

# Sachem's Head ASSOCIATION

Incorporated 1921

## **Annual Budget Meeting May 26, 2022 Nathanael B. Greene Community Center**

Sachem's Head Association Executive Board members in attendance: Peter Fitton (President), Linda Weber (Clerk), Joe Anastasio (Public Services), Joe Weissberg (Public Works), Matt Wilson (SHA Zoning Officer), Johan Eveland, Corinne Wilson and Tory Gordon (Members-at-large).

### **Introduction**

President Peter Fitton opened the meeting at 6:00 p.m. and welcomed those in attendance in addition to the Board and confirmed 54 proxies were received. Peter introduced Stephanie Evers, assistant to the Treasurer and Clerk, who certified that "Notice of the Sachem's Head Association Annual Budget Meeting was sent to each and every member of Sachem's Head Association and that notice of the meeting was published at Town Hall and in the local newspaper (The Guilford Courier) in accordance with the by-laws and the pertinent statutes of the State of Connecticut."

**Peter affirmed the minutes from the last year's Annual Budget Meeting were in the package sent to all members for review and asked for a motion to approve those meeting minutes. The motion was made and seconded; motion was approved.**

### **Fiscal Year 2022 Budget**

Peter read the Treasurer's report as Treasurer Jeanmarie Cooper was not able to attend the meeting "Donald L. Perlroth & Company, CPAs audited Sachem's Head Association's (SHA's) financial statements for Fiscal Year 2021 (FY21 ran from July 1, 2020 through June 30, 2021) in accordance with generally accepted auditing standards for municipalities. As has been the case in past years, Perlroth issued a clean opinion meaning that the operating results for FY21 and the balance sheet as of June 30, 2021 fairly present the actual results, assets and liabilities of SHA. Copies of the audited financial statements are available to SHA members upon request. "

SHA ended FY21 with a net surplus of \$15,644 and cash balances of just over \$300K. Of this cash amount, approximately \$114K represented property tax revenue collected in advance to fund FY22 operating expenses, \$24K represented SHA's year-one obligation for the footbridge replacement and other payables and \$43K represented cash reserves required under the tennis court lease agreement between SHA and Sachem's Head Yacht Club. Uncommitted funds at FYE21 equaled approximately \$120K.

As a reminder, at the Town of Guilford's request SHA committed to reimburse the Town for 50% of the costs to replace the footbridge in the back of the harbor, up to a maximum of \$100,000. The bridge replacement was completed during FY21, and the audited financial statements for the year reflect both the first installment expensed during FY21 and the liability payable to the Town. "

Peter specified that the income statement data for FY20 and FY21 (audited), FY22 (projected based on nine months actual and three months forecasted) and the Executive Board's proposed budget for FY23 were included in the mailer sent to each member and there are also copies were present here this evening for your review.

The SHA Executive Board voted unanimously to adopt the Fiscal Year 2023 Budget on April 12, 2022. Copies of the SHA Approved Budget and the Budget Summary for Fiscal Year 2023 are included in these minutes.

**Peter asked for a motion to approve the Fiscal Year 2023 Budget, motion was made and seconded; motion was approved**

#### **Fiscal Year Mill Rate**

Clerk, Linda Weber announced "I hereby report that the total assessment of the properties within the Sachem's Head Association boundaries amounts to \$117,759,310 as per the February 2022 Grand List. Deducting properties owned by the Association assessed at a total of \$372,830, the net total assessment amounts to \$117,386,480.

The Sachem's Head Association budget for the fiscal year ending June 30, 2023 has been established. A tax rate of 1.600 mills would produce property tax revenue of \$187,818.37. This revenue, combined with revenue from other sources, is submitted in the proposed budget and the tax should be established in that amount."

#### **Additional Business**

An inquired about discussion to establish a policy to prohibit major work being done during the summer months – there currently is no such policy and no plans to establish one.

Pier update – they will not be using the pier as a staging area for the breakwater repairs.

An inquiry regarding any news on the two spots of road remediation – neighbors have all been contacted and the town is working on obtaining the funds and will probably start next year.

Doug Rollins presented an example of the newly redesigned signs currently being produced to be installed soon.

There being no further business, the meeting was adjourned at 6:18.m.

Respectfully submitted,  
Linda Weber, Clerk

**Sachem's Head Association  
Annual Budget Meeting - May 26, 2022  
Treasurer's Report**

Donald L. Perlroth & Company, CPAs audited Sachem's Head Association's (SHA's) financial statements for Fiscal Year 2021 (FY21 ran from July 1, 2020 through June 30, 2021) in accordance with generally accepted auditing standards for municipalities. As has been the case in past years, Perlroth issued a clean opinion meaning that the operating results for FY21 and the balance sheet as of June 30, 2021 fairly present the actual results, assets and liabilities of SHA. Copies of the audited financial statements are available to SHA members upon request.

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Enclosed please find income statement data for FY20 and FY21 (audited), FY22 (projected based on nine months actual and three months forecasted) and the Executive Board's proposed budget for FY23.

Respectfully submitted,

Jeanmarie H. Cooper  
SHA Treasurer

**Sachem's Head Association Historical and Budgeted Income Statements  
for the Fiscal Years Ending June 30, 20XX**

	<b>Audited FY20</b>	<b>Audited FY21</b>	<b>9/3P Forecast FY22</b>	<b>Budget FY23*</b>
	\$ 118,662,280 1.096	\$ 117,596,080 1.335	\$ 117,285,430 1.335	\$ 117,386,480 1.600
<b>Income</b>				
Property Tax Receipts	\$ 128,419	\$ 156,347	\$ 156,576	\$ 187,818
SHYC Tennis Court Lease	10,000	12,000	13,000	13,000
Other	2,599	2,751	2,534	2,300
<b>Total Revenue</b>	<b>141,018</b>	<b>171,098</b>	<b>172,110</b>	<b>203,118</b>
<b>Administrative Expenses</b>				
Bookkeeper/Admin	8,147	7,162	6,974	7,000
Insurance	15,954	15,806	15,190	17,000
Audit and Legal	14,317	5,741	8,143	9,325
Real Estate Tax	11,942	12,046	12,162	12,500
Other	5,508	6,315	5,042	6,720
<b>Sub-Total</b>	<b>55,868</b>	<b>47,070</b>	<b>47,511</b>	<b>52,545</b>
<b>Public Service Expenses</b>				
Refuse and Recycling	60,612	60,580	64,500	71,000
Landscaping/Mowing	5,668	7,782	9,555	8,000
Tennis Courts	10,550	4,982	8,176	10,000
Repairs/Maintenance	2,177	5,259	5,640	3,500
Docks	24,600	3,656	4,692	5,000
Security and Traffic	2,794	2,350	11,055	3,500
Footbridge Replacement	-	20,000	18,802	18,802
Other	3,539	3,775	3,794	4,060
<b>Sub-Total Public Service</b>	<b>109,940</b>	<b>108,384</b>	<b>126,214</b>	<b>123,862</b>
<b>Total Expenses</b>	<b>165,808</b>	<b>155,454</b>	<b>173,724</b>	<b>176,407</b>
<b>Net Surplus (Deficit)</b>	<b>\$ (24,790)</b>	<b>\$ 15,644</b>	<b>\$ (1,614)</b>	<b>\$ 26,711</b>

\*FY23 Budget approved by SHA Executive Board on April 12, 2022