

Cole Mill Townes
2019 - 2025 Income & Expenses, 2025 Account Balances, and 2026 Budget & Dues

	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
INCOME	\$175/\$193	\$193/\$222	\$300	\$330	\$365	\$375	\$375	\$380
Dues:								
HOA Dues	52,431	59,925	82,888	90,050	101,370	103,840	103,125	104,880
Pre-paid Dues							755	
Dues Late Fees and Penalties					25	228	75	
Other Income	40					31		
TOTAL INCOME	52,471	59,925	82,888	90,050	101,395	104,099	103,955	104,880
OPERATING EXPENSE								
Maintenance	5,650	1,600	6,769	10,354	6,307	5,328	367	6,500
Termite / Pest Control	920	920	920	920	1,100	1,100	3,000	1,100
Printing and Postage							30	
Lawn Maintenance	21,106	24,018	26,722	22,636	21,833	22,710	22,180	25,000
Snow / Ice Removal	758	0	0	525	0	0	0	800
Tree Removal / Trimming					1,300	6,965	2,350	3,500
Pine Straw / Mulch	4,058	2,417	4,944	4,918	5,329	5,535	5,748	6,000
Insurance	550	550	550	632	705	822	963	1,100
Management	3,600	3,600	3,600	3,600	3,600	4,700	4,800	4,800
Electricity	1,182	1,190	1,225	1,245	1,294	1,474	1,516	1,600
Water / Storm Water	575	592	633	680	778	895	966	1,075
Legal & Accounting	240	328	265	300	550	580	625	700
Pressure Washing	4,769						0	3,225
Reserve Study							3,300	
Bank Charges	(50)			(25)	(75)			
Taxes		54						
Miscellaneous Expense	55	69		33	35			
TOTAL OPERATING EXPENSE	43,413	35,338	45,627	45,818	42,756	50,109	45,845	55,400
CAPITAL MAINTENANCE EXPENSE								
Roof Replacement	15,566	7,568	60,076	46,438	55,214			
Trim Repair		18,635						
Gutter Leaf Guards						21,000		
Awnings							7,333	
Painting Buildings							48,260	
Grounds Renovation							18,520	
Asphalt Crack Fill & Seal Coat								4,615
Asphalt Full-Depth Repairs								6,500
Reserve	(10,000)	806	(16,000)	(5,000)		30,000	(10,000)	38,365
TOTAL CAP MAINT EXPENSE	5,566	27,009	44,076	41,438	55,214	51,000	64,113	49,480
TOTAL ANNUAL EXPENSES	48,979	62,347	89,703	87,256	97,970	101,109	109,958	104,880
RETAINED EARNINGS	3,492	(2,422)	(6,815)	2,794	3,425	2,990	(6,003)	

2025 Operating Account	
Beginning Balance 12/31/2024	12,450
2025 Total Income	103,955
2025 Total Expenses	(109,958)
Ending Balance 12/31/2025	6,447

2025 Capital Maintenance (Reserve) Account	
Beginning Balance 12/31/2024	37,229
2025 Interest Income as of 12/31/25	857
2025 Net Reserve Transfers	(10,000)
Ending Balance 12/31/2025	28,086

2026 Dues		
Operating	\$201	52.9%
Capital	\$179	47.1%
Total	\$380	