

Valleybrook HOA 2025 APPROVED Budget					
Expense Code	Description	2024 Approved	8/31/24 YTD	Est	2025 Approved
4000	Residential Assessments- Links & Links II	\$ 121,730	\$ 120,352	\$ 121,730	\$ 143,930
4001	Condominium Assessment 1-Players Place I	\$ 75,670	\$ 50,447	\$ 75,670	\$ 89,470
4002	Condominium Assessment 2- Players Place II	\$ 78,960	\$ 52,640	\$ 78,960	\$ 93,360
4003	Condominium Assessment 3-Glen Eagles	\$ 45,402	\$ 30,268	\$ 45,402	\$ 53,682
4005	Residential Assessments 6- St Andrews	\$ 19,740	\$ 13,160	\$ 19,740	\$ 23,340
4240	Move-In & Out Fees	\$ 5,500	\$ 1,575	\$ 2,363	\$ 2,500
4250	Pool Fees	\$ 2,000	\$ 1,943	\$ 2,000	\$ 2,000
4710	Late Fees & Interest	\$ 6,000	\$ 10,173	\$ 10,173	\$ 5,000
4720	Legal Reimbursements	\$ 10,000	\$ 23,317	\$ 25,000	\$ 10,000
4900	Interest Earned - Operating Accounts	\$ -	\$ 6	\$ 6	\$ -
4910	Interest Earned - Reserve Accounts	\$ 25	\$ 25	\$ 25	\$ 25
	Total Income	\$ 365,027	\$ 303,906	\$ 381,069	\$ 423,307
	Expenses				
5195	Other Administrative Services	\$ 6,000	\$ 3,980	\$ 5,970	\$ 6,000
5210	Printing & Copying	\$ 3,000	\$ 932	\$ 1,500	\$ 2,000
5215	Postage	\$ 2,300	\$ 1,718	\$ 2,000	\$ 2,000
5460	Property Insurance Premiums	\$ 22,487	\$ 6,643	\$ 22,500	\$ 23,000
6000	Electric Service	\$ 7,200	\$ 5,565	\$ 7,200	\$ 7,200
6005	Gas Service	\$ 650	\$ 401	\$ 650	\$ 650
6025	Water Service	\$ 13,000	\$ 10,095	\$ 13,000	\$ 13,000
6030	Sewer Service	\$ 1,000	\$ 500	\$ 750	\$ 1,000
6045	Cable/telephone Service	\$ 3,500	\$ 3,243	\$ 3,500	\$ 3,500
6100	Grounds & Landscaping	\$ 33,800	\$ 18,409	\$ 30,000	\$ 30,000
6160	Tree Maintenance/Other Landscaping/ponds	\$ 20,000	\$ 19,995	\$ 25,000	\$ 25,000
6200	Irrigation Repair & Maintenance	\$ 5,000	\$ 1,425	\$ 2,500	\$ 2,500
6300	Permits & Licenses	\$ 200	\$ -	\$ 200	\$ 200
6432	Maintenance Services	\$ 3,500	\$ 5,016	\$ 5,016	\$ 5,000
6434	Pest Control	\$ 1,000	\$ -	\$ 500	\$ 500
6436	Plumbing Services	\$ 500	\$ -	\$ 500	\$ 500
6438	Pool Management	\$ 72,040	\$ 76,578	\$ 76,578	\$ 75,000
6442	Snow Removal	\$ -	\$ -	\$ -	\$ 7,500
6680	Painting / gates/doors/gazebos/pavillions	\$ -	\$ -	\$ -	\$ -
6700	Chemical Supplies	\$ 5,000	\$ 13,484	\$ 13,484	\$ 10,000
6705	Power Washing Services & Supplies	\$ 3,700	\$ 1,180	\$ 2,000	\$ 2,000
6710	Pool Supplies/Repair & Maintenance	\$ 3,400	\$ 1,535	\$ 1,535	\$ 4,590
6765	Tennis Court Repair & Maintenance	\$ 500	\$ -	\$ -	\$ 500
6795	Clubhouse Repair & Maintenance	\$ 3,500	\$ 4,591	\$ 4,591	\$ 5,000
7000	Audit & Tax Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
7020	Legal Services	\$ 20,000	\$ 21,824	\$ 32,736	\$ 30,000
7040	Management Fees	\$ 35,850	\$ 23,900	\$ 35,850	\$ 36,567
9000	Federal Income Tax	\$ 100	\$ -	\$ 100	\$ 100
9015	Property/Real Estate Tax	\$ 4,300	\$ 1,309	\$ 1,500	\$ 1,500
9105	Reserve Contribution Expense	\$ 90,000	\$ 60,000	\$ 90,000	\$ 125,000
	Total Expenses	\$ 365,027	\$ 282,323	\$ 376,690	\$ 423,307