

**Cole Mill Townes
2011 - 2018 Income and Expense Statement**

	2011	2012	2013	2014	2015	2016	2017	2018	2018
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget
INCOME									
HOA Dues Pmt	42,150	41,250	41,820	43,305	45,795	45,900	52,700	47,925	48,300
Other income	360			120	120	0	460	25	0
TOTAL INCOME	42,510	41,250	41,820	43,425	45,915	45,900	53,160	47,950	48,300
EXPENSE									
Maintenance	5,920	6,022	5,179	6,657	2,721	4,798	12,312	8,726	6,000
Exterminating	865	865	865	865	2,760	1,170	865	865	1,000
Printing/Postage	19	5	28	26	0	0	0	25	0
Lawn Maintenance	21,804	20,822	24,780	24,907	23,901	21,422	21,999	25,102	24,000
Pine Straw/Mulch		3,103	4,090	3,161	2,704	3,003	3,923	3,803	4,000
Insurance	450	450	500	500	550	550	550	550	550
Management	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Water/Sewer	868	70	68	90	73	81	246	572	600
Electricity	1,185	1,267	1,282	1,198	1,204	1,212	1,204	1,195	1,225
Snow Removal	320	0	0	780	958	772	0	1,518	0
Legal/Accounting	200	200	210	364	215	215	220	230	250
Taxes		0	0	0	0	0	0	22	0
Misc. Expense	0	91	0	0	0	38	32	0	75
TOTAL EXPENSE	35,231	36,494	40,601	42,147	38,687	36,861	44,950	46,208	41,300
RESERVE FUND	2,765	5,427	0	9,000	5,465	8,000	8,000	0	7,000
NET INCOME	4,514	(672)	1,219	(7,722)	1,763	1,039	210	1,742	0

Operating Account		Reserve Account	
Balance 12/31/17:	2,765	Balance 12/31/17:	40,694
2018 Income	47,950	Reserve Transfers	0
2018 Expense	(46,208)	Interest/Account Fees	507.88
Reserve Transfers	0		
Balance 12/31/18:	4,507	Balance 12/31/18:	41,202