



**OCEAN PINES ASSOCIATION
BUDGET & FINANCE COMMITTEE
MEETING MINUTES**

Wednesday, December 11, 2024
9:00 AM, Administration Building - Board Room

Attendance: Don Bonafede, Frank Brown, Jack Collins, Robert Hillegass, William Hufnell, Don Nederostek, Doug Parks (Chair), Monica Rakowski (Liaison), Randy Winemiller

Call to Order – Doug Parks, Chairperson – 9:00AM

Pledge of Allegiance

Approval of Agenda – All members approved.

Approval of Minutes – October 23, 2024, Meeting – All members approved.

Public Comments – None

Status of Required Committee Reports

No reports.

Review October 2024 Financials

Committee commenced with review of the October 2024 OPA Controller's Report and supplemental schedules. Details and comments are provided as follows:

Summary: OPA had a POSITIVE operating fund variance for **October** of **\$62,270**. Revenues were UNDER budget by **\$38,630** and total expenses were UNDER budget by **\$ 100,900**. OPA has a POSITIVE **YEAR-TO-DATE** operating fund variance of **\$ 546,759**. Revenues are OVER budget by **\$ 325,802** and total expenses are UNDER budget by **\$220,957**. Overall, the various financial reports reflected good results. There were a few specific questions developed for further clarification as follows:

GENERAL BUDGET QUESTIONS

- Given the excellent financial performance over the past several years and the noted increase in revenues and net operations, is the Association reaching a threshold where no additional growth can occur?
- If the concept of a threshold is being considered, will consideration be given to some aspects of the budget as future fiscal budgets are prepared and proposed?

OCTOBER FINANCIAL REPORTS

- What are the specific items associated with the \$1,047K noted in the ACTUALS column of the Operating Account Summary page?
- What was the cause of the negative \$12,444 under Pickleball / Special Events on the Operating Results page? Listed under Special Events within the Pickleball category on Page 3 of October's financial report.
- Is there a specific reason for the approximately \$160K difference in the YTD actuals from this year for General Administration compared to the YTD amount from last year?
- Are there any planned capital expenses for the rest of this fiscal year that would have an impact on the ability to maintain the target balance in the reserve accounts for the end of the fiscal year?
- What accounts for the change in the "Total Current Assets" YTD amounts on the balance sheet between this year and last year?
- What items are associated with the "Miscellaneous" category under Revenues on the Golf Operations Summary page?
- As there have been significant variances in the "Miscellaneous" category under Revenues for Golf Operations over the past three years, what are the factors that influenced the amounts budgeted?
- Does OPA get the profits from merchandise sales at the Golf Pro Shop or is this revenue part of any type of compensation for the Golf Pro running the facility?
- What led to the reduction (most of which were in the Wages & Benefits and the Services & Supplies lines) on the Golf Maintenance Summary page?

Other Comments / Questions:

There will be **no meeting** in December. Additionally, the budget books will be available in the administration building beginning the third week of December.

FY2025-2026 Budget Review Date:

The GM has scheduled January 2nd and 3rd, 2025 as the dates for this Committee to review the FY2025-2026 Budget with the GM and his team.

Adjournment: The meeting was adjourned at 10 AM.