

Corbin Hall POA Annual Budget		2021	2022	2022	2023
		Actual	Proposed	Actual	Proposed
Income					
51000 · Annual HOA Dues		\$204,471	\$214,578	\$238,148	\$220,997
51100 · Annual Mowing Assessment		\$25,771	\$25,968	\$25,620	\$24,610
51200 · Comm. Center Suite Rental		\$6,200	\$6,200	\$8,500	\$9,000
51400 · Office/Caretaker House Rental		\$9,600	\$10,000	\$9,275	\$20,400
51800 · Interest Income		\$958	\$1,725	\$1,414	\$1,000
51900 · Other Income		\$1,580	\$900	\$1,251	\$0
Total Income		\$248,579	\$259,371	\$284,208	\$276,007
Expense					
62000 · Accounting Fees		\$1,125	\$2,000	\$1,325	\$2,500
62020 · Operations		\$13,848	\$15,000	\$17,498	\$15,000
62030 · Legal Fees		\$677	\$1,000	\$4,908	\$3,000
62060 · Management Fees		\$29,250	\$31,000	\$29,250	\$30,000
63030 · Landscaping/Mowing Contracts		\$36,744	\$36,744	\$39,748	\$39,748
63035 · Landscape-Labor		\$28,698	\$31,150	\$30,412	\$30,000
63040 · Landscape - Supplies		\$969	\$1,000	\$1,148	\$1,250
63050 · Snowplowing & Salt		\$1,000	\$1,000	\$1,000	\$1,000
63060 · Phragmite Control Expenses				\$5,750	
63090 · Repairs & Maint. - Cottage		\$1,286	\$1,500	\$2,022	\$1,500
63095 · Repairs & Maint. - Garage				\$2,878	\$2,500
63105 · Repairs & Maint. - Comm Center		\$7,362	\$5,000	\$2,524	\$2,500
63110 · Repairs & Maint. - Pier & Marina		\$3,316	\$5,000	\$2,968	\$3,000
63120 · Repairs & Maint. - Entrance/Gate		\$2,775	\$1,500	\$2,908	\$3,000
63133 · Repairs & Maint. - Pool/Hot Tub		\$18,688	\$5,000	\$5,462	\$4,000
63134 · Repairs & Maint. - Roads			\$5,000		\$5,000
63135 · Repairs & Maint. - Dam & Spillway			\$5,000	\$10,500	\$0
63230 · Mosquito/Insect Control		\$2,800	\$3,000		
63350 · Gas & Electric Expense		\$8,498	\$9,000	\$10,294	\$11,000
64020 · Office Supplies/Printing		\$1,229	\$800	\$578	\$700
64030 · Licenses & Fees		\$25	\$25	\$25	\$25
64140 · Cable/Internet Expense		\$2,158	\$2,200	\$1,842	\$1,850
64185 · Donations		\$1,000	\$1,000	\$1,000	\$1,000
64190 · Meeting Expenses		\$142	\$150	\$289	\$300
64200 · Delivery/Postage		\$343	\$350	\$346	\$350
64225 · Bad Debt				\$1,979	
64340 · Security Expense		\$6,150	\$4,000	\$2,607	\$2,750
64400 · Telephone		\$2,445	\$2,500	\$1,584	\$1,600
64450 · Website Maintenance		\$300	\$400	\$300	\$300
67000 · Insurance		\$24,259	\$25,000	\$27,611	\$28,500
Total Expense		\$195,086	\$195,319	\$208,757	\$192,373
Net Ordinary Income		\$53,493	\$64,052	\$75,450	\$83,634
15000-Marina Debt Service		\$37,185	\$37,185	\$40,359	\$46,706
Net Income		\$16,308	\$26,867	\$35,092	\$36,928
Cash On Hand		\$231,650		\$272,563	

