

To: All Association Members
From: Board of Directors
Subject: 2026 Approved Annual Budget
Date: November 18, 2025

Dear Association Members,

The enclosed budget was approved by your Board of Directors at the Board's Budget meeting held November 18, 2025 and reflects a \$170 per month increase in the monthly assessment for 2026.

The Monthly Maintenance Fee for 2026 is \$965 per month and for those who operate a major appliance in their garage, the Monthly Maintenance Fee is \$985 per month.

This starts January 1, 2026!

Included in this mailing is the 2026 Maintenance Fee coupon book. They are also available in the office.

Your Board of Directors thanks you and appreciates your continuing support.

Reggie Robbins, President
For: Board of Directors
Rock Pointe Condominium Association, Inc.

Payment No.	1	Date:		{ Checks payable to:	Payment No.	1
Date Due:	1/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	1/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	2	Date:		{ Checks payable to:	Payment No.	2
Date Due:	2/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	2/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	3	Date:		{ Checks payable to:	Payment No.	3
Date Due:	3/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	3/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	4	Date:		{ Checks payable to:	Payment No.	4
Date Due:	4/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	4/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	5	Date:		{ Checks payable to:	Payment No.	5
Date Due:	5/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	5/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	6	Date:		{ Checks payable to:	Payment No.	6
Date Due:	6/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	6/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	7	Date:		{ Checks payable to:	Payment No.	7
Date Due:	7/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	7/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	8	Date:		{ Checks payable to:	Payment No.	8
Date Due:	8/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	8/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	9	Date:		{ Checks payable to:	Payment No.	9
Date Due:	9/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	9/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	10	Date:		{ Checks payable to:	Payment No.	10
Date Due:	10/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	10/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	11	Date:		{ Checks payable to:	Payment No.	11
Date Due:	11/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	11/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		
Payment No.	12	Date:		{ Checks payable to:	Payment No.	12
Date Due:	12/1/2026	Check #:		{ Rock Pointe Condo Assoc.	Due Date:	12/1/2026
Amount Due:	\$ 965.00	Amount:		{ 3617 S. Banana River Blvd.	Monthly Fee:	\$ 965.00
				{ Cocoa Beach, FL 32931		

Rock Pointe Condominium Association, Inc.
Approved 2026 Operating Budget

	2025	2026
	Annual Budget	Annual Budget
INCOME		
Estoppel Fees	3,000.00	1,000.00
Interest Operating	2,000.00	2,500.00
Keys (Bldg)/Garage Door Openers		500.00
Lake Use Fees	2,740.00	1,320.00
Maintenance Fees	1,068,585.00	1,296,960.00
Transfer to Reserve3	(286,272.00)	(496,161.00)
Rental Application Fees	100.00	500.00
Reserve Interest	30,000.00	25,000.00
Transfer to Reserve	(30,000.00)	(25,000.00)
TOTAL INCOME	790,153.00	806,619.00
EXPENSES		
Appraisal / Wind Mitigation	1,000.00	-
Bank Service Charge	-	
Elevator Contract	10,000.00	10,708.00
Elevator Repair	6,600.00	3,000.00
Fire Safety Equipment/Service	5,000.00	8,000.00
Fire Safety Inspections	2,000.00	1,200.00
Fire Safety Monitoring	3,500.00	5,775.00
Income Tax Expense	4,500.00	5,000.00
Inspections	3,100.00	3,100.00
Flood Insurance	37,340.00	37,340.00
Gen./Property.D&O Insurance	230,000.00	240,000.00
Health Insurance	3,000.00	3,000.00
Worker's Compensation	1,650.00	1,650.00
Labor - Maintenance	58,240.00	60,000.00
Lake Maintenance	8,220.00	4,000.00
Grounds	6,000.00	4,000.00
Lawn Service	18,000.00	18,000.00
Trees & Mangroves	12,000.00	11,000.00
Building	45,000.00	35,000.00
Cleaning	16,900.00	15,000.00
Recreation (pools, tennis, etc.)	20,000.00	20,000.00
Computer and Internet Expenses	1,500.00	1,525.00
DBPR Fee	448.00	448.00
Office Supplies	2,000.00	1,500.00
Postage	800.00	500.00
Permits/Licenses/Dues etc.	1,000.00	1,000.00
Pest Control	3,780.00	5,500.00
Accounting	6,700.00	8,000.00
Consultant (CAM)	4,200.00	4,200.00
Legal Fees	4,000.00	9,000.00
Office Assistant	20,000.00	27,000.00

Payroll Taxes, Employer	5,000.00	7,800.00
Unemployment Taxes	75.00	75.00
Telephones & Alarms	2,600.00	3,000.00
Cable TV	74,000.00	81,775.00
Electric	38,000.00	35,000.00
Garbage/Trash	22,500.00	21,023.00
Gas	38,500.00	35,000.00
Water/Sewer/Storm	73,000.00	78,500.00
TOTAL EXPENSES	<u>790,153.00</u>	<u>806,619.00</u>

PARTIALLY FUNDED RESERVES AND FULLY FUNDED OPERATING

Operating	
Total Expenses	806,619.00
Divided by months	12.00
Monthly Expenses	67,218.00
Divided by units	112.00
Monthly Expenses per Unit	<u>600.00</u>
SIRS Only Reserve Contribution Rec	309.00
Non-SIRS Min of \$93,800 funding only 80%	56.00
Operating/SIRS Monthly by Unit HOA Fees	<u><u>965.00</u></u>

**ROCKPOINTE CONDOMINIUM ASSOCIATION, INC.
RESERVE SCHEDULE SIRS ELEMENTS & NON-SIRS ELEMENTS
APPROVED 2026 RESERVE BUDGET**

		ESTIMATED REPLACEMENT COST	Years		Effective Age	Fully Funded	Funding %	2026 Funding Amt
		Reserve Association	Useful Life	Remaining Life				
SIRS								
A. ROOF								
	Mod. Bitumen Roofing (A) - Replace	274,000.00	20	5	15	205,500.00	0.06	25,240.60
	Mod. Bitumen Roofing (B) - Replace	108,000.00	20	14	6	32,400.00	0.01	3,979.54
	Mod. Bitumen Roofing (CW/CA) - Replace	592,000.00	20	11	9	266,400.00	0.08	32,720.66
	Mod. Bitumen Roofing (D) - Replace	312,000.00	20	12	8	124,800.00	0.04	15,328.60
	Condo/CH Metal Roofing - Replace	187,500.00	30	10	20	125,000.00	0.04	15,353.16
	Lobby Metal Roofing - Replace	63,750.00	30	21	9	19,125.00	0.01	2,349.03
B. Structure								
	Buildingg Exteriors - Restoration	112,000.00	8	4	4	56,000.00	0.02	6,878.22
C. PROOFING & FIRE PROTECTION SYS								
	Fire Alarm Systems - Modernize	109,100.00	20	5	15	81,825.00	0.02	10,050.18
D. PLUMBING								
	Plumbing Systems - Inspect/Repair	56,000.00	10	5	5	28,000.00	0.01	3,439.11
E. ELECTRICAL SYSTEMS								
	Electrical Systems - Repair and Replace	56,000.00	10	5	5	28,000.00	0.01	3,439.11
F. Waterproofing and Exterior Painting								
	Walkway Decks - Repair/Re-coat	86,500.00	8	12	-4	(43,250.00)	(0.01)	(5,312.19)
	Walkway Decks - Resurface	519,000.00	24	4	20	432,500.00	0.13	53,121.94
	Balcon Decks - Resurfact	475,200.00	24	4	20	396,000.00	0.12	48,638.81
	Planters - Waterproof/Re-Plant	3,600.00	24	4	20	3,000.00	0.00	368.48
	Building Exteriors - Seal/Paint	351,400.00	8	4	4	175,700.00	0.05	21,580.40

G. WINDOWS AND EXTERIOR DOORS								
	Common Windows & Exterior Doors - replace	246,250.00	40	12	28	172,375.00	0.05	21,172.01
	Unit Entry Doors - Replace	392,000.00	32	12	20	245,000.00	0.07	30,092.20
	Utilities Doors - 20% Replace	51,800.00	8	4	4	25,900.00	0.01	3,181.17
	Garage Doors - Replace	27,000.00	32	4	28	23,625.00	0.01	2,901.75
H. OTHER SIRS-RELATED COMPONENTS								
	Walkway Railings - Replace	400,950.00	24	4	20	334,125.00	0.10	41,039.00
	Screen Enclosures - Replace	568,750.00	24	4	20	473,958.00	0.14	58,214.03
	HVAC Stands (A) - Replace	48,000.00	40	5	35	42,000.00	0.01	5,158.66
	HVAC Stands (B) - Replace	16,000.00	40	14	26	10,400.00	0.00	1,277.38
	HVAC Stands (CE/CW) - Replace	112,000.00	40	11	29	81,200.00	0.02	9,973.41
	HVAC Stands (D) - Replace	56,000.00	40	12	28	39,200.00	0.01	4,814.75
STRUCTURAL INSPECTIONS								
PAVING								
TOTAL SIRS		5,224,800.00				3,378,783.00	1.00	415,000.01
NON-SIRS								
SITE AND GROUNDS								
	Driveway Concrete 5%	58,100.00	10	3	7	40,670.00	0.06	4,296.00
	Fountain/Water Feature - Refurbish	7,500.00	15	10	5	2,500.00	0.00	264.00
	Berm - Repair Allowance	36,750.00	10	4	6	22,050.00	0.03	2,329.00
	Sign/Monument - Refurbish/Replace	12,500.00	24	3	21	10,938.00	0.02	1,155.00
	Boardwalk - Repair/Resurface	22,600.00	10	5	5	11,300.00	0.02	1,194.00
	South Dock - Repair/Resurface	38,400.00	15	3	12	30,720.00	0.04	3,245.00
	Boardwalk - Replace/Rebuild	67,900.00	30	15	15	33,950.00	0.05	3,586.00
	South Dock - Replace/Rebuild	68,500.00	30	18	12	27,400.00	0.04	2,895.00
Building Exteriors								
	Exterior Lights - 20% Replace	7,100.00	8	3	5	4,438.00	0.01	469.00
	Awings Canopies - Replace	7,200.00	10	6	4	2,880.00	0.00	304.00
	Awning Frames - Replace	12,600.00	30	16	14	5,880.00	0.01	621.00
MECHANICAL/ELECTRICAL/PLUMBING								
	Intercom/Entry Systems - Replace	27,500.00	10	3	7	19,250.00	0.03	2,034.00
	Elevators - Modernize	650,000.00	25	17	8	208,000.00	0.29	21,973.00

TOTAL ALL RESERVES	6,813,150.00			4,089,124.00		490,040.01
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PARTIALLY FUNDED RESERVES	Total	Months	Monthly	Units	Monthly HOA Fee
SIRS Contribution (Recommended 2026 Reserve Funding)	415,000.00	12	34,583.00	112.00	308.78
Non-SIRS Contribution (min 2026 Reserve Funding - 93,800) 80%	75,040.00	12	6,253.00	112.00	55.83
Total Reserves	<u>490,040.00</u>				