

# 2012 Budget



*Kiawah Island*  
COMMUNITY ASSOCIATION, INC.

# Budget Approval Process



- Staff working draft, August.
- HR Committee review, August and Sept.
- Major Repair Committee review, September
- Finance Committee review, September.
- Task Forces 1 & 2 complete, September.
- Two Public Sessions held.
- Board member review at every step since September.
- Now Seeking Budget Approval.

# Reserves Five-Year Outlook



- **Income**
  - **\$1 million in 2012, then \$1.1 million for 2013-2015.**
  - **\$1 million moved from Operating before year end, and \$300k move in 2012.**
  - **No special assessment for 2012.**
- **Expenses**
  - **Deferred projects.**
  - **Smaller-scope landscape projects.**
  - **No going below minimum level in 2012.**
  - **New account for emergency repairs. \$240k**



# Five-Year Forecast



## Board Questions?

### Kiawah Island Community Association, Inc

#### 5-Year MR&R Fund Analysis for Landscape Capital Improvement and Major Repair and Replacements

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	2011	2012	2013	2014	2015
<b>Beginning Balance</b>	<b>6,676,864</b>	<b>5,873,795</b>	<b>5,368,641</b>	<b>5,154,410</b>	<b>5,989,431</b>
Contribution to Reserve	1,500,000	1,000,000	1,100,000	1,100,000	1,100,000
Adj 2011 for projections	(500,000)				
Additional Funds req'd to reach minimum level	0	0	0	1,144,000	1,613,000
Transfer from General Fund	1,000,000	300,000			
Earnings on Investments	61,690	61,690	53,686	51,544	59,894

# 2012 Operations Income



- **Income**
  - **5% Increase in Assessments. \$300k**
  - **No increase in V Gate Assessments.**
  - **Add Preserve Fence Fund segment assessment of \$100. \$12k**
  - **Additional Fees**
    - ✦ **Commercial Access Fees by approx 5%. \$34k**
    - ✦ **Bike Tag Fees to \$35. \$13k**
    - ✦ **Rhett's Bluff Launch to \$300 for annual. \$8k**
    - ✦ **Canoe/Kayak Storage to \$750 for annual.**
    - ✦ **Joint Member Admin to \$100. \$35k**
    - ✦ **Property Admin new \$100.**
    - ✦ **Sandcastle Room Rental by 25%. \$4k**
  - **Digest Marketplace. \$126k**
  - **Beachwalker Dr. Landscape Maintenance, No Income of \$36k.**

# 2012 Operations Expenses



- Expenses
  - Wage increase 3%. \$141k
  - One new EE – Communications.
  - Fund Recreation Depreciation plus Community Support to Recreation. \$265k
  - Depreciation Expense Decreased. \$85k
  - Water Usage Increase. \$44k
  - New “Capture” Community Software for Gates. \$22k
  - Snack Bar Operations, closed Tuesdays and Increased Prices.

# Consolidated Funds Summary



## Board Questions?

Kiawah Island Community Association, Inc.  
2012 Budget- Final Draft  
CONSOLIDATED FUNDS SUMMARY

	OPERATING FUNDS			Total Operating
	General	Recreation	V-Gate	
<b>Revenues</b>				
Assessments	\$5,821,769	\$444,126	\$232,015	<b>\$6,497,910</b>
Interest and Dividend Income	32,800	1,600	2,500	<b>36,900</b>
Contribution to Reserves	0			<b>0</b>
Commercial Access Fees	797,720			<b>797,720</b>
User Fees	60,022	150,800		<b>210,822</b>
Recreation Center Initiation Fees	0	20,960		<b>20,960</b>
Other Income	214,830	64,696		<b>279,526</b>
<b>Total Revenues</b>	<b>\$6,927,141</b>	<b>\$682,182</b>	<b>\$234,515</b>	<b>\$7,843,838</b>
<b>Expenses</b>				
Payroll Expenses	\$4,161,635	\$541,744	\$191,893	<b>\$4,895,272</b>
Building/Equipment R/M	131,276	113,007	10,660	<b>254,943</b>
Common Area Maintenance	661,757	0	3,540	<b>665,297</b>
Administrative Expense	1,326,779	310,725	30,714	<b>1,668,218</b>
Special Events or Projects	4,650			<b>4,650</b>