

**Rookery Bay Maintenance, Inc.**  
**Approved Budget**  
**January 1, 2025 - December 31, 2025**

	2024 Approved Budget	2025 Approved Budget
<b>Income</b>		
5010 · Maintenance Fees	252,665	253,931
5010 · Reserve Fees	11,335	13,429
5020 · Late Fees	0	0
5040 · Reserve Interest	0	0
5045 · Interest	0	0
<b>Total Income</b>	<b>264,000</b>	<b>267,360</b>
<b>EXPENSE</b>		
<b>Master Assoc. Expense</b>		
7110 · Perico Bay Club Association	39,168	39,168
<b>Total Master Assoc. Expense</b>	<b>39,168</b>	<b>39,168</b>
<b>Administration</b>		
7115 · Professional Fees	750	750
7120 · Management Fee	9,900	10,200
7121 · Office Expense	2,000	1,750
7122 · Fees, Reports, Taxes	3,250	2,750
<b>Total Administration</b>	<b>15,900</b>	<b>15,450</b>
<b>Building</b>		
7130 · Building Repair/Maint	15,000	15,000
7140 · Pest Control	2,685	2,685
<b>Total Building</b>	<b>17,685</b>	<b>17,685</b>
<b>Grounds</b>		
7151 · Grounds Contract	14,050	14,750
7160 · Irrigation	4,700	4,700
7161 · Grounds Repair/Maint	5,000	5,000
7163 · Backflow Testing	200	200
<b>Total Grounds</b>	<b>23,950</b>	<b>24,650</b>
<b>Insurance</b>		
7210 · Wrap/Liability	7,844	7,844
7215 · Flood Insurance	15,000	15,000
7220 · Casualty	88,463	88,463
7225 · WC, Mold, Umbrella	2,200	2,200
<b>Total Insurance</b>	<b>113,507</b>	<b>113,507</b>
<b>Pool</b>		
7170 · Service Contract	2,400	2,550
7171 · Repair & Maintenance	2,000	2,000
7172 · Water & Electric	5,100	5,100
7173 · Cleaning	480	750
7174 · Permits	125	125
<b>Total Pool</b>	<b>10,105</b>	<b>10,525</b>
<b>Utilities</b>		
7185 · Electric	1,550	1,546
7190 · Water/Sewer/Trash	11,800	12,400
7191 · Cable TV	19,000	19,000
<b>Total Utilities</b>	<b>32,350</b>	<b>32,946</b>
<b>Other</b>		
7980 · Reserve Budgeted Transfer	11,335	13,429
7990 · Reserve Interest Transfer	0	0
<b>Total Other</b>	<b>11,335</b>	<b>13,429</b>
<b>TOTAL EXPENSES</b>	<b>264,000</b>	<b>267,360</b>

QUARTERLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 2,631.93	\$ 2,645.12
RESERVES	\$ 118.07	\$ 139.88
<b>TOTAL</b>	<b>\$ 2,750.00</b>	<b>\$ 2,785.00</b>

Total Units            24  
Times Paid Per Year    4

**Rookery Bay Maintenance, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
 January 1, 2025 - December 31, 2025  
**DESIGNATED RESERVES**

PERCENT FUNDING	PERCENT FUNDING
100.00%	50.00%

		1	2	3	4	5	6	7	8	9	10	11	12
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	REDUCED ANNUAL FUNDING	COST/ UNIT/ QTR
ACCT#	ASSET												
3501	Roofing - Composite Tile	30	28	430,000	81,999	5,327	0	1,243	88,570	341,430	12,194	6,097	63.51
3502	Roofing - Flat	40	16	20,000	632	506	0	0	1,138	18,862	1,179	589	6.14
3503	Building Restoration/Painting	10	9	75,000	10,876	2,795	0	0	13,671	61,329	6,814	3,407	35.49
3504	Pavement	20	5	20,000	3,806	1,198	0	0	5,004	14,996	2,999	1,500	15.62
3505	Pool Restoration	10	7	30,000	2,793	1,509	0	0	4,302	25,699	3,671	1,836	19.12
3509	Capital Improvements	1	1	0	0	0	0	0	0	0	0	0	0.00
				575,000	100,106	11,335	0	1,243	112,684	462,316	26,858	13,429	139.88