

White Horse Park CA

Financial Report- Month of July, 2020

Summary and Commentary

July puts WHP into the Full Spending Cycle for WHP. Our cash output is at its highest point along with the Usage of the park has peaked and will continue into August as well.

-The Opening of Pool has been a graduated process and beginning in July completely open.

Covid-19 has had a definite impact with the cost (monitor and disinfections) and Regulatory defined controls required.

-The Marina and Boatyard in full operation.

- Park Manager and Maintenance fully engaged and overwhelmed, but keeping our park in fine shape while managing some self-inflicted issues.

-WHP as reported in previous Commentary has had a Cable issue that has reached a pivotal point. The attorney has concluded Mediacom is not willing to substantially honor the contract as written and continue their claim for Surcharge Increases. This will impact our expense as we must now recognize the delay in paying that increase that was under challenge.

******FOR SALE The Electric Car. Speak to the WHP Office personnel for information.******

*July results provide \$96,479 loss which should be adjusted for due to** late billing received for Trash \$2,700. (See notes 1 below)*

As a Point of Clarity with the Billing Cycle versus the payment of Utilities this is allowing for the catch-up of the billing the present position of the P/L.

	Month	YTD
<i>Current reported Loss or Surplus as of July 31, 2020</i>	<i>\$96,479 loss</i>	<i>\$67,845 loss</i>
<i>Adjustments to add utility billing-electric, water/sewer, cable</i>	<u><i>81,000</i></u>	<u><i>81,000</i></u>
<i>Adjusted Loss / Surplus July 2020</i>	<i>\$15,000 loss</i>	<i>\$13,000 surplus</i>

This then infers WHP YTD is approximately \$61,000 under budget.

This timing issue has been a part of WHP financial issue far into the past. It should be addressed moving forward in a new budget cycle with changes to the billing process and determination.

Source of Capital/ Income

Note 2 Utility Income There is a Timing Issue for the payment of the utility billing compared with the Membership Billing \$81,000. (Electric - \$35,000 + \$Water and Sewage \$43,000 + Cable \$3,000). These will balance out with August reporting.

Marina Fee Income- Increased fees for slips and stickers reducing the shortfall for YTD. As result of new owner's marine vehicles. \$3,100

Mailbox Fee- This is based on the policy for rental of mailboxes. Any Security Deposits are held in a Balance Sheet Account secured to return upon termination of the Mailbox Agreement. Security Deposits cannot be used for expense of repairs etc unless call used by the owner and not repaired before redemption.

Real Estate Forms- Resale Certificate income- based on increased final sales of properties. \$1,650

Expenses/ Spending

Operations

Telephone-savings from WHP controlled and billed employee phones versus phone allowance for personal phones.

Postage- Savings from more use of website and emails for notices, newsletter, etc vs. snail mail.

Professional- Other- The payment for the Positive and Clean Audit and Preliminary Reserve Study to be analyzed and discussed with engineers

Repairs

Water/ Sewer/ Grounds– The Park Manager and Maintenance people have been very busy with unusual repairs. Septic clog caused from a member body towel clogging the septic system. Member hydrants replacements, Separate Sewer Pipe, and Marina water flow.... Many of the park hydrants have been in need of replacement for some time and are gradually be completed.

Electrical_Various Grounds lighting.

Contracts

Pool- the contract pricing is on target with the over budget a Direct Relationship to Cpv19-19 requirements.

Security- Added guard service BOD approved to handle the reduced office.

Note 1 Trash- **Late billing received from Republic not booked \$2,700 in June is added to July. This was noted in June Commentary. There has been an increase in dumpsters and pickup which is common for the peak season of July and August.

Payroll and Professional fees other

These two categories should be added and netted for correct viewing...

Utilities

Cable- See Note 2 above

Electric-See Note 2 above

Water and Sewer- See Note 2 above

Reserves

Funding as budgeted with no use. Reserve Sweeps- It is a product that allows us to work with the same bank but stay within FDIC limit by moving funds to other FDIC insured bank accounts.

Asset Purchases- (Approved by BOD) YTD

Boat Deck \$1,509

Tankless Water Heaters \$7,950

Accounts Receivable and Collections

There a few minor members still owing their slip and or other marina fees. These are being addressed. Other than this there are a few members having programs to catch-up and become current. One of the Foreclosures will likely result in a Recovery of funds as it is being processed by the son of the original owner. This will be as in years in the past a year-end windfall accounting for the reduced Bad Debt. In general the Account Receivable is now in significantly improved condition, not just in total but in aging. This effort will produce future benefits in a significant reduction in collections and bad debt write offs as we experienced from past unfortunate lack of attention.

With Governor Hogan's BUT expect these cost actions to be selective and with *possible future intervention of Covid-19 in mind (?)*. Additionally with the Pool the Use Days has been reviewed. The cost related to COVID-19 may cause some change in cost though with the increased days the reduced hours should closely align to the 4 day 8 hour use totals.

Treasurer
Ed Scheiner