

Rocking K South
AAM Budget by Category Annualized
2024 Cash Flow - Accrual Basis

Date: 1/1/2024 - 12/31/2024

1 Operating Budget

Annual Total

INCOME**Assessment Revenue**

40005 Assessments	507,150
40024 Subsidy	66,037
40035.1 Assessment - Del Webb-AA Lots	225,680
40035.2 Assessment - Del Webb-AA Parcel	230,160
40037.1 Assessment - Forestar-BB	101,640
40037.2 Assessment - Forestar-CC	103,320
40037.3 Assessment - Forestar-DD	101,640
40037.4 Assessment - Forestar-EE	121,800
40038.1 Assessment - Lennar-A1/A2	42,770
40038.2 Assessment - Lennar-C	1,820
40038.3 Assessment - Lennar-M	97,650
40039.1 Assessment - Meritage-L	18,900
40040.1 Assessment - Moderne-Apts	142,800
40041.1 Assessment - Pulte-E1/E2	67,760
40042.1 Assessment - Richmond-B1/B2	78,540
Total Assessment Revenue	<u>1,907,667</u>

Other Operating Income

41015 Working Capital Fees	53,340
41025 Reserve Fund Fees	53,340
42001 Late Fee	4,500
42002 Late Fee Interest	600
42003 Legal Fee Reimbursement	8,040
42005 CC&R Violation	3,600
42009 Architectural Review	34,000
42024 Developer Reimbursements	240
42033 Room / Facility / Amenity Rentals	800
44001 Social Income	3,000
49001 Transfers to Reserve Fund	(196,656)
49002 Transfer of Reserve Fund Fees	(53,340)
49047 Transfer of Capital Improvement Fees	(53,340)
Total Other Operating Income	<u>(141,876)</u>

TOTAL INCOME**1,765,791****EXPENSE****Contracted Services**

55012 Patrol & Security Service	64,800
55014 Gate Maintenance Contract	11,960
55022 Janitorial - Common Area	11,220
55024 Playground Contract	2,400

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55025 Landscape Contract	408,000
55032 Splash Pad Maintenance Contract	6,930
55035 Management Contract	28,200
55044 Camera Monitoring Contract	1,080
55048 Lighting Contract	3,000
55056 Janitorial - HOA Office	5,400
55115 Exterminating Contract	3,900
55241 RKS App Contract	16,788
Total Contracted Services	563,678

General & Administrative

51006 Salaries - Management	492,000
51028 Mileage Reimb	1,200
51031 Bonus	15,000
51035 Postage & Copies	10,400
51045 Office Supplies	3,600
51065 Insurance	15,000
51125 Meeting & Community	2,750
51134 Office & Storage Rent	33,840
51142 Resident Welcome	6,000
51145 Architectural & Engineering	40,400
51155 Legal Fees - General	8,040
51156 Legal Fees - Collections	10,200
51165 Taxes, Licenses & Fees	16,200
51166 Property Taxes	50
51167 Income Taxes - State	150
51170 Permits/Inspections	140
51173 Staff Training/Certifications	2,000
51175 Bank Charges	300
51177 Memberships	1,450
51185 Website Expense	3,600
51195 CPA Services	6,000
51205 Reserve Study	3,000
51275 Equipment Lease	3,600
51276 Equipment Purchase	2,400
Total General & Administrative	677,320

HOA Office

52008 Electric - HOA Office	3,600
52028 Water & Sewer - HOA Office	240
52048 Gas - HOA Office	240
52055 Telephone	2,220
52085 Internet Expense	3,600



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53016	Exterminating Contract - HOA Office	905
53018	Maintenance - HOA Office	1,800
53019	Improvements - HOA Office	4,000
53022	HOA Office Alarm Monitoring Contract	420
53023	Trash Contract - HOA Office	1,500
53024	Landscape Maintenance - HOA Office	3,000
	Total HOA Office	21,525

Landscape

53167	Landscape Lighting	3,900
53305	Landscape - Other	8,400
53316	Irrigation Repair	24,000
53325	Plant & Tree Replacement	31,000
53327	Wildflower/Erosion Prevention	7,500
53335	Winter Overseeding	20,000
53345	Tree Pruning	5,000
53365	Storm Damage	3,000
53366	Community Clean Up	3,600
	Total Landscape	106,400

Lifestyle

51148	Builder Event	30,000
51149	Event Supplies	1,200
51150	Resident Events	93,000
51285	Marketing & Communications	1,200
51287	Lifestyle Program Equipment	51,200
51405	Volunteer Appreciation	2,000
	Total Lifestyle	178,600

Non-Operating Expense

59005	Depreciation Expense	15,948
	Total Non-Operating Expense	15,948

Repairs & Maintenance

53005	Common Area Maintenance	9,000
53009	Playground Maintenance	720
53017	Drainage System Maintenance	4,080
53027	Janitorial Supplies	680
53036	Holiday Lights & Decorations	50,000
53055	Pest Control	600
53065	Vandalism Repairs	600
53085	Splash Pad Repairs & Maint	4,800
53380	Signage	8,000
53429	Trail Maintenance	4,000



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53515 Backflow Inspection	3,200
53525 Vehicle Repairs & Maintenance	2,400
Total Repairs & Maintenance	88,080

Utilities

52005 Electricity	12,000
52025 Water & Sewer	6,000
52030 Irrigation Water	93,000
52045 Gas	360
52056 Cell Phone	2,880
Total Utilities	114,240

TOTAL EXPENSE **1,765,791**

NET SURPLUS / (DEFICIT) **0.00**



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1 Reserve Budget

Annual Total

INCOME

Reserve Income

85001 Reserve Interest 1,178

89001 Transfers from Operating Fund 196,656

89002 Transfers of Reserve Fund Fees 53,340

Total Reserve Income 251,174

TOTAL INCOME 251,174

EXPENSE

Reserve Expense

91009 Asphalt Seal & Repair 51,450

91023 Tot Lot Maintenance 13,200

Total Reserve Expense 64,650

TOTAL EXPENSE 64,650

NET SURPLUS / (DEFICIT) 186,524.10

Rocking K South
AAM Budget by Category Annualized
2024 Cash Flow - Parcel C-D

Date: 1/1/2024 - 12/31/2024

2 Operating Service Area Budget

Annual Total

INCOME

Assessment Revenue

40005 Assessments	51,945
40025 Builder Assessments - 100% Rate	1,695
Total Assessment Revenue	53,640

Other Operating Income

49001 Transfers to Reserve Fund	(26,400)
Total Other Operating Income	(26,400)

TOTAL INCOME **27,240**

EXPENSE

Contracted Services

55012 Patrol & Security Service	15,144
55014 Gate Maintenance Contract	3,600
Total Contracted Services	18,744

General & Administrative

51065 Insurance	600
Total General & Administrative	600

Repairs & Maintenance

53405 Gate Maintenance & Repairs	1,900
Total Repairs & Maintenance	1,900

Utilities

52005 Electricity	3,596
52059 Telephone - Gate	2,400
Total Utilities	5,996

TOTAL EXPENSE **27,240**

NET SURPLUS / (DEFICIT) **0.00**



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2024 Cash Flow - Parcel C-D

Date: 1/1/2024 - 12/31/2024

2 Reserve Service Area Budget

Annual Total

INCOME

Reserve Income

85001 Reserve Interest 378

89001 Transfers from Operating Fund 26,400

Total Reserve Income 26,778

TOTAL INCOME 26,778

EXPENSE

Reserve Expense

91016 Asphalt Seal Coat 47,880

Total Reserve Expense 47,880

TOTAL EXPENSE 47,880

NET SURPLUS / (DEFICIT) (21,101.89)



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2024 Cash Flow - Capital Improvement

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5 Capital Improvement Budget

Annual Total

INCOME

Other Operating Income

41047 Capital Improvement 53,340

Total Other Operating Income 53,340

TOTAL INCOME 53,340

EXPENSE

Repairs & Maintenance

53257 Capital Improvement Expense 23,000

Total Repairs & Maintenance 23,000

TOTAL EXPENSE 23,000

NET SURPLUS / (DEFICIT) 30,340.00
