

**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
ROCKING K SOUTH MASTER ASSOCIATION, INC
c/o AAM, LLC
1600 West Broadway Road, Suite 200
Tempe, Arizona 85282**

The undersigned, constituting all of the members of the Board of Directors of **ROCKING K SOUTH MASTER ASSOCIATION, INC** an Arizona Nonprofit corporation, hereby take the following action in writing pursuant to Section 10-3821 of the Arizona Revised Statutes.

WHEREAS pursuant to Article 9, Section 9.3 of the Master CC&Rs for **ROCKING K SOUTH MASTER ASSOCIATION, INC** the amount of the Annual Assessments, Area Assessments, Maintenance Assessments shall be established by the Board, in it's sole discretion. The Board of Directors hereby adopts the attached 2024 budget.

RESOLVED that the 2025 Budget sets the Annual Base Assessment at \$966.00, billed quarterly (\$241.50 per Quarter) and is hereby adopted by the Board of Directors.

FURTHER RESOLVED that the additional 2025 Budget for lots in Silver Ridge at Rocking K (Parcels C & D) sets the Annual Benefitted Area Assessment at \$216.00 billed quarterly (\$54 per Quarter) and is hereby adopted by the Board of Directors.

IN WITNESS WHEREOF, the undersigned have executed this consent as of the date of this signing.

Signed by:
Robert Tucker 12/9/2024
Robert Tucker Date
President and Director, Board of Directors

DocuSigned by:
Mark Weinberg 12/9/2024
Mark Weinberg Date
Vice President and Director, Board of Directors

DocuSigned by:
Priscilla Storm 12/6/2024
Priscilla Storm Date
Secretary/Treasurer and Director, Board of Directors

Rocking K South
AAM Budget by Category Annualized
2025 Cash Flow - Master

Date: 1/1/2025 - 12/31/2025

1 Operating Budget

Annual Total

INCOME**Assessment Revenue**

40005 Assessments	866,663
40024 Subsidy	96,205
40035 Assessment - Del Webb-AA Lots	255,024
40036 Assessment - Del Webb-AA Parcel	264,684
40037 Assessment - DR Horton-DD	76,314
40038 Assessment - Forestar-EE	140,070
40040 Assessment - Lennar-M	87,987
40041 Assessment - Forestar-BB	107,870
40042 Assessment - Forestar-CC	118,818
40044 Assessment - Forestar-DD	29,946
40046 Assessment - Meritage-L	86,538
40047 Assessment - Moderne-Apts	164,220
40048 Assessment - Pulte-E1/E2	42,504
40049 Assessment - Richmond-B1/B2	70,518
40050 Assessment - Lennar-G	25,720
40051 Assessment - Lennar-J2	42,021
40052 Assessment - Meritage-G	23,184
40053 Assessment - Lennar-A1/A2	9,660
40054 Assessment - Meritage-J1	27,169
Total Assessment Revenue	2,535,114

Other Operating Income

41015 Working Capital Fees	85,250
41025 Reserve Fund Fees	85,250
42001 Late Fee	8,000
42002 Late Fee Interest	800
42003 Legal Fee Reimbursement	18,000
42005 CC&R Violation	3,600
42009 Architectural Review	36,000
42024 Developer Reimbursements	240
42033 Room / Facility / Amenity Rentals	2,350
42045 FOB / Gate / Key Income	600
44001 Social Income	28,500
49001 Transfers to Reserve Fund	(184,751)
49002 Transfer of Reserve Fund Fees	(85,250)
49047 Transfer of Capital Improvement Fees	(85,250)
Total Other Operating Income	(86,661)

TOTAL INCOME	2,448,453
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EXPENSE

Rocking K South
AAM Budget by Category Annualized
2025 Cash Flow - Master

Date: 1/1/2025 - 12/31/2025

1 Operating Budget

Annual Total

Contracted Services

55012 Patrol & Security Service	204,000
55022 Janitorial - Common Area	15,200
55024 Playground Contract	5,425
55025 Landscape Contract	693,000
55032 Splash Pad Maintenance Contract	7,500
55035 Management Contract	32,400
55044 Camera Monitoring Contract	2,000
55048 Lighting Contract	3,000
55115 Exterminating Contract	7,200
55241 RKS App Contract	19,200
Total Contracted Services	988,925

General & Administrative

51006 Salaries - Management	602,600
51028 Mileage Reimb	1,200
51035 Postage & Copies	14,250
51045 Office Supplies	3,600
51065 Insurance	36,000
51125 Meeting & Community	4,500
51134 Office & Storage Rent	33,840
51142 Resident Welcome	18,000
51145 Architectural & Engineering	80,000
51155 Legal Fees - General	8,040
51156 Legal Fees - Collections	21,000
51165 Taxes, Licenses & Fees	27,300
51166 Property Taxes	150
51167 Income Taxes - State	150
51170 Permits/Inspections	140
51173 Staff Training/Certifications	3,000
51175 Bank Charges	300
51177 Memberships	2,600
51185 Website Expense	4,800
51195 CPA Services	6,000
51205 Reserve Study	8,000
51275 Equipment Lease	3,600
51276 Equipment Purchase	6,000
51320 Storage Rent	1,800
51995 Contingency Expense	10,800
Total General & Administrative	897,670

HOA Office

52008 Electric - HOA Office	3,600
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Rocking K South
AAM Budget by Category Annualized
2025 Cash Flow - Master

Date: 1/1/2025 - 12/31/2025

1 Operating Budget

Annual Total

52028 Water & Sewer - HOA Office	900
52048 Gas - HOA Office	660
52055 Telephone	2,400
52085 Internet Expense	3,600
53016 Exterminating Contract - HOA Office	1,440
53018 Maintenance - HOA Office	1,800
53019 Improvements - HOA Office	2,000
53022 HOA Office Alarm Monitoring Contract	480
53023 Trash Contract - HOA Office	2,100
53024 Landscape Maintenance - HOA Office	3,120
53031 Maintenance Yard - HOA Office	900
53032 Rear Property Maintenance - HOA Office	1,000
55056 Janitorial - HOA Office	6,300
Total HOA Office	30,300

Landscape

53167 Landscape Lighting	6,000
53305 Landscape - Other	9,900
53308 Landscape - Weed Control	10,000
53316 Irrigation Repair	15,100
53325 Plant & Tree Replacement	25,000
53335 Winter Overseeding	15,000
53345 Tree Pruning	5,000
53365 Storm Damage	8,000
53366 Community Clean Up	4,800
Total Landscape	98,800

Liability

54027 Holiday Family Fun/Photos with Santa	4,000
Total Liability	4,000

Lifestyle

51048 Temporary Signage	1,200
51049 Lifestyle Temporary Labor	2,750
51051 Durable Supplies	1,800
51052 Disposable Supplies	1,200
51148 Builder Event Contingency	5,500
51150 Resident Events Contingency	5,250
51285 Marketing, Communications & Photography	6,600
51287 Lifestyle Program Equipment	38,000
51405 Volunteer Appreciation	2,000
51406 Community Decorations	4,000
54000 Community Garage Sale	1,000
54001 Movies in the Park	5,550



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AAM Budget by Category Annualized
2025 Cash Flow - Master

Date: 1/1/2025 - 12/31/2025

1 Operating Budget

Annual Total

54002 Stargazing	3,500
54003 Music in the Park	6,250
54004 Karaoke	1,500
54005 Bingo	750
54006 Trivia	500
54007 Mystery Theater	2,000
54008 VUSD Kids Programs	2,500
54010 Trail Rides	3,500
54011 Carolling	2,000
54012 Workshops & Classes	1,500
54014 Resident Contests	2,000
54015 Spring Thing	9,000
54016 Earth Day - Builder	15,000
54017 Earth Day	10,000
54018 Cinco De Mayo	10,000
54019 4th of July Independence Day	15,000
54020 Halloween - Builder	15,000
54021 Halloween Boo Bash	7,000
54022 Veterans Day 5K	3,500
54023 Tour de Tucson Training Ride	2,500
54024 Bike Rodeo	500
54025 Holiday Craft Market	1,500
54028 Holiday Social	8,000
54029 Pickleball Tournament	750
54030 Pancake Breakfast	500
54031 Friendsgiving	500
54035 RK Sport Camp	4,500
54036 RK Kids Camp	27,700
54037 RK Community Water Days	7,500
54038 RK Equestrian Camp	2,500
54039 RK DJ Camp	1,000
Total Lifestyle	242,800
<u>Non-Operating Expense</u>	
59005 Depreciation Expense	15,948
Total Non-Operating Expense	15,948
<u>Repairs & Maintenance</u>	
53005 Common Area Maintenance	9,600
53009 Playground Maintenance	1,200
53017 Drainage System Maintenance	4,200
53027 Janitorial Supplies	1,000
53036 Holiday Lights & Decorations	22,000

Rocking K South
AAM Budget by Category Annualized
2025 Cash Flow - Master

Date: 1/1/2025 - 12/31/2025

1 Operating Budget

Annual Total

53055 Pest Control	1,200
53065 Vandalism Repairs	600
53085 Splash Pad Repairs & Maint	4,800
53310 Erosion Control	7,500
53380 Signage	12,000
53405 Gate Maintenance & Repairs	1,200
53429 Trail Maintenance	4,000
53515 Backflow Inspection	1,750
53525 Vehicle Repairs & Maintenance	9,000
53552 Brush/Bulky Roll Off	2,000
Total Repairs & Maintenance	<u>82,050</u>
<u>Utilities</u>	
52005 Electricity	16,000
52025 Water & Sewer	6,000
52030 Irrigation Water	62,000
52045 Gas	360
52056 Cell Phone	3,600
Total Utilities	<u>87,960</u>
TOTAL EXPENSE	<u>2,448,453</u>
NET SURPLUS / (DEFICIT)	<u>0.00</u>

Rocking K South
AAM Budget by Category Annualized
2025 Cash Flow - Master

Date: 1/1/2025 - 12/31/2025

1 Reserve Budget

Annual Total

INCOME

Reserve Income

85001 Reserve Interest 2,717

89001 Transfers from Operating Fund 184,751

89002 Transfers of Reserve Fund Fees 85,250

Total Reserve Income 272,717

TOTAL INCOME **272,717**

NET SURPLUS / (DEFICIT) **272,717.14**

AAM Budget by Category Annualized
2025 Built Out - Parcel C-D

Date: 1/1/2025 - 12/31/2025

2 Operating Service Area Budget

Annual Total

INCOME

Assessment Revenue

40005 Assessments	64,368
Total Assessment Revenue	<u>64,368</u>

Other Operating Income

49001 Transfers to Reserve Fund	(26,400)
Total Other Operating Income	<u>(26,400)</u>

TOTAL INCOME	<u>37,968</u>
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EXPENSE

Contracted Services

55012 Patrol & Security Service	15,768
55014 Gate Maintenance Contract	3,900
Total Contracted Services	<u>19,668</u>

General & Administrative

51065 Insurance	1,200
Total General & Administrative	<u>1,200</u>

Repairs & Maintenance

53405 Gate Maintenance & Repairs	9,900
Total Repairs & Maintenance	<u>9,900</u>

Utilities

52005 Electricity	3,600
52059 Telephone - Gate	3,600
Total Utilities	<u>7,200</u>

TOTAL EXPENSE	<u>37,968</u>
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NET SURPLUS / (DEFICIT)	<u>0.00</u>
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Rocking K South
AAM Budget by Category Annualized
2025 Built Out - Parcel C-D

Date: 1/1/2025 - 12/31/2025

2 Reserve Service Area Budget

Annual Total

INCOME

Reserve Income

85001 Reserve Interest 733

89001 Transfers from Operating Fund 26,400

Total Reserve Income 27,133

TOTAL INCOME **27,133**

NET SURPLUS / (DEFICIT) **27,132.89**



Rocking K South
AAM Budget by Category Annualized
2025 Built Out - Capital Improvement

Date: 1/1/2025 - 12/31/2025

5 Capital Improvement Budget

Annual Total

INCOME

Other Operating Income

41047 Capital Improvement 85,250

Total Other Operating Income 85,250

TOTAL INCOME 85,250

EXPENSE

Repairs & Maintenance

53257 Capital Improvement Expense 23,000

Total Repairs & Maintenance 23,000

TOTAL EXPENSE 23,000

NET SURPLUS / (DEFICIT) 62,249.50
