

Cole Mill Townes
2019 - 2024 Income & Expenses, 2024 Account Balances, and 2025 Budget & Dues

	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget
INCOME Dues:	\$175/\$193	\$193/\$222	\$300	\$330	\$365	\$375	\$375
HOA Dues Payment	52,431	59,925	82,888	90,050	101,370	103,840	103,500
Dues Late Fees and Penalties					25	228	
Other Income	40					31	
TOTAL INCOME	52,471	59,925	82,888	90,050	101,395	104,099	103,500
OPERATING EXPENSE							
Maintenance	5,650	1,600	6,769	10,354	6,307	5,328	12,200
Exterminating	920	920	920	920	1,100	1,100	1,100
Tree Trimming & Stump Removal					1,300	6,965	3,000
Printing/Postage					35		
Lawn Maintenance	21,106	24,018	26,722	22,636	21,833	22,710	24,000
Pine Straw/Mulch	4,058	2,417	4,944	4,918	5,329	5,535	5,800
Pressure Washing							2,200
Insurance	550	550	550	632	705	822	875
Management	3,600	3,600	3,600	3,600	3,600	4,700	4,800
Water/Sewer	575	592	633	680	778	895	965
Electricity	1,182	1,190	1,225	1,245	1,294	1,474	1,500
Snow Removal	758	0	0	525	0	0	800
Legal/Accounting	240	328	265	300	550	580	625
Bank Charges	(50)			(25)	(75)		
Taxes		54					
Miscellaneous Expense	55	69		33			
Reserve Study							3,630
TOTAL OPERATING EXPENSE	38,644	35,338	45,627	45,818	42,756	50,109	61,495
CAPITAL MAINTENANCE EXPENSE							
Roof Replacement	15,566	7,568	60,076	46,438	55,214		
Pressure Washing	4,769						
Trim Repair		18,635					
Gutter Leaf Guards						21,000	
Awnings							10,080
Painting Buildings							3,200
Reserve	(10,000)	806	(16,000)	(5,000)		30,000	28,725
TOTAL CAP MAINT EXPENSE	10,335	27,009	44,076	41,438	55,214	51,000	42,005
TOTAL ANNUAL EXPENSES	48,979	62,347	89,703	87,256	97,970	101,109	103,500
RETAINED EARNINGS	3,492	(2,422)	(6,815)	2,794	3,425	2,990	0

2024 Operating Account	
Beginning Balance 12/31/2023	9,460
2024 Total Income	104,099
2024 Total Expenses	(101,109)
Ending Balance 12/31/2024	12,450

2024 Cap Maint (Reserve) Account	
Beginning Balance 12/31/2023	6691
2024 Interest Income	538
2024 Net Reserve Transfers	30,000
Ending Balance 12/31/2024	37,229

2025 Dues	
Operating	\$223 [59%]
Capital	\$152 [41%]
Total	\$375