

**Cole Mill Townes**  
**2011 - 2019 Income and Expense Statement & 2020 Adopted Budget**

	2014	2015	2016	2017	2018	2019	2019	2020
	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget
<b>INCOME</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175/\$193</b>	<b>\$175/\$193</b>	<b>\$193/\$212</b>
HOA Dues Pmt	43,305	45,795	45,900	52,700	47,925	52,431	52,026	57,201
Other income	120	120	0	460	25	40	0	0
<b>TOTAL INCOME</b>	<b>43,425</b>	<b>45,915</b>	<b>45,900</b>	<b>53,160</b>	<b>47,950</b>	<b>52,471</b>	<b>52,026</b>	<b>57,201</b>
<b>EXPENSE</b>								
Maintenance	6,657	2,721	4,798	12,312	8,726	5,650	6,500	6,500
Exterminating	865	2,760	1,170	865	865	920	1,000	950
Lawn Maintenance	24,907	23,901	21,422	21,999	25,102	21,106	24,000	24,000
Pine Straw/Mulch	3,161	2,704	3,003	3,923	3,803	4,058	4,000	4,200
Insurance	500	550	550	550	550	550	550	550
Management	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Water/Sewer	90	73	81	246	572	575	600	600
Electricity	1,198	1,204	1,212	1,204	1,195	1,182	1,225	1,200
Snow Removal	780	958	772	0	1,518	758	0	800
Legal/Accounting	364	215	215	220	230	240	250	250
Bank Charges						(50)		
Taxes					22	(0.22)		
Misc. Expense	26		38	32	25	55	75	51
<b>TOTAL EXPENSE</b>	<b>42,147</b>	<b>38,687</b>	<b>36,861</b>	<b>44,950</b>	<b>46,209</b>	<b>38,643</b>	<b>41,800</b>	<b>42,701</b>
<b>RESERVE FUND</b>	<b>9,000</b>	<b>5,465</b>	<b>8,000</b>	<b>8,000</b>	<b>0</b>	<b>10,335</b>	<b>10,000</b>	<b>14,500</b>
<b>NET INCOME</b>	<b>(7,722)</b>	<b>1,763</b>	<b>1,039</b>	<b>210</b>	<b>1,741</b>	<b>3,492</b>	<b>226</b>	<b>0</b>

Operating Account	
Balance 12/31/18:	3,985
2019 Income	52,471
2019 Expense	(38,643)
Reserve Transfers	(10,335)
Balance 12/31/19:	7,478

Reserve Account	
Balance 12/31/18:	41,257
Interest Income 2019	634
Reserve Transfers	10,335
Pressure Washing	(4,769)
New Roof 601-602	(15,566)
Balance 12/30/19:	31,891