

	Valleybrook HOA 2027 APPROVED BUDGET				10/19/2026
Expense Code	Description	2026 Approved	7/31 YTD	2026 Est	2027 Approved
4000	Residential Assessments- Links & Links II	\$ 166,130	\$ 98,020	\$ 166,130	\$ 179,450
4001	Condominium Assessment 1-Players Place I	\$ 103,270	\$ 60,241	\$ 103,270	\$ 111,550
4002	Condominium Assessment 2- Players Place II	\$ 107,760	\$ 62,860	\$ 107,760	\$ 107,760
4003	Condominium Assessment 3-Glen Eagles	\$ 61,962	\$ 37,895	\$ 64,962	\$ 66,930
4005	Residential Assessments 6- St Andrews	\$ 26,940	\$ 15,715	\$ 26,940	\$ 29,100
4240	Move-In & Out Fees	\$ 2,200	\$ 1,796	\$ 2,200	\$ 2,200
4250	Pool Fees	\$ 2,200	\$ 2,000	\$ 2,000	\$ 2,000
4710	Late Fees/Interest/del letter reimbursement	\$ 7,500	\$ 4,195	\$ 7,191	\$ 7,000
4720	Legal Reimbursements	\$ 12,000	\$ 3,501	\$ 6,002	\$ 6,500
	Total Income	\$ 489,962	\$ 286,223	\$ 486,455	\$ 512,490
	Expenses				
5195	Other Administrative Services	\$ 6,500	\$ 7,116	\$ 8,500	\$ 8,500
5210	Printing & Copying	\$ 6,000	\$ 4,702	\$ 8,061	\$ 8,500
5215	Postage	\$ 3,500	\$ 2,587	\$ 4,435	\$ 4,500
5460	Property Insurance Premiums	\$ 25,000	\$ 6,152	\$ 25,000	\$ 26,000
6000	Electric Service	\$ 10,000	\$ 5,560	\$ 8,500	\$ 8,500
6005	Gas Service	\$ 650	\$ 757	\$ 900	\$ 900
6025	Water Service	\$ 11,000	\$ 7,046	\$ 11,000	\$ 12,000
6030	Sewer Service	\$ 1,000	\$ 1,069	\$ 1,400	\$ 1,550
6045	Cable/telephone Service	\$ 6,500	\$ 3,711	\$ 6,500	\$ 6,500
5050	Security/Alarm	\$ 2,500	\$ 866	\$ 2,000	\$ 2,000
6100	Grounds & Landscaping	\$ 35,000	\$ 28,582	\$ 35,000	\$ 35,000
6160	Tree Maintenance/Other Landscaping/ponds	\$ 22,000	\$ 23,219	\$ 25,000	\$ 25,000
6200	Irrigation Repair & Maintenance	\$ 3,000	\$ 175	\$ 1,000	\$ 1,000
6300	Permits & Licenses	\$ 100	\$ 76	\$ 100	\$ 100
6432	Maintenance Services	\$ 5,000	\$ 6,167	\$ 6,300	\$ 6,300
6434	Pest Control	\$ 500	\$ -	\$ -	\$ 500
6438	Pool Management	\$ 78,464	\$ 50,203	\$ 78,464	\$ 84,296
6442	Snow Removal	\$ 5,000	\$ -	\$ -	\$ 5,000
6680	Painting / gates/doors/gazebos/pavillions	\$ 2,000	\$ -	\$ -	\$ 3,000
6705	Power Washing Services & Supplies	\$ 2,000	\$ 2,566	\$ 2,566	\$ 4,000
6710	Pool Supplies/Repair & Maintenance/plumbing	\$ 18,000	\$ 11,740	\$ 18,000	\$ 20,000
6765	Tennis Court Repair & Maintenance	\$ 500	\$ -	\$ -	\$ 500
6795	Clubhouse Repair /Mtc/Electrical/Plumbing	\$ 8,200	\$ 6,320	\$ 8,200	\$ 8,500
7000	Audit & Tax Services	\$ 3,800	\$ 400	\$ 3,800	\$ 3,800
7020	Legal Services	\$ 24,550	\$ 9,406	\$ 20,000	\$ 20,000
7040	Management Fees	\$ 37,298	\$ 21,758	\$ 37,298	\$ 38,044
5300	Cleaning Services	\$ 8,400	\$ 10,033	\$ 12,000	\$ 12,000
9015	Property/Real Estate Tax	\$ 1,500	\$ 1,073	\$ 1,073	\$ 1,500
9105	Reserve Contribution Expense	\$ 165,000	\$ 96,250	\$ 165,000	\$ 165,000
	Total Expenses	\$ 492,962	\$ 307,534	\$ 481,596	\$ 512,490