799.06	$999.00	$0.00	$0.00	$0.00	$0.00		$3,950.00	$3,566.35	$2,924.52	$2,339.61	$1,949.68	$1,671.15
Attorney	$150.00	$1,745.00	$966.35	$3,356.55	$0.00	$0.00	$0.00	$0.00		$947.50	$953.78	$1,554.48	$1,243.58	$1,036.32	$888.27
Reserve Fund	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00		$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$40,000.00
Year end bank balance	$49,901.35	$37,386.64	$48,020.21	$63,732.65	$82,137.90	$82,137.90	$82,137.90	$82,137.90		$43,644.00	$45,102.73	$49,760.21	$56,235.75	$60,552.78	$63,636.36
Reserve Fund	-$9,901.35	$2,613.36	-$8,020.21	-$23,732.65	-$42,137.90	-$42,137.90	-$42,137.90	-$42,137.90		-$3,644.00	-$5,102.73	-$9,760.21	-$16,235.75	-$20,552.78	-$23,636.36
Total	$2,554.65	$17,528.24	$5,298.15	-$8,183.39	-$42,137.90	-$42,137.90	-$42,137.90	-$42,137.90	**Average Cost**	$10,041.45	$8,460.35	$4,299.41	-$4,988.05	-$11,179.69	-$15,602.29
Total Acres										7474	7474	7474	7474	7474	7474
	Road Maintnance Cost									Cost per Acre					
	2023	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**		**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Project A Cost	Actual Cost From Roads Budget work sheet								**Admin cost**	$1.34	$1.13	$0.58	-$0.67	-$1.50	-$2.09
Road Maintance cost	$24,730.00	$27,680.00	$19,615.00	$18,111.41	$0.00	$0.00	$0.00	$0.00							
Road Maintnance Budget				$29,970.00	$25,020.00										
Common Roads	$8,580.00	$8,580.00	$14,171.60	$8,657.75	$8,657.75	$0.00	$0.00	$0.00	**Common Roads**		$1.53	$1.46	$1.42	$1.19	$1.02
Special Projects	$0.00	$0.00	$1,794.88	$0.00	$0.00	$0.00	$0.00	$0.00	**Special Project**	$0.26	$0.00	$0.00	$0.00	$0.00	$0.00
Total cost	$33,310.00	$36,260.00	$33,786.60	$38,627.75	$33,677.75	$0.00	$0.00	$0.00	**Average Maint. Cost**	$5.09	$5.04	$5.20	$5.14	$4.29	$3.67
Total Cost divided by 6831 Acres	$4.88	$5.31	$4.95	$5.65	$4.93	$0.00	$0.00	$0.00	**Total Assesment**	$8.27	$8.27	$5.77	$4.48	$2.79	$1.59
Project B Cost	Actual Cost From Roads Budget work sheet								**Admin Cost**	$1.34	$1.13	$0.58	-$0.67	-$1.50	-$2.09
Road Maintnace cost	$1,965.00	$1,620.00	$1,710.00	$360.00	$0.00	$0.00	$0.00	$0.00							
Road Maintnace Budget				$4,140.00	$4,140.00										
Common Roads	$1,540.00	$1,500.00	$1,649.40	$2,430.25	$2,430.25	$0.00	$0.00	$0.00	**Common Roads**		$2.43	$2.77	$2.97	$2.48	$2.08
Special Projects	$0.00	$0.00	$482.09	$0.00	$0.00	$0.00	$0.00	$0.00	**Special Projects**	$0.75	$0.00	$0.00	$0.00	$0.00	$0.00
Total Cost	$3,505.00	$3,120.00	$3,359.40	$6,570.25	$6,570.25	$0.00	$0.00	$0.00	**Average Maint. Cost**	$5.15	$5.18	$6.44	$7.19	$5.99	$5.09
Total Cost Devided by 643 acres	$5.45	$4.85	$5.22	$10.22	$10.22	$0.00	$0.00	$0.00	**Total Assesment**	$20.24	$20.24	$7.01	$6.53	$4.50	$3.00

This work sheet is how your Assessments are calculated.

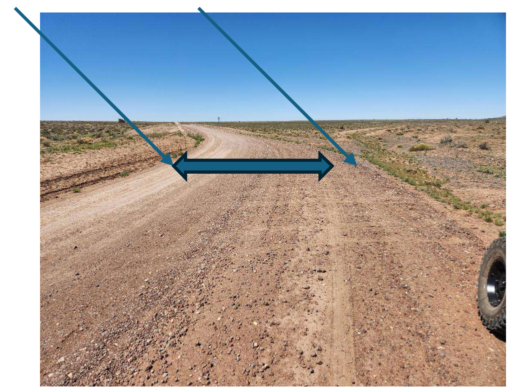
Future projects

Culverts on Latigo in locations pictured





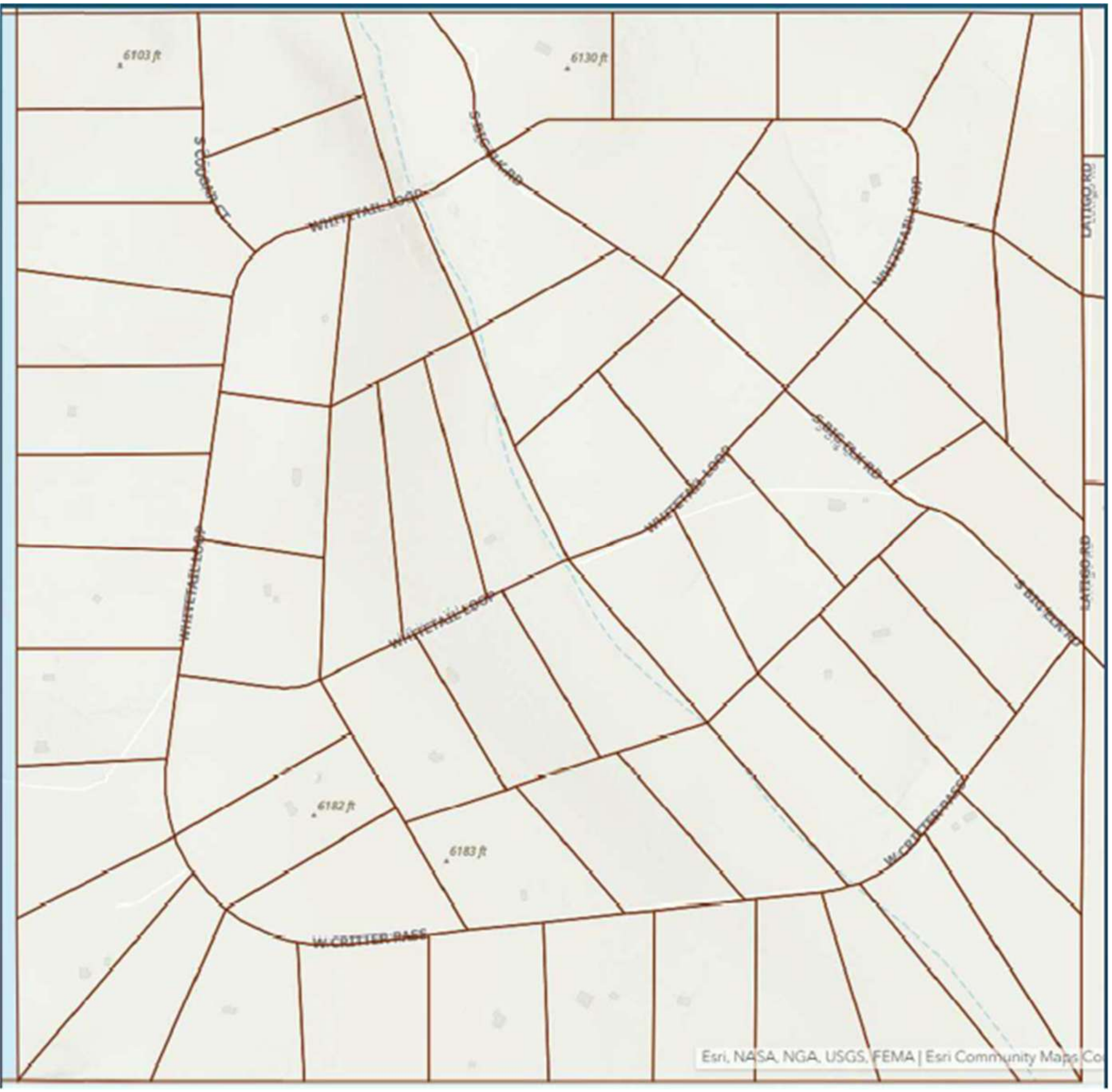
Projected cost $4216.00



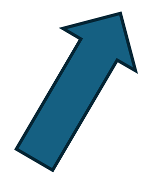
Projected cost $2176.00

N

Map of Project “A”



Map of Project B



North