

**Cole Mill Townes**  
**2016 - 2023 Income & Expenses, 2023 Account Balances, and 2024 Budget**

	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget
<b>INCOME</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175 / \$193</b>	<b>\$193 / \$222</b>	<b>\$300</b>	<b>\$330</b>	<b>\$365</b>	<b>\$375</b>
HOA Dues Payment	45,900	52,700	47,925	52,431	59,925	82,888	90,050	101,370	\$103,500
Other Income	0	460	25	40	0	0	0	25	0
<b>TOTAL INCOME</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>90,050</b>	<b>101,395</b>	<b>103,500</b>
<b>OPERATING EXPENSE</b>									
Maintenance	4,798	12,312	8,726	6,455	1,600	6,769	10,354	6,307	6,500
Exterminating	1,170	865	865	920	920	920	920	1,100	1,100
Tree Trimming/Removal								1,300	1,375
Printing/Postage								35	
Lawn Maintenance	21,422	21,999	25,102	21,106	24,018	26,722	22,636	21,833	24,000
Pine Straw/Mulch	3,003	3,923	3,803	4,058	2,417	4,944	4,918	5,329	5,400
Pressure Washing									5,771
Insurance	550	550	550	550	550	550	632	705	800
Management	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	4,800
Water/Sewer	81	246	572	575	592	633	680	778	875
Electricity	1,212	1,204	1,195	1,182	1,190	1,225	1,245	1,294	1,225
Snow Removal	772	0	1,518	758	0	0	525	0	800
Legal/Accounting	215	220	230	240	328	265	300	550	550
Bank Charges				(50)			(25)	(75)	
Reserve Expenses						60,076	46,438	55,214	
Taxes			22	(0.22)	54				
Miscellaneous Expense	38	32	25	55	69	0	33	0	0
<b>TOTAL OPERATING EXPENSE</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>92,256</b>	<b>97,970</b>	<b>53,196</b>
<b>CAPITAL MAINTENANCE EXPENSE</b>									
Roof Replacement	8,000	8,000	0	10,335	27,009	(16,000)	(5,000)		0
Awnings									9,156
Gutter Leaf Guards									16,360
Reserve									24,788
<b>TOTAL CAPITAL MAINTENANCE EXPENSE</b>								<b>0</b>	<b>50,304</b>
<b>TOTAL ANNUAL BUDGET</b>	<b>44,861</b>	<b>52,950</b>	<b>46,209</b>	<b>49,784</b>	<b>62,347</b>	<b>89,703</b>	<b>87,256</b>	<b>97,970</b>	<b>103,500</b>
<b>NET INCOME</b>	<b>1,039</b>	<b>210</b>	<b>1,741</b>	<b>2,687</b>	<b>(2,422)</b>	<b>(6,815)</b>	<b>2,794</b>	<b>3,425</b>	<b>0</b>

Operating Account - 2023	
Balance 12/31/22	6,035
2023 Dues Income	101,395
2023 Operating Expense	(97,970)
2023 Net Reserve Transfers	0
Balance 12/31/23	9,460

Capital Maintenance (Reserve) Account - 2023	
Balance 12/31/22	6,269
2023 Interest Income	422
2023 Net Reserve Transfers	0
Balance 12/31/23	6,691