

**AUDUBON TRACE
CONDOMINIUM ASSOCIATION**

**APPROVED
2026-2027 BUDGET**

TOTAL EXPENSES	<u>1,870,450.00</u>
DUES AMOUNT	<u>1,870,450.00</u>
ASSESSMENT	-
RESERVE ALLOCATION	400,000.00
OPERATING EXPENSES	1,470,450.00
ADMIN TOTAL	370,942.00
INSURANCE TOTAL	593,508.00
CONTRACTS TOTAL	245,000.00
MAINTENANCE AND REPAIRS TOTAL	79,000.00
UTILITIES TOTAL	182,000.00

ADMIN	APPROVED
LINE ITEMS	2026-2027 BUDGET
TOTAL	370,942.00
TRUCK AND FUEL	4,000.00
AUDIT	7,000.00
BOOKKEEPING	18,000.00
CPA OVERSIGHT	6,000.00
DUES AND SUBSCRIPTIONS	800.00
OFFICE EQUIP MAINTENANCE	1,100.00
ALARM SERVICE	500.00
INTERNET	2,300.00
ASSOCIATION PHONE	6,450.00
CELLULAR SERVICE	-
OFFICE SUPPLIES	3,600.00
POSTAGE	400.00
EMPLOYEE HEALTH INSURANCE	25,000.00
EMPLOYEE APPRECIATION	750.00
PAYROLL PROCESSING FEE	1,900.00
FICA AND MEDICARE	19,950.00
FEDERAL UNEMPLOYMENT	210.00
STATE UNEMPLOYMENT	55.00
WAGES HOURLY	100,379.00
WAGES SALARY	161,448.00
PROF FEES -LEGAL	10,000.00
SPECIAL EVENTS	500.00
WEBSITE	600.00

INSURANCE	APPROVED
LINE ITEMS	2026-2027 BUDGET
TOTAL	593,508.00
TRUCK	5,388.00
COMMERCIAL UMBRELLA	14,055.00
OFFICE DIRECTOR AND CRIME	12,389.00
EQUIPMENT	1,075.00
FLOOD	46,000.00
GENERAL LIABILITY	15,704.00
PROPERTY	488,647.00
WORKERS COMP	5,000.00
115% REPLACEMENT COST	5,250.00

CONTRACTS**LINE ITEMS**

	APPROVED 2026-2027 BUDGET
TOTAL	245,000.00
GRASS MAINTENANCE	59,000.00
BEDDING MAINTENANCE	4,000.00
LANDSCAPE TRIMMING	10,000.00
TREE MAINTENANCE AND REMOVAL	15,000.00
PAINTING	68,000.00
PEST CONTROL	10,000.00
TERMITE CONTRACT	12,000.00
POOL MAINTENANCE	19,000.00
PRESSURE WASHING	9,000.00
CURBSITE WASTE	23,000.00
DUMPSTER SERVICE	16,000.00

MAINTENANCE AND REPAIRS**LINE ITEMS**

	APPROVED 2026-2027 BUDGET
TOTAL	79,000.00
LUMBER, CONSTRUCTION, PAINT	50,000.00
PLUMBING	14,000.00
MISCELLANEOUS REPAIRS	15,000.00

UTILITIES**LINE ITEMS**

	APPROVED 2026-2027 BUDGET
TOTAL	182,000.00
ELECTRIC	24,000.00
WATER	158,000.00