

Rookery Bay Maintenance, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
Income		
5010 · Maintenance Fees	253,931	255,674
5010 · Reserve Fees	13,429	14,086
5020 · Late Fees	0	0
5040 · Reserve Interest	0	0
5045 · Interest	0	0
Total Income	267,360	269,760
EXPENSE		
Administration		
7110 · Perico Bay Club Association	39,168	39,168
7115 · Professional Fees	750	750
7120 · Management Fee	10,200	10,200
7121 · Office Expense	1,750	2,500
7122 · Fees, Reports, Taxes	2,750	1,000
Total Administration	54,618	53,618
Insurance		
7210 · Wrap/Liability	7,844	14,500
7215 · Flood Insurance	15,000	17,500
7220 · Casualty	88,463	75,000
7225 · WC, Mold, Umbrella	2,200	3,000
Total Insurance	113,507	110,000
Repairs & Maintenance		
7130 · Building Repair/Maint	15,000	18,000
7140 · Pest Control	2,685	2,200
Total Building	17,685	20,200
Grounds		
7151 · Grounds Contract	14,750	15,452
7160 · Irrigation	4,700	1,200
7161 · Grounds Repair/Maint	5,000	6,870
7163 · Backflow Testing	200	200
Total Grounds	24,650	23,722
Pool		
7170 · Service Contract	2,550	2,610
7171 · Repair & Maintenance	2,000	2,000
7172 · Water & Electric	5,100	6,000
7173 · Cleaning	750	650
7174 · Permits	125	125
Total Pool	10,525	11,385
Utilities		
7185 · Electric	1,546	1,550
7190 · Water/Sewer/Trash	12,400	13,200
7191 · Cable TV	19,000	21,999
Total Utilities	32,946	36,749
Other		
7980 · Reserve Budgeted Transfer	13,429	14,086
7990 · Reserve Interest Transfer	0	0
Total Other	13,429	14,086
TOTAL EXPENSES	267,360	269,760

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 2,645.12	\$ 2,663.27
RESERVES	\$ 139.88	\$ 146.73
TOTAL	\$ 2,785.00	\$ 2,810.00

Total Units 24
Times Paid Per Year 4

Rookery Bay Maintenance, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
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 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	REDUCED ANNUAL FUNDING	COST/ UNIT/ QTR
ACCT#	ASSET												
3501	Roofing - Composite Tile	30	27	430,000	88,868	6,097	0	1,253	96,218	333,782	12,362	6,181	64.39
3502	Roofing - Flat	40	15	20,000	1,138	589	0	0	1,727	18,273	1,218	609	6.34
3503	Building Restoration/Painting	10	8	75,000	13,671	3,407	0	0	17,078	57,922	7,240	3,620	37.71
3504	Pavement	20	4	20,000	5,004	1,500	0	0	6,504	13,496	3,374	1,687	17.57
3505	Pool Restoration	10	6	30,000	4,302	1,836	0	0	6,138	23,863	3,977	1,989	20.71
3509	Capital Improvements	1	1	0	0	0	0	0	0	0	0	0	0.00
				575,000	112,982	13,429	0	1,253	127,665	447,335	28,172	14,086	146.73