

First Quarter Financial Report September 30, 2022

Mark A. Fleischer
Chief Financial Officer

Status to Date

- September is 25% through the fiscal year

Fund	Revenues	Expenses
FY23-General-Operations	66%	54%

Revenues and expenses can run higher due to contractual obligations booked for the entire year

FY22-General-Operations	27%	37%
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Operations does not include Taxes, Overlay, TIF, Capital and EMT Revenues or Expenses.

Revenue Variations-Operations

FY 23 – 66%

FY 22 – 27%

- Exceeds 1st Quarter Revenue Tracking:
 - Fire - Receipt of contracted ambulance and dispatch services; Ambulance revenue Trending above budget
 - Tax - Motor vehicle registrations 27.6% of budget.
Continued fluctuations due to lease renewal conversion and lower new car inventory
 - IT – Intergovernmental revenue from Cable, Water and WW.
 - OMO- Interest revenue 120% of budget. Receipt of \$20M bond and bond premium in Q1.
 - B&G - Annual Cable rent recorded.
 - Town Clerk- Vital Records and Civil Forfeiture revenue: >25%
 - Planning- Planning applications 159% of budget

Revenue Variations-Operations

FY 23 – 66%

FY 22 – 27%

- Below 1st Quarter Revenue Tracking:
 - Health - Annual Health permits to be processed in Q3-4.
 - Admin- Business License Revenue <25%
 - Police- Annual SRO billing to be processed in Q4.
 - Human Services Repayments of Assistance <25%
 - Assessing- Payments in Lieu of Taxes to be collected Q2.
 - Code Building permits <25%.
 - Cemetery - Burial/Cremation revenue <25%
 - Parks- Line striping revenue<25%
 - Highway - Inspection Fees <25%.

Expenditure Variations-Operations

FY 23 – 54% FY 22 – 37%

- **Below** 1st Quarter Expenditure Tracking
- Departments are trending individually between 8% and 88%.
 - Fire- Vacant Positions- (2) Paramedic/FF
 - Police- Vacant Positions- (3) Patrolmen and (1) Dispatcher
 - Animal Control Vacant Animal Control Officer
- **Exceeds** 1st Quarter Expenditure Tracking
 - IT- Annual software support payments.
 - OMO- Annual Hydrant and General Insurance payments.
\$20M Bond and Bond Premium transfer to Capital
Project Funds.
 - Assessing- Annual assessing contract encumbered.
 - Human Services Annual Agency payments encumbered.
 - Highway- Annual Roadway Maintenance encumbered.
 - Transfer Station- Annual Contracted Services encumbered.

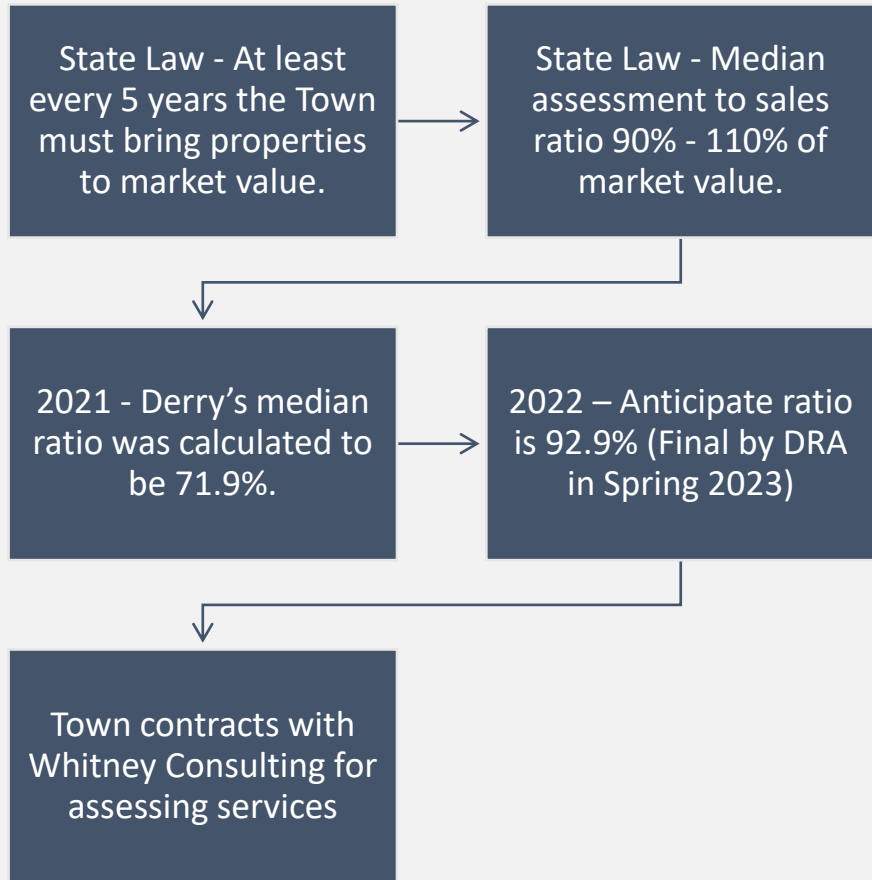
Other Information

- Received \$1,752,766 in American Rescue Plan Act (ARPA) funding which was transferred to the Derry Recovery Capital Reserve Fund.
- At 9/30/22, despite some departments exceeding the 25% benchmark, overall gasoline expenditures town-wide were 17.8% of budget and diesel fuel expenditures were 19.8% of budget.



2022 Revaluation and Tax Rate

November 22, 2022



Derry Assessment Practices

- Whitney Consultants contracted to manage assessment function
- Reassess property every two years
- Update values every other year (if necessary) to ensure equity among all taxpayers.
- **A revaluation does not increase tax revenues but redistributes the tax burden equitably, so no taxpayer pays more than their proportionate share.**



Observations

- Sale prices are approximately 30% higher than the most recent assessments.
- The relatively strong real estate market is the cause of increased assessments.
- All property values have not changed in a uniform way.
- There are properties that have increased more than average.
- The assessments have been adjusted to account for the increasing demand and relatively short supply in the real estate market.

Legal Obligation to Equalize Values

666 Qualified Sales

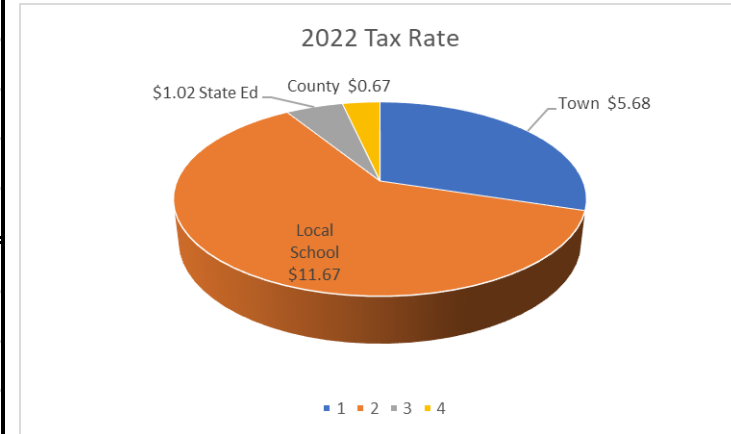
Property Type	# Sales	2020 Median Sale Price	2022 Median Sale Price	2022 Median Ratio
All Property	666	\$ 300,000	\$ 353,000	73.9%
Single Family	317	\$ 259,900	\$ 439,000	72.9%
Condominium	268	\$ 210,000	\$ 270,000	75.3%
2 to 4 Family	32	\$ 321,300	\$ 425,000	74.5%
Mobile Home	24	\$ 77,700	\$ 144,000	57.9%
Commercial	16	\$ 461,500	\$ 755,000	71.5%
Residential Land Only	9	\$ 132,500	\$ 150,000	92.5%

Town Tax Rate Budget vs. Actual (Pre-Revaluation)

	Budget Adoption	Budget Actual
Appropriations	\$ 75,857,736.00	\$ 75,857,736.00
Revenues	\$ 48,939,501.00	\$ 49,624,327.00
Vet's Credits	\$ 526,667.00	\$ 526,667.00
Overlay	\$ 277,150.00	\$ 277,150.00
To Be Raised	\$ 27,722,052.00	\$ 27,037,226.00
Assessed Value	\$ 3,636,174,466.00	\$ 3,645,005,512.00
Tax Rate	\$ 7.62	\$ 7.42
2021 Rate	\$ 7.22	\$ 7.22
Increase	5.6%	2.7%
Tax Cap Allows	5.9%	5.9%

2022 Tax Rate

	Tax Rate 2021	2022 Rate - No Reval	Tax Impact	Tax Rate - Reval
Town	\$ 7.22	\$ 7.42	2.77%	\$ 5.68
Local School	\$ 14.82	\$ 15.26	2.97%	\$ 11.67
State School	\$ 1.86	\$ 1.33	-28.5%	\$ 1.02
County	\$ 0.86	\$ 0.88	2.33%	\$ 0.67
Total	\$ 24.76	\$ 24.89	0.53%	\$ 19.04
Net Valuation	\$ 3,621,120,920.00	\$ 3,645,005,512.00		\$ 4,765,088,792.00





Additional Information

- You can review your assessment information on-line at www.visionappraisal.com.
- Owners who still disagree with their new assessment can file a formal abatement request with the Town of Derry before March 1, 2023.
- Information on the abatement process is located on the Assessing Department page at: <https://www.derrynh.org/assessor/pages/abatements>
- The abatement application form can be downloaded or printed at: https://www.derrynh.org/sites/g/files/vyhlf3026/f/uploads/municipal_abatement_application.pdf