



**EMERALD GREEN PROPERTY OWNERS ASSOCIATION**  
**January 1, 2023 to December 31, 2023**

Acct. No.:	Description	2021 Actual Unaudited	Year 2022 Adopted Budget	2023 Proposed Budget
<b>OPERATING INCOME</b>				
4110	Operating Dues	917,566	895,836	1,300,410
4111	Doubtful Income Dues	(72,930)	(50,178)	(71,667)
	<b>Total operating dues</b>	<b>844,637</b>	<b>845,658</b>	<b>1,228,743</b>
<b>Non-Operating Income</b>				
4132	Owner Interest & Late fees	12,863	18,900	13,000
4134	Interest and Dividends	3,290	2,000	2,000
4160	Permit Fee Income	3,050	1,700	1,700
4141	Owners Violation Income	66,924	35,000	10,000
4142	Guest Fee	160	286	200
4150	Pool Pass	-	276	276
4170	Club House Rental	-	1,700	1,700
4175	Rental & Lease Applications	700	1,050	1,050
4176	Rental Member Fee	3,000	1,500	1,500
4182	Dock Rental Fee	3,000	-	2,500
4200	Services to Water Company (Office Rental)	-	5,400	5,400
4905	NSF Fee	125	-	-
4005	Service Charge Income	7,113	-	-
4009	Billboard/Advertising Income	800	4,800	4,800
4999-000	Misc Income	12,123	1,000	1,000
	Prior Year Surplus Returned To Members			
	<b>Total Non-Dues Income</b>	<b>113,148</b>	<b>73,612</b>	<b>45,126</b>
<b>TOTAL OPERATING INCOME</b>		<b>\$ 957,784</b>	<b>\$ 919,270</b>	<b>\$ 1,273,869</b>
<b>OPERATING EXPENSES</b>				
<b>Taxes and Assessments</b>				
5010-000	General Taxes	-	1,000	1,000
5015-000	Property Tax	1,143	2,050	2,050
5020-000	School Taxes	767	1,025	1,025
5770-000	NYS Corp. Taxes & Fees	887	4,090	4,090
5030-000	Water	966		
5040-000	Sewer	5,932	6,150	16,500
	Other Taxes & Fees		-	3,000
	<b>Total Taxes and Assessments</b>	<b>9,696</b>	<b>14,315</b>	<b>27,665</b>

**OPERATING EXPENSES -Cont.**

**Administrative**

5120	Salaries -	137,961	144,563	151,791
5151	Employer FICA Tax	12,636	14,399	15,119
5152	Employer Medicare Tax	2,955	3,368	3,565
5154	Fed. Unemployment	1,078	2,940	3,087
5155	NY Unemployment-company	3,484	646	3,658
5158	Disability	818	859	859
5159	Health Insurance	61,234	74,502	78,227
5160	Direct Deposit Costs	2,907	1,572	3,052
5161	Pension Administration expense	2,660	2,800	2,940
5170	NY Re-empl svc	78	48	100
<b>Total Payroll-Related Taxes &amp; Benefits</b>		<b>225,811</b>	<b>245,697</b>	<b>262,398</b>

**Supplies and Expenses**

5340-000	Postage	7,808	6,458	6,875
5350-000	Office Supplies	12,477	10,763	10,762
5351-000	Meetings	2,714	525	500
5355-000	Office Equip. Repair & Maint.	1,216	1,292	5,000
5360-000	Dues, Subscriptions, & Monitoring	2,273	2,153	2,153
5365-000	Computer Support & Maintenance	6,562	6,996	6,996
5381-000	Data Communications Services	11,579	7,534	11,579
5357	Bank Charge	369	-	500
5378-000	Credit Card Service Charge	14,137	-	-
5882-000	Charitable Contributions	450		3,000
<b>Total Supplies and Expenses</b>		<b>59,585</b>	<b>35,721</b>	<b>47,365</b>
<b>Total Administrative</b>		<b>285,396</b>	<b>281,418</b>	<b>309,763</b>

**Outside Services**

5215-000	Accounting	36,250	27,200	28,560
5216	Audit Services	-	13,850	14,542
5201	Debt Sevices	2,860	7,560	14,542
5210	Legal Services	59,030	25,625	35,000
<b>Total Outside Services</b>		<b>98,140</b>	<b>74,235</b>	<b>92,644</b>

**Insurance**

5310-000	General	76,289	82,502	90,752
5311-000	Worker's Comp	5,746	5,125	5,125
5314-000	Auto	5,169	5,837	6,128
5315-000	D & O	16,956	16,956	20,745
5316-000	Crime	-	923	923
5317-000	Umbrella	12,008	12,608	16,521
5318-000	Cyber	1,000	1,557	1,000
<b>Total Insurance</b>		<b>117,168</b>	<b>125,508</b>	<b>141,194</b>

**Pool**

5386-000	Telephone	2,602	3,998	3,998
6520-000	Heat	25,676	15,000	32,095
6530-000	Electric	4,202	4,000	5,000
6540-000	Repairs & Maintenance	10,788	5,000	15,000
6555-000	Chemicals	21,614	14,000	27,017
6531-000	Water Service	2,137	3,000	3,000
	<b>Total Pool Operations &amp; Maintenance</b>	<b>67,019</b>	<b>44,998</b>	<b>86,110</b>
5123-000	Lifeguards/Pool Attendants	8,608	16,000	16,000
	<b>Total Pool Salary</b>	<b>8,608</b>	<b>16,000</b>	<b>16,000</b>
<b>Total Pool</b>		<b>75,627</b>	<b>60,998</b>	<b>102,110</b>

**Vehicles**

5510-000	Truck Repairs	10,121	8,610	10,500
5515-000	Truck Fuel	10,273	12,706	15,500
5981	Vehicle Reserve	9,000	9,000	9,000
<b>Total Vehicles</b>		<b>29,394</b>	<b>30,316</b>	<b>35,000</b>

**Security**

5610-000	Security Patrols	50,652	80,000	96,000
5611-000	Security Equipment & Maintenance	34,936	12,000	18,000
<b>Total Security</b>		<b>85,588</b>	<b>92,000</b>	<b>114,000</b>

**Building**

6120-000	Heat	7,826	7,534	14,000
6130-000	Electric	4,521	6,996	8,745
6140-000	Repairs & Maintenance	15,717	5,250	10,000
6155-000	Janitorial Services & Supplies	6,376	10,225	30,000
6131-000	Water Service	1,441	1,302	1,441
<b>Total Building</b>		<b>35,881</b>	<b>31,307</b>	<b>64,186</b>

**Grounds**

5122	Salaries - Grounds	58,072	87,682	68,910
5335-000	Garbage Pick Up	3,205	3,280	4,100
6330-000	Grounds - Electric	972	2,050	1,500
6340-000	Grounds Repair & Maint.	39,675	35,875	35,875
6350-000	Equipment Rental & Replacement	18,214	18,450	20,000
5320-000	Equipment Fuel	695	2,500	2,500
<b>Total Grounds</b>		<b>120,833</b>	<b>149,837</b>	<b>132,885</b>
5321-000	Projects Contribution	60,000	60,000	60,000

**Lakes**

6341-000	Beach Maintenance & Sand	6,935	5,381	6,500
6342-000	Egging	2,000	2,500	2,500
6360-000	Repairs and Maintenance	4,089	17,375	17,375
5322	Lake Maintenance Reserve	35,000	35,000	35,000
5323	Dam Emergency Action Plan Reserve	5,000	5,000	5,000
<b>Total Lakes</b>		<b>53,024</b>	<b>65,256</b>	<b>66,375</b>

**Community Activities**

6660-000	Recreation	26,437	49,000	55,000
<b>Total Community Activities</b>		<b>26,437</b>	<b>49,000</b>	<b>55,000</b>

<b>OPERATING EXPENSES BEFORE CONTINGENCY</b>	<b>\$ 997,184</b>	<b>\$ 1,034,190</b>	<b>\$ 1,200,822</b>
Contingency (@ 5% of Ops Expenses Sub-total)	17,823	42,774	73,047
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,015,007</b>	<b>\$ 1,076,964</b>	<b>\$ 1,273,869</b>
<b>OPERATING SURPLUS OR (DEFICIT)</b>	<b>\$ (57,222)</b>	<b>\$ (157,694)</b>	<b>\$ -</b>

**Transfers to Other Funds & Adjustments**

5115-000	5% Capital Improvements Dues	39,312	44,792	65,021
	Allow. for Doubtful Accounts- 5% Capital Improv. Dues	(3,676)	(4,188)	(5,852)
	Net Capital Improvements Collections	35,636	40,604	59,169

**Dues Calculation:**

Total Expenses		\$ 1,273,869
Less: Non-Dues Income		\$ (45,126)
Needed Dues Income		\$ 1,228,743
Number of Home Equivalents		
Homes	662	
Lots with Amenities	13	
Lots: (154@1/4 dues each)	38	154/.25=38.5C

Total Equivalent Homes	713	713
Less: Allowance for uncollected dues		55
Net Number of Homes Equivalent		658
Home Dues (before surcharge)		1723
Lot Dues (before surcharge)		431
Extended home dues (net of uncollected)		1140853
Extended Lot with Amenities dues (net)		22403
Extended Lot dues (net)		65487
Capital Reserve Fund Surcharge @ 5%	Home	86
	Lot	22
	Total Home 2023 Dues	1810
	Total Lot 2023	452