

**Cole Mill Townes**  
**2014 - 2020 Income and Expense Statement & 2021 Adopted Budget**

	2014	2015	2016	2017	2018	2019	2020	2020	2121
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget
<b>INCOME</b>	\$175	\$175	\$175	\$175	\$175	\$175 / \$193	\$193 / \$222	\$193 / \$222	\$300
HOA Dues Pmt	43,305	45,795	45,900	52,700	47,925	52,431	59,925	59,271	82,800
Other income	120	120	0	460	25	40	0	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>59,925</b>	<b>59,271</b>	<b>82,800</b>
<b>EXPENSE</b>									
Maintenance	6,657	2,721	4,798	12,312	8,726	6,455	1,600	6,500	6,500
Exterminating	865	2,760	1,170	865	865	920	920	1,000	1,000
Lawn Maintenance	24,907	23,901	21,422	21,999	25,102	21,106	24,018	24,000	24,000
Pine Straw/Mulch	3,161	2,704	3,003	3,923	3,803	4,058	2,417	4,000	4,000
Insurance	500	550	550	550	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	90	73	81	246	572	575	592	600	600
Electricity	1,198	1,204	1,212	1,204	1,195	1,182	1,190	1,225	1,225
Snow Removal	780	958	772	0	1,518	758	0	800	800
Legal/Accounting	364	215	215	220	230	240	328	250	250
Bank Charges						(50)			
Taxes					22	(0.22)	54		
Misc. Expense	26		38	32	25	55	69	75	75
<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>39,448</b>	<b>35,338</b>	<b>42,600</b>	<b>42,600</b>
<b>DEFERRED MAINTENANCE</b>									<b>8,004</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>27,009</b>	<b>16,671</b>	<b>32,196</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>2,687</b>	<b>(2,422)</b>	<b>0</b>	<b>0</b>

<b>Operating Account</b>	
Balance 12/31/19:	6,672
2020 Income	59,925
2020 Expense	(35,338)
Reserve Transfers	(27,009)
Balance 12/31/20:	4,250

<b>Reserve Account</b>	
Balance 12/31/19:	31,926
Interest Income 2020	181
Reserve Transfers	27,009
New Roof : 1103	(7,568)
Wood Repairs/Paint	(18,635)
Balance 12/31/20:	32,913