

**Cole Mill Townes**  
**2015 - 2021 Income and Expense Statement & 2022 Adopted Budget**

	2015	2016	2017	2018	2019	2020	2021	2121	2022
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget
<b>INCOME</b>	\$175	\$175	\$175	\$175	\$175 / \$193	\$193 / \$222	\$300	\$300	\$330
HOA Dues Pmt	45,795	45,900	52,700	47,925	52,431	59,925	82,888	82,800	91,080
Other income	120	0	460	25	40	0	0	0	0
<b>TOTAL INCOME</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>82,888</b>	<b>82,800</b>	<b>91,080</b>
<b>EXPENSE</b>									
Maintenance	2,721	4,798	12,312	8,726	6,455	1,600	6,769	14,504	6,500
Deferred Maintenance									6,000
Exterminating	2,760	1,170	865	865	920	920	920	1,000	1,000
Lawn Maintenance	23,901	21,422	21,999	25,102	21,106	24,018	26,722	24,000	24,000
Pine Straw/Mulch	2,704	3,003	3,923	3,803	4,058	2,417	4,944	4,000	4,000
Insurance	550	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	73	81	246	572	575	592	633	600	600
Electricity	1,204	1,212	1,204	1,195	1,182	1,190	1,225	1,225	1,225
Snow Removal	958	772	0	1,518	758	0	0	800	800
Legal/Accounting	215	215	220	230	240	328	265	250	265
Bank Charges					(50)				
Reserve Expenses							60,076		
Taxes				22	(0.22)	54			
Misc. Expense		38	32	25	55	69	0	75	64
<b>TOTAL EXPENSE</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>105,703</b>	<b>50,604</b>	<b>48,604</b>
<b>RESERVE TRANSFERS</b>	<b>5,465</b>	<b>8,000</b>	<b>8,000</b>	<b>0</b>	<b>10,335</b>	<b>21,203</b>	<b>(16,000)</b>	<b>32,196</b>	<b>42,476</b>
<b>NET INCOME</b>	<b>1,763</b>	<b>1,039</b>	<b>210</b>	<b>1,741</b>	<b>2,687</b>	<b>3,384</b>	<b>(6,815)</b>	<b>0</b>	<b>0</b>

<b>Pacific West Operating</b>	
Balance 12/31/20:	10,056
2021 Income	82,888
2021 Expense	(105,703)
Reserve Transfers	16,000
Balance 12/31/21:	3,241

<b>Self Help Reserve</b>	
Balance 12/31/20:	27,107
Interest Income 2021	31
Reserve Transfers	(16,000)
Balance 12/31/21:	11,139