SURFWOOD IV OWNERS' ASSOCIATION PRO FORMA OPERATING BUDGET	**2026 Budget**	
Dues Increase - Regular Assessment for all 50 Lots - 0%	0.0 %	
INCOME		
Annual Regular Assessments for All 50 Lots	82,800	
Annual Sewer System Assessments for 39 Lots	3,900	
Interest and Dividends - General	4,000	
Interest and Dividends- Sewer	1,500	
Total Income		92,200
EXPENSES AND TRANSFERS TO LONG TERM RESERVES		
General Expenses and Reserves Allocated to all 50 Lots		
Accounting	7,800	
Administration, Office and Postage, Fees (SOS Renewal, QB Payment, etc.)	2,415	
Insurance	4,650	
Legal	2,000	
Tax Accountant (CPA)	6,000	
Reserve Study Service	2,800	
Webpage Support, Officer Emails & Meeting Room Rental	1,355	
Landscape Maintenance	4,000	
Roads - Repair and Maintenance	1,700	
Storm Drains - Repair and Maintenance	200	
Taxes – Federal & State	1,000	
Miscellaneous Expenses	200	
To Reserves for General Items Excluding Sewer System	50,800	
Expenses and Reserves Allocated to all Lots		84,920
Expenses and Reserves allocated to the 39 lots which require the Sewer System:		
Electricity for Sewer System Pumping & Miscellaneous Expenses	825	
Property Taxes	1,400	
To Reserves for Sewer System	3,900	
Expenses and Reserves Allocated to Sewer System		6,125
Total Expenses and Transfers to Long Term Reserves		91,045
Net Income		1,155
Total of Transfers to Long Term Reserves	54,700	
Quarterly Road Dues (Total for Non-Sewer Lots)	414	
Quarterly Sewer Dues	25	
Quarterly Road and Sewer Dues	439	
Annual Dues (Non-Sewer Owners)	1,656	
Annual Dues Sewer	100	
Annual Dues (Sewer Owners)	1,756	