

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

Revenue

- Revenues are running \$7,763 above the budgeted amount for the year.
- Assessments are running **\$2,607 above the budget**
- A total of 1,024 of the 2017 assessments have been paid to date or 88% of the 1,163 lots. We budgeted for a total of 1,017 lots paying by this time and a total of 1,048 lots paying for 2017. Last year at this time 1,022 lot assessments were paid. This year 2 additional lots have paid the assessment.
- Seasonal Fees \$2,255 below budget. This is a timing issue and we should end the year on budget.
 - Dock fees \$1,175 below budget - Hopefully it is just due to the current high water levels.
 - Pool passes \$1,120 below budget - I think this is a timing issue.
- Daily Fees \$785 below budget. Hopefully, this is a timing issue and we end the year on budget.
- Permanent Camping Fees \$1,800 above budget. We budgeted that two sites would go unrented. All sites have been rented.
- Advertising Income \$1,040 above the budget. Pam continues doing a good job getting additional advertisers for the Dutchman and Email letter.
- Storage Fees \$1,767 below budget. In the past we normally send out the application for storage of campers by now. This year we have not sent them out as we will allow them keep the campers at the camp ground.
- Rentals \$2,270 above budget. We rented the beach house for a few weeks prior to Memorial Day.
- Interest & Dividends \$1,919 above budget. This is a timing issue and we should end the year on budget.
- Sales \$2,719 above budget. We did not budget for any merchandise sales.
 - Merchandise sales - \$2,242 above budget
 - Food sales - \$377 above budget
- To date we have received 90% of the budgeted revenue.

Expenses

- Overall, expenses are under budget by \$32,021

The main line items under budget include:

1. Payroll Expense \$5,670 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 \$5,739 under budget. This is based upon the payroll expense. So, if payroll is too high the taxes will be too high.
3. Service Fees \$1,278 under budget. This is a timing issue and we should end the year on budget.
4. Small Tools/Equipment \$1,562 under budget. This is a timing issue and we should end the year on budget.
5. Professional Fees \$2,229 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 \$13,210 under budget. Spring rains have already helped us not pump.
7. Lake Weed Control \$8,140 under budget. We already know we will use the entire budget and then some on weed control.

Some items to watch that are over budget:

1. Admin/Membership Expenses \$1,474 over budget. The majority of this relates to having to update our payroll software (\$1,502). We did not budget for this item.
2. Repairs & Maintenance \$1,185 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. Sales Tax \$893 over budget. The increase in merchandise sales is good news, but we didn't budget for the increase in sales tax associated with those sales.

4. Cost of Sales \$3,014 over budget. These reflect the costs associated with the increase sales.
5. Special Event Costs \$545 over budget. The majority of the (\$800) was for the band on Memorial Day. We typically don't have a band for Memorial Day.

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 ahead of last year on assessments compared to last year, and 7 assessments above the budget.
- 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
- Weed control costs will be a big spend item this year. So, we need to watch our spending on other projects.

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

Submitted by Phil Hunt, Treasurer

