

Surf Pines Association

2025-26 Budget - APPROVED

Income	
Assessment Income-Operating	\$237,360
Development Fee - New Owner	\$1,000
Fines & Fees	\$1,000
Gate Repair Reimbursement	\$12,000
Road Impact Fee - Non Owner	\$2,000
Total Income	\$253,360
Common Area Expenses	
Camera Review	\$600
Gate-Repairs & Maint	\$4,680
Gate-Subscription	\$2,600
Gate-Wireless Cameras	\$4,200
Maintenance & Supplies	\$22,000
Meeting House-Repair & Maint	\$1,500
Park-Repairs & Maint	\$2,000
Pump Maintenance	\$500
Road Maintenance	\$3,000
Utilities-Electric	\$13,200
Utilities-Water & Sewer	\$804
Total Common Area Expenses	\$55,084
House Expenses	
Repairs & Maintenance	\$1,500
Telephone/Internet/TV	\$4,500
Utilities-Electric	\$4,296
Utilities-Garbage	\$720
Utilities-Water	\$1,200
Total Auto & House Expenses	\$12,216
Payroll Expenses	
Gross Wages-Property Maint	\$56,040
Payroll Service Fee	\$1,860
Payroll Tax Expense	\$4,800
Worker's Comp Insurance	\$975
Total Payroll Expenses	\$63,675

General Administrative	
Accounting-Fieldstone Contract	\$31,900
Admin Expense	\$41,324
Auto Expense	\$1,200
Collection Expense	\$500
Insurance Expense	\$9,481
Legal Expense	\$15,000
License & Fees	\$210
Meetings	\$3,370
Office Supplies	\$600
Printing & Postage	\$1,500
Social Events	\$3,500
Tax Prep & Review	\$4,000
Taxes-Federal	\$2,250
Taxes-Property	\$2,000
Taxes-State	\$550
Website Expense	\$5,000
Total General Administrative	\$122,385
Total Expense	\$253,360
Net Operating Income	\$0

RESERVE BUDGET	
Reserve Income	
Assessment Income-Reserve	\$65,000
Interest Income-Reserve	\$17,000
Total Reserve Income	\$82,000
Reserve Expenses	
Flooring	\$6,505
Asphalt-Crack Seal & Seal Coat	\$80,000
Total Reserve Expense	\$86,505
Net Reserve Income	-\$4,505

CONTINGENCY FUNDS	
Contingency Income	10,000
Interest Income-Contingency	700
Total Contingency Income	10,700

Number of Lots	411
Assessment Amount	\$190
Frequency	4
Total Assessments	312,360
Less: Reserve Assessments	65,000
Less: Contingency Funds	10,000
Operating Assessment	237,360