

Dutch Hollow Lake Property Owner's Association
Treasurer's Report
August
2017

Revenue

- Revenues are running \$9,586 above the budgeted amount for the year.
- Assessments are running **\$363 below the budget**
- A total of 1,032 of the 2017 assessments have been paid to date or 88% of the 1,163 lots. We budgeted for a total of 1,033 lots paying by this time and a total of 1,048 lots paying for 2017. Last year at this time 1,044 lot assessments were paid. This year 12 fewer lots have paid the assessment.
- Seasonal Fees \$1,577 below budget.
 - Dock fees \$1,077 below budget
 - Pool passes \$940 below budget
 - Tennis passes \$440 above budget (thanks to pickle ball)We will end significantly under budget this year on these items due to the high water level.
- Daily Fees \$2,863 below budget. Almost all of this difference is due to lower daily camping fees from **property owners.**
- Public Fees \$1,162 above budget. Most of this is due to a very large group we had camping for a weekend.
- Permanent Camping Fees \$1,800 above budget. We budgeted that two sites would go unrented. All sites have been rented.
- Advertising Income \$1,085 above the budget. Pam continues doing a good job getting additional advertisers for the Dutchman and Email letter.
- Rentals \$2,922 above budget. We rented the beach house for a few weeks prior to Memorial Day. We will end up above budget on this line item.
- Interest & Dividends \$1,442 above budget. This is a timing issue and we should end the year on budget.
- Sales \$5,235 above budget. We did not budget for any merchandise sales.
 - Merchandise sales - \$4,374 above budget
 - Food sales - \$800 above budget
- To date we have received 99% of the budgeted revenue.

Expenses

- Overall, expenses are under budget by \$21,056 (\$32,000 when lake weed control costs are removed)

The main line items under budget include:

1. Payroll Expense \$5,184 under budget. We had a lot of one-time costs last year associated with the change in the general manager position. I budgeted this line item too high.
2. Payroll Taxes \$7,771 under budget. This is based upon the payroll expense. So, if payroll is too high the taxes will be too high. However, I believe that the budget is not spread correctly this year, and we really are only under budget by \$3,400 when compared the YTD total pay.
3. Service Fees \$1,655 under budget. This is a timing issue and we should end the year on budget.
4. Small Tools/Equipment \$928 under budget. This is a timing issue and we should end the year on budget.
5. Professional Fees \$4,715 under budget. In April, we received payment of a large prior year assessment (\$2,045) and the associated legal costs (\$2,995). In May, we collected legal fees associated with a prior assessment (\$2,064). We apply the collection of legal fees associated with those assessments against the current year expense.
6. Utilities \$19,362 under budget. Rains have kept us from pumping.
7. Sales Tax \$820 under budget. This is a timing issue and we should end up on budget on this line item.

Some items to watch that are over budget:

1. Expendable Supplies \$827 over budget. The major item (\$507) is due to buying new checks (regular and payroll) when State Bank of Cazenovia was purchased by Royal Bank (account number and routing numbers changed).
2. Repairs & Maintenance \$1,217 over budget. We power washed the tennis courts for \$600. This was not in the budget. In addition, we had several small repairs this month.
3. Insurance Fees \$770 over budget. This represents the adjustment in our worker's compensation insurance for the last 2 years.

4. Lake Weed Control \$10,944 over budget. We planned for these expenses to be over budget.
5. Cost of Sales \$4,402 over budget. These reflect the costs associated with the increase sales. If you net the increase in revenues and expenses we have \$833 more in increased revenue over expenses.
6. Special Event Costs \$1,227 over budget. The major of this \$1,400 represents the costs of bands on Memorial Day and the BBQ challenge. These costs were not in the budget. We should end the year around \$600 over budget.

Fund Balances

- Small Project & Repair Fund - We have already approved \$22,050 in projects. We only have \$1,950 left to spend. We should assume we will have a few emergency projects and should not approve any additional projects at this time.
- Capital Project Fund – We have already approved \$34,600 in projects. No other projected have been slated for this year.
- Major Capital Project Fund – We agreed to move \$35,000 out of this fund into the lake weed control fund.
- Lake Weed Control – We have budget \$13,000 for this expense for 2017, carried over \$8,070 from last year and moved \$35,000 from the major capital project fund.

General Comments

- We are behind of last year on assessments compared to last year, and dropped below the budget for the current year. We still have 15 budgeted assessments to collect in 2017.
- We need to keep in mind the assessments collected over the last several years (budget for 2017 in 1048):

2016	1,057
2015	1,032
2014	1,052
2013	1,047
2012	1,048

Overall, we are in good shape on revenues and expenses.

Submitted by Phil Hunt, Treasurer

