



KICA 2019 Budget - Final

|   | Operating Funds     |                    |                  |                          |                    | 2019<br>Operating Budget | 2018<br>Operating Budget |
|---|---------------------|--------------------|------------------|--------------------------|--------------------|--------------------------|--------------------------|
|   | General             | Recreation         | V-Gate           | Preserve &<br>Ocean Park | Property           |                          |                          |
| <b>Revenues</b>   |                     |                    |                  |                          |                    |                          |                          |
| Assessments   | \$8,513,573         | \$725,510          | \$199,637        | \$207,156                |                    | \$9,645,876              | \$8,542,281              |
| Investment Income                                       | \$23,000            | \$1,000            | \$7,700          |                          | \$25,000           | \$56,700                 | \$33,100                 |
| Contribution to Reserves                                | \$0                 |                    |                  |                          |                    | \$0                      | \$0                      |
| Commercial Access Fees                                  | \$1,104,878         |                    |                  |                          |                    | \$1,104,878              | \$1,110,750              |
| User Fees   | \$0                 | \$165,895          |                  |                          |                    | \$165,895                | \$106,050                |
| Recreation Center Initiation Fees                       | \$0                 | \$58,560           |                  |                          |                    | \$58,560                 | \$53,441                 |
| Comcast Revenue   | \$207,767           |                    |                  |                          |                    | \$207,767                | \$205,160                |
| Other Income  | \$285,755           | \$301,296          |                  |                          |                    | \$587,051                | \$356,702                |
| <b>Total Revenues</b>                                   | <b>\$10,134,973</b> | <b>\$1,252,261</b> | <b>\$207,337</b> | <b>\$207,156</b>         | <b>\$25,000</b>    | <b>\$11,826,727</b>      | <b>\$10,407,484</b>      |
| <b>Expenses</b>   |                     |                    |                  |                          |                    |                          |                          |
| Payroll Expenses  | \$5,755,575         | \$551,967          | \$160,000        | \$112,963                |                    | \$6,580,505              | \$6,069,060              |
| Building/Equipment R/M                                  | \$229,815           | \$286,000          | \$6,700          |                          |                    | \$522,515                | \$411,818                |
| Common Area R/M   | \$556,479           | \$89,420           | \$2,500          | \$76,219                 |                    | \$724,618                | \$590,600                |
| Communications & Technology                             | \$489,632           | \$26,300           | \$500            |                          |                    | \$516,432                | \$447,034                |
| Utilities   | \$575,496           | \$101,912          | \$16,400         |                          |                    | \$693,808                | \$686,628                |
| Professional & Other Services                           | \$595,948           | \$106,340          | \$2,696          |                          |                    | \$704,984                | \$678,773                |
| Administrative Expense                                  | \$631,729           | \$498,671          | \$3,900          |                          |                    | \$1,134,300              | \$831,999                |
| Transfer to MRR for Drainage Study & Project Permitting | \$200,000           |                    |                  |                          |                    | \$200,000                | \$0                      |
| Capital Equip Purchases/FFE not capitalized             | \$161,443           | \$8,074            | \$22,000         |                          | \$85,000           | \$276,517                | \$97,128                 |
| Capital Projects - Preserve/LCI                         |                     |                    |                  | \$14,500                 |                    | \$14,500                 | \$14,592                 |
| Depreciation Exp  |                     |                    |                  |                          | \$420,000          | \$420,000                | \$555,793                |
| Unrealized Gain/Loss on Investments                     |                     |                    |                  |                          | (\$5,000)          | (\$5,000)                |                          |
| Interest Expense  | \$50,836            |                    |                  |                          |                    | \$50,836                 | \$87,294                 |
| Gain/Loss on Sale of Assets/Investments                 | (8,000)             |                    |                  |                          |                    | (8,000)                  | \$0                      |
| <b>Total Expenses</b>                                   | <b>\$9,238,953</b>  | <b>\$1,668,684</b> | <b>\$214,696</b> | <b>\$203,682</b>         | <b>\$500,000</b>   | <b>\$11,826,015</b>      | <b>\$10,470,719</b>      |
| <b>NET SURPLUS (DEFICIT)</b>                            | <b>\$896,020</b>    | <b>(\$416,423)</b> | <b>(\$7,359)</b> | <b>\$3,474</b>           | <b>(\$475,000)</b> | <b>\$712</b>             | <b>(\$63,235)</b>        |
| Community Program Support                               | (\$416,423)         | \$416,423          |                  |                          |                    | \$0                      |                          |
| Current Mortgage Payable Cash Requirement               | (\$58,682)          |                    |                  |                          |                    | (\$58,682)               | (\$98,689)               |
| Depreciation on Buildings                               |                     |                    |                  |                          | \$66,000           | \$66,000                 | \$228,581                |
| Estimated expenses from capital replacement fund        |                     |                    |                  |                          | (\$134,045)        | (\$134,045)              | (\$70,000)               |
| Unrealized gain included in Total Expenses              |                     |                    |                  |                          | (\$5,000)          | (\$5,000)                |                          |
| <b>CASH SURPLUS (DEFICIT)</b>                           | <b>\$420,915</b>    | <b>\$0</b>         | <b>(\$7,359)</b> | <b>\$3,474</b>           | <b>(\$548,045)</b> | <b>(\$131,015)</b>       | <b>(\$3,343)</b>         |



|   | 2018 MRR<br>Budget | 2018 MRR<br>Forecast | 2019 MRR<br>Budget - Proposed | 2020<br>Projected  | 2021<br>Projected  |
|---|--------------------|----------------------|-------------------------------|--------------------|--------------------|
| <b>Revenues</b>   |                    |                      |                               |                    |                    |
| Assessments   | \$1,357,361        | \$1,363,839          | \$1,488,353                   | \$1,518,120        | \$1,548,482        |
| Investment Income   | \$85,000           | \$59,103             | \$130,000                     | \$217,504          | \$181,584          |
| Contribution to Reserves  | \$1,500,000        | \$1,487,126          | \$1,450,000                   | \$1,500,000        | \$1,500,000        |
| Commercial Access Fees  | \$500,000          | \$500,000            | \$500,000                     | \$500,000          | \$500,000          |
| Transfers from Operations   |                    | \$4,340,696          | \$200,000                     |                    |                    |
| <b>Total Revenues</b>   | <b>\$3,442,361</b> | <b>\$7,750,764</b>   | <b>\$3,768,353</b>            | <b>\$3,735,624</b> | <b>\$3,730,066</b> |
| <b>Landscape Capital Projects</b>   | \$258,500          | \$254,230            | \$295,000                     | \$291,500          | \$242,000          |
| <b>Major Repairs and Reserves</b>   |                    |                      |                               |                    |                    |
| Drainage  | \$1,085,500        | \$1,160,422          | \$1,115,000                   | \$1,115,000        | \$1,115,000        |
| Infrastructure Inspections  | \$53,400           | \$21,971             | \$126,800                     | \$106,800          | \$126,800          |
| Other Misc Drainage   | \$171,000          | \$87,000             | \$260,000                     | \$1,280,000        | \$655,000          |
| Street Resurfacing  | \$783,200          | \$299,750            | \$642,000                     | \$862,000          | \$305,000          |
| Observation Towers  | \$6,000            | \$5,250              | \$6,000                       | \$6,000            | \$6,000            |
| Maintenance Site  | \$48,000           | \$42,763             | \$10,000                      | \$110,000          | \$10,000           |
| Sandcastle Building Repairs   | \$614,832          | \$452,000            |                               |                    |                    |
| Cinder Creek and Rhett's Bluff Renovations  | \$0                |                      | \$20,000                      |                    |                    |
| Lake Renovations  | \$10,000           | \$1,843              | \$10,000                      | \$10,000           | \$10,000           |
| Street Signage  | \$250,000          | \$248,790            | \$250,000                     | \$250,000          | \$250,000          |
| Leisure Trails  | \$90,000           | \$106,930            | \$90,000                      | \$90,000           | \$90,000           |
| Boardwalks/Walkbridges  | \$111,763          | \$219,366            | \$171,000                     | \$121,000          | \$121,000          |
| Bridges and Bulkheads   | \$488,500          | \$448,126            | \$375,100                     | \$333,000          | \$105,000          |
| Mapping and Aerial Photography  |                    |                      |                               |                    | \$10,000           |
| Contingency for Emergencies   | \$100,000          | \$33,333             | \$100,000                     | \$100,000          | \$100,000          |
| Sandcastle Renovations  |                    | \$4,293,026          | \$10,000                      |                    |                    |
| Unrealized (G)/L  |                    |                      | (\$5,000)                     |                    |                    |
| <b>Total Expenses</b>   | <b>\$4,070,695</b> | <b>\$7,674,800</b>   | <b>\$3,475,900</b>            | <b>\$4,675,300</b> | <b>\$3,145,800</b> |
| <b>Surplus (Deficit)</b>  | <b>(\$628,334)</b> | <b>\$75,964</b>      | <b>\$292,453</b>              | <b>(\$939,676)</b> | <b>\$584,266</b>   |
| <p><b>Note:</b> Projected 2018 transfers from operations of \$4,340,696 represent transfers for Sandcastle renovations and Tropical Storm Irma repairs.<br/> The 2019 budgeted transfers from operations of \$200,000 represent funds necessary to undertake a comprehensive drainage study and related permitting.</p> |                    |                      |                               |                    |                    |