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 its sole discretion.

RESOLVED that the 2026 Budget sets the Annual Base Assessment at $1014.00, billed quarterly ($253.50 per Quarter) and is hereby adopted by the Board of Directors.

FURTHER RESOLVED that the additional 2026 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
F2AAD26A8D5047F...
Robert Tucker
President and Director, Board of Directors

11/25/2025
Date

DocuSigned by:
Mark Weinberg
FBD32D545E604FB...
Mark Weinberg
Vice President and Director, Board of Directors

11/24/2025
Date

DocuSigned by:
Priscilla Storm
B8248EC70B4B4FC...
Priscilla Storm
Secretary/Treasurer and Director, Board of Directors

11/24/2025
Date

Rocking K South
AAM Budget by Category Annualized
2026 Cash Flow - Master

Date: 1/1/2026 - 12/31/2026

1 Operating Budget	Annual Total
INCOME	
Assessment Revenue	
40005 Assessments	1,271,556
40024 Subsidy	67,279
40035 Assessment - Del Webb-AA Lots	164,268
40036 Assessment - Del Webb-AA Parcel	277,836
40037 Assessment - DR Horton-DD	37,096
40038 Assessment - Forestar-EE	147,030
40040 Assessment - Lennar-M	30,082
40042 Assessment - Forestar-CC	124,722
40044 Assessment - Forestar-DD	1,014
40046 Assessment - Meritage-L	128,778
40047 Assessment - Moderne-Apts	172,380
40048 Assessment - Pulte-E1/E2	44,616
40049 Assessment - Richmond-B1/B2	64,136
40050 Assessment - Lennar-G	22,245
40051 Assessment - Lennar-J2	39,335
40052 Assessment - Meritage-G	21,674
40053 Assessment - Lennar-A1/A2	10,140
40054 Assessment - Meritage-J1	19,372
40055 Assessment - Lennar - BB	88,218
40056 Assessment - Mattamy - DD	19,266
40057 Assessment - Mattamy - I	33,082
40058 Assessment - Richmond H	8,302
Total Assessment Revenue	2,792,425
Other Operating Income	
41015 Working Capital Fees	97,598
41016 Working Capital - Resales	6,084
41025 Reserve Fund Fees	97,598
41026 Reserve Fund Fees - Resales	6,084
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	3,500
42045 FOB / Gate / Key Income	1,800
44001 Social Income	11,000
49001 Transfers to Reserve Fund	(187,919)
49002 Transfer of Reserve Fund Fees	(97,598)

Date: 1/1/2026 - 12/31/2026

1 Operating Budget	Annual Total
49039 Transfer of Reserve Fund Fees - Resale	(6,084)
49047 Transfer of Capital Improvement Fees	(103,682)
Total Other Operating Income	(104,979)
TOTAL INCOME	**2,687,447**
EXPENSE	
Contracted Services	
55012 Patrol & Security Service	192,000
55014 Gate Maintenance Contract	3,240
55022 Janitorial - Common Area	15,400
55024 Playground Contract	5,525
55025 Landscape Contract	854,917
55032 Splash Pad Maintenance Contract	7,500
55035 Management Contract	39,000
55044 Camera Monitoring Contract	2,000
55048 Lighting Contract	3,000
55115 Exterminating Contract	10,500
55241 RKS App Contract	26,400
Total Contracted Services	1,159,482
General & Administrative	
51006 Salaries - Management	734,156
51028 Mileage Reimb	672
51035 Postage & Copies	22,200
51045 Office Supplies	3,600
51065 Insurance	48,000
51125 Meeting & Community	4,500
51134 Office & Storage Rent	33,840
51142 Resident Welcome	15,401
51145 Architectural & Engineering	48,500
51155 Legal Fees - General	9,000
51156 Legal Fees - Collections	21,000
51165 Taxes, Licenses & Fees	7,526
51166 Property Taxes	150
51167 Income Taxes - State	150
51170 Permits/Inspections	140
51173 Staff Training/Certifications	1,500
51175 Bank Charges	300
51177 Memberships	1,950
51185 Website Expense	4,800
51195 CPA Services	8,550
51205 Reserve Study	5,000
51209 Music Licensing	11,600

Date: 1/1/2026 - 12/31/2026

1 Operating Budget	Annual Total
51275 Equipment Lease	3,600
51276 Equipment Purchase	2,500
51279 Office Equipment	4,800
51320 Storage Rent	2,952
51995 Contingency Expense	6,000
Total General & Administrative	1,002,387
HOA Office	
52028 Water & Sewer - HOA Office	900
52048 Gas - HOA Office	660
52055 Telephone	5,700
52085 Internet Expense	2,100
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	2,400
53024 Landscape Maintenance - HOA Office	6,000
53031 Maintenance Yard - HOA Office	900
53032 Rear Property Maintenance - HOA Office	1,000
55056 Janitorial - HOA Office	6,300
Total HOA Office	31,680
Landscape	
53167 Landscape Lighting	6,000
53305 Landscape - Other	12,000
53308 Landscape - Weed Control	10,000
53316 Irrigation Repair	15,100
53325 Plant & Tree Replacement	25,000
53345 Tree Pruning	5,000
53366 Community Clean Up	3,200
Total Landscape	76,300
Lifestyle	
51048 Lifestyle Signage	1,200
51049 Lifestyle Temporary Labor	9,000
51051 Durable Supplies	1,800
51052 Disposable Supplies	1,200
51148 Member Initiated Event Support	16,000
51285 Marketing, Communications & Photography	6,600
51287 Lifestyle Program Equipment	20,000
51405 Volunteer Appreciation	2,000
54001 Movies in the Park	7,350
54002 Stargazing	3,500

Date: 1/1/2026 - 12/31/2026

1 Operating Budget	Annual Total
54003 Music in the Park	11,250
54004 Karaoke	2,250
54006 Trivia	1,500
54007 Mystery Theater	3,000
54008 VUSD Kids Programs	4,000
54009 Wine Tasting	2,000
54010 Trail Rides	5,000
54011 Carolling	1,000
54012 Workshops & Classes	6,750
54013 Board Game Night	2,000
54014 Resident Contests	1,000
54015 Spring Thing	5,000
54018 Cinco De Mayo	5,000
54019 4th of July Independence Day	13,000
54021 Halloween Boo Bash	10,000
54022 Veterans Day 5K	3,500
54027 Holiday Family Fun/Photos with Santa	4,000
54028 Holiday Social	8,000
54029 Pickleball Tournament	750
54035 RK Sport Camp	4,500
54036 RK Kids Camp	17,500
54037 RK Community Water Days	15,000
54038 RK Equestrian Camp	6,500
54039 RK DJ Camp	1,000
54043 Offsite Events	2,400
54044 Fall Fest	5,000
Total Lifestyle	209,550
Non-Operating Expense	
59005 Depreciation Expense	15,948
Total Non-Operating Expense	15,948
Repairs & Maintenance	
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	25,500
53055 Pest Control	1,200
53065 Vandalism Repairs	600
53085 Splash Pad Repairs & Maint	4,800
53310 Erosion Control	7,500
53380 Signage	9,000

Date: 1/1/2026 - 12/31/2026

1 Operating Budget	Annual Total
53405 Gate Maintenance & Repairs	1,200
53429 Trail Maintenance	4,000
53515 Backflow Inspection	10,000
53525 Vehicle Repairs & Maintenance	10,100
53552 Brush/Bulky Roll Off	2,000
Total Repairs & Maintenance	91,900
Utilities	
52005 Electricity	18,000
52025 Water & Sewer	3,600
52030 Irrigation Water	75,000
52056 Cell Phone	3,600
Total Utilities	100,200
TOTAL EXPENSE	**2,687,447**
NET SURPLUS / (DEFICIT)	**0.00**

Rocking K South

AAM Budget by Category Annualized

2026 Cash Flow - Master

Date: 1/1/2026 - 12/31/2026

1 Reserve Budget	Annual Total
INCOME	
Reserve Income	
85001 Reserve Interest	16,349
89001 Transfers from Operating Fund	187,919
89002 Transfers of Reserve Fund Fees	97,598
89039 Transfer of Reserve Fund Fees - Resale	6,084
Total Reserve Income	307,949
TOTAL INCOME	**307,949**
EXPENSE	
Reserve Expense	
91023 Tot Lot Maintenance	30,000
91089 Drainage System	15,000
Total Reserve Expense	45,000
TOTAL EXPENSE	**45,000**
NET SURPLUS / (DEFICIT)	**262,948.58**