

Emerald Green Property Owners Assoc.

Recommended 2022 Operating Budget, Comparisons to 2021 Operating Budget,

Budget assumption expenses to reflect a 5% increase except where noted

	Budget		Variance Between		Notes
	2022	2021	2022 / 2021	Increase %	
INCOME					
4005 Service Charge	-	-			
4101 Rental Income	-	-			
4111 Doubtful Income Dues	(50,676)	(71,667)	20,991		Per MH A lot of the members who where not paying sold. Est 5% uncollectible
4110 Dues Income	1,013,527	895,836	117,691	11.61%	Home owner dues \$1,536 Lot \$384. 2021 was Home Owner \$1,362 and Lot \$341. Includes capital reserve
4116 Beginning Arrears	-	-			
4132 Late Fees & Owners Interest	18,900	18,000	900		
4134 Interest & Dividends Income	2,100	2,000	100		
4142 Guest fee income	289	275	14		
4150 Pool Pass	276	263	13		
4160 Permit Application Fee	1,700	1,000	700		Using 2020 Actual
4170 Clubhouse Rental Income	1,600	1,600	-		
4175 Lease/Renter Application Fee	1,050	4,200	(3,150)		Using 2020 Actual
4176 Rental Member Fee	1,500	4,500	(3,000)		Using 2020 Actual
4182 Dock Rental Fee	-	-	-		
4200 Services to Water Company	5,400	5,400	-		
4905 Reimbursable NSF Fees	-	-	-		
4960 Reimbursable Legal Fees	-	-	-		
4999 Misc Income	1,050	1,000	50		
4141 Owner Violation Income	36,750	35,000	1,750		
TOTAL INCOME	1,033,466	897,407	136,059	15.20%	
EXPENSE					
5001 Taxes					
5010 General Tax	1,050	1,000	50		
5015 Property Taxes	2,153	2,050	103		
5020 School Tax	1,076	1,025	51		
5030 Water	-	-	-		
5040 Sewer	6,458	6,150	308		
5770 NYS Corp. Taxes & Fees	4,090	3,895	195		
5001 Other Taxes	-	-	-		
5001 Total Taxes	14,827	14,120	707	5.00%	
5053 Liability Insurance Expense	-	-	-		

Emerald Green Property Owners Assoc.

Recommended 2022 Operating Budget, Comparisons to 2021 Operating Budget,

Budget assumption expenses to reflect a 5% increase except where noted

	Budget		Variance		Notes
	2022	2021	Between 2022 / 2021	% Increase	
5091 Security Deposit Interest Expense	-	-	-	-	
5100 Payroll					
5120 Administration	144,563	137,970	6,593		
5151 Employer FICA Tax	14,399	13,351	1,048		
5152 Employer Medicare Tax	3,368	2,778	590		
5154 Federal Unemployment	2,940	2,110	830		
5155 NY Unemployment Company	678	646	32		
5158 NY Disability Company	859	818	41		
5159 Health insurance	74,502	68,797	5,705		
5160 Direct Deposit Costs	2,800	-	2,800		Per schedule
5161 Pension administration expense	2,000	-	2,000		Using 2020 amount
5170 NY Re-Emp Svc	-	-	-		Using 2020 amount
5100 Total Payroll	246,109	226,470	19,639	8.70%	
5200 Outside Services					
5210 Legal Fees	25,625	25,625	-		
5211 Collection Costs	-	-	-		
5215 Accounting	41,050	15,375	25,675		Mo Acct Fees \$20K Audit \$13.5, tax return \$6.5
5200 Total Outside Services	66,675	41,000	25,675	62.60%	
5300 Supplies & Expenses					
5340 Postage	6,458	6,150	308		
5350 Office Supplies	10,763	10,250	513		
5351 Meeting Expense	525	500	25		
5355 Office Equip.	1,292	1,230	62		
5357 Bank Charges	525	500	25		
5360 Dues, Subscriptions	2,153	2,050	103		
5361 Web Hosting & Email	-	-	-		
5365 Computer Support & Maintenance	6,996	6,663	333		
5378 Credit Card Service Charge	-	-	-		
5380 Telephone	3,444	3,280	164		
5381 Data Communications Services	7,534	7,175	359		
5382 Security Modern	-	-	-		
5882 Charitable Contributions	754	718	36		
5300 Total Supplies & Expenses	40,444	38,516	1,928	5.00%	
5302 Insurance	-	-	-		

**Emerald Green Property Owners Assoc.
 Recommended 2022 Operating Budget, Comparisons to 2021 Operating Budget,
 Budget assumption expenses to reflect a 5% increase except where noted**

	Budget		Variance Between 2022 / 2021	%	Notes
	2022	2021			
5310 General	94,030	58,528	35,502.00		2022 budget based on actual bills for 2021. General insurance increased 2021 number by 10%. Per discussion with Broker
5311 Worker's Comp	5,125	5,125	-		
5314 Auto	5,129	5,129	-		
5315 D&O	19,286	13,978	5,308.00		
5316 Crime	-	923	(923.00)		
5317 Umbrella	13,638	9,781	3,857.00		
5318 Cyber	1,167	1,000	167.00		
5302 Other Insurance	-	-	-		
5302 Total Insurance	138,375	94,464	43,911	46.50%	
5303 Pool					
5312 Pool Expense					
5386 Telephone	4,198	3,999	199		\$3K for pool house Estimate
6520 Heat	15,000	12,300	2,700		\$20K to come from T&C fund for new chairs
6530 Electric	4,000	2,563	1,437		\$630 mo for 2 Treadmills, 3 Ellipticals & 2 bikes. All Eq is 800 series
6540 Repairs & Maintenance	5000	5000	0		Per conversation with MH Estimate discussed with MH
New Acct - Gym Equipment - Lease	7,560	-	7,560		
6555 Chemicals	14,000	7,078	6,922		
6531 Water Service	3,000	620	2,380		
5312 Total Pool Expense	52,758	31,560	21,198	67%	
5324 Pool Salaries & Payroll Expenses					
5123 Lifeguards/Pool attendants	32,000	32,000	-		
5324 Total Pool Salaries & Payroll Expenses	32,000	32,000	-	0%	
5325 Pool Management Co.					
5303 Total Pool	84,758	63,560	21,198	33.40%	
5304 Vehicles					
5510 Truck Repairs	8,610	8,200	410		
5515 Truck Fuel	12,706	9,244	3,462		
5304 Total Vehicles	21,316	17,444	3,872	22.20%	
5305 Security					
5610 Security Patrols	80,000	48,200	31,800		Pool security cost \$35, K. Entertainmentium \$45K. See schedule

**Emerald Green Property Owners Assoc.
 Recommended 2022 Operating Budget, Comparisons to 2021 Operating Budget,
 Budget assumption expenses to reflect a 5% increase except where noted**

	Budget		Variance Between 2022 / 2021	%	Notes
	2022	2021			
5611 Security Equipment & Maintenance	12,000	-	12,000		Cost of electronic door monitoring. Estimated number of \$1,000 per mo.
5305 Total Security	92,000	48,200	43,800	90.90%	
5306 Buildings					
6120 Heat	7,534	7,175	359		
6130 Electric	6,996	6,663	333		
6140 Building Repairs & Maintenance	5,250	5,000	250		
6155 Janitorial-Service & Supplies	10,225	9,738	487		
6131 Water Service	1,302	1,240	62		
5306 Total Buildings	31,307	29,816	1,491	5.00%	
5307 Grounds					
5122 Grounds Salaries	87,682	68,910	18,771.60		
5335 Garbage Pick Up	3,280	3,280	-		
6330 Electric	2,050	2,050	-		
6340 Grounds & Repair & Maintenance	25,000	35,875	(10,875)		
6350 Equipment Rental & Replacement	18,450	18,450	-		
5320 Equipment Fuel	2,500	2,500	-		
5307 Total Grounds	138,962	131,065	7,897	6.00%	
5321 Projects Contribution	60,000	60,000	-		
5308 Lakes					
6341 Beach Sand & Maintenance	5,381	5,125	256		
6342 Egging	2,500	2,500	-		
6343 Grass Carp	-	-	-		
6345 Carp Reimbursement Water Co	-	-	-		
6343 Total Grass Carp	-	-	-	0.00%	\$6K stocking funded lakes reserve
6346 Fish Stocking	-	-	-		
6366 Reimbursement LLM	-	-	-		
6346 Total Fish Stocking	-	-	-	0.00%	\$20K for circulators from T&C fund
6360 Repairs & Maintenance	-	17,375	(17,375)		
5308 Total Lakes	7,881	25,000	(17,119)	-68.50%	
5309 Community Activities					
6660 Recreation Combined	51,450	49,000	2,450		
5309 Total Community Activities	51,450	49,000	2,450	5.00%	

Emerald Green Property Owners Assoc.

Recommended 2022 Operating Budget, Comparisons to 2021 Operating Budget,

Budget assumption expenses to reflect a 5% increase except where noted

	Budget		Variance Between 2022 / 2021	%	Notes
	2022	2021			
5955 Contingency Min of 5% of dues per by law + 10K	56,676	73,047	(16,371)		
16160 Office Supplies & Expenses	-	-	-		
16175 Office & Administrative	-	-	-		
16160 Total Office Supplies & Expenses	-	-	-		
6003 Penalties	-	-	-		
6010 Budget Reserve	-	-	-		
5323 Dams Emergency Action Plan Reserve	5,000	5,000	-		
5322 Lakes Maintenance Reserve	35,000	35,000	-		
5981 Vehicle Reserve	9,000	9,000	-		
5982 Pool Replacement Reserve	-	-	-		
6010 Total Budget Reserve	49,000	49,000	-	0.00%	
TOTAL Expenses	1,099,780	960,702	139,078		
OTHER INCOME					
8250 Collections - Because of COVID we limited by NY state	-	-	-		
8900 Insurance Recovery Income	-	-	-		
Total OTHER INCOME	(66,314)	(63,295)	(3,019)	4.80%	
Accrual to cash adjustment	-	-	-		
LOAN TO Water Company in 2020	66,314	63,295	3,019		
2021 Surplus (Deficit) applied to 2022	-	-	-		
Adjusted NOI	-	-	-	0%	
Fund Disbursements					
8421 Dam Fund-Outside service	-	-	-		Remodel dame at Davies lake \$220K
9007 Ten Year Assessment 2019 to 2029	-	-	-		
New Acct - Loan payment for Golf Course	-	-	-		\$72K Golf course loan payment
New Acct - Expenses Relating to Golf Course	-	-	-		\$8K Golf course reimb of expenses
5328 Courts Project	-	-	-		
5327 Building Project 2019-2029	-	-	-		\$305 Building project expenditure
5326 Pool Project 2019-2029	-	-	-		
9007 Total Ten Year Assessment 2019 to 2029	(66,314)	(63,295)	(3,019)	4.80%	
CONTROLABLE NOI ADJUSTED					

**Emerald Green Property Owners Assoc.
 Recommended 2022 Operating Budget, Comparisons to 2021 Operating Budget,
 Budget assumption expenses to reflect a 5% increase except where noted**

	Budget		Variance Between		
	2022	2021	2022 / 2021	Increase	Notes
				%	
Fund reserve received					
1201 Transfer Fund					
Construction reserve - Dam Fund					
New Acct - Loan payment for Golf Course	-	-	-		
New Acct - Expenses Relating to Golf Course	-	-	-		
Construction loan from bank	-	-	-		
4120 2019 10 Year Assessment	-	-	-		
TOTAL N/C INCOME	-	-	-	0.00%	
Net Increase (Decrease) In special funds	-	-	-		
N/C EXPENSE					
4600 Bad Debt	-	-	-		
9006 Pool Replacement Reserve Expense	-	-	-		
Total N/C EXPENSE	-	-	-		
NOI	-	-	-		
N/O INCOME					
5114 5% Capital Imp. Fund					
5116 Doubtful Income Cap. Improvement	(2,419)	(3,420)	1,001.00		
5115 5% Capital Income	48,389	42,744	5,645		5% of capital income
5114 Total 5% Capital Imp. Fund	45,970	39,324	6,646		5% of dues income
TOTAL N/O INCOME	45,970	39,324	6,646	16.90%	
N/O Expenses					
9002 Capital improvement expense	-	-	-		
9004 Lakes Maintenance Reserve Expense	-	-	-		
6200 Depreciation Expense	133,861	133,861	-		
	133,861	133,861	-		
Net Income	(133,861)	(133,861)	-	0.00%	