



Financial Summary
Month Ended February 29, 2024

Attached are the balance sheet and income statement for Middlesex Beach for the period ending February 2024. Overall, the Association continues to operate in a prudent manner which is within its budget for the year.

Key items to note include:

BALANCE SHEET:

- Operating bank balance of just under \$350K (\$245K in checking and \$100K in MM account) to fund the remaining month of operations. It should be noted that MBA maintains two to three months of working capital in the Operating Account to cover the first few months expenses of the fiscal year due to the timing of assessment collections.
- Construction Bonds decreased due to the completion of two projects.

INCOME STATEMENT:

OPERATING INCOME:

- Nothing significant to report

OPERATING EXPENSES:

- Administrative expenses:
 - ✓ Bethany Beach VFC Fee – the annual fee for ambulatory services was paid for the community.
 - ✓ Reserve Study – MBA contracted with MillerDodson and we have received the DRAFT report and are in the process of reviewing it and providing further input to the contractor. This report helps the Board in validating contributions to Reserves.
- Community Facilities:
 - ✓ Guard House – this represents the balance due on the completion of the Guard Shack.
 - ✓ Plantings, Tree Care – Coastal Plant Care removed a dead tree on Evergreen and completed the pruning of trees primarily along Beach Blum as well as other areas in the community.

- Beach Activities:
 - ✓ No activity to report
- Security:
 - ✓ Final payment for the security camera at the Guard Shack
- Utilities:
 - ✓ Nothing significant to report

RESERVE EXPENDITURES:

- Capital Reserve Expenditures:
 - ✓ The fencing project to replace 20+ year old fencing along Route 1 has started. This expense represents payment for the section along Route 1 between Errett and Short Road as well as the section located at the West end of Bridge at Kent Avenue.
- Beach Expenditures:
 - ✓ Aquatic-Marine was consulted and subsequently contracted to plant dune grass in sparse areas at the most eastern portion of the MBA dune system.

SUMMARY OF RESERVE ACCOUNT ACTIVITY:

This is a new report that provides additional transparency on the Sources (how much money is being put into our reserve accounts) and the Uses (how much is being taken out and the purpose of the expenditure) of the MBA Reserves. As a reminder, any expenditure must be approved by the Board and meet the Reserve Funds Usage Policy that has been posted on the MBA website.

MIDDLESEX BEACH ASSOCIATION

**Balance Sheet
February 29, 2024**

ASSETS

Current Assets

Checking/Savings

10000 · Bank Accounts

10100 · Fulton Bank - Checking 246,894.51

10150 · Checking - Beach Patrol 383.00

10200 · Fulton Bank - MM 101,531.80

10600 · M&T MM - Construction Bond 224,863.08

Total 10000 · Bank Accounts 573,672.39

10500 · Reserves

Total 10510 · Morgan Stanley - Beach Reserve 688,887.09

Total 10520 · Morgan Stanley - Capital/Legal 555,066.90

Total 10500 · Reserves 1,243,953.99

Total Current Assets 1,817,626.38

Fixed Assets

12200 · Bldgs, Equip & Land Improvement 371,444.44

12300 · Less Accumulated Depreciation (189,043.27)

Total Fixed Assets 182,401.17

TOTAL ASSETS \$ 2,000,027.55

LIABILITIES & EQUITY

Liabilities

Current Liabilities

10650 · Construction Bond 224,861.08

Total Current Liabilities 224,861.08

Equity

10700 · Beach Reserve 590,116.62

10800 · Capital Reserve 491,205.88

10900 · Legal Reserve 25,000.00

32000 · Retained Earnings 355,506.92

Net Income 313,337.05

Total Equity 1,775,166.47

TOTAL LIABILITIES & EQUITY \$ 2,000,027.55

**MIDDLESEX BEACH ASSOCIATION
INCOME STATEMENT
FEBRUARY 2024**

	Current Period Actuals February	Current Period Budget February	Current Period Variance Better / (Worse)	Year-to-Date Actuals Apr - Feb	Year-to-Date Budget Apr - Feb	Year-to-Date Variance Better / (Worse)	2023-2024 Annual Budget
Income							
10515 - Bank Interest Beach	488.29	-	488.29	18,170.83	-	18,170.83	-
10525 - Bank Interest Reserves	530.93	-	530.93	14,736.48	-	14,736.48	-
10505 - Interest Income	288.52	-	288.52	651.83	-	651.83	-
40000 · General Assessment	-	-	-	647,377.80	650,000.00	(2,622.20)	650,000.00
40100 · Capital Reserves	-	-	-	56,819.10	57,000.00	(180.90)	57,000.00
40200 · Beach Fund	-	-	-	86,385.60	87,000.00	(614.40)	87,000.00
40600 - Building Permit Fees	-	-	-	10,760.00	-	10,760.00	-
40250 · Beach Activity Shared Expense	-	-	-	10,500.00	10,500.00	-	10,500.00
41620 - Fines from Homeowners	-	-	-	100.00	-	100.00	-
41630 - Beach/Parking Pass Income	-	-	-	135.00	-	135.00	-
41700 - Misc Income	-	-	-	6,107.63	-	6,107.63	-
Total Income	1,307.74	-	1,307.74	851,744.27	804,500.00	47,244.27	804,500.00
Expense							
50000 · Administrative							
50020 · Compilation & Tax Preparation	-	-	-	5,480.00	5,000.00	(480.00)	5,000.00
50075 · Social Event and Hospitality	-	-	-	1,860.79	2,650.00	789.21	2,650.00
50100 · Taxes - Federal	1,500.00	-	(1,500.00)	6,689.00	12,000.00	5,311.00	12,000.00
50110 · Taxes - State	25.00	-	(25.00)	25.00	1,100.00	1,075.00	1,100.00
50120 · Taxes - Franchise	-	-	-	-	150.00	150.00	150.00
50130 · Taxes - Payroll	-	-	-	16,405.69	17,500.00	1,094.31	17,500.00
50200 · Insurance Deductible	-	-	-	-	-	-	2,000.00
50210 · Insurance Workers Comp	-	5,500.00	5,500.00	(774.00)	5,500.00	6,274.00	5,500.00
50230 · Insurance D&O	-	5,200.00	5,200.00	-	5,200.00	5,200.00	5,200.00
50240 · Insurance Property/Liability	-	18,500.00	18,500.00	-	18,500.00	18,500.00	18,500.00
50250 · Legal Fees	1,110.00	750.00	(360.00)	12,694.16	9,250.00	(3,444.16)	10,000.00
50260 · Management Contract	4,900.00	4,900.00	-	53,900.00	54,000.00	100.00	58,900.00
50270 · Management Other/Admin	125.00	-	(125.00)	1,874.52	-	(1,874.52)	1,500.00
50300 · Bethany Beach VFC EMS Fees	13,980.00	-	(13,980.00)	13,980.00	15,000.00	1,020.00	15,000.00
50310 · Admin. & Office Supplies	135.00	400.00	265.00	3,436.23	4,200.00	763.77	4,500.00
50312 · Directory	-	-	-	2,529.00	3,000.00	471.00	3,000.00
50320 · Recruiting	86.50	-	(86.50)	816.75	1,200.00	383.25	1,200.00
50321 · Payroll Processing Fees	(68.76)	-	68.76	1,262.69	2,000.00	737.31	2,000.00
50325 · Postage/Print/Copying	1,999.00	500.00	(1,499.00)	3,855.30	6,500.00	2,644.70	7,000.00
50345 · Reserve Study	1,817.00	-	(1,817.00)	2,795.00	-	(2,795.00)	-
50350 · Website	-	-	-	-	2,000.00	2,000.00	2,000.00
50355 - Bank Fees	50.00	-	(50.00)	408.43	-	(408.43)	-
Total 50000 · Administrative	25,658.74	35,750.00	10,091.26	127,238.56	164,750.00	37,511.44	174,700.00

**MIDDLESEX BEACH ASSOCIATION
INCOME STATEMENT
FEBRUARY 2024**

	Current Period Actuals February	Current Period Budget February	Current Period Variance Better / (Worse)	Year-to-Date Actuals Apr - Feb	Year-to-Date Budget Apr - Feb	Year-to-Date Variance Better / (Worse)	2023-2024 Annual Budget
51000 · Construction							
51600 · Construction Height Survey	-	-	-	600.00	1,200.00	600.00	1,200.00
Total 51000 · Construction	600.00	-	(600.00)	600.00	1,200.00	600.00	1,200.00
57000 · Community Facilities							
57010 · Maintenance & Repair	101.97	1,750.00	1,648.03	1,744.68	18,250.00	16,505.32	20,000.00
57020 · Beach Maintenance	-	-	-	13,651.35	12,000.00	(1,651.35)	12,000.00
57030 · Drainage	-	-	-	2,897.12	-	(2,897.12)	50,000.00
57040 · Guard House Operations	9,500.00	-	(9,500.00)	10,400.00	10,000.00	(400.00)	10,000.00
57050 · Road Maintenance	-	-	-	31,875.00	32,000.00	125.00	32,000.00
57060 · Walkway Maintenance	-	-	-	3,021.07	3,000.00	(21.07)	3,000.00
57070 · Signage - Traffic & Beach	-	-	-	635.00	3,500.00	2,865.00	4,000.00
57080 · Vehicle Operations & Maint	47.32	25.00	(22.32)	3,290.23	975.00	(2,315.23)	1,000.00
57090 · Storm Clean Up	-	5,000.00	5,000.00	7,000.00	12,500.00	5,500.00	15,000.00
57100 · Snow Removal	-	2,200.00	2,200.00	600.00	2,200.00	1,600.00	2,200.00
57110 · Landscape Contract	-	1,750.00	1,750.00	15,189.38	18,250.00	3,060.62	20,000.00
57120 · Plantings, Tree Care, Irrigatio	8,670.00	1,750.00	(6,920.00)	13,171.67	18,250.00	5,078.33	20,000.00
Total 57000 · Community Facilities	18,319.29	12,475.00	(5,844.29)	103,475.50	130,925.00	27,449.50	189,200.00
58000 · Beach Patrol Activities							
58100 · Beach Patrol Payroll	-	-	-	117,777.56	117,700.00	(77.56)	117,700.00
58200 · Certifications	-	-	-	1,300.00	4,000.00	2,700.00	4,000.00
58300 · Uniforms	-	-	-	5,870.60	7,000.00	1,129.40	7,000.00
58400 · Equipment	-	-	-	3,887.07	4,500.00	612.93	4,500.00
58500 · Beach Programs/Competitions	-	-	-	2,539.80	3,500.00	960.20	3,500.00
Total 58000 · Beach Activities	-	-	-	131,375.03	136,700.00	5,324.97	136,700.00
60000 · Security (Beach/Parking)							
60100 · Security Payroll	-	-	-	59,107.81	54,000.00	(5,107.81)	54,000.00
60200 · Passes	239.91	-	(239.91)	4,491.91	4,000.00	(491.91)	4,000.00
60300 · Uniforms	-	-	-	1,700.00	1,700.00	-	1,700.00
60400 · Supplies	49.98	-	(49.98)	1,144.46	500.00	(644.46)	500.00
60500 · Equipment	796.98	-	(796.98)	2,926.96	1,700.00	(1,226.96)	1,700.00
60600 · Telephone - Cell	-	25.00	25.00	267.77	275.00	7.23	300.00
60700 · Night Security	-	-	-	-	16,000.00	16,000.00	16,000.00
Total 60000 · Security (Beach/Parking)	-	25.00	25.00	69,638.91	78,175.00	8,536.09	78,200.00

**MIDDLESEX BEACH ASSOCIATION
INCOME STATEMENT
FEBRUARY 2024**

	Current Period Actuals February	Current Period Budget February	Current Period Variance Better / (Worse)	Year-to-Date Actuals Apr - Feb	Year-to-Date Budget Apr - Feb	Year-to-Date Variance Better / (Worse)	2023-2024 Annual Budget
61000 · Utilities							
61100 · Electricity - Grd. Hs., St. Lt.	411.55	400.00	(11.55)	4,320.06	4,600.00	279.94	5,000.00
61200 · Water	39.53	75.00	35.47	1,077.41	925.00	(152.41)	1,000.00
61300 · Trash Collection	4,100.00	5,075.00	975.00	54,078.40	55,825.00	1,746.60	60,900.00
61400 · Trash Rebate Program	-	-	-	7,039.60	10,600.00	3,560.40	10,600.00
61500 - Sewer	82.50	-	(82.50)	288.75	-	(288.75)	
Total 61000 · Utilities	4,633.58	5,550.00	916.42	66,804.22	71,950.00	5,145.78	77,500.00
70000 · Other Expenses							
70100 · Operating Contingency		-	-			-	3,000.00
Total 70000 · Other Expenses	-	-	-	-	-	-	3,000.00
Total Operating Expense	49,211.61	53,800.00	4,588.39	499,132.22	583,700.00	84,567.78	660,500.00
Net Ordinary Income	(47,903.87)	(53,800.00)	5,896.13	352,612.05	220,800.00	131,812.05	144,000.00
Reserve Expenditures							
Capital Reserve Expenditures							
80100 · Capital Reserve Expenditures	32,875.00	-	(32,875.00)	32,875.00	-	(32,875.00)	-
81100 · Beach Reserve Expenditures	6,400.00	-	(6,400.00)	6,400.00	-	(6,400.00)	-
Total Reserve Fund Expenditures	39,275.00	-	(39,275.00)	39,275.00	-	(39,275.00)	-
Net Income	(87,178.87)	(53,800.00)	(33,378.87)	313,337.05	220,800.00	92,537.05	144,000.00

**MIDDLESEX BEACH ASSOCIATION
SUMMARY OF RESERVE ACCOUNT ACTIVITY
FEBRUARY 2024**

	Current Month Actuals February	Current Month Budget February	Current Month Variance Better / (Worse)	Year-to-Date Actuals Apr - Feb	Year-to-Date Budget Apr - Feb	Year-to-Date Variance Better / (Worse)	2023-2024 Annual Budget
RESERVE SOURCES & USES							
Capital Reserve Sources							
40100 · Capital Reserve Assessment	-	-	-	57,000.00	57,000.00	-	57,000.00
10525 · Interest Income Cap & Legal Reserves	530.93	-	530.93	14,736.48	-	14,736.48	-
Total Capital Reserve Sources	530.93	-	530.93	71,736.48	57,000.00	14,736.48	57,000.00
Capital Reserve Expenditures							
80100 - Roads	-	-	-	-	-	-	-
80200 - Landscape Projects	-	-	-	-	-	-	-
80300 - Fencing	32,875.00	-	(32,875.00)	32,875.00	-	(32,875.00)	-
80400 - Vehicles	-	-	-	-	-	-	-
80500 · Drainage Improvements	-	-	-	-	-	-	-
Total Capital Reserve Expenditures	32,875.00	-	(32,875.00)	32,875.00	-	(32,875.00)	-
Increase/(Decrease) to Capital Reserves	(32,344.07)	-	(32,344.07)	38,861.48	57,000.00	(18,138.52)	57,000.00
Beach Reserve Sources							
40200 · Beach Reserve Assessment	-	-	-	87,000.00	87,000.00	-	87,000.00
10515 · Interest Income Beach Reserves	488.29	-	488.29	18,170.83	-	18,170.83	-
Total Beach Reserve Sources	488.29	-	488.29	105,170.83	87,000.00	18,170.83	87,000.00
Beach Reserve Expenditures							
81100 · Dune Grass & Fencing	6,400.00	-	(6,400.00)	6,400.00	-	(6,400.00)	-
81200 · Beach Sand	-	-	-	-	-	-	-
Total Beach Fund Expenditures	6,400.00	-	(6,400.00)	6,400.00	-	(6,400.00)	-
Increase/(Decrease) to Beach Reserves	(5,911.71)	-	(5,911.71)	98,770.83	87,000.00	11,770.83	87,000.00