

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

Revenue

- Revenues are running \$9,652 above the budgeted amount for the year.
- Assessments are running **\$1,324 below the budget**
- A total of 1,037 of the 2017 assessments have been paid to date or 89% of the 1,163 lots. We budgeted for a total of 1,040 lots paying by this time and a total of 1,048 lots paying for 2017. Last year at this time 1,056 lot assessments were paid. This year 19 fewer lots have paid the assessment.
- Seasonal Fees \$1,528 below budget.
 - Dock fees \$1,028 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 \$3,262 below budget. All of this difference is due to lower daily camping fees from **property owners**.
- Public Fees \$1,176 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 \$1,160 above the budget. Pam continues doing a good job getting additional advertisers for the Dutchman and Email letter.
- Rentals \$3,320 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 \$1,356 above budget. This is a timing issue and we should end the year on budget.
- Sales \$5,319 above budget. We did not budget for any merchandise sales.
 - Merchandise sales - \$4,484 above budget
 - Food sales - \$670 above budget

Expenses

- Overall, expenses are under budget by \$29,255 (\$43,047 when excess lake weed control costs are removed)

The main line items under budget include:

1. Payroll Expense \$5,281 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 \$9,158 under budget. This is based upon the payroll expense. So, if payroll is too high the taxes will be too high. In addition, I budgeted the payroll tax too high based upon the 2016 numbers. The actual 2017 numbers are much closer to previous years. We will end the year significantly under budget.
3. Admin/Membership Expenses \$1,408 under budget. This is a timing issue and we should end the year on budget.
4. Service Fees \$1,655 under budget. A large portion of this is due to getting lower rates on our garbage disposal fees.
5. Small Tools/Equipment \$635 under budget. This is a timing issue and we should end the year on budget.
6. Professional Fees \$6,170 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.
7. Utilities \$25,461 under budget. Rains have kept us from pumping.
8. Sales Tax \$839 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 \$763 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 \$968 over budget. We power washed the tennis courts for \$600.
3. Insurance Fees \$614 over budget. This represents the adjustment in our worker's compensation insurance for the last 2 years.

4. Lake Weed Control \$13,792 over budget. We planned for these expenses to be over budget.
5. Cost of Sales \$3,641 over budget. These reflect the costs associated with the increase sales. If you net the increase in revenues and expenses we have \$1,678 more in increased revenue over expenses.
6. Special Event Costs \$887 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.

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 are 3 below the budget for the current year. We still have 8 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