

Audubon Trace Condominium Association, Inc.
Balance Sheet
As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Carter Credit Union Bank	2.64
Cash -Reserve Investments	
Cetera Flex Insured	445,565.33
Total Cash -Reserve Investments	445,565.33
Cash Svgs Reserve 5930	662,061.89
Petty Cash	790.93
Special Assessment Account IDA	10,080.98
Whitney National Bank	255,986.15
Total Checking/Savings	1,374,487.92
Accounts Receivable	
Accounts Receivable	23,566.11
Total Accounts Receivable	23,566.11
Other Current Assets	
Prepaid Insurance	396,630.36
Total Other Current Assets	396,630.36
Total Current Assets	1,794,684.39
Fixed Assets	
Accum Dep - Bldg & Imp - Tax	-51,510.50
Accum Dep - Furniture/Fixtures	-10,052.82
Building	62,511.00
Furniture/Fixtures/Equipment	22,884.40
Total Fixed Assets	23,832.08
TOTAL ASSETS	1,818,516.47
LIABILITIES & EQUITY	
Equity	
Provision For Reserves	1,382,962.84
Reserve-Current Year	
Reserve Fund Income	
Current Year Reserve Income	349,992.00
Total Reserve Fund Income	349,992.00
Total Reserve-Current Year	349,992.00
Reserve Fund Expenses	
Battery Backup Lighting	-18,508.60
Brick Back Fence	-1,800.00
Driveways/Streets/Patios	-121,480.00
Total Reserve Fund Expenses	-141,788.60
Retained Earnings	283,346.03
Net Income	-55,995.80
Total Equity	1,818,516.47
TOTAL LIABILITIES & EQUITY	1,818,516.47

Audubon Trace Condominium Association, Inc.

Profit & Loss

07/29/26

Accrual Basis

July 2025 through June 2026

	Jul '25 - Jun 26
Ordinary Income/Expense	
Income	
Dues	1,523,934.12
Other Income	
Dues Adjustments	15,961.30
Fee Income	
Late Fee	4,650.00
Total Fee Income	4,650.00
Total Other Income	20,611.30
Total Income	1,544,545.42
Gross Profit	1,544,545.42
Expense	
*Reconciliation Discrepancies	-370.16
Administration	
Automobile	
Repairs	505.86
Truck and Equipment Gas	2,306.96
Automobile - Other	20.00
Total Automobile	2,832.82
Bank Service Charges	9.00
Bookkeeping	18,145.00
CPA Audit/Taxes	13,550.00
Dues and Subscriptions	620.00
Miscellaneous	45.00
Office Equipment Maintenance	725.00
Office Phone	
Alarm Service	408.00
Internet Service	587.22
Office Business Phone	7,758.04
Total Office Phone	8,753.26
Office Supplies	3,952.62
Payroll Expenses	
Employee Benefits	
Dental Ins	0.00
Health Insurance	25,325.28
Lunches	540.38
Total Employee Benefits	25,865.66
Payroll Processing Fees	1,591.16
Total Payroll Expenses	27,456.82
Payroll Tax Expenses	
Federal Unemployment Tax	168.00
Medicare	3,649.96
Social Security	15,606.71
State Unemployment Tax	25.20
Total Payroll Tax Expenses	19,449.87
Postage	332.96
Professional Fees	
Legal Fees	55,652.32
Total Professional Fees	55,652.32
Special Events	303.06
Uniforms	142.50
Wages & Labor	
Hourly Wages- Staff	95,929.85
Salaries - Admin.	156,782.60

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Profit & Loss

07/29/26

July 2025 through June 2026

Accrual Basis

	Jul '25 - Jun 26
Total Wages & Labor	252,712.45
Website Expense	599.88
Total Administration	405,282.56
Ask My Accountant	-174.56
Bad Debt	0.66
Operating Expenses	
Contracts	
Grass Cutting	59,196.00
Landscape Maintenance	
Bedding, Maintenance	4,001.87
Landscape Trimming	9,260.00
Tree Removal	53,695.00
Total Landscape Maintenance	66,956.87
Painting Contractor	66,100.00
Pest Control	14,208.50
Pest Control-Termite	11,733.55
Pool Maintenance	19,541.98
Pressure Washing	15,410.00
Trash Removal	
Curbside Waste Disposal	22,149.16
Dumpster Service	20,464.55
Total Trash Removal	42,613.71
Total Contracts	295,760.61
Insurance	
Auto Insurance	12,272.97
Commercial Umbrella (\$10 mil)	11,681.19
Crime/Directors & Officers	12,129.21
Deductible Buydown	0.00
Equipment Insurance	1,053.27
Flood	40,622.00
General Liability Policy	14,027.64
Medical	518.70
Property Commercial	553,412.91
Surety Bond	230.00
Workman's Comp	4,209.00
Insurance - Other	180.95
Total Insurance	650,337.84
Maintenance & Repairs	
Appliance/Equipment	20.43
Garage Doors	3,181.00
Lumber & Construction	51,102.01
Plumbing	14,412.85
Pool Supplies and Maintenance	4,323.94
Tools	106.77
Maintenance & Repairs - Other	30,255.57
Total Maintenance & Repairs	103,402.57
Utilities	
Electric	22,060.48
Water	125,183.19
Total Utilities	147,243.67
Total Operating Expenses	1,196,744.69
Total Expense	1,601,483.19
Net Ordinary Income	-56,937.77
Other Income/Expense	
Other Income	

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Profit & Loss

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July 2025 through June 2026

Accrual Basis

	Jul '25 - Jun 26
Interest Income	
Interest Brokerage	898.03
Interest Savings	43.94
Total Interest Income	941.97
Total Other Income	941.97
Other Expense	
Void	0.00
Total Other Expense	0.00
Net Other Income	941.97
Net Income	-55,995.80