

TOWN OF OCEAN VIEW
DELAWARE

June 5, 2026

TO: Honorable Mayor and Council
FROM: Dawn Mitchell Parks, Finance Director *DM*
VIA: Carol S. Houck, Town Manager *CH*
SUBJECT: Monthly Financial Update as of April 30, 2026 and May 31, 2026

1. Real Estate Tax

As of the end of FY2026, we collected 99.65% of the taxes including New Construction half-year tax bills leaving a balance due in the amount of \$21,182. Currently, there are nine (9) property owners with prior year taxes due (a lien is held on one of the properties and payment arrangements on one other).

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 will be 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.

2. Balances – Reserve and Committed Funds

(a) Trust Funds:

Emergency Reserve Trust Fund (ERTF) \$ 1,279,033

The Emergency Reserve Trust will be funded at 20% of the FY27 operating budget by Transfer Taxes. ERTF currently has \$936,827 available for use in a Fulton Money Market account and \$342,206 invested with Raymond James Financial Services (a division of Fulton Financial Services).

Capital Replacement Trust Fund (CRTF) \$ 1,810,477

The FY27 obligation from the Capital Replacement Trust is \$217,500. CRTF currently has \$1,449,324 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) \$ 1,927,297

The FY27 obligation from the Street Repair and Replacement Trust is \$955,640 for capital projects and \$335,000 for street paving and sidewalks. SRRTF currently has \$1,248,725 available for use in a Fulton Money Market account and \$505,559 invested with Fulton CRIM and includes \$173,013 held in MSA Money market account at Fulton Bank.

Tax Rate Stabilization Trust Fund (TRSTF) \$ 1,523,837

The Tax Rate Stabilization Trust is funded the amount established by Ordinance 415 (\$1,430,910 – the value of 10-cents of the FY26 total assessment). TRSTF currently has \$675,806 available for use in a Fulton Money Market account and \$848,031 invested with Raymond James Financial Services (a division of Fulton Financial Services).

(b) Emergency Services Enhancement Funding (ESEF) Program: \$ 1,310,812

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 April 2026 consists of 93 new home construction permits (68 were budgeted) along with .5% of the construction value of permits issued. For FY27, 70 new home construction permits have been budgeted.

	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	16,238	-	1,154,433	\$210K to OVPD (3 vehicles), \$146,305 to OVPD & \$80K to MVFC
Cumulative collected and disbursed	2,795,179	(1,640,746)	1,154,433	

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

3. Transfer Taxes

Transfer Taxes collected through 04/30/2026 are from 47.4% new construction home sales (\$988,601) with 8.1% from land sales, developer to builder (\$168,924) and 44.5% resales of existing homes (\$929,357).

	Current	1st Prior Yr.	2nd Prior Yr.	3rd Prior Yr.	4th Prior Yr.
Collections	FY26	FY25	FY24	FY23	FY22
May	\$ 144,636	\$ 111,480	\$ 132,109	\$ 133,281	\$ 198,193
June	\$ 115,953	\$ 114,711	\$ 73,594	\$ 102,401	\$ 174,067
July	\$ 234,735	\$ 115,241	\$ 54,532	\$ 133,542	\$ 118,532
August	\$ 200,602	\$ 84,321	\$ 93,268	\$ 136,067	\$ 173,294
September	\$ 185,974	\$ 45,510	\$ 73,868	\$ 187,793	\$ 148,578
October	\$ 198,650	\$ 188,453	\$ 110,222	\$ 92,352	\$ 170,418
November	\$ 116,228	\$ 159,307	\$ 164,863	\$ 63,445	\$ 190,268
December	\$ 196,064	\$ 89,360	\$ 61,631	\$ 63,075	\$ 101,272
January	\$ 157,041	\$ 75,496	\$ 89,072	\$ 21,093	\$ 156,492
February	\$ 86,694	\$ 108,058	\$ 75,585	\$ 24,762	\$ 55,620
March	\$ 278,971	\$ 147,891	\$ 100,791	\$ 111,132	\$ 141,865
April	\$ 171,336	\$ 196,570	\$ 105,163	\$ 114,985	\$ 135,551
Total	\$ 2,086,883	\$ 1,436,400	\$ 1,134,700	\$ 1,183,926	\$ 1,764,150

For FY26, to meet our \$1,180,000 budgeted goal we needed to collect \$98,333 monthly. As of the end of FY26, we were \$906,883 ahead of our year-to-date target amount. 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 April Analytics (pages 5 and 6)

Attached are updated Revenue and Expenditure financial reports for the date ending April 30, 2026. As you are aware, our fiscal year ended on April 30th, so the numbers reported are not final. We will continue to process Accounts Payable and Revenues associated with FY26 through June 30th.

The annual audit is tentatively 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 5, 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, 2026

Revenues	April YTD Actual	FY26 Adopted Budget	Over (Under) Budget	Period 12 100% % of Budget	
PROPERTY TAX REVENUE	\$ 3,647,568	\$ 3,664,025	\$ (16,457)	100%	A
Early Payment Discount - Taxes (1% if paid by 7/31/24)	\$ (30,669)	(36,650)	\$ 5,981	84%	
TRANSFER TAXES	\$ 2,086,883	1,180,000	\$ 906,883	177%	B
BUILDING PERMITS					
Building Permits	\$ 499,592	250,000	\$ 249,592	200%	
Impact Fees	\$ 412,557	181,650	\$ 230,907	227%	
Other Permits/Fees	\$ 41,875	17,000	\$ 24,875	246%	
GRANTS					
State Grant - Municipal Street Aid	\$ 126,351	128,140	\$ (1,789)	99%	C
Other Grant Proceeds (Public Safety and ARPA)	\$ 404,190	110,000	\$ 294,190	367%	D
GROSS RENTAL RECEIPT TAXES	\$ 806,822	774,700	\$ 32,122	104%	E
LICENSES	\$ 236,625	207,250	\$ 29,375	114%	F
MISCELLANEOUS					G
Cable Franchise Fee	\$ 70,289	80,000	\$ (9,711)	88%	
Interest	\$ 271,646	187,000	\$ 84,646	145%	
Other - Donations	\$ 309,849	138,650	\$ 171,199	223%	
P&Z and BOA Fees	\$ 12,300	10,000	\$ 2,300	123%	
POLICE: Fines & Fees	\$ 29,423	25,250	\$ 4,173	117%	
REVENUE WITH OFFSETTING EXPENSE					H
Reimbursable Fees	\$ 107,618	130,000	\$ (22,382)	83%	
Pass through MVFC Ambulance Service	\$ 154,350	155,000	\$ (650)	100%	
Total Revenues	\$ 9,187,269	\$ 7,202,015	\$ 1,985,254	128%	
SRRTF: Sidewalk work	\$ 9,310	\$ 90,000	(80,690)	10%	
ESEF: committed funds being granted	\$ 84,443	\$ 80,000	4,443	106%	
SRRTF: Street Paving	\$ 148,513	\$ 200,000	(51,487)	74%	
Use of Unassigned Fund Balance	\$ -	\$ 69,500	(69,500)	0%	
FY26 Revenue Restricted/Committed					I
ARPA (American Rescue Plan Act)	\$ 43,912		43,912		
Capital Budget: Public Safety Grants			0		
Capital Replacement Trust Fund (CRTF 12.5%)	(260,860)	(147,500)	113,360	177%	
Emergency Reserve Trust Fund (ERTF)	\$ (54,590)	(54,590)	0	0%	
Emergency Services Enhancement Fund (ESEF)	\$ (279,009)	(84,000)	195,009	332%	
Street Repair & Replacement Trust (SRRTF 25% + Add'l)	\$ (1,771,433)	\$ (977,910)	793,523	181%	
Total Revenues Available for Operations	\$ 7,107,555	\$ 6,377,515	\$ 2,933,824		

Recap	Actual	Budget	Over (Under) Budget
Total Revenues Available for Operations (above)	\$ 7,107,555	\$ 6,377,515	\$ 730,040
Total Expenditures (Page 5 of 8)	6,534,861	6,377,515	157,346
Revenues Over (Under) Expenditures	\$ 572,693	\$ -	\$ 572,693

Town of Ocean View

Comparison of Budget to Actual

Year-to-Date for the Fiscal Year Ending April 30, 2026

Expenditures	April YTD Actual	FY26 Adopted Budget	Over (Under) Budget	Period 12
				100% % of Budget
SALARY & RELATED EMPLOYEE EXPENSES				
Wages: Salary, Overtime, Bonus	2,943,980	2,867,535	\$ 76,445	103%
Insurances: Dental, Health, Life	603,109	600,515	2,594	100%
Payroll Taxes	231,177	229,610	1,567	101%
Pension	292,306	298,390	(6,084)	98%
Worker's Compensation	60,230	56,000	4,230	108%
CONTRACTED SERVICES				
Committee Stipends	3,460	6,500	(3,040)	53%
Computer/Copier Maintenance & related expenses	144,258	118,550	25,708	122%
Other	40,528	50,980	(10,452)	79%
EMPLOYEE RELATED EXPENSES, OTHER				
GRANT AWARDS: ESEF FUNDS	84,443	80,000	4,443	106%
INSURANCE BUSINESS & BONDS				
PROFESSIONAL SERVICES	-			
Audit	23,800	25,000	(1,200)	95%
Engineering	29,170	32,500	(3,330)	90%
Legal	120,961	39,500	81,461	306%
Property Assessments	62,892	75,000	(12,108)	84%
Other	187,863	226,580	(38,717)	83%
Pass thru MVFC Ambulance Service	154,350	155,000	(650)	100%
Reimbursable - Engineering	156,340	125,000	31,340	125%
Reimbursable - Other	900	5,000	(4,100)	18%
PUBLIC RELATIONS				
REPAIRS & MAINTENANCE	52,199	73,015	(20,816)	71%
Buildings, non-capital	7,488	17,000	(9,512)	44%
Drainage	137,332	75,000	62,332	183%
Machinery & Equipment, non-capital	3,202	8,000	(4,798)	40%
Park	19,118	25,000	(5,882)	76%
Street & Sidewalk Maintenance & Repairs	417,491	425,000	(7,509)	98%
Vehicles	45,655	34,500	11,155	132%
Other(Cleaning, Inspections, etc.)	16,865	41,700	(24,835)	40%
SUPPLIES & MISCELLANEOUS				
Advertising	27,192	22,500	4,692	121%
Department Specific Supplies	96,570	93,240	3,330	104%
Gas & Diesel	55,456	64,000	(8,544)	87%
NonCapital Equipment/Grant Funded Equipment	77,692	42,500	35,192	183%
Office Supplies/Postage	26,198	35,100	(8,902)	75%
Uniforms	15,055	17,200	(2,145)	88%
TELEPHONE & COMMUNICATIONS				
UTILITIES	51,461	51,400	61	100%
Street Lights	91,165	90,000	1,165	101%
Utilities	47,468	55,850	(8,382)	85%
Total Expenditures	\$ 6,534,861	\$ 6,377,515	\$ 157,346	102%

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 FY26 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 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 for 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.