TOWN OF OCEAN VIEW
DELAWARE

July 9, 2026, 2026

TO:	Honorable Mayor and Council
FROM:	Dawn Mitchell Parks, Finance Director DMP
VIA:	Carol S. Houck, Town Manager
SUBJECT:	Monthly Financial Update as of June 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 have until July 31 to take advantage of the 1% discount and until August 31 to pay their current year's taxes without penalty. To date, 708 property owners have taken advantage of the early payment discount amounting to a savings of $6,451.68.

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). If not paid in full by August 31st, we will start the lien process.

2. **Balances – Reserve and Committed Funds**

(a) **Trust Funds:**

Emergency Reserve Trust Fund (ERTF) $ 1,281,861
The Emergency Reserve Trust is funded at just under 20% of the FY27 operating budget. ERTF currently has $939,060 available for use in a Fulton Money Market account and $342,801 invested with Raymond James Financial Services (a division of Fulton Financial Services).

Capital Replacement Trust Fund (CRTF) $ 1,824,334
The FY27 obligation from the Capital Replacement Trust is $298,960. CRTF currently has $1,463,180 available for use in WSFS Money Market account and $361,154 invested with WSFS in the form of a 12-month, 2.225% CD that will come due on 8/28/2026.

Street Repair and Replacement Trust Fund (SRRTF) $ 1,962,602
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 $1,279,516 available for use in a Fulton Money Market account and $509,997 invested with Fulton CRIM and includes $173,089 held in MSA Money market account at Fulton Bank.

Tax Rate Stabilization Trust Fund (TRSTF) $ 1,530,022
The Tax Rate Stabilization Trust is funded at just under 20% of the FY27 operating budget. TRSTF currently has $676,935 available for use in a Fulton Money Market account and $853,087 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:** $ 1,329,772
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 June 2026 consists of 9 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	*$1,295,019 to MVFC + $2,000 to Beebe Med. Fdn.*
FY24	76,019	(130,000)	908,858	*$50K OVPD & $80K to MVFC*
FY25	164,055	(129,284)	943,629	*OVPD & MVFC Budgeted ($130,000)*
FY26	279,009	(84,443)	1,138,195	*MVFC Budgeted ($80,000)*
FY27	32,107	-	1,170,302	*$210K to OVPD (3 vehicles), $146,305 to OVPD & $80K to MVFC*
Cumulative collected and disbursed	2,811,048	(1,640,746)	1,170,302	

Interest earned is these funds is restricted for use for ESEF grants only.

3. **Transfer Taxes**
Transfer Taxes collected through 05/31/2026 are from 36.8% new construction home sales ($59,505) with 0% from land sales, developer to builder ($0) and 63.2% resales of existing homes ($102,176).

Collections	Current FY27	1st Prior Yr. FY26	2nd Prior Yr. FY25	3rd Prior Yr. FY24	4th Prior Yr. FY23
May	$ 161,684	$ 144,636	$ 111,480	$ 132,109	$ 133,281
June	$ -	$ 115,953	$ 114,711	$ 73,594	$ 102,401
July	$ -	$ 234,735	$ 115,241	$ 54,532	$ 133,542
August	$ -	$ 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	**$ 161,684**	**$ 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.

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

Attached are updated Revenue and Expenditure financial reports for the date ending June 30, 2026.

The annual audit is scheduled for the week of July 20th. We are working remotely with our Auditors, PKS and Company, in an effort to keep the annual audit on target.

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

Respectfully submitted June 9, 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	June YTD Actual	FY27 Adopted Budget	Over (Under) Budget	Period 02 17% % of Budget	
PROPERTY TAX REVENUE	$ 3,669,619	$ 3,710,480	$ (40,861)	99%	A
Early Payment Discount - Taxes (1% if paid by 7/31/26)	$ (6,452)	(36,805)	$ 30,353	18%	
TRANSFER TAXES	$ 161,684	1,250,000	$ (1,088,316)	13%	B
BUILDING PERMITS					
Building Permits	$ 60,618	374,805	$ (314,187)	16%	
Impact Fees	$ 45,031	255,520	$ (210,489)	18%	
Other Permits/Fees	$ 6,210	27,250	$ (21,040)	23%	
GRANTS					
State Grant - Municipal Street Aid	$ -	126,350	$ (126,350)	0%	C
Other Grant Proceeds (Public Safety and ARPA)	$ 78,646	170,000	$ (91,354)	46%	D
GROSS RENTAL RECEIPT TAXES	$ 9,860	789,700	$ (779,840)	1%	E
LICENSES	$ 14,300	227,250	$ (212,950)	6%	F
MISCELLANEOUS					G
Cable Franchise Fee	$ -	75,000	$ (75,000)	0%	
Interest	$ 42,120	181,000	$ (138,880)	23%	
Other	$ 16,348	160,200	$ (143,852)	10%	
P&Z and BOA Fees	$ 4,100	10,000	$ (5,900)	41%	
POLICE: Fines & Fees	$ 1,707	25,250	$ (23,543)	7%	
REVENUE WITH OFFSETTING EXPENSE					H
Reimbursable Fees	$ 1,500	155,000	$ (153,500)	1%	
Pass through MVFC Ambulance Service	$ 161,950	160,600	$ 1,350	101%	
Total Revenues	**$ 4,267,241**	**$ 7,661,600**	**$ (3,394,359)**	**56%**	
SRRTF: Sidewalk work	$ -	$ 75,000	(75,000)	0%	
ESEF: committed funds being granted	$ 146,305	$ 436,305	(290,000)	34%	
SRRTF: Street Paving	$ -	$ 260,000	(260,000)	0%	
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)			0		
Capital Budget: Public Safety Grants		(45,000)	45,000		
Capital Replacement Trust Fund (CRTF 12.5%)	(20,211)	(156,250)	(136,039)	13%	
Emergency Reserve Trust Fund (ERTF)		(139,820)	(139,820)	0%	
Emergency Services Enhancement Fund (ESEF)		(155,000)	(155,000)	0%	
Street Repair & Replacement Trust (SRRTF 25% + Add'l)	$ (141,474)	$ (953,930)	(812,456)	15%	
Total Revenues Available for Operations	**$ 4,334,017**	**$ 7,300,060**	**$ (5,452,675)**		

Recap	Actual	Budget	Over (Under) Budget
Total Revenues Available for Operations (above)	**$ 4,334,017**	**$ 7,300,060**	**$ (2,966,043)**
Total Expenditures (Page 5 of 8)	**963,141**	**7,065,060**	**(6,101,919)**
Revenues Over (Under) Expenditures	**$ 3,370,876**	**$ 235,000**	**$ 3,135,876**

Town of Ocean View
Comparison of Budget to Actual
Year-to-Date for the Fiscal Year Ending April 30, 2027

Expenditures	June YTD Actual	FY27 Adopted Budget	Over (Under) Budget	Period 02 17% % of Budget	
SALARY & RELATED EMPLOYEE EXPENSES					
Wages: Salary, Overtime, Bonus	483,888	3,119,820	$ (2,635,932)	16%	
Insurances: Dental, Health, Life	50,739	669,815	(619,076)	8%	
Payroll Taxes	36,465	249,705	(213,240)	15%	
Pension	45,660	331,655	(285,995)	14%	
Worker's Compensation	-	77,890	(77,890)	0%	
CONTRACTED SERVICES	-				
Committee Stipends	690	7,000	(6,310)	10%	
Computer/Copier Maintenance & related expenses	20,232	156,005	(135,773)	13%	
Other	4,819	55,625	(50,806)	9%	J
EMPLOYEE RELATED EXPENSES, OTHER	4,172	77,450	(73,278)	5%	K
GRANT AWARDS: ESEF FUNDS	-	80,000	(80,000)	0%	L
INSURANCE BUSINESS & BONDS	154,715	160,845	(6,130)	96%	M
PROFESSIONAL SERVICES	-				
Audit	-	27,500	(27,500)	0%	
Engineering	-	32,500	(32,500)	0%	
Legal	26,143	81,000	(54,857)	32%	
Property Assessments	-	250,000	(250,000)	0%	
Other	20,714	159,850	(139,136)	13%	
Pass thru MVFC Ambulance Service	-	160,600	(160,600)	0%	
Reimbursable - Engineering	-	150,000	(150,000)	0%	
Reimbursable - Other	525	5,000	(4,475)	11%	
PUBLIC RELATIONS	14,483	71,600	(57,117)	20%	N
REPAIRS & MAINTENANCE	-				
Buildings, non-capital	2,165	17,000	(14,835)	13%	
Drainage	2,111	100,000	(97,889)	2%	
Machinery & Equipment, non-capital	2,815	7,000	(4,185)	40%	
Park	1,975	25,000	(23,025)	8%	
Street & Sidewalk Maintenance & Repairs	21,287	480,000	(458,713)	4%	O
Vehicles	3,735	29,500	(25,765)	13%	
Other(Cleaning, Inspections, etc.)	1,900	10,550	(8,650)	18%	
SUPPLIES & MISCELLANEOUS	-				
Advertising	2,939	28,500	(25,561)	10%	
Department Specific Supplies	6,571	92,520	(85,949)	7%	P
Gas & Diesel	6,037	63,500	(57,463)	10%	
NonCapital Equipment/Grant Funded Equipment	15,097	42,500	(27,403)	36%	
Office Supplies/Postage	13,434	36,600	(23,166)	37%	
Uniforms	859	17,500	(16,641)	5%	
TELEPHONE & COMMUNICATIONS	7,213	49,405	(42,192)	15%	
UTILITIES	-				
Street Lights	7,734	90,000	(82,266)	9%	
Utilities	4,025	51,625	(47,600)	8%	
Total Expenditures	**$ 963,141**	**$ 7,065,060**	**$ (6,101,919)**	**14%**	

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 were 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 FY25, the Town was allotted $128,140, which is 2.14% of the total MSA funding. For FY26, the Town was allotted $126,351, which is 2.11% of the total MSA funding. The State will release the FY27 allotments in late July.

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 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.