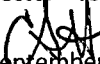


TOWN OF OCEAN VIEW
DELAWARE

October 2, 2026

TO: Honorable Mayor and Council
FROM: Dawn Mitchell Parks, Finance Director 
VIA: Carol S. Houck, Town Manager 
SUBJECT: Monthly Financial Update as of September 30, 2026

1. Real Estate Tax

The FY2027 Tax bills were processed and available online on May 1st for the assessments that were posted by February 15, 2026 (\$1,424,245,600). The property tax bills totaled \$3,671,705. The bills were postmarked by June 5th, and taxpayers had until July 31 to take advantage of the 1% discount and until August 31 to pay their current year's taxes without penalty. As of the end of September, we collected 97.98% of current year's taxes and 2961 property owners took advantage of the early payment discount amounting to savings of \$31,312.

Currently, there are eight (8) property owners with prior year taxes due (a lien is held on one of the properties and payment arrangements on one other). We will be starting the lien process on the other six (6) properties in October.

2. Balances – Reserve and Committed Funds

(a) Trust Funds:

Emergency Reserve Trust Fund (ERTF) \$ 1,287,686

The Emergency Reserve Trust is funded at just under 20% of the FY27 operating budget. ERTF currently has \$944,051 available for use in a Fulton Money Market account and \$343,635 invested in Raymond James Financial Services (a division of Fulton Financial Services).

Capital Replacement Trust Fund (CRTF) \$ 1,901,538

The FY27 obligation from the Capital Replacement Trust is \$298,960. CRTF currently has \$1,532,259 available for use in WSFS Money Market account and \$369,279 invested with WSFS in the form of a 12-month, 2.225% CD that will come due on 8/28/2027.

Street Repair and Replacement Trust Fund (SRRTF) \$ 2,414,388

The FY27 obligation from the Street Repair and Replacement Trust is \$144,860 for capital projects and \$290,000 for street paving and sidewalks. SRRTF currently has \$1,671,057 available for use in a Fulton Money Market account and \$512,484 invested with Fulton CRIM and includes \$230,847 held in MSA Money market account at Fulton Bank.

Tax Rate Stabilization Trust Fund (TRSTF) \$ 1,436,709

The Tax Rate Stabilization Trust is funded at just under 20% of the FY27 operating budget. TRSTF currently has \$583,478 available for use in a Fulton Money Market account and \$853,231 invested with Raymond James Financial Services (a division of Fulton Financial Services). Beginning balance of \$1,430,910 was established by Ordinance 415.

(b) Emergency Services Enhancement Funding (ESEF) Program: \$ 1,406,520

The chart below shows the funds accumulated from the issuance of building permits which are committed and available for distribution. The amount collected as of the end of September 2026 consists of 24 new home construction permits (70 were budgeted) along with .5% of the construction value of permits issued.

	Accumulation and Use		
	Collected	Used	Available
FY23 & prior	2,259,858	(1,297,019)	962,839
FY24	76,019	(130,000)	908,858
FY25	164,055	(129,284)	943,629
FY26	279,009	(84,443)	1,138,195
FY27	101,724	(146,305)	1,093,613
Cumulative collected and disbursed	2,880,664	(1,787,051)	1,093,613

\$1,295,019 to MVFC + \$2,000 to Beebe Med. Fdn.

\$50K OVPD & \$80K to MVFC

OVPD & MVFC Budgeted (\$130,000)

MVFC Budgeted (\$80,000)

\$210K to OVPD (3 vehicles), \$146,305 to OVPD & \$80K to MVFC

Interest earned is restricted for use for ESEF grants only.

3. Transfer Taxes

Transfer Taxes collected through 08/31/2026 are from 32% new construction home sales (\$253,160) with 0% from land sales, developer to builder (\$0) and 68% resales of existing homes (\$537,561).

	Current	1st Prior Yr.	2nd Prior Yr.	3rd Prior Yr.	4th Prior Yr.
Collections	FY27	FY26	FY25	FY24	FY23
May	\$ 161,684	\$ 144,636	\$ 111,480	\$ 132,109	\$ 133,281
June	\$ 172,474	\$ 115,953	\$ 114,711	\$ 73,594	\$ 102,401
July	\$ 199,072	\$ 234,735	\$ 115,241	\$ 54,532	\$ 133,542
August	\$ 257,490	\$ 200,602	\$ 84,321	\$ 93,268	\$ 136,067
September	\$ -	\$ 185,974	\$ 45,510	\$ 73,868	\$ 187,793
October	\$ -	\$ 198,650	\$ 188,453	\$ 110,222	\$ 92,352
November	\$ -	\$ 116,228	\$ 159,307	\$ 164,863	\$ 63,445
December	\$ -	\$ 196,064	\$ 89,360	\$ 61,631	\$ 63,075
January	\$ -	\$ 157,041	\$ 75,496	\$ 89,072	\$ 21,093
February	\$ -	\$ 86,694	\$ 108,058	\$ 75,585	\$ 24,762
March	\$ -	\$ 278,971	\$ 147,891	\$ 100,791	\$ 111,132
April	\$ -	\$ 171,336	\$ 196,570	\$ 105,163	\$ 114,985
Total	\$ 790,721	\$ 2,086,883	\$ 1,436,400	\$ 1,134,700	\$ 1,183,926

For FY27, to meet our \$1,250,000 budgeted goal we needed to collect \$104,166 monthly. As of the end of August, the Town is \$374,055 ahead of year-to-date budgeted target.

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

Attached are updated Revenue and Expenditure financial reports for the date ending September 30, 2026. At this point in our fiscal year, expenditure utilization should be at 42% or less. The Town's utilization is 37% of the operating budget. Revenues are at 52% of the anticipated revenue budget.

As always, if you have any questions concerning the Financial Reports, please do not hesitate to contact me.

Respectfully submitted October 2, 2026
Dawn Mitchell Parks
Finance Director

Town of Ocean View

Comparison of Budget to Actual

Year-to-Date for the Fiscal Year Ending April 30, 2027

Revenues	September YTD Actual	FY27 Adopted Budget	Over (Under) Budget	Period 5 42% % of Budget	
PROPERTY TAX REVENUE	\$ 3,686,162	\$ 3,710,480	\$ (24,318)	99%	A
Early Payment Discount - Taxes (1% if paid by 7/31/25)	\$ (31,313)	(36,805)	\$ 5,492	85%	
TRANSFER TAXES	\$ 790,721	1,250,000	\$ (459,279)	63%	B
BUILDING PERMITS					
Building Permits	\$ 168,601	374,805	\$ (206,204)	45%	
Impact Fees	\$ 136,188	255,520	\$ (119,332)	53%	
Other Permits/Fees	\$ 17,810	27,250	\$ (9,440)	65%	
GRANTS					
State Grant - Municipal Street Aid	\$ 63,195	126,350	\$ (63,155)	50%	C
Other Grant Proceeds (Public Safety, TAP and ARPA)	\$ 277,504	170,000	\$ 107,504	163%	D
GROSS RENTAL RECEIPT TAXES	\$ 293,971	789,700	\$ (495,729)	37%	E
LICENSES	\$ 23,625	227,250	\$ (203,625)	10%	F
MISCELLANEOUS					G
Cable Franchise Fee	\$ 16,702	75,000	\$ (58,298)	22%	
Interest	\$ 99,632	181,000	\$ (81,368)	55%	
Other - Donations	\$ 60,233	160,200	\$ (99,967)	38%	
P&Z and BOA Fees	\$ 6,100	10,000	\$ (3,900)	61%	
POLICE: Fines & Fees	\$ 7,543	25,250	\$ (17,707)	30%	
REVENUE WITH OFFSETTING EXPENSE					H
Reimbursable Fees	\$ 16,337	155,000	\$ (138,663)	11%	
Pass through MVFC Ambulance Service	\$ 158,000	160,600	\$ (2,600)	98%	
Total Revenues	\$ 5,791,012	\$ 7,661,600	\$ (1,870,588)	76%	
SRRTF: Sidewalk work	\$ 104,836	\$ 75,000	29,836	140%	
ESEF: committed funds being granted	\$ 146,305	\$ 436,305	(290,000)	34%	
SRRTF: Street Paving	\$ 39,030	\$ 260,000	(220,970)	15%	
Use of Unassigned Fund Balance	\$ -	\$ 235,000	(235,000)	0%	
Transfer from Water Sale Proceeds	\$ 82,155	\$ 82,155	0	100%	
FY27 Revenue Restricted/Committed					I
ARPA (American Rescue Plan Act)	\$ 122,918		122,918		
Capital Budget: Public Safety Grants		(45,000)	45,000		
Capital Replacement Trust Fund (CRTF 12.5%)	(98,840)	(156,250)	(57,410)	63%	
Emergency Reserve Trust Fund (ERTF)	\$ -	(139,820)	(139,820)	0%	
Emergency Services Enhancement Fund (ESEF)	\$ (101,724)	(155,000)	(53,276)	66%	
Street Repair & Replacement Trust (SRRTF 25% + Add'l)	\$ (691,881)	\$ (953,930)	(262,049)	73%	
Total Revenues Available for Operations	\$ 5,393,811	\$ 7,300,060	\$ (2,931,359)		

Recap	Actual	Budget	Over (Under) Budget
Total Revenues Available for Operations (above)	\$ 5,393,811	\$ 7,300,060	\$ (1,906,249)
Total Expenditures (Page 5 of 8)	2,591,922	7,065,060	(4,473,138)
Revenues Over (Under) Expenditures	\$ 2,801,889	\$ 235,000	\$ 2,566,889

Town of Ocean View

Comparison of Budget to Actual

Year-to-Date for the Fiscal Year Ending April 30, 2027

Expenditures	September YTD Actual	FY27 Adopted Budget	Over (Under) Budget	Period 5
				42% % of Budget
SALARY & RELATED EMPLOYEE EXPENSES				
Wages: Salary, Overtime, Bonus	1,112,726	3,119,820	\$ (2,007,094)	36%
Insurances: Dental, Health, Life	268,904	669,815	(400,911)	40%
Payroll Taxes	87,458	249,705	(162,247)	35%
Pension	122,224	331,655	(209,431)	37%
Worker's Compensation	49,163	77,890	(28,727)	63%
CONTRACTED SERVICES	-			
Committee Stipends	1,290	7,000	(5,710)	18%
Computer/Copier Maintenance & related expenses	69,009	156,005	(86,996)	44%
Other	8,129	55,625	(47,496)	15%
EMPLOYEE RELATED EXPENSES, OTHER	23,587	77,450	(53,863)	30%
GRANT AWARDS: ESEF FUNDS	-	80,000	(80,000)	0%
INSURANCE BUSINESS & BONDS	154,715	160,845	(6,130)	96%
PROFESSIONAL SERVICES	-			
Audit	26,250	27,500	(1,250)	95%
Engineering	7,013	32,500	(25,488)	22%
Legal	46,186	81,000	(34,814)	57%
Property Assessments	23,438	250,000	(226,562)	9%
Other	73,482	159,850	(86,368)	46%
Pass thru MVFC Ambulance Service	-	160,600	(160,600)	0%
Reimbursable - Engineering	17,412	150,000	(132,588)	12%
Reimbursable - Other	1,630	5,000	(3,370)	33%
PUBLIC RELATIONS	27,974	71,600	(43,626)	39%
REPAIRS & MAINTENANCE	-			
Buildings, non-capital	2,771	17,000	(14,229)	16%
Drainage	9,863	100,000	(90,137)	10%
Machinery & Equipment, non-capital	3,408	7,000	(3,592)	49%
Park	10,953	25,000	(14,047)	44%
Street & Sidewalk Maintenance & Repairs	234,306	480,000	(245,694)	49%
Vehicles	7,856	29,500	(21,644)	27%
Other(Cleaning, Inspections, etc.)	1,900	10,550	(8,650)	18%
SUPPLIES & MISCELLANEOUS	-			
Advertising	9,832	28,500	(18,668)	34%
Department Specific Supplies	21,379	92,520	(71,141)	23%
Gas & Diesel	25,720	63,500	(37,780)	41%
NonCapital Equipment/Grant Funded Equipment	60,443	42,500	17,943	142%
Office Supplies/Postage	15,595	36,600	(21,005)	43%
Uniforms	2,290	17,500	(15,210)	13%
TELEPHONE & COMMUNICATIONS	17,905	49,405	(31,500)	36%
UTILITIES	-			
Street Lights	32,552	90,000	(57,448)	36%
Utilities	14,560	51,625	(37,065)	28%
Total Expenditures	\$ 2,591,922	\$ 7,065,060	\$ (4,473,138)	37%

Town of Ocean View

Comparison of Operating Budget to Actual – Analytic Comments Year-to-Date for the Fiscal Year Ending April 30, 2027

Revenues

- A. Property Tax Revenues:** The FY27 tax bills were postmarked on June 6th. Taxpayers had 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. New Construction Half-year bills will be processed and mailed in the first week of November.
- 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. For FY27, to meet our \$1,250,000 budgeted goal we needed to collect \$104,166 monthly.
- C. Grants – State Grant (Municipal Street Aid):** Historically, the Town's share of MSA funding has been approximately 1.9% of the total state-wide grant. For FY26, the Town was allotted \$126,351, which is 2.11% of the total MSA funding. The State released the FY27 allotments in late July. Based on 27.33 miles of streets, the Town will be allotted \$126,391 or 2.1% of the total MSA funding (\$6 million).
- 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 are 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.
- E. Gross Rental Receipts Tax:** The Gross Rental Receipt tax rate increased to 6% for rental income received after January 1, 2025. 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.
- 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.
- H. Revenue with Offsetting Expense:** The major components of this category are (1) The pass-thru ambulance fee for MVFC (\$160,600 budgeted, \$161,950 actual). Funds collected by September 30th will be turned over in October. (2) The charges billed by the Town to property developers for inspections of construction work related to roads, site development, and sidewalks that are done by the Town's engineer (\$150,000 budgeted).

Revenue not available for Operations

- I. FY27 Restricted/Committed Revenue:** These funds are committed to or restricted to 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 to the Emergency Services Enhancement Fund (ESEF), which are distributed as a grant award each spring.

Expenditure

- J. Contracted Services, Other:** Contracted services 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 FY26, a total of \$1,218,195 in ESEF collections were carried over to FY27. The MVFC grant request and subsequent distribution normally occur in March. For FY27, \$80K has been budgeted for MVFC, \$210K for OVPD for vehicle replacement and \$146,305 for the OVPD Pay Scale implementation.
- M. Insurance – Business:** The Town’s general business insurance policies are renewed annually on May 7 and the premiums are paid at the beginning of the fiscal year.
- N. Public Relations:** The primary expenses are for the Concerts in the Park, Holiday Market & Tree Lighting, 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 Sidewalk repairs and annual street maintenance. Street Paving determined by the amended 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.