AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC. MINUTES OF THE BOARD OF DIRECTORS

Wednesday, September 29, 2021 Fourth Meeting of the Fiscal Year 2021-2022

Meeting called to order by Al LaFaye at 6:30 pm in Unit 302.

Board members present: Barbara Dunbar, Al Lafaye, Sue Pettigrew, Stephanie Prunty, Pat Traina, and Pat Williamson. Felicia Hardesty was absent.

Management present: Tim Munch (Property Manager) and Jeff Adams (Asst. Property Manager)

1. MANAGER REPORT -

- a. Full report attached to minutes. Report outlines specific damages from IDA to AT. Of note:
 - Roof Repairs Buildings 3 and 4 complete. Roofers are now waiting for materials to start next roofs.
- 2. NEW BUSINESS
 - i) Open meeting looking for a venue. Jefferson Playground and facilities and Miley Playground closed to non-Parish meetings. The only possible venue would require a \$1,000 payment. Tim will continue to look for a venue.
- 3. COMMITTEE REPORTS
 - a. TREASURER REPORT Full report attached to minutes.
 - Bookkeeping The new bookkeeper is behind in postings, reconciling the books, and making reserve payments. From March to April of 2021, she was pulled off her regular duties to research receivables. The last time the bank statements were reconciled was in December 2020. The delay in reconciling the books has prevented completion of a First Quarter Fiscal Year Financials. Based on the information Stephanie was able to put together, it looks like we are below budget in July and August 2021. Once the bookkeeper catches up, quarterly financial statements will be provided to the owners on the regular schedule.
 - Access to Reserve Account The Association has paid, to date, \$278,139 in Ida expenses including blue tarps (\$150,317), debris removal (\$16,200), tree Service (\$21,600), and roofs on Buildings 3-4 (\$90,022).
 - iii) IDA Repairs Outstanding Remaining estimate to complete Ida repairs is \$990,000 for 22 roofs, \$10,000 for office roof, and \$200,000 for fence repair.
 - Insurance Claim After the insurance deductible of \$895,000, there is an estimated amount of remaining repairs of \$583,139; It is unknown how much of insurance money we will receive after the deductible. It is also highly likely that the cost of our property insurance premium will go up substantially in 2022 (as it did after Katrina).
 - v) Assessments for the Association The total available cash including our reserves, the savings and the operating account is \$1,070,000. After a special assessment of \$1,185,000 we would have new roofs, our repairs complete and maintain and reserve balance equivalent to pre- Ida. This is approximately \$5000 per unit. The actual amount would vary based on owner square footage. Barbara Dunbar suggested \$4,500 instead; however, that would leave us with a balance of \$933,372 below our pre-Ida balance.
 - After discussion of the cash on hand and the Manger's estimate of the total amount of Hurricane Ida damages to the common elements and limited common elements, and the need for a special assessment in the amount of \$1,185,000.00 to have funds needed to pay Hurricane Ida expenses that are a

result of a direct physical loss to the common elements and limited common elements of the Audubon Trace Condominium that are owned by all of the unit owners collectively.

Stephanie Prunty made a motion and Al Lafaye seconded that the Board execute a Resolution imposing a special assessment in the amount of \$1,185,000, to be assigned for payment by the owners' based on each unit's percentage of ownership, and with the payment due from each owner to be made either (1) in one lump sum payment due no later than December 31,2021 , or (2) in not less than two equal payments , with the first payment due not later than December 31, 2021 and the second payment due not later than March 31, 2022. Motion was passed by a vote of 6 to 0.

4. OLD BUSINESS

- a. COMPLAINT FORMS (emails addressed to board are also addressed as these are considered official; however, please use the complaint forms going forward)
 - From Unit 1603 Roof still leaking during the heavy rain after the storm. Tim noted that is due to the flashing around the chimney, not the tarp and he will address it after the rain stopped.
 - From Unit 2208 why have the roofers stopped working? Tim explained that ii) there was a materials shortage and roofers will return when materials are available.
 - From Unit 3812 Unit owner stated that flooding almost overtopped her patio. iii) Tim will revisit the trench near the unit and see if it needs refreshing.
 - Follow up from Unit 803 The new AC at Riverdale finished and encased so the iv) noise has decreased. The louder noise after the storm was temporary and due to the need to dry out buildings. It has also stopped.

LAWSUIT - Stephanie Prunty motioned that the board go into Executive Session to discuss the Harang lawsuit, Al Lafaye seconded.

5. ADJOIN -

- a. Stephanie Prunty motioned, and Al Lafaye seconded to adjoin the meeting. Motion passed by a vote of 6-0 with one member absent
- b. Next meeting scheduled for November 4, 2021

Submitted for publication on the day of, 2021.	
Pat Williamson, Board Secretary, Unit 604	

Property Manager Report – September 2021

- Our Blue Tarp Contractor completed tarping of the 24 older roof building.
- Brennen's Roofing has already started replacing the roof on building 3 and 4. Building 2 will be next., then 1 (if we can acquire new skylights), 9, 10, 31, then 22. Remaining bldgs. to be assessed after 22.
- Crescent City Cutters has completed cleanup of the property.
- Debris on South Dr. has been picked up by the parish. Crescent City Cutters remove remaining leaf debris with next cleanup date.
- Lookin' Good Treeman Services removed 15 trees fallen or broken trees on the property.
- Hanks Stump Grinding completed grinding all but two of the fallen tree stumps.
- The North and South Pools has been cleaned and the right chemicals have been added, so that owners may use it. Pool Contractor has quit. Looking for new Commercial Pool Contractor.
- Chimneys were blown off units 2403 and 1203. Have contacted 3 different Contractors to try
 and get them to render repairs. Temporary plywood coverings have been placed over those
 openings.
- Three Bonnets were blown off their caps, units 1201, 1807, and 2923.
- Units 1603/1604 have issues with leaking flashing at roof/chimney. Roofing contractor has been
 out to look at situation and hopes to do repairs this week once weather lets up.
- Three Street Lamp Globes were broken and replaced. There 2 step light globes and 4 fixtures broken and replaced.
- Only two, 6" x 9", window panes were broken and have been replaced.
- Gutters and down spouts, too many to mention, have been damaged. Gutter Contractor has been called to render repairs.
- Fences/Post Down

South Dr - 14/0

West Side - 52/20

Front Drive - 43/6

East Side - 68/68

- The 3 remaining lights that were on the East Side Fence are out/damaged, electrical lines have been damaged.
- South Dr. Camera feed line has been broken.
- Bldg. 7 has 4 fence sections down and 2 post.
- Bldg. 10 has 1 fence section down and 1 post.
- Bldg. 15 has 2 fence sections down and 1 post.
- Bldg. 17 has 2 fence sections down.
- Bidg. 21 has 2 fence sections down and 1 post
- Bldg. 27 has 1 fence section down.
- Bldg. 26 has 1 fence section down.
- South Pool Pump House has 1 fence section down.
- North Pool Pump House has 1 damaged fence section and a broken gate.

Garbage Collection – Metro Disposal - our Garbage Contractor is back on schedule (Monday and Thursday).

NO timeline yet on when we will have the associations adjustor on site.

8:49 AM 09/28/21 Accrual Basis

Audubon Trace Condominium Association, Inc. Profit & Loss Budget vs. Actual

July 2020 through June 2021

rdinary income/Evenera	Jul '20 - Jun 21	Budget	\$ Over Budget
rdinary Income/Expense Income			
Dues	969,903.87	070 020 00	
Other Income Cox Commissions		970,032.00	-128
Fee Income	6,540.06	9,660.00	-3,119.94
Late Fee	1,204.70	0.00	1,204.70
Total Fee Income	1,204.70	0.00	
Other Income - Other	2,736.81	0.00	1,204.70
Total Other Income	10,481.57	-	2,736.81
Total Income	980,385.44	9,660.00	821.
Gross Profit	980,385.44	979,692.00	693.
Expense	***************************************	979,692.00	693.
*Reconciliation Discrepancies Administration Automobile	-0.02	0.00	-0.0
Repairs Truck and Equipment Gas	859.55	504,00	255.55
	1,811.31	2,304.00	355.55 -492.69
Total Automobile	2,670.86	2,808.00	-137.14
Bank Service Charges Bookkeeping	43.31	192.00	-148.69
CPA Audit/Taxes	10,885,95 0.00	8,400.00 0.00	2,485.95
Dues and Subscriptions Meeting Room Rental	270.00	504,00	0.00
Miscellaneous	600.00 0.00	200.00	-234.00 400.00
Office Equipment Maintenance	0.00 1,979.15	0.00	0.00
Office Phone		936.00	1,043.15
Alarm Service Answering Service	408.00	408.00	0.00
Cellular Service	"0.00 2,436.07	0.00	0.00
internet Service	2,413.35	2,256.00 2,052.00	180.07
Office Business Phone	4,824.10	4,572.00	361.35
Total Office Phone	10,081.52	9,288.00	252.10
Office Supplies	3,019.89		793.52
Payroll Expenses Employee Benefits	0,010.03	1,008.00	2,011,89
Dental Ins	-459.87	0.00	
Health Insurance	72,479.38	77,076,00	-459.87
Life Insurance-Employee	0.00	0.00	-4,596.62 0.00
Lunches	0.00	0.00	0.00
Total Employee Benefits	72,019.51	77,076.00	-5,056.49
Payroll Processing Fees Payroll Expenses - Other	1,753.35 0.00	1,464.00	289.35
Total Payroll Expenses	73,772.86	0.00	0.00
Payroli Tax Expenses	19,1,14,00	78,540.00	-4.767.14
Federal Unemployment Tax	252.00	396.00	
Medicare	4,425.88	4,140.00	-144.00
Social Security State Unemployment Tax	18,924.47	17,712.00	285.88 1,212.47
Total Payroll Tax Expenses	41.03	1,620.00	-1,578.97
Postage	23,643.38	23,868.00	-224.62
Professional Fees	313.00	204.00	109.00
Engineering Legal Fees	1,750.00		
Total Professional Fees	195.00	2,016.00	-1,821.00
Special Events	1,945.00	2,016.00	-71.00
Wages & Labor	86.85	996.00	-909.15
Employee Bonus Hourly Wages- Staff	5,413.35	5,000.00	413.35
Salaries - Admin.	168,659.47 133,432.00	164,496,00 133,428.00	4,163.47
Total Wages & Labor	307,504.82	302,924.00	4.00
Website Expense	5,848.79	•	4,580.82
Total Administration	442,665.38	0.00	5,848.79
Operating Expenses		431,884.00	. 10,781.38
Contracts Grass Cutting			
	50,412.50		

Accrual Basis

Audubon Trace Condominium Association, Inc. Profit & Loss Budget vs. Actual

July 2020 through June 2021

<u>-</u>	Jul '20 - Jun 21	Budget	\$ Over Budget
Landscape Maintenance			3 Over Budget
Bedding, Maintenance Landscape Trimming	0.00	0.00	
Tree Removal	4,200.00	0.00	0.00 4,200.00
Landscape Maintenance - Other	4.745.00 266.61	0.00	4.745.00
Total Landscape Maintenance	9,211.61	0.00	·
Pest Control	6,042.28		9,211.61
Pest Control-Termite Trash Removal	10,737.00	6,360,00 10,737,00	-317.72
Curbside Waste Disposal	22,149,16		0.00
Dumpster Service	5,044.19	36,900.00	-14,750.84
Recyling	3,615.24	0.00 0.00	5,044.19
Trash Removal - Other	2,013.56	0.00	3,615.24 2,013.56
Total Trash Removal Total Contracts	32,822.15	36,900.00	-4,077.85
	109,225.54	102,393.00	
Insurance Auto Insurance			6,832.54
Commercial Umbrella (\$10 mil)	6, 193.41 4.780.00	5,316.00	077.44
Crime/Directors & Officers	4,780.99 4,614,78	4,140.00	877.41 640.99
Fidelity Bond	0.00	4,008.00	606.78
Flood General Lightitus Ballons	77,989.00	240.00 75,168.00	-240.00
General Liability Policy Medical	0.00	0.00	2,821.00
Property Commercial	285.70		0.00
Surety Bond	247,765.01 230.00	201,192.00	46,573.01
Workman's Comp	300.00	228.00 7,380.00	2.00
Total Insurance	342,158.89		-7,080.00
Maintenance & Repairs		297,672.00	44,486.89
Appliance/Equipment	854.66	***	
Electrical	3,065.78	996.00 1,500.00	-141,34
Emergency Repairs Garage Doors	0.00	0.00	1.565.78
Landscaping/Tree Maintenance	1,543.50	1,596.00	0.00
Lumber & Construction	1,950.00 48,177.46	9,996.00	-52.50 -8,046,00
Plumbing	23,290.43	35,424.00	12,753.46
Pool Supplies and Maintenance	6,565.48	10,008,00 5,004,00	13,282.43
Roof Repairs Security/Locks/Keys	0.00	5,004.00 0.00	1,561.48
Security/Locks/Keys Signs	673.64	0.00	0.00
Tools	138.68 19.32	504.00	673.64 -365.32
Total Maintenance & Repairs	86,278.95	996.00	-976.68
Utilities	σο,∠78.90	66,024.00	20,254.95
Electric	19,148.48	40.000.00	
Water	76,981.18	18,000.00 60,000.00	1,148.48
Total Utilities	96,129.66	78,000.00	16,981.18
Total Operating Expenses	633,793.04		18,129.66
Total Expense	1,076,458,40	544,089.00	89,704.0
ot Ordinary Income	-96,072,96	975,973.00	100,485.4
her Income/Expense Other Income	-99,01 2.30	3,719.00	-99,791.9
Insurance Refund	313.00		
Interest Income Interest Savings	313.00	0.00	313.0
Interest Savings Interest Income - Other	21.94 39.87	0.00	21.94
Total interest income	61.81	0.00	39.87
Miscellaneous Other Income	3.11	0.00	61.8
SBA PPP Temporary FMV Changes	79,685.00		
Fotal Other Income	0.00	0.00	0.00
	80,062.92	0.00	80,062.92
Other Expense Other Expenses	0.12		60,062.92
Vold	0.12		
Total Other Expense	0.12	0.00	0.00
Other Income	80,062.80		0.12
come	-16,010.16	0.00	80,062.80
· · · · · · · · · · · · · · · · · · ·		3,719.00	-19,729.16

Audubon Trace Condominium Association, Inc. Profit & Loss Budget vs. Actual

July through August 2021

Total pricomellipanese income		Jul - Aug 21	Budget	\$ Over Budget
Concomisations Manufacture	Income	_		4 and punker
Cox Commissions		180,097.00	180.137 68	
Page Secondary		2.00		-4
Total Fine Income	Fee Income			-833.32
Other Incoma - Other 0.00 0.00 Total Incoma 300.00 \$33.32 Total Incoma 180.897.00 180.977.00 Gross Profit 180.897.00 180.977.00 Expenses 0.00 0.00 All Committed Incompany In	Total Fee Income		0.00	300.00
Total Other Innome				300.00
Total mome				0.00
Stock Profe 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.97.00 180.90.00 180.97.00 1	Total Income			-53:
Expense	Gross Profit			-574
Perconciliation Discrepancies 0.00 0.0			100,371.00	-574
Truck and Equipment Gas 155.61 533.34 -20.00 Total Automobile 155.61 533.34 -3 Bank Service Charges 0.00 16.68 6.00 Bookkeeping 915.65 1.680.00 -1.00 Che Automobile 1.00.00 1.00 Che Automobile 1.00.00 1.00 Meeting Room Rental 0.00 1.00 Miscellineaeus 92.67 10.00 1.1 Miscellineaeus 92.67 10.00 1.1 Miscellineaeus 92.67 10.00 1.1 Childre Equipment Maintonance 10.00 1.00 Childre Equipment Maintonan	Administration Automobile		0.00	· .
Total Automobile				-200.00
Bank Service Charges			333.34	
Bookkeeping		155.61	533.34	-377.73
CPA AuditTākas 0.00 1,899.00 -1,00 -				-16.68
Dues and Subscriptions 90.00 67.50 -1.00 -1.	CPA Audit/Taxes			-774.15
Miscellaneous	Dues and Subscriptions	90.00		-1,000.00 22.50
Office Equipment Maintenance Office Phone 50,00 303,00 22 Alarm Service 102,00 68,00 34,00 Cellular Service 331,87 283,32 48,05 Internet Service 206,13 168,32 38,35 Office Subiriess Phone 77,705 734,00 39,55 Total Office Phone 1,415,05 1,253,64 16 Office Supplies 517,73 416,88 10 Portal Office Phone 1,415,05 1,253,64 16 Office Supplies 517,73 416,88 10 Portal Dispose Benefits 10 00 -66,16 Health Insurance 12,183,22 10,00 -66,16 Health Insurance 10,00 83,24 33,34 Total Employee Benefits 12,097,06 12,098,02 0.00 Life Insurance-Employee 0,00 83,24 0.00 Payroll Processing Fees 284,50 283,32 0.00 Payroll Expenses Other 0,00 283,32 0.00	Miscellaneous			22.50 -100.00
Cellular Sarvice 331,87 68,00 34.05 Office Business Phone 2020.13 168.32 48.55 Office Business Phone 1,415.05 1,253,64 18 Office Supplies 617.73 416.68 10 Office Supplies 617.73 416.68 10 Payroll Expenses 617.73 416.68 46.66 Payroll Expenses 66.16 0.00 -66.16 66.16 Health insurance 12,183.22 10,00 46.16 66.16	Office Equipment Maintenance Office Phone		303.00	-223.00
Internet Service 203.13 283.52 38.381 Office Submisses Phone 773.05 784.00 38.05 Jotal Office Phone 1.415.05 1.253.64 16 Office Supplies 617.73 416.68 10 Payroll Expenses 617.73 416.68 10 Employee Benefits 1 0.00 416.68 16 Dental Ins 66.16 0.00 0.00 468.64 Life Insurance-Employee 0.00 0.00 0.00 0.00 Lunches 0.00 0.00 0.00 0.00 0.00 Lunches 2824.50 283.32 1.48 0.00 Payroll Expenses 12.381.56 12.381.34 0 Payroll Expenses 12.381.56 12.381.34 0 Payroll Expenses 12.381.56 12.381.34 0 Payroll Processing Fees 284.50 283.32 1.50 Payroll Processing Fees 28.00 6.00 6.00 6.00 Fedderal Unemployment Tax </td <td></td> <td></td> <td>68.00</td> <td>34.00</td>			68.00	34.00
Office Business Phone 773.05 794.00 393.05 Total Office Phone 1,415.05 1,233.64 16 Office Supplies 617.73 416.68 10 Payroll Expenses 617.73 416.68 10 Employee Benefits Dental Ins -66.16 0.00 60.00 -66.16 Health Insurance 12,63.22 12,014.88 -66.16 -67.00 -63.00 -63.00 -69.60				
Office Supplies 517.73 416.68 16 Pyyroll Expenses 517.73 416.68 10 Employee Benefits 66.16 0.00 -66.16 Health insurance 12,163.22 12,014.68 148.54 Life insurance-Employee 0.00 0.00 0.00 0.00 Luchels 0.00 83.34 83.34 83.34 Total Employee Benefits 12,097.06 12,098.02 -0.96 Payroll Processing Fees 284.50 283.32 1.18 Payroll Expenses - Other 0.00 0.00 0.00 Total Payroll Expenses 12,381.56 12,381.34 0.00 Payroll Tax Expenses 12,381.56 12,381.34 0.00 Total Payroll Tax Expenses 12,381.56 12,381.34 0.00 Payroll Tax Expenses 12,381.56 12,381.34 0.00 State Unemployment Tax 0.00 53.00 45.00 45.00 State Unemployment Tax 0.00 15.00 45.00 45.00 45.00	P. a.			
Office Supplies 517.73 416.68 10 Payroll Expenses 517.73 416.68 10 Employee Benefits .66.16 0.00 146.54 Health Insurance 12,163.22 12,014.68 463.34 Lille Insurance-Employee 0.00 83.34 433.34 Lunches 0.00 83.34 433.34 Total Employee Benefits 12,097.06 12,096.02 -0.96 Payroll Processing Fees 284.50 283.32 1.18 Payroll Expenses 12,381.56 12,381.34 0.00 Total Payroll Expenses 12,381.56 12,381.34 0.00 Payroll Fax Expenses 774.75 63.00 -83.00 Payroll Tax Expenses 774.75 678.68 96.07 Social Security 3,341.78 2.902.18 490.60 State Unemployment Tax 0.00 15.00 427. Postage 5.57 83.32 -77. Postage 5.57 83.32 -83.30 Total Professional	Total Office Phone	1,415.05	1,253.64	161.41
Dental Ins 66.16 0.00 66.16 47.16 46.16 47.16	Payroll Expenses	517.73	416.68	101.05
Health Insurance	Dental Ins	-66.16	0.00	
Liter introduction				
Total Employee Benefits 12,097.06 12,098.02 -0.96 Payroll Processing Fees Payroll Expenses - Other O.00 284.50 283.32 1.18 Payroll Expenses - Other O.00 0.00 0.00 0.00 Total Payroll Expenses 12,381.56 12,381.34 0 Payroll Tax Expenses 12,381.56 12,381.34 0 Payroll Tax Expenses 774.75 678.68 96.07 Social Security 3,311.78 2,902.18 409.60 State Unemployment Tax 0.00 15.00 -15.00 Total Payroll Tax Expenses 4,086.53 3,658.86 427. Postage Professional Fees 5.57 83.32 -77. Postage Professional Fees 0.00 166.68 -166.68 Total Professional Fees 0.00 83.32 -83. Special Events 0.00 0.00 0.00 Wages & Labor 0.00 0.00 0.00 Employee Bonus Pous Poly Registration 0.00 0.00 0.00 Salaries - Admin. 28,560.00	Life Insurance-Employee		0.00	
Payroll Processing Fees 284.50 283.32 1.18 Payroll Expenses - Other 0.00	99.4		83.34	
Payroll Processing Fees 284.50 283.32 1.18 Payroll Expenses - Other 0.00 0.00 0.00 Total Payroll Expenses 12,381.56 12,381.34 0 Payroll Tax Expenses Federal Unemployment Tax 0.00 63.00 -63.00 Medicare 774.75 678.68 96.07 Social Security 3,311.78 2,902.18 409.60 State Unemployment Tax 0.00 15,00 15,00 Total Payroll Tax Expenses 4,086.53 3,658.86 427. Postage 5.57 83.32 -77. Legal Fees 0.00 166.68 -166.68 Total Professional Fees 0.00 166.68 -166.68 Total Professional Fees 0.00 33.32 -83.3 Wages & Labor 0.00 33.32 -83.3 Employee Bonus 0.00 0.00 0.00 Hourty Wages-Staff 28,152.00 24,571.18 3,580.82 Salaries - Admin. 25,660.00	Total Employee Benefits	12,097.06	12,098.02	-0.96
Total Payroll Expenses 12,381.56 12,381.34 2,381.34 2,381.34 3,421.35 3,42				1,18
Payroll Tax Expenses Federal Unemployment Tax D.00 63.00 653.00 653.00 663.00 660.00 660.00 660.00 660.00 678.68 96.07 678.68 96.07 678.68 96.07 678.68 96.07 678.68 96.07 678.68 96.07 678.68 96.07 679.00	Total Payroll Expenses	12,381.56		
Medicare 774,75 678,68 96,07 Social Security 3,311,78 2,902,18 409,60 State Unemployment Tax 0,00 15,00 15,00 Total Payroli Tax Expenses 4,086,53 3,658,86 427. Postage 5,57 83,32 -77. Professional Fees 0,00 166,68 -166,68 Special Events 0,00 83,32 -83,66,68 Special Events 0,00 83,32 -83,66,68 Wages & Labor 0,00 0,00 0,00 0,00 Hourly Wages-Staff 28,152,00 24,571,18 3,580,82 3,241,32 Salaries - Admin. 25,660,00 22,238,68 3,421,32 Total Wages & Labor 53,812,00 46,809,86 7,002,1 Website Expense 149,97 200,00 -50,0 Total Administration 73,639,54 68,764,22 Bank Service Charges 29,00 8,066,00 -2,016,50 Landscape Maintenance 420,00 8,066,00 -2,016,50				0.22
Social Security 3,311,78 (2,902,18) 408.60 (40,500) State Unemployment Tax 0,00 15,00 15,00 Total Payroll Tax Expenses 4,086.53 3,658.86 427. Postage 5,57 83.32 -77. Professional Fees 0.00 166.68 -166.68 Total Professional Fees 0.00 166.68 -166.68 Special Events 0.00 83.32 -83.3 Wages & Labor 0.00 0.00 0.00 0.00 Hourly Wages-Staff 28,152.00 24,571.18 3,580.82 Salaries - Admin. 25,660.00 22,238.68 3,421.32 Total Wages & Labor 53,812.00 46,809.86 7,002.1 Website Expense 149.97 200.00 -50.0 Total Administration 73,639.54 68,764.22 Bark Service Charges 29.00 8,066.00 -2,016.50 Contracts Grass Cutting 6,049.50 8,066.00 -2,016.50 Landscape Maintenance 420.00 0.00 4	Federal Unemployment Tax		63.00	-63.00
State Unemployment Tax 0.00 0.00 2,902.18 15.00 4096.60 15.00 Total Payroll Tax Expenses 4,086.53 3,658.86 427. Postage Professional Fees Legal Fees 5.57 83.32 -77. Total Professional Fees 0.00 166.68 -166.68 Total Professional Fees 0.00 166.68 -166.68 Special Events 0.00 83.32 -83.3 Wages & Labor Employee Bonus Employee Bonus Hourly Wages-Staff 0.00 0.00 0.00 Hourly Wages-Staff 28.152.00 24,571.18 3,580.82 Salaries - Admin. 25,660.00 22,238.68 3,421.32 Total Wages & Labor 53,812.00 46,809.86 7,002.1 Website Expense 149.97 200.00 -50.0 Total Administration 73,639.54 68,764.22 Bank Service Charges 29.00 -2,016.50 Operating Expenses Contracts 8,066.00 -2,016.50 Candscape Maintenance Landscape Maintenance Landscape Trimming 0.00 1,1116.68 Legal Contracts Contracts <			678.68	
Total Payroll Tax Expenses	State Unemployment Tax	***		
Postage Professional Fees Legal Fees 5.57 83.32 -77. Professional Fees Legal Fees 0.00 166.68 -166.68 Total Professional Fees 0.00 166.68 -166.68 Special Events 0.00 83.32 -166.68 Wages & Labor 0.00 83.32 -83.3 Employee Bonus 0.00 0.00 83.32 -83.3 Employee Bonus 0.00 0.00 0.00 0.00 Hourly Wages-Staff 28.152.00 24.571.18 3.580.82 3.580.82 3.580.82 3.421.32 Total Wages & Labor 53,812.00 46,809.86 7.002.1 7.002.1 Website Expense 149.97 200.00 68,764.22 Bank Service Charges 29.00 68,764.22 Doperating Expenses 29.00 8,066.00 -2,016.50 Contracts 6,049.50 8,066.00 -2,016.50 Landscape Maintenance 420.00 1,116.68 -1,116.68 Tree Removal 0.00 1,1116.68 -1,116.68	Total Payroll Tax Expenses	4,086.53	3,658.86	427.67
Legal Fees 0.00 166.68 -166.68 Total Professional Fees 0.00 166.68 -166.68 Special Events 0.00 83.32 -83.3 Wages & Labor 0.00 0.00 0.00 Employee Bonus 0.00 0.00 0.00 Hourly Wages-Staff 28,152.00 24,571.18 3,580.82 Salaries - Admin. 25,660.00 22,238.68 3,421.32 Total Wages & Labor 53,812.00 46,809.86 7,002.1 Website Expense 149.97 200.00 -50.0 Total Administration 73,639.54 68,764.22 Bank Service Charges 29.00 Operating Expenses 29.00 Contracts Contract		5.57	83.32	
Total Professional Fees		0.00		
Special Events	Total Professional Fees			-
### ### ### ### ### ### ### ### ### ##				-166.68
Hourly Wages- Staff 28,152,00 24,571,18 3,580,82 25,660,00 22,238.68 3,580,82 3,421,32 25,660,00 22,238.68 3,421,32 25,660,00 22,238.68 3,421,32 25,660,00 46,809.86 7,002,1 20,000 -50,0 20,000 -50,0 20,000 20,			83.32	-83.32
Total Wages & Labor 53,812.00 46,809.86 7,002.1	Hourly Wages- Staff	28,152.00	24,571.18	3,580.82
Website Expense 149.97 200.00 7,002.1 Total Administration 73,639.54 68,764.22 Bank Service Charges 29.00 29.00 Operating Expenses 29.00 70,000 Contracts 6,049.50 5,066.00 -2,016.50 Landscape Maintenance 420.00 0.00 420.00 Landscape Trimming 0.00 1,116.68 -1,116.68 Tree Removal 0.00 1.116.68 -1,116.68	Total Wages & Labor			
Total Administration 73,639.54 68,764.22 Bank Service Charges 29.00 Operating Expenses Contracts Grass Cutting 6,049.50 8,066.00 -2,016.50 Landscape Maintenance 420.00 0.00 420.00 Landscape Trimming 0.00 1.116.68 -1,116.68	Website Expense			7,002.14
Bank Service Charges 29.00 Operating Expenses 29.00 Contracts 8,066.00 -2,016.50 Grass Cutting 6,049.50 8,066.00 -2,016.50 Landscape Maintenance 420.00 0.00 420.00 Landscape Trimming 0.00 1,116.68 -1,116.68 Tree Removal 0.00 1.116.68 -1,116.68	Total Administration			-50.03
Grass Cutting 6,049.50 8,066.00 -2,016.50 Landscape Maintenance 420.00 0.00 420.00 Landscape Trimming 0.00 1,116.68 -1,116.68 Tree Removal 0.00 1,000 1,000	Operating Expenses		00,704.22	4,875.32
Landscape Maintenance -2,016.50 Bedding, Maintenance 420.00 0.00 420.00 Landscape Trimming 0.00 1,116.68 -1,116.68 Tree Removal 0.00 (1.000 -1,116.68 -1,	Grass Cutting	6.049.50	8 066 00	
Landscape Trimming 0.00 420.00 Tree Removal 0.00 1,116.68 -1,116.68	Landscape Maintenance		0,000.00	-2,016.50
1.833.32	Landscape Trimming			-1,116.68
Total Landscape Maintenance 420.00 2,950.00 -2,530.00	Total Landscape Maintenance	420 00	******	***

Accrual Basis

Audubon Trace Condominium Association, Inc. Profit & Loss Budget vs. Actual

July through August 2021

	Jui - Aug 21	Budget	\$ Over Budget
Pest Control Pest Control-Termite	1,650.00 0.00	1,650.00 1,789.50	0.00
Trash Removal Curbside Waste Disposal	4.00% 4.0	,	-1,789.50
Dumpster Service	4,027.12 918.53	4,027.18	-0.06
Recyling	627,30	795.18	123.35
Trash Removal - Other	0.00	0.00 0.00	627.30
Total Trash Removal	5,572.95	4,822,36	0.00
Total Contracts	13,692.45		750.59
Insurance	10,032.43	19,277.86	-5,585.41
Auto Insurance	936.34	050.00	
Commercial Umbrella (\$10 mil)	710.84	950.00 713.50	-13.66
Crime/Directors & Officers	682,50	713,50 683,32	-2.66
Fidelity Bond	0.00	0.00	-0.82
Flood	10,439.00	13,477.00	0.00
General Liability Policy	0.00	2,333.50	-3,038.00
Property Commercial	42,671.86	40,833,34	-2,333.50
Surety Bond	0.00	38.32	1,838.52
Workman's Comp	4,837.00	1,216.68	-38.32 3,620.32
Total insurance	60,277.54	60,245.66	31.88
Maintenance & Repairs			31.00
Appliance/Equipment	0.00	466.60	
Electrical	0.00	166.68	-166.68
Emergency Repairs	0.00	666.68 0.00	-666.68
Garage Doors	133.00		0.00
Landscaping/Tree Maintenance	5,950,00	300.00	-167.00
Lumber & Construction	5,688.40	0.00	5,950.00
Plumbing	1,580,00	8,666.68 5,000.00	-2,978.28
Pool Supplies and Maintenance	2,115.65	2,666.68	-3,420.00
Roof Repairs	0.00	0.00	-551.03
Security/Locks/Keys	1,612.20	16.68	0.00
Signs	0.00	16.68	1,595.52
Tools	0.00	16.68	-16.68 -16.68
Total Maintenance & Repairs	17,079.25	17,516.76	-437.51
Utilities			-437.51
Electric	3,376.76	3,500,00	
Water	10,337.52	11,666.68	-123.24 -1,329.16
Total Utilities —-	13,714.28	15,166.68	-1,452.40
Total Operating Expenses	104,763.52	112,206.96	-7,443.44
Total Expense	178,432.06	180,971.18	-2,539.12
Net Ordinary Income	1,964.94	-0.18	· · · · · · · · · · · · · · · · · · ·
Other Income/Expense Other Income Interest Income		·	1,965.12
Interest Savings	0.00		
Interest Income - Other	3.39	0.00	0.00
Total Interest Income	3.39	0.00	
Total Other Income	3.39	0.00	3.39
Other Expense Void	0.00		3.39
Total Other Expense	0.00	0.00	0.00
Net Other income	"""""""""""""""""""""""""""""""""""""	0.00	0.00
et Income	1,968.33	0.00	3.39
		-0.18	