

# Red Lion Borough Tax Collector Audit Report

For the period of February 15, 2019 through January 15, 2020 covering the 2019  
Tax Year



County of York, Pennsylvania

**Gregory F. Bower, MBA**  
Controller

**Tyler J. Chronister**  
Deputy Controller

**Red Lion Borough Tax Collector Audit**  
**For the period of February 15, 2019 through January 15, 2020**  
**2019 Tax Year**

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# Office of the County Controller

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County of York, Pennsylvania

May 15, 2020

Red Lion Borough  
Mike Zelger  
451 Highland Rd  
Red Lion, PA 17356

Dear Mike:

Attached is the audit report of your tax collection records for the County of York, prepared by the York County Controller's Office. Our procedures were performed covering the 2019 tax year, which began on February 15, 2019 and ended on January 15, 2020, including the final settlement for the 2019 tax year.

The expanded scope of the Office of the County Controllers Audit Department is under the authority of the Pennsylvania Local Tax Collection Law at 72 P.S. § 5511.1, et seq. specifically 5511.26. Through the guidance and procedures contained in the Local Tax Collection Law, we have issued this report based upon the audit.

Our audit was conducted in order to determine the accuracy of the timeliness of the County real estate taxes collected and to obtain an understanding about whether the tax collections are free of material flaws, among other procedures. No significant deficiencies, findings, or non-compliance were noted during our review.

The financials we have audited for the 2019 tax year are attached as **Exhibit A** and will be included in a summary report issued to the York County Board of Commissioners. The information included in the report is intended solely for the use of the Red Lion Borough Tax Collector, Mike Zelger, and the York County Board of Commissioners, and should not be used by anyone other than these specified parties without consent. However, public policy dictates that this report is a matter of public record and its distribution is not limited.

Respectfully Yours,

Gregory F. Bower, MBA  
Controller

Tyler J. Chronister  
Deputy Controller

**Red Lion Borough Tax Collector  
Audit Notes  
For the period of February 15, 2019 through January 15, 2020**

**Note A – DESCRIPTION OF TAX COLLECTOR AND TAXING DISTRICT**

Mike Zelger was elected/appointed to the position of Red Lion Borough Tax Collector in 2014. Each elected tax collector's position is a four year term.

In York County, elected or appointed tax collectors are responsible to collect real estate taxes for the County and municipalities. Under the Local Tax Collection Law, the tax collector is required to submit a tax collector report approved by the Department of Community and Economic Development (DCED) and all monies collected in the prior month to the York County Treasurer and the municipality in which they are elected by the tenth day of the following month. When the final settlement of tax records is completed by January 15 of the subsequent year, the tax collector submits unpaid tax parcels to the York County Tax Claim Bureau.

York County is comprised of 72 townships and boroughs. In 2019, Red Lion Borough had an assessed total of \$1,427,812.95 in York County. Red Lion Borough also had a total of 2314 parcels. This does not include any interims and/or exonerations.

**Note B – SCOPE AND PROCEDURES OF AUDIT**

The period of our review was from February 15, 2019 to January 15, 2020, which covers the 2019 tax year.

The following procedures were performed during the audit:

- Ensure each tax collector is using a proper EIN and has insurance for deposits over \$250,000
- Ensure monthly DCED reports are submitted by the tenth of the following month
- Ensure remittances from the monthly summaries match up with remittances from the general ledger and balance out at the end of the tax year
- Ensure all financials submitted by the tax collector balance and match up with their annual settlement
- Ensure the proper amounts are being collected during each period throughout the tax year and balance at the end of the tax year
- Ensure the proper amount of interims, exonerations, and collected parcels are being collected each month
- Ensure the correct amount of parcels is the same amount being paid and verify this matches with the tax collector's final report
- Ensure the tax collector's bank statements properly align with the documentation they use to keep track of deposits and payments
- Ensure we are able to track individual payments to the duplicate and verify taxpayers are paying the correct amount based on the period
- Ensure each tax collector is being correctly compensated

**Red Lion Borough Tax Collector**  
**Audit Notes (Continued)**  
**For the period of February 15, 2019 through January 15, 2020**

**Note C – TAX COLLECTION SYSTEM**

The Treasurer's Office purchased and implemented a new tax collection system in 2016 referred to as iasWorld. iasWorld was developed by Tyler Technologies Inc. A spreadsheet designed by the Treasurer's Office and a brief stint with another tax collection system were what was used before the implementation of iasWorld. The Treasurer's Office chose iasWorld so all could use and would fit in with Assessment/Tax Claim. The Elected Tax Collectors have the option of using the County provided system or to use the system of their choice. Mike Zelger chooses to utilize his own system for tax collections.

**Red Lion Borough Tax Collector  
Audit Findings and Observations  
For the period of February 15, 2019 through January 15, 2020**

This section of the report presents the findings and observations that resulted from our annual examination of the financial records. Following any of the findings and observations noted, we provide recommendations to correct or better the described occurrence.

York County provides taxpayers with a 2% discount period until April 15, a base collections period until June 17, and a penalty period until December 31 of each year so that York County can use the tax dollars to best serve the residents of York County as a whole.

**There were no findings or observations noted.**

**Red Lion Borough Tax Collector  
Audit Recommendations  
For the period of February 15, 2019 through January 15, 2020**

In the preceding section of this report, we listed any findings and observations from our audit. This section of the report presents recommendations to correct or better the described occurrences in the Audit Findings and Observations section as well as to help better the tax collection process by each tax collector even if there were no findings or observations as a result from the audit.

**There were no recommendations noted.**

**Red Lion Borough Tax Collector**  
**Audit Summary**  
**For the period of February 15, 2019 through January 15, 2020**

We have performed the procedures explained in Note B in order to evaluate compliance for the 2019 tax year ending on January 15, 2020 for the Red Lion Borough Tax Collector, Mike Zelger. Our procedures described follow specific requirements of the Local Tax Collection Law and ensuring compliance with the Local Tax Collection Law was the purpose of this audit.

Reportable conditions involved issues coming to our attention relating to significant deficiencies or non-compliance that could adversely affect the tax collector's ability to show a true representation of the monies collected. While conducting our audit, we found no findings, significant deficiencies, or issues of non-compliance.

We conducted our audit to obtain a reasonable understanding about whether the tax collections are free of material flaws and to determine the accuracy of the timeliness of the County real estate taxes collected. The financial affairs and compliance with the applicable law are the responsibility of the Red Lion Borough Tax Collector. It is our opinion that the taxes were collected for the County in a timely manner. It is also our opinion that the tax collections by the Red Lion Borough Tax Collector appear to be in compliance with those generally accepted policies and procedures for tax collectors. We further believe the monthly tax balances recorded on the monthly summaries and DCED reports are accurately stated.

The tax monies collected for Red Lion Borough in 2019 are shown in **Exhibit A: Red Lion Borough Tax Collections by Month**.

**RED LION BOROUGH DUPLICATE TAX COLLECTIONS - 2019**

**Exhibit A**

Month	Prev Balance	Excess/Refunds	Exons	Collected @ Disc	Disc	Collected @ Base	Collected @ Penalty	Penalty	Total Tax Rcvd	Ending Balance	If Collected @ Base
FEBRUARY	\$ 1,427,812.95	118.35	-	\$ -	-	-	-	-	\$ -	\$ 1,427,931.30	\$ -
MARCH	1,427,931.30	207.48	-	53,918.89	1,078.38	-	-	-	52,840.51	1,374,219.89	53,918.89
APRIL	1,374,219.89	327.22	-	1,068,266.27	21,365.43	-	-	-	1,046,900.84	306,280.84	1,068,266.27
MAY	306,280.84	-	-	158,947.81	2,987.72	-	-	-	155,960.09	147,333.03	158,947.81
JUNE	147,333.03	-	-	30.24	0.60	-	-	-	31,194.73	116,137.70	31,195.33
JULY	116,137.70	-	-	-	-	16,248.40	-	-	16,248.40	99,889.30	16,248.40
AUGUST	99,889.30	23.17	671.61	34.67	0.69	-	-	-	22,346.92	78,921.74	20,319.12
SEPTEMBER	78,921.74	425.78	-	(506.28)	(10.13)	(45.97)	-	-	6,886.50	73,146.48	6,201.04
OCTOBER	73,146.48	4,224.42	-	23.17	0.47	239.25	-	-	2,545.54	75,032.49	2,338.41
NOVEMBER	75,032.49	-	-	-	-	-	-	-	-	75,032.49	-
DECEMBER	75,032.49	-	-	79.54	1.59	-	-	-	5,707.42	69,835.26	5,197.23
End of Year	69,835.26	-	-	-	-	-	-	2,385.28	26,237.90	45,982.64	23,852.62
TOTAL	\$ -	\$ 5,326.42	\$ 671.61	\$ 1,280,794.31	\$ 25,424.75	\$ 47,606.77	\$ 58,084.04	\$ 5,808.48	\$ 1,366,868.85	\$ 45,982.64	\$ 1,386,485.12
				89.70%		3.33%	4.07%		95.73%		97.11%

Discount Period: 2/15/19 through 4/15/19  
 Face Period: 4/16/19 through 6/15/19  
 Penalty Period: 6/16/19 through 12/31/19

Key: **Red Bold** = Amounts collected outside of correct period

Ending Bal w/Interims	\$ 45,982.64
Amt Ret to Tax Claim	\$ 41,411.98
Year ending Balance	\$ 4,570.66
Carryover	\$ 4,570.66
	\$ 0.00