

AUDUBON TRACE OPERATING BUDGET

ACTUALS

7/1/22-6/30/23

	TOTAL DUES	RESERVE	ALLOCATION	SUBTOTAL	COX	COX	TOTAL	
INCOME	1,260,826.00		(175,000.00)	1,085,826.00			1,090,622.90	
HOA FEES								
LATE FEES								
COX COMMISSIONS					4,796.90			
TOTAL								
AUTO REPAIRS	600.00							ESTIMATE IS BASED ON AGE OF TRUCK AND PRIOR YEARS
AUTO GAS	5,100.00							USED MOST RECENT MONTH AND A 12 MONTH ESTIMATE
BANK CHARGES	108.00							CHECK ORDER COSTS
BOOKKEEPING	12,000.00							BOOKKEEPER AND CPA FOR INTERNAL CONTROL
AUDIT FEE	6,000.00							EACH AUDIT IS ABOUT 6000. ACCRUED COSTS ALLOCATED TO ACTUAL YEAR
DUES AND SUBSCRIPTIONS	425.00							PROPERTY MANAGER MANAGEMENT ASSOCIATION
MEETING ROOM RENTAL	900.00							\$ 300 PER MEETING- THREE TIMES PER YEAR
MISCELLANEOUS	500.00							
OFFICE EQUIP MAINTENANCE	480.00							REMOTE BACKUP\$40 MONTHLY FEE FOR COMPUTER OFFSITE BACKUP
OFFICE	408.00							COPIER WAS REPLACED IN 2021. NO MAINTENANCE OR REPAIRS EXPECTED
ALARM SERVICE		408.00						\$102 PER QUARTER
ANSWER SERVICE			2,016.00					CANCELLED IN PREVIOUS YEARS
CELLULAR SERVICE			1,384.80					\$168 PER MONTH
INTERNET SERVICE			4,440.00					GOOGLE SUITE, CLOUDWAYS, COX
OFFICE LAND PHONE			1,800.00					\$370 PER MONTH
OFFICE SUPPLIES			475.00					\$150 PER MONTH
POSTAGE			82,382.00					THREE YEAR AVERAGE
EMPLOYEE HEALTH INSURANCE			800.00					CURRENT EMPLOYEES, TIM ON MEDICARE AND HALF YEAR NEW EE WITH 90 DAY ELIGIBILITY
EMPLOYEE LUNCHESES			1,572.00					OCCASIONAL / HOLIDAY AND EMPLOYEE MORALE
PAYROLL PROCESS FEE			252.00					\$131 PER MONTH
FUTA TAX			22,014.00					.6% OF FIRST 7000 OF WAGES
SOCIAL SECURITY			46.20					7.65 % OF WAGES
MEDICARE TAX								0.00100 ON FIRST \$7700 OF WAGES
LA UNEMPLOYMENT								
PROF FEE ENGINEERING								
PROF LEGAL FEES								
SPECIAL EVENTS								
WAGES								
WAGES								
EMPLOYEE HOLIDAY BONUS								
WEBSITE EXPENSE								
CONTRACTS								

145,560.93 5% INCREASE OF \$5991 AND ADDITIONAL PAINTER (HALF YEAR) \$19760 (19/HOUR)
 142,203.61 5% PAY INCREASE; LAST WAGE INCREASE WAS 7/17/2017 INCREASE IS \$6772.
 4,000.00 SAME AS PREVIOUS YEAR
 599.88 \$149.97 PER QUARTER

7,500.00 COLLECTION FEES \$1500; BALANCE IS OTHER LEGAL.

GRASS MAINTENANCE 52,000.00 \$2616.5 PER SERVICE (INCLUDES MAINTENANCE BY SERVITUDE)
 LANDSCAPE TRIMMING 4,400.00 LANDSCAPE TRIMMING

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BEDDING PLANTS 1,960.00 \$980 TWICE PER YEAR
 TREE REMOVAL AND MAINT 8,000.00 ESTIMATE - MAY NOT USE ALL OF THIS MONEY
 PEST CONTROL 9,900.00 \$825 PER MONTH
 TERMITE CONTRACT 10,737.00 ANNUAL FEE FOR THE TERMITE CONTRACT
 CURBSIDE WASTE 24,162.72 \$2013.56 PER MONTH
 DUMPSTER SERVICE 6,960.00 \$580 PER MONTH
 RECYCLING SERVICE CANCELLED IN 2022
 INSURANCE
 TRUCK INS 5,690.00 PER EAGAN INSURANCE
 GENERAL LIABILITY 18,165.27 PER EAGAN INCREASE OF \$4000 DUE TO CARRIERS OUT OF MARKET AND UPTICK IN HOA LITIGATION
 UMBRELLA 4,737.00 PER EAGAN INSURANCE
 OFFICER AND DIRECTOR 9,471.10 NEW E AND O CARRIER
 FIDELITY BOND 959.00 PER EAGAN INSURANCE
 FLOOD 45,000.00 (NEW FEMA RATES ARE 50% LESS DUE TO NEW FEMA RATING)
 PROPERTY HAZARD 304,250.00 (INCLUDES NEW DEDUCTIBLE OF \$1,500,000)
 SURETY BOND 230.00
 WORKERS COMP 5,324.00 PER EAGAN INSURANCE
 MAINTENANCE
 APPLIANCE/EQUIPMENT 1,205.32 ESTIMATES BASED ON AVERAGES
 ELECTRICAL 1,476.00 BASED ON PREVIOUS YEAR
 EMERGENCY REPAIRS
 GARAGE DOORS 1,500.00 ESTIMATES BASED ON PRIOR AND CURRENT AVERAGES.
 LUMBER & CONSTRUCTION 20,000.00 ESTIMATES PER PROPERTY MANAGER
 PLUMBING 10,000.00 ESTIMATES PER PROPERTY MANAGER
 POOL SUPPLIES & MAINT 18,000.00 BASED ON 2021-2022 ACTUALS
 ROOF REPAIRS NEW ROOFS HAVE WARRANTY
 SECURITY/LOCK/KEYS 1,000.00 LOCK REPAIRS
 SIGNS 400.00 PROPERTY MANAGER ESTIMATE
 TOOLS 1,200.00 PROPERTY MANAGER ESTIMATE
 UTILITIES
 ELECTRICAL 20,256.00 \$1688 PER MONTH AVERAGE
 WATER 60,000.00 \$5000 PER MONTH AVERAGE

TOTAL 1,090,550.83

NET EXCESS REVENUE OVER 72.07
 EXPENSES 0.00001

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