

Etta Place Too Homeowners Association
Profit & Loss Budget Overview
January through December 2024

Accrual Basis

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Replacement Fund Income	
Interest Income - Reserve	300.00
Painting - Assessment	6,000.00
Reserve Assessment	30,735.60
	37,035.60
Total Replacement Fund Income	37,035.60
Assessments	124,287.00
Total Income	161,322.60
Gross Profit	161,322.60
Expense	
Professional Fees	
Legal Fees	2,500.00
Total Professional Fees	2,500.00
Administration Expense	
Filing Fee	50.00
Website Development/Update	50.00
Office supplies/Postage	100.00
Management Fees	9,000.00
Total Administration Expense	9,200.00
Interior Maintenance	
Carpet Cleaning	500.00
Alarm/Fire System Repair	600.00
Pest Control	972.00
On Call - after Hours Service	1,200.00
Alarm/Fire System Maint	2,357.00
Commons Janitorial	5,700.00
Total Interior Maintenance	11,329.00
Taxes/Insurance	
Workmen's Comp	525.00
Tax Preparation	600.00
Directors & Officers	969.00
Umbrella	1,724.00
Flood	4,775.00
Liability Insurance	17,203.00
Total Taxes/Insurance	25,796.00

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Utilities	
Gas	2,000.00
Electric	7,780.00
Water & Sewer	19,000.00
Total Utilities	28,780.00
Replacement	
Reserve Interest Expense	300.00
Reserve Exp - Painting	6,000.00
Reserve Exp - Repair/Replaceme	30,735.60
Total Replacement	37,035.60
Exterior Maintenance	
Hot Tub Repair	1,000.00
Roof/Heat Tape/Gutters	1,000.00
Pool Repair	1,000.00
Snow Removal-Roof	2,000.00
Building Repairs	2,000.00
Window Washing	2,600.00
Landscaping Mtn	4,600.00
Pool Maintenance	5,300.00
Trash Removal	7,200.00
Hot Tub Maint	8,715.00
Snow Removal-Grd	11,267.00
Total Exterior Maintenance	46,682.00
Total Expense	161,322.60
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
Unrealized gains or losses	0.00
Interest Income - Edward Jones	0.00
Transfer from Capital Reserve	0.00
Total Other Income	0.00

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Other Expense	
Capital Expense	
Painting - Exterior	0.00
Pool Improvements	0.00
Total Capital Expense	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	0.00