

White Horse Park CA
Financial Report- Month of September, 2020
Summary and Commentary

September not only puts the warm weather behind us, but the Highest Spending parts of our Fiscal Year. From here we become more predictable with the exception of projects for the updating, upgrading and preventative maintenance to WHP. These will be controlled and administered to by the Park Manager and her staff along with Committee Chairperson(s).

*September, 2020 reports show results provide \$\$14,836 surplus and YTD 19,249 Loss to Budget which should be adjusted for due to** late billing received for Trash \$2,300 (See notes 1 below) Electric- As a Point of Clarity with the Billing Cycle versus the payment of Utilities (we have attempted to tighten with meter readings more closely aligned to Choptank, meters operation being questioned, known bad meters being scheduled for replacement, 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 August 31, 2020</i>	<i>\$14,836</i>	<i>(\$19,249) loss</i>
<i>Note 1* Adjustments to add- utility billing-electric, water/ sewer, cable</i>		
<i>-Trash <u>unbilled</u> by Republic</i>	<i>\$ 2,300</i>	<i>\$ 2,300</i>
<i>Note 2*</i>		
<i>Mediacom Billed error \$14,082 should have been (credit due) 9/2020</i>	<i>\$ 2,845</i>	<i>\$2,845</i>
<i>A request for credit and Corrected bill has gone unanswered.</i>		
<i>Legal- Unbilled <u>Estimate Quarter (June- September)</u></i>	<i><u>\$ 7,000</u></i>	<i><u>\$ 7,000</u></i>
<i>Adjusted Loss / (Surplus) August, 2020</i>	<i>\$26,981</i>	<i>(\$ 5,041)</i>

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

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. See Accounts Receivable comments for further impact of member voting rights.

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. In order to answer certain questions arising related to Reserves and use of funds. This is A Designated Purpose Account assigned for the basic purpose of future Major Repair and Replacement issues for WHP. Planning for the future in order to defer or not have Special Assessments for such items for example a Pool resurfacing. Roof replacement on major buildings, roads ... This fund by legal and GAAP requirement not be used for marginal or minimal operation issues including deferment of needed charges for example as Electric billings. To misuse this fund would result as did the 2019 audit detrimental statements about mishandling, errored and misapportioning of cost/ charges in errored manner. Our professional accounting firm and BOD have controlled proper assigning of cost to benefit membership with credible and believable reports. Some still wish it seems to remove the gains in credibility and

have the history of bad financial recording and reporting to find its way back for dysfunction. As members you should investigate each candidate Support for GAAP rule being adhered to for future financial book keeping and reporting.

I have, since we have reached the Mid-Point of WHP Fiscal Year attempted to provide more depth and transparency to the Budgeted Variances for the month and year to date. As said before we have reached beyond our peak for traditional operational spending. This is a temporary deviation from the traditional Financial Commentary format. Please review the attached Worksheet.

Asset Purchases- (Approved by BOD) YTD

Boat Deck \$1,509

Tankless Water Heaters \$7,950

Accounts Receivable and Collections

Accounts Receivables are in a very good state as far as knowing better the proper balances and state of aging. *Policy- All Accounts with a Total Balance over/ greater than one month dues and utilities (\$175) receive a Full Account Statement including their Aging of the Account. This impacts Good Standing and Voting Rights. Aging over/ greater than 90 Days will result in Jeopardy.*

-We have a couple accounts due to reluctance to make payments on accounts that are being sent to collections.

-There is a some creeping into the near 90 day category (effecting voting rights- see statement mailed individuals). Some that are becoming an issue for members are related to the mailbox billings.

- One of the Foreclosures is likely result in a Recovery 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 continued expected adjustments use and cost may be impacted. Cost actions to be selective and with *possible future intervention of Covid-19 in mind (?)*.

Future Costs of material value November 14 Meeting at Convention Center which includes all candidates invited to provide thoughts/ comments/ answers to members (see website notice- <https://www.whpca.org/files/134864834.pdf>

New Insurance Contract New coverage to include marina property damage and Cyber Security not included in past only liability coverage. All BOD member voted and agreed without reservation(s).

Treasurer
Ed Scheiner