Etta Place Too Homeowners Association
Profit & Loss Budget Overview
January through December 2025

		Jan - Dec 25
Ordinary Income/Expense		
Income		
Assessments		132,000.00
Replacement Fund Income		
Interest Income - Reserve	300.00	
Painting - Assessment	6,000.00	
Reserve Assessment	30,735.60	
Total Replacement Fund Income		37,035.60
Total Income		169,035.60
Gross Profit		169,035.60
Expense		
Administration Expense		
Filing Fee	70.00	
Office supplies/Postage	100.00	
Management Fees	9,000.00	
Website Development/Update	50.00	
Total Administration Expense		9,220.00
Exterior Maintenance		
Building Repairs	2,000.00	
Roof/Heat Tape/Gutters	2,000.00	
Snow Removal-Grd	11,500.00	
Snow Removal-Roof	2,000.00	
Trash Removal	7,200.00	
Window Washing	3,200.00	
Hot Tub Repair	2,500.00	
Landscaping Mtn	5,220.00	
Pool Maintenance	5,300.00	
Pool Repair	1,000.00	
Hot Tub Maint	8,715.00	
General Maintenance	500.00	
Total Exterior Maintenance		51,135.00

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Interior Maintenance		
On Call - after Hours Service	1,200.00	
Alarm/Fire System Maint	2,465.00	
Alarm/Fire System Repair	500.00	
Carpet Cleaning	500.00	
Commons Janitorial	5,700.00	
General Maintenance	314.00	
Pest Control	972.00	
Total Interior Maintenance		11,651.00
Professional Fees		
Legal Fees	1,500.00	
Total Professional Fees		1,500.00
Replacement		
Reserve Interest Expense	300.00	
Reserve Exp - Painting	6,000.00	
Reserve Exp - Repair/Replaceme	30,735.60	
Total Replacement		37,035.60
Taxes/Insurance		
Workmen's Comp	543.00	
Umbrella	2,302.00	
Directors & Officers	995.00	
Liability Insurance	20,075.00	
Flood	5,513.00	
Tax Preparation	650.00	
Total Taxes/Insurance		30,078.00
Utilities		
Electric	7,780.00	
Gas	2,000.00	
Water & Sewer	18,636.00	
Total Utilities		28,416.00
Total Expense		169,035.60
Net Ordinary Income		0.00

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	Jan - Dec 25
Other Income/Expense	
Other Income	
Unrealized gains or losses	0.00
Interest Income - Edward Jones	0.00
Total Other Income	0.00
Net Other Income	0.00
Net Income	**0.00**