

VALENCIA PALMS PROPERTY OWNERS' ASSOCIATION, INC.
2025 PROPOSED OPERATING BUDGET
JANUARY 1, 2025 - DECEMBER 31, 2025
612 UNITS

A/C #	Adopted 2024 Budget	9 months ended 9/30/2024	Proposed 2025 BUDGET
REVENUE			
50000 Maintenance Assessments	\$ 5,911,920	\$ 4,433,939	\$ 6,230,160
UTILITIES			
60000 Electricity	200,000	140,187	208,000
60045 Propane	8,000	7,866	10,000
60130 Water and Sewer	40,000	37,026	45,000
60050 Clubhouse - Comcast	21,000	29,681	30,000
60100 Trash	12,000	11,531	16,000
60160 Reclaimed Water Meter	90,000	64,765	90,000
	\$ 371,000	\$ 291,055	\$ 399,000
64200 ALARM SYSTEM MONITORING	\$ 96,300	\$ 72,196	\$ 96,300
64000 ACCESS CONTROL	\$ 191,402	\$ 154,362	\$ 206,714
63000 LANDSCAPE MAINTENANCE CONTRACT	\$ 810,643	\$ 607,975	\$ 851,166
OTHER LANDSCAPE MAINTENANCE CONTRACTS			
63180 Tree Trimming (homes and common area)	224,000	190,525	227,386
63341 Hardwood Reduction POD F & G	22,372	22,372	29,610
	\$ 246,372	\$ 212,897	\$ 256,996
LANDSCAPE MAINTENANCE - OTHER			
63310 Tree Staking & Removal	30,000	11,850	40,000
63100 Landscape Replacements /Enhancements	130,000	89,713	150,000
63125 Sod Replacement Year 2024	75,000	73,000	0
63311 Ficus Hedge Removal Years 2025-2028	-	0	30,000
63120 Mulch	78,500	41,222	86,134
62720 Root Intrusion	8,000	7,505	15,000
63565 Iguana Control	2,043	0	6,000
63655 Fertilization & Pest Control	\$ 159,293	93,282	173,277
	\$ 482,836	\$ 316,571	\$ 500,411
61480 LAKE MANAGEMENT	\$ 43,860	\$ 32,895	\$ 52,968
CLUBHOUSE - MAINTENANCE CONTRACTS			
61470 Janitorial Maintenance Contracts (including tile floor & patios)	151,913	110,942	154,200
61200 Fire/Burglar Maintenance/Inspections	4,750	5,007	5,904
61630 Pool and Spa Maintenance Contract	30,300	22,725	31,800
61490 Lake Fountain Maintenance	2,480	1,860	2,520
61780 Tennis Court Maintenance Contract	23,974	17,980	29,183
61010 Air Cond./ Pool Heater Maintenance Contract	6,840	5,130	7,045
61190 Exercise Equipment Maintenance Contract	1,400	1,358	1,400
61775 Bocce Court Maintenance Contract	3,600	2,700	3,600

\$	225,257	\$	167,702	\$	235,652
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REPAIRS AND SUPPLIES

62370 Guardhouse	1,000	1,356	2,000
64040 Access Control	5,000	3,096	4,000
62070 Clubhouse Repairs & Supplies	54,000	62,968	35,770
61186 Café Repairs & Supplies	-	2,093	20,000
62425 Sidewalks & Valley Gutters	9,000	9,000	9,000
62460 Handyman services	8,000	5,190	11,000
62190 Exercise Equipment	4,300	2200.59	2,500
62630 Pool & Spa	11,000	10,732	12,000
62490 Lake Fountain	2,500	0	2,500
62780 Tennis Court Repairs & Supplies	11,000	11,939	19,420
62765 Bocce Court Repairs & Supplies	1,300	1,350	2,190
62782 Pickle Ball Repairs & Supplies	1,000	329	1,000
62520 Lighting Repairs & Supplies	10,000	7,187	10,000
62400 General Repairs & Supplies	40,000	32,546	45,000
62470 Janitorial Supplies	7,000	10,019	7,000
62010 Air Conditioning Repairs & Supplies	7,500	7,033	7,500
61180 Audio Visual Equipment Repairs & Supplies	1,000	600	1,200
62180 CERT Equipment Repairs & Supplies	1,000	0	1,000
63510 Irrigation Repairs & Supplies	40,000	29,602	40,000
61130 Drain Cleaning	8,000	0	13,000
61185 Software: Café POS, Gate website access, e-Voting, etc.	9,000	10,163	12,000
	\$ 231,600	\$ 207,401	\$ 258,080

CLUBHOUSE - MISCELLANEOUS

66410 Music	1,000	1,269	2,000
66310 POA Social Functions	11,000	3,821	12,000
66265 Welcome New Residents	1,400	178	1,400
62435 Holiday Lights	15,547	7,774	15,550
66375 Fitness Expenses	32,685	25,325	33,796
52290 Fitness Income	(26,400)	(15,203)	(21,000)
	\$ 35,232	\$ 23,164	\$ 43,746

ADMINISTRATIVE

66160 Property Management	63,967	47,975	65,288
66130 Legal	20,000	9,590	25,000
66110 Accounting	9,200	6,900	10,000
67000 Insurance	295,000	174,488	275,000
66205 Licenses, Fees & Taxes	2,500	1,723	2,500
66065 Administrative Supplies & Expenses	20,000	19,556	20,000
52225 Newsletter Income	(20,000)	(11,891)	(18,000)
66020 Newsletter Expenses	25,790	19,405	22,623
63013 Reserve Study	-	0	0
	\$ 416,457	\$ 267,745	\$ 402,411

TOTAL ADMINISTRATIVE

PERSONNEL

\$ 410,218	\$ 307,226	\$ 436,376
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69950 DEFERRED MAINTENANCE

\$ 650,000	\$ 487,500	\$ 750,000
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69305 Deferred Maintenance Loan Repayment '24 & '25	\$ 440,640	\$ 330,480	\$ 440,640
69400 PAINTING	\$ 169,440	\$ 127,080	\$ 125,000
OTHER INCOME			
Comcast Incentive Income	\$ (13,920)	\$ (9,823)	\$ (15,300)
TOTAL BUDGETED EXPENSES (without Comcast and Ruvens)	\$ 4,807,337	\$ 3,596,426	\$ 5,040,160
% Increase			
CAFÉ CARDS			
66400 SNR Services - Ruvens	\$ 254,592	\$ 190,944	\$ 306,000
60020 HOMEOWNERS' - COMCAST	\$ 850,000	\$ 638,732	\$ 884,000
Total for Ruvens and Comcast	\$ 1,104,592		\$ 1,190,000
Total Budget	\$ 5,911,929		\$ 6,230,160
ANNUAL MAINTENANCE DUES	\$9,660		\$10,180
QUARTERLY MAINTENANCE DUES	\$2,415		\$2,545