

# Explorers at the Villages of the Americas Condominium Trust

## 2023 Annual Budget

	Annual	Per Unit* (80)
<b>Income</b>		
<b>Revenue</b>		
40010 - Maintenance fee	306,435.50	3,830.44
<b>Total Revenue</b>	<b>306,435.50</b>	<b>3,830.44</b>
<b>Total Income</b>	<b>306,435.50</b>	<b>3,830.44</b>
<b>Expense</b>		
<b>Administrative Expenses</b>		
50155 - Meeting Expense	100.00	1.25
50160 - Office Expense	350.00	4.38
50170 - VOA Master Association Fees	19,200.00	240.00
50300 - Professional Fees - Acctg & Tax Prep	2,050.00	25.63
50320 - Professional Fees - General	250.00	3.13
50350 - Professional Fees - Legal/Court Fees	500.00	6.25
50370 - Professional Fees - Management Fees	34,118.48	426.48
50400 - Federal & State Income Taxes	50.00	.63
50600 - Insurance Expense	59,291.00	741.14
<b>Total Administrative Expenses</b>	<b>115,909.48</b>	<b>1,448.87</b>
<b>Utility Expenses</b>		
51000 - Electricity	446.51	5.58
<b>Total Utility Expenses</b>	<b>446.51</b>	<b>5.58</b>
<b>Direct Building Expenses</b>		
52045 - Deck maintenance	2,500.00	31.25
52055 - Electrical Repairs, Replacement, Supplies	1,500.00	18.75
52140 - General Repairs & Maintenance	6,000.00	75.00
52260 - Painting	363.54	4.54
52280 - Paving	500.00	6.25
52295 - Pest Control	1,000.00	12.50
52335 - Roof Drain & Gutter Repairs	3,100.00	38.75
52365 - Trash Removal	21,500.00	268.75
52580 - Fire Sprinkler System Repairs	4,800.00	60.00
55000 - Tree Pruning & Removal	6,000.00	75.00
55070 - Other Landscaping	3,000.00	37.50
55100 - Landscaping Contract	53,605.00	670.06
55500 - Snow/Ice Removal	34,000.00	425.00
55520 - Snow/Ice Removal-Additional	1,000.00	12.50
<b>Total Direct Building Expenses</b>	<b>138,868.54</b>	<b>1,735.86</b>
<b>Reserve Contribution</b>		
59000 - Contribution to Reserves	51,211.97	640.15
<b>Total Reserve Contribution</b>	<b>51,211.97</b>	<b>640.15</b>
<b>Total Expense</b>	<b>306,436.50</b>	<b>3,830.46</b>

( Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)\*