

The Links at Valleybrook
2026 APPROVED BUDGET
 BASED UPON 238 Homes

	DESCRIPTION	2025 APPROVED BUDGET			2026 APPROVED BUDGET
	INCOME:				
4000	RESIDENT ASSESSMENTS	97,771.00			99,932.00
4260	EMERGENCY FUNDING ON REALES				0.00
4240	MOVE IN FEES				1,500.00
4810	VIOLATION INCOME				1,000.00
4720	LEGAL FEES REIMBURSEMENT	90.00			0.00
4710	LATE FEES	1,200.00			1,000.00
	TOTAL INCOME:	\$99,061.00			\$103,432.00
	EXPENSES:				
5195	MISCELLANEOUS ADMINISTRATION	1,200.00			1,400.00
5210	PRINTING, COPING & FAX	1,000.00			1,500.00
5215	POSTAGE	1,000.00			1,000.00
5460	PROPERTY INSURANCE	6,000.00			6,200.00
6000	ELECTRICITY	650.00			700.00
6025	WATER	950.00			1,000.00
6100	LANDSCAPING CONTRACT CA	50,000.00			53,382.00
5010	BAD DEBT	700.00			800.00
6600	GENERAL MAINTENANCE	641.00			3,500.00
7000	AUDIT	1,800.00			1,850.00
7025	LEGAL FEES	3,000.00			3,000.00
7040	MANAGEMENT FEES	31,416.00			29,100.00
	TOTAL ADMINISTRATIVE EXPENSE	\$98,357.00			\$103,432.00
	ANNUAL ASSESSMENT	\$372.00			\$420.00