

TOWN OF OCEAN VIEW
DELAWARE

October 7, 2020

TO: Honorable Mayor and Council
 FROM: Dawn Mitchell Parks, Finance Director *DMP*
 VIA: Carol S. Houck, Town Manager *CSH*
 SUBJECT: Monthly Financial Update as of September 30, 2020

1. Real Estate Tax

The FY21 Tax bills were processed and postmarked May 26th for the assessments that were posted on February 15, 2020 totaling \$2,361,636 with adjustments. Taxpayers had until July 31 to take advantage of the 1% discount and had until August 31 to pay their current year taxes without penalty. Property owners took advantage of the early payment discount in a savings of \$16,412 to the taxpayer (2037 accounts). As of September 30th, we have collected 98.66% of current year taxes compared to 96.62% in September 2019.

New construction is being assessed monthly and will billed in November as a half-year tax billing. FY21 is the first year the Town will bill half-year New Construction.

2. Balances – Reserve and Committed Funds

(a) Trust Funds:

Emergency Reserve Trust Fund (ERTF) \$849,153

The Emergency Reserve Trust continues to be funded at 20% of the FY20 operating budget. ERTF currently has \$541,966 available for use in a Fulton Money Market account and \$307,187 invested with Raymond James Financial Services (a division of Fulton Financial Services).

Capital Replacement Trust Fund (CRTF) \$1,025,110

The remaining FY20 obligation was \$508,923 and FY21 obligation from the Capital Replacement Trust is \$208,800. CRTF currently has \$689,171 available for use in WSFS Money Market account and \$335,939 invested with WSFS in the form of a 12-month, .4% CD that will come due on 8/28/2021.

Street Repair and Replacement Trust Fund (SRRTF) \$3,015,168

The remaining FY20 obligation was \$238,325 and FY21 obligation from the Street Repair and Replacement Trust is \$1,144,785 for drainage projects, \$416,345 for street paving and \$150,000 for Sidewalks. SRRTF currently has \$948,999 available for use in a Fulton Money Market account and \$1,886,282 invested with Fulton CRIM and includes \$179,887 held in MSA Money market account at Fulton Bank.

(b) Emergency Services Enhancement Funding (ESEF) Program:

The chart below shows the funds accumulated from the issuance of building permits which is committed and available for distribution. The amount collected in FY21 is based on 40 new home construction permits.

	Accumulation and Use			
	Collected	Used	Available	
FY17 & prior	836,108	(732,815)	103,293	\$650,815 to MVFC + \$2,000 to Beebe Med. Fdn.
FY18	249,378	(84,204)	268,466	MVFC
FY19	245,327	(80,000)	433,794	MVFC
FY20	380,444	(80,000)	734,238	MVFC
FY21	115,489	-	849,727	
Cumulative collected and disbursed	1,826,746	(977,019)	849,727	

3. Transfer Taxes

Transfer Taxes collected through 8/31/2020 are from 55.3% new construction home sales (\$289,679) including 5.6% of new construction being from land sales, developer to builder (\$32,730) and 44.7% resales of existing homes (\$260,953). We have been notified by Sussex County that from the Recorder of Deeds are \$165,025 and the transfer tax collected during the permitting process was \$67,080 for a total of \$232,105 for the month of September. We have not received the detail of the transfers, therefore September's tax is not reflected in the percentages above.

Monthly Collections	Current FY21	1st Prior Yr. FY20	2nd Prior Yr. FY19	3rd Prior Yr. FY18	4th Prior Yr. FY17
May	\$ 123,231	\$ 183,612	\$ 210,567	\$ 152,400	\$ 73,800
June	\$ 102,828	266,180	85,391	159,100	100,900
July	\$ 153,975	128,196	127,263	92,200	39,000
August	\$ 203,328	211,145	85,443	130,300	81,700
September	\$ 232,105	142,100	130,912	134,800	41,100
October	\$ -	231,319	197,866	114,800	44,900
November	\$ -	168,247	122,412	122,500	101,900
December	\$ -	200,885	115,343	88,600	68,600
January	\$ -	108,708	93,695	75,900	62,300
February	\$ -	138,441	100,434	69,800	37,100
March	\$ -	128,217	107,561	131,100	105,400
April	\$ -	108,575	148,957	163,700	105,100
Total	\$ 815,467	\$ 2,015,627	\$ 1,525,844	\$ 1,435,200	\$ 861,800

For FY21, to meet our \$1,250,000 budgeted goal, we will need to collect \$104,167 monthly.

4. Financial Statement Recap (pages 3 and 4) followed by the August Analytics (pages 5 and 6)

Attached are Revenue and Expenditure financial reports for the date ending September 30, 2020. As always, if you have any questions concerning the Financial Reports, please do not hesitate to contact me.

Respectfully submitted October 7, 2020

Dawn Mitchell Parks
Finance Director

Town of Ocean View

Comparison of Budget to Actual

Year-to-Date for the Fiscal Year Ending April 30, 2021

Revenues	September YTD Actual	FY21 Adopted Budget	Over (Under) Budget	Period 04 42% % of Budget	
PROPERTY TAX REVENUE	\$ 2,341,751	\$ 2,421,965	\$ (80,214)	97%	A
Early Payment Discount - Taxes (1% if paid by 7/31/20)	\$ (16,441)	(23,745)	\$ 7,304	69%	
TRANSFER TAXES	815,467	1,250,000	\$ (434,533)	65%	B
BUILDING PERMITS					
Building Permits	234,954	503,875	\$ (268,921)	47%	
Impact Fees	172,929	519,650	\$ (346,721)	33%	
Other Permits/Fees	22,825	56,500	\$ (33,675)	40%	
GRANTS					
State Grant - Municipal Street Aid	57,387	115,000	\$ (57,613)	50%	C
Public Safety Grants	95,660	106,500	\$ (10,840)	90%	D
GROSS RENTAL RECEIPT TAXES	127,027	310,200	\$ (183,173)	41%	E
LICENSES	16,065	127,000	\$ (110,935)	13%	F
MISCELLANEOUS					G
Cable Franchise Fee	20,365	70,000	\$ (49,635)	29%	
Interest	5,739	63,810	\$ (58,071)	9%	
Other	29,394	29,000	\$ 394	101%	
P&Z and BOA Fees	7,750	15,000	\$ (7,250)	52%	
POLICE: Fines & Fees	15,740	40,000	\$ (24,260)	39%	
REVENUE WITH OFFSETTING EXPENSE					H
Reimbursable Fees	61,929	101,000	\$ (39,072)	61%	
Pass through MVFC Ambulance Service	96,985	90,000	\$ 6,985	108%	
Total Revenues	\$ 4,105,525	\$ 5,795,755	\$ (1,690,230)	71%	
SRRTF: Sidewalk work FY21	\$ 38,750	\$ 150,000	(111,250)	26%	
ESEF: committed funds being granted FY21	\$ -	\$ 80,000	(80,000)	0%	
SRRTF: Street Paving	\$ 389,569	\$ 416,345	(26,776)	94%	
FY20 Revenue Restricted/Committed					I
Capital Budget: Public Safety Grants	\$ -	(25,000)	25,000	0%	
Capital Replacement Trust Fund (CRTF 12.5%)	\$ (101,933)	(156,250)	54,317	65%	
Emergency Reserve Trust Fund (ERTF)	\$ -	(63,045)	63,045	0%	
Emergency Services Enhancement Fund (ESEF)	\$ (63,583)	(311,430)	247,847	20%	
Street Repair & Replacement Trust (SRRTF 25% + Add'l)	\$ (713,534)	\$ (1,030,705)	317,171	69%	
Total Revenues Available for Operations	\$ 3,654,793	\$ 4,855,670	\$ (1,200,877)		

Recap	Actual	Budget	Over (Under) Budget
Total Revenues Available for Operations (above)	\$ 3,654,793	\$ 4,855,670	\$ (1,200,877)
Total Expenditures (Page 4 of 6)	1,717,192	4,611,420	(2,894,228)
Revenues Over (Under) Expenditures	\$ 1,937,601	\$ 244,250	\$ 1,693,351

Town of Ocean View

Comparison of Budget to Actual

Year-to-Date for the Fiscal Year Ending April 30, 2021

Expenditures	September YTD Actual	FY21 Adopted Budget	Over (Under) Budget	Period 04
				42%
				% of Budget
SALARY & RELATED EMPLOYEE EXPENSES				
Wages: Salary, Overtime, Bonus	679,594	1,816,155	\$ (1,136,561)	37%
Insurances: Dental, Health, Life	191,928	395,920	(203,992)	48%
Payroll Taxes	56,435	148,055	(91,620)	38%
Pension	81,692	204,900	(123,208)	40%
Worker's Compensation	45,283	81,365	(36,082)	56%
CONTRACTED SERVICES	-			
Committee Stipends	1,050	5,000	(3,950)	21%
Computer/Copier Maintenance & related expenses	20,382	57,450	(37,068)	35%
Other	4,343	28,880	(24,537)	15%
EMPLOYEE RELATED EXPENSES, OTHER	9,905	73,850	(63,945)	13%
GRANT AWARDS: ESEF FUNDS	-	80,000	(80,000)	0%
INSURANCE BUSINESS & BONDS	85,528	95,595	(10,067)	89%
PROFESSIONAL SERVICES	-			
Audit	17,000	21,000	(4,000)	81%
Engineering	5,775	25,000	(19,225)	23%
Legal	11,327	45,000	(33,673)	25%
Property Assessments	30,056	73,965	(43,909)	41%
Other	22,041	122,500	(100,459)	18%
Pass thru MVFC Ambulance Service	97,440	90,000	7,440	108%
Reimbursable - Engineering	73,735	100,000	(26,266)	74%
Reimbursable - Other	5,515	1,000	4,515	551%
PUBLIC RELATIONS	12,748	47,500	(34,752)	27%
REPAIRS & MAINTENANCE	-			
Buildings, non-capital	1,693	14,000	(12,307)	12%
Drainage	35,721	40,250	(4,529)	89%
Machinery & Equipment, non-capital	824	6,200	(5,376)	13%
Park	7,651	20,000	(12,349)	38%
Street & Sidewalk Maintenance & Repairs	71,590	566,345	(494,755)	13%
Vehicles	9,756	18,000	(8,244)	54%
Other(Cleaning, Inspections, etc.)	8,250	29,450	(21,200)	28%
SUPPLIES & MISCELLANEOUS	-			
Advertising	9,431	19,500	(10,069)	48%
Department Specific Supplies	20,040	75,040	(55,000)	27%
Gas & Diesel	9,577	36,500	(26,923)	26%
NonCapital Equipment/Grant Funded Equipment	23,733	66,550	(42,817)	36%
Office Supplies/Postage	12,095	19,300	(7,205)	63%
Uniforms	3,366	13,700	(10,334)	25%
TELEPHONE & COMMUNICATIONS	15,872	44,000	(28,128)	36%
UTILITIES	-			
Street Lights	24,550	90,000	(65,450)	27%
Utilities	11,262	39,450	(28,188)	29%
Total Expenditures	\$ 1,717,192	\$ 4,611,420	\$ (2,894,228)	37%

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Town of Ocean View

Comparison of Operating Budget to Actual – Analytic Comments Year-to-Date for the Fiscal Year Ending April 30, 2021

Revenues

- A. Property Tax Revenues:** The FY21 tax bills were mailed May 26th. Taxpayers have until July 31 to take advantage of the 1% discount and until August 31 to pay without penalty. Penalties are billed monthly on unpaid taxes. As of the end of September, 2,037 residents took advantage of the 1% discount with a total savings of \$16,412.
- B. Transfer Taxes:** We continue to build the various reserve funds for future capital repairs and replacement needs and street and sidewalk repairs. The reserve funds were established by ordinance for specific purposes. Although the FY21 budget includes using a portion of transfer tax to fund the Emergency Reserve Trust Fund up to the balance established by ordinance, 20% of the current year operating budget, ERTF remains funded at FY20 levels until analysis of revenue loss can be performed due to COVID-19 pandemic. For FY21, to meet our \$1,250,000 budgeted goal we will need to collect \$104,167 monthly.
- C. Grants – State Grant (Municipal Street Aid):** Historically, the Town’s share of MSA funding has been approximately 2% of the total state-wide grant. On July 20th, we were notified that our portion of the \$6,000,000 State’s Municipal Street Aid Program is \$114,751. The first installment in the amount of \$57,386 was received on September 11th with the balance anticipated to be received in January 2021.
- D. Public Safety Grants:** This category is comprised of various grants to aid in public safety including: (1) Sussex County Council provides an annual grant to each municipal police department that responds to calls within the County but outside that department’s normal jurisdiction. These funds were moved to the capital budget and are used towards the purchase of a new police vehicle; (2) The State provides an annual grant to assist with the cost of the pension expense for those in the plan for sworn officers; (3) The Federal COPS Hiring Grant that was awarded to help offset the salary and benefits associated with the first 3 years of employing an additional officer. For FY21, we will also submit for reimbursement to FEMA, CARES act and CESF (Corona Virus Emergency Supplemental Fund) for COVID-19 related expenses.
- E. Gross Rental Receipts Tax:** The collection of GRRT tax is based on the calendar year and payments are due August 15 and February 15. Therefore, most revenue is received in July/August and January/February. As of the end of September, Gross Rental Receipts taxes for FY21 (\$127,027) are right in line with FY20 taxes (\$127,302) for the same time frame.
- F. Licenses:** The town issues business (annual and temporary) and rental licenses. Licenses are issued on an annual basis and are due at the beginning of each calendar year. Accordingly, during the first eight months of the fiscal year, license collections are expected to be minimal. Normal collections primarily occur in December and January.
- G. Miscellaneous:** This category is primarily comprised of: (1) Cable Franchise Fees: The franchise agreement with Mediacom and is based on 5% of the cable company’s revenue from its customers in Town and is paid quarterly. (2) reimbursement of prior year expenses; (3) rental of meeting room and park; (4) administrative fee (10% of reimbursable reviews); (5) Sale of assets; and (6) Donations.

Comparison of Operating Budget to Actual – Analytic Comments
Year-to-Date for the Fiscal Year Ending April 30, 2021

- H. Revenue with Offsetting Expense:** The major components of this category are (1) The pass-thru ambulance fee for MVFC (\$90,000 budgeted). Funds collected (\$97,400) were turned over in September. (2) The charges billed by the Town to property developers for inspections of construction work related to roads, site development, and sidewalks that is done by the Town's engineer (\$100,000 budgeted).

Revenue not available for Operations

- I. FY21 Revenue Restricted/Committed:** These funds are committed or restricted for specific purposes and thus are not available for general operations. The restricted funds are comprised of transfer tax revenue and interest earned on the restricted funds. A portion of the Impact Fees collected are committed for Emergency Services Enhancement Fund (ESEF) which are distributed as a grant award each spring.

Expenditures

With the adoption of the FY21 Operating Budget, the Town of Ocean View now has four departments. Previously, Administration and Planning & Zoning were combined. Moving forward, Planning and Zoning now is its own distinct department. There were no changes to Public Safety or Public Works.

- J. Contracted Services, Other:** Contracted services other are comprised of various maintenance agreements (ie elevator, HVAC, pest control, etc.), cleaning services, holiday décor management and the outsourcing of Town maintenance.
- K. Employee Related Expenses, Other:** This line includes expenses for dues and membership, meetings and seminars, and travel reimbursement.
- L. Grant Awards: ESEF Funds:** At the end of FY20, a total of \$734,238 in ESEF collections were carried over to FY20. In past years the carryover was significantly less, however council made the conscious decision in FY17 to limit the grant award so that as less fees are collected in future years that Town will be able to continue to grant funds to assist with necessary capital purchases. The grant request and subsequent distribution occurs in the spring.
- M. Insurance – Business:** The Town's general business insurance policies renew annually on May 7 and the premiums are paid at the beginning of the fiscal year.
- N. Public Relations:** The primary expenses are for Concerts in the Park, Movies in the Park, Holiday Market and Cops & Goblins. Most of these costs are incurred in the first half of the fiscal year.
- O. Repairs & Maintenance – Street & Sidewalk Maintenance, Replacement & Repairs:** This line represents ADA Sidewalk repairs and annual street maintenance. Street Paving determined by the amended 2019 Street Paving Study is also included in this line item.
- P. Supplies & Miscellaneous - Department Specific:** Related to G&A are fees associated with banking/investments and transfer tax collections. With Public Safety the expenses are primarily ammunition, canine and various PS specific supplies. DPW the expenses include street signage.