

# CSA Board Meeting Treasurer's Report September 16, 2025

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# Discussion Agenda

- **Review and Discussion**

- Overview of July 31, 2025 Financial Statements\*
  - Approval of SPCSA Budget Amendment\*
  - Acceptance of Tax Filing, Form 990 for 12/31/2024 period ended\*
  - Update on Critical Infrastructure Collections and Spending
  - Overview of Three Year Capital Plan for 2025-2028
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- Note\* - action needed

# Balance Sheet As Of July 31, 2025

- Maintained strong cash and investments position
- Consistent collections from Property Owners and Commercial Entities
- No external debt outstanding, \$5 million line of credit available
- Maintained capital reserves as mandated by Board policies
  - Capital replacement, updated capital reserve study to be performed in November 2025
  - Emergency Fund

# Year to Date Income Statement 7/31/2025

SEA PINES - COMMUNITY SERVICES ASSOCIATES, INC.  
INCOME STATEMENT - Current Year versus Budget and Prior Year Actual  
UNAUDITED  
For the Year-to-Date Ended July 31, 2025 and 2024

	Year-to-Date Actual July 31, 2025	Year-to-Date Budget July 31, 2025	Variance Budget	Year-to-Date Actual July 31, 2024	Variance Prior Year Actual
<b>OPERATING REVENUES</b>					
Residential Assessments	\$ 6,888,474	\$ 6,890,867	\$ (2,393)	\$ 11,688,527	\$ (4,800,053) F
Critical Infrastructure Assessments	544,319	502,802	41,517	308,547	235,772
Other Property Owner Assessments					
Sea Pines Resort	548,090	474,487	73,603	487,560	60,530
Other Commercial Assessments	52,621	58,741	(6,120)	69,768	(17,147)
Gate Entry and Permit Fees					
Daily Gate Pass	2,657,513	2,642,026	15,487	2,628,709	28,804
Short Term Rental	857,493	865,726	(8,233)	865,143	(7,650)
Annual Permit	1,236,675	1,279,925	(43,250)	1,279,925	(43,250)
Grande Ocean	382,042	382,042	-	372,940	9,102
Sea Pines Country Club	3,461	6,922	(3,461)	5,192	(1,731)
Other Gate Pass	15,671	21,451	(5,780)	21,451	(5,780)
Rental Registration Program Revenue	1,234,600	1,228,400	6,200	1,237,300	(2,700)
Other Operating Revenue	253,321	184,826	68,495	139,118	114,203
Total Operating Revenue	14,674,280	14,538,215	136,065	19,104,180	(4,429,900)
<b>Cost of Goods Sold</b>					
Cost of Decals Sold	14,471	30,180	15,709	20,453	5,982
<b>OPERATING EXPENDITURES</b>					
Maintenance Department					
Salaries and Benefits	1,231,068	1,209,199	(21,869) J	1,137,932	(93,136)
Operations	1,823,076	1,550,330	(272,746) E	1,066,477	(756,599) D
Project and Capital Management	178,039	282,796	104,757 H	713,210	535,171 D
Community Standards	101,566	150,471	48,905 A	114,653	13,087
Facilities					
Administration Building	95,833	73,018	(22,815)	142,760	46,927
Community Center	87,478	82,732	(4,746)	90,395	2,917
Gate Houses	6,068	15,750	9,682	17,173	11,105
Maintenance Buildings	20,762	13,708	(7,054)	12,169	(8,593)
Tower Beach	37,420	48,125	10,705	63,435	26,015
Safety and Security					
Salaries and Benefits	2,265,471	2,253,765	(11,706) J	2,141,752	(123,719)
Operations	348,315	490,750	142,435 K	501,858	153,543
Trolley Operations					
Salaries and Benefits	173,228	176,718	3,490	162,919	(10,309)
Operations	71,559	149,803	78,244 C	72,813	1,254
General Administration					
Salaries and Benefits	944,672	1,073,278	128,606 A	851,662	(93,010)
Administration	239,224	251,372	12,148 B	146,893	(92,331)
Bad Debt Expense	319,223	-	(319,223) I	-	(319,223)
Insurance	701,127	696,734	(4,393)	652,607	(48,520)
Legal Fees	111,089	72,917	(38,172)	57,240	(53,849)
Communications	92,332	91,828	(504)	148,976	56,644
Human Resources	87,921	51,542	(36,379)	38,480	(49,441)
Information Technology	165,611	196,525	30,914	216,531	50,920
Other Programs and Services	4,576	14,887	10,311	11,936	7,360
Total Operating Expenditures & Cost of Goods Sold	9,120,129	8,976,428	(143,701)	8,382,324	(737,805)
Income from Operations before Depreciation and Major Repairs and Replacements	5,554,151	5,561,787	(7,636)	10,721,856	(5,167,705)
Depreciation	414,433	414,435	2	430,437	16,004
Major Repairs and Replacements	3,581,056	4,097,317	516,261 G	3,453,368	(127,688)
Income from Operations	1,558,662	1,050,035	508,627	6,838,051	(5,279,389)

Note that tickmark legend is on the full set of statements in the Board Package.

# Review of 7 Months ended Interim Financial Statements for the Period ended July 31, 2025

- Interim financial statements are included in the Board Package
  - Major fluctuations are explained in the tickmarks on the statements
  - Interim financials preparation contains a change in revenue recognition whereby the assessments billed will be recognized ratably over the 12 months vs at the time of billing, just impacts the interim statements and attempts to better match the revenues with expenses over the course of the year
- Discussions held at the Finance Committee meeting on September 9, 2025
- Executive committee recommends approval by the Board



# Approval of SPCSA Budget Amendment, 2025- rollforward of capital amounts

Note-\$605,045 was previously approved in 2024 and  
it just a timing issue on purchases

Sea Pines Community Services Associates, Inc.  
Capital Expenditures  
Year to Date Ending December 31, 2025 - through July 31, 2025

Capital Description	Actual Expenditures	2025 Annual Budget	Proposed Rollforward from 2024 Budget - Funded through Operations	Remaining Budget
Security Patrol Vehicles	196,077	175,543	-	(20,534)
Administration Vehicles	86,005	83,000	-	(3,005)
Administration Building Parking Lot Lighting	-	-	15,000	15,000
Concrete Beach Walk Repairs	-	-	75,000	75,000
Maintenance Vehicles	184,294	78,000	120,907	14,613
Recycling Center Grinder	1,338,975	1,350,000	-	11,025
Structure Over Fuel Tanks	8,400	-	30,000	21,600
Maintenance Buildings Renovations and Repairs	29,178	-	92,667	63,489
Tow-Behind Pumps - Stormwater Removal	273,666	-	271,471	(2,195)
<b>Total Capital Expenditures</b>	<b>\$ 2,116,595</b>	<b>\$ 1,686,543</b>	<b>\$ 605,045</b>	<b>\$ 174,993</b>

# IRS Form 990, 12/31/2024 period ended

- IRS Form 990 is an information tax return required by the government for not-for-profit organizations
- Management, the Treasurer and Executive Committee have reviewed the draft Form 990 for 2024
- Executive Committee recommends acceptance by the Board of Directors and to give management the authority to file the Form 990 with the IRS





# Critical Infrastructure Estimated Collections And Spending Recap 2025 through 2028, as amended in Sept 2025

Totals on this page include all amounts collected  
but prior to 2025 is not shown on this slide

Sea Pines Community Services Associates, Inc.  
Infrastructure Plan  
2025 through 2028

	2020 Referendum Rev/Exp Estimates	2026 Amended Budget	2026	2027	2028	Totals
Revenue						
Critical Infrastructure Revenue	\$ 35,000,000	\$ 4,353,976 A	\$ 4,484,595 A	\$ 4,619,133 A	\$ 4,757,707 A	\$ 30,348,893
Operating Revenue	15,000,000	2,372,633	1,560,582	2,006,250	785,000	12,430,152
Total Revenues	51,000,000	6,726,609	6,045,177	6,625,383	5,542,707	42,778,045



Totals on this page include all amounts spent but prior to 2025 is not shown on this slide  
**HIGHLIGHTS IN YELLOW INDICATE AREAS OF CHANGE SINCE MAY 2025 Board package**

# Critical Infrastructure Estimated Collections And Spending Recap 2025 through 2028, as amended sept 2025, continued

Project Expenditures	2025 Referendum Rev/Exp Estimates	2025 Amended Budget	2026	2027	2028	Totals
			Funded through Operations			
Primary Road Mills and Overlay Only	13,000,000	1,396,274	235,582	1,381,250	500,000	6,865,506
Leisure Trail and Bridge Resurfacing	2,000,000	205,341	1,250,000	500,000	60,000	2,910,868
Facilities	-	83,518	-	-	-	664,065
Safety and Additional Enhancements	-	567,600	-	50,000	225,000	1,007,897
Beach Access	1,000,000	120,000	75,000	75,000	-	981,816
<b>Total Funded through Operations</b>	<b>18,000,000</b>	<b>2,372,833</b>	<b>1,680,582</b>	<b>2,006,250</b>	<b>785,000</b>	<b>12,430,162</b>
			Funded through Critical Infrastructure			
Drainage Projects	See Footnote ** Below	6,138,689	3,684,962	1,591,970	600,000	15,354,184
Ditch Cleanout						
Stormwater Dredging and Bank Stabilization						
South Sea Pines Drive from Baynard Cove to Lands End						
Lighthouse Lane Area Reconstruction						
Other Road Area Reconstruction						
North Sea Pines Drive - Ocean Gate to Lighthouse Road - Catbird Lane, Mockingbird Lane and Spotted Sandpiper	2,500,000	-	-	-	-	2,581,527
Sea Pines Drive - Lighthouse Road to Baynard Cove Road - Red Cardinal Road, Snowy Egret Road and Wagon Road	3,400,000	-	-	-	-	2,232,629
South Sea Pines Drive - Baynard Cove Road to Lands End - Scaup Court	3,200,000	-	-	-	-	3,793,878
Greenwood Drive - Sea Pines Circle to Greenwood Gate	1,300,000	-	-	-	-	-
Greenwood Drive - Greenwood Gate to Club Course	600,000	-	-	-	-	-
Greenwood Drive - Plantation to Fraser Circle	1,700,000	100,000	-	3,548,418	-	3,648,418
Greenwood Drive Fraser Circle to Sea Pines Drive	2,000,000	100,000	-	-	3,481,750	3,581,750
Lighthouse Road - Plantation to North Sea Pines Drive	1,200,000	-	-	-	-	-
New Leisure Trail - Lighthouse Road from Harbour Town to Fraser Circle	2,000,000	-	-	-	-	-
Deer Island Bridge Replacement	2,700,000	-	-	-	-	-
Other Projects Funded through Operations	-	-	-	-	-	-
<b>Total Funded through Critical Infrastructure</b>	<b>36,000,000</b>	<b>6,338,889</b>	<b>3,684,962</b>	<b>5,140,388</b>	<b>4,081,750</b>	<b>31,182,388</b>
<b>Funded through Operations</b>	<b>18,000,000</b>					
<b>Total Project Expenditures</b>	<b>51,000,000</b>	<b>8,711,822</b>	<b>5,245,544</b>	<b>7,146,638</b>	<b>4,866,750</b>	<b>43,822,538</b>
Net Results	\$ -	\$ (1,984,713)	\$ 799,633	\$ (521,255)	\$ 675,957	\$ (843,493)
Beginning Critical Infrastructure Fund Balance		185,884	(1,797,829)	(998,195)	(1,519,451)	-
Ending Critical Infrastructure Fund Balance		\$ (1,797,829)	\$ (998,195)	\$ (1,519,451)	\$ (843,493)	\$ (843,493)

\* - Original Estimate was from Lighthouse Road to Audubon Pond, a .3 mile longer than to Baynard Cove Road.

# Changes in Project Priorities since May 2025 Board Presentation

## **New Inspection Data was obtained about Deer Island Bridge and Spartina Court Bridge**

Deer Island Bridge requires a seawall to be replaced in the very near future but the full replacement can wait until later.

Spartina Court bridge looks pretty good on the surface but the under pinnings need replacement very soon. Both of these projects have been moved forward into the 2026 capital plan.

## **Otter Road and Fawn Lane Area Engineering Studies**

Engineering studies completed this spring have determined that the work required on Otter Road and Fawn Lane Area will be very similar to the work performed in the Lighthouse Lane Area and will cost double what was previously estimated and now based upon actual engineering studies.

## **Greenwood Drive Work**

Given the above two items, the Greenwood Drive work has been postponed to 2027 and 2028 to allow the execution of the above projects.

**NEW LEISURE TRAIL LIGHTHOUSE RD – HARBOURTOWN TO FRASER CIRCLE DELAYED UNTIL 2029**



# Points Forward for 2025-2028 on Infrastructure

## Next steps

- Priorities for 2025-6 include continuation commencement of Otter Rd and Fawn Lane projects as well as Bridge work previously noted
- Greenwood Drive is pushed out to 2027-2028
- Status on Spending Plan for 2025 will be closely monitored
- Continuing to obtain refined engineering estimates are important to obtaining accurate estimates for future projects
- New reserve study will be finished in late 2025 and will inform Board as to additional reserves needed

