

Valleybrook HOA 2026 APPROVED BUDGET		10/23/2025	
Expense Code	Description	2025 Approved	2026 Approved
4000	Residential Assessments- Links & Links II	\$ 143,930	\$ 166,130
4001	Condominium Assessment 1-Players Place I	\$ 89,470	\$ 103,270
4002	Condominium Assessment 2- Players Place II	\$ 93,360	\$ 107,760
4003	Condominium Assessment 3-Glen Eagles	\$ 56,682	\$ 64,962
4005	Residential Assessments 6- St Andrews	\$ 23,340	\$ 26,940
4240	Move-In & Out Fees	\$ 2,500	\$ 2,200
4250	Pool Fees	\$ 2,000	\$ 2,200
4710	Late Fees/Interest/del letter reimbursement	\$ 5,000	\$ 7,500
4720	Legal Reimbursements	\$ 10,000	\$ 12,000
4900	Interest Earned - Operating Accounts	\$ -	\$ -
4910	Interest Earned - Reserve Accounts	\$ 25	\$ -
	Total Income	\$ 426,307	\$ 492,962
	Expenses		
5195	Other Administrative Services	\$ 6,000	\$ 6,500
5210	Printing & Copying	\$ 2,000	\$ 6,000
5215	Postage	\$ 2,000	\$ 3,500
5460	Property Insurance Premiums	\$ 23,000	\$ 25,000
6000	Electric Service	\$ 7,200	\$ 10,000
6005	Gas Service	\$ 650	\$ 650
6025	Water Service	\$ 13,000	\$ 11,000
6030	Sewer Service	\$ 1,000	\$ 1,000
6045	Cable/telephone Service	\$ 3,500	\$ 6,500
5050	Security/Alarm	\$ -	\$ 2,500
6100	Grounds & Landscaping	\$ 30,000	\$ 35,000
6160	Tree Maintenance/Other Landscaping/ponds	\$ 25,000	\$ 22,000
6200	Irrigation Repair & Maintenance	\$ 2,500	\$ 3,000
6300	Permits & Licenses	\$ 200	\$ 100
6432	Maintenance Services	\$ 5,000	\$ 5,000
6434	Pest Control	\$ 500	\$ 500
6438	Pool Management	\$ 75,000	\$ 78,464
6442	Snow Removal	\$ 7,500	\$ 5,000
6680	Painting / gates/doors/gazebos/pavillions	\$ -	\$ 2,000
6705	Power Washing Services & Supplies	\$ 2,000	\$ 2,000
6710	Pool Supplies/Repair & Maintenance/plumbing	\$ 15,010	\$ 18,000
6765	Tennis Court Repair & Maintenance	\$ 500	\$ 500
6795	Clubhouse Repair /Mtc/Electrical/Plumbing	\$ 5,000	\$ 8,200
7000	Audit & Tax Services	\$ 3,500	\$ 3,800
7020	Legal Services	\$ 30,000	\$ 24,550
7040	Management Fees	\$ 36,567	\$ 37,298
5300	Cleaning Services	\$ -	\$ 8,400
9015	Property/Real Estate Tax	\$ 1,500	\$ 1,500
9105	Reserve Contribution Expense	\$ 125,000	\$ 165,000
	Total Expenses	\$ 423,127	\$ 492,962