



Variance Analysis

For Four Months Ending April 30, 2017

Total Revenues: Actual revenues for the first quarter of 2017 were \$11,614,390 versus a budget of \$11,398,620.

Assessments of \$9,794,331 were in line with budget.

Contributions to Reserves for April were \$140,793. The year-to-date CTR total at April 30 was \$457,106 which is \$57,106 ahead of the \$400,000 budgeted.

- The CTR estimate for May is \$142,000.

Commercial Access Fees as of April 30 totaled \$981,111 which was \$86,404 ahead of the \$894,707 budgeted. Commercial access fee activity is the result, in large part, of construction activity on the island. At April 30, 2017, there were 101 new homes under construction. At April 30, 2016, there were 86 new homes under construction.

Total Expenses through April 30 were \$6,166,264 versus a budget of \$5,935,066 for an unfavorable variance of \$231,198 or 3.9%.

Actual Expenses for the four months include \$646,100 of unbudgeted costs related to Hurricane Matthew. Since the October 8 storm, KICA has recorded \$1,125,244 in clean-up and restoration costs.

Payroll and benefits expenses of \$1,969,866 were in line with the year-to-date budget amount of \$2,001,654.

Repairs and Maintenance – Through April 30, Building Repairs and Maintenance totaled \$104,918, or \$121,345 under the budget of \$226,264. The savings to date are primarily due to the postponement of painting at the Sandcastle and the timing of repairs and maintenance at the main gate and at the maintenance building.

Common Area Repairs and Maintenance expenses of \$539,829 exceeded budget by \$180,424. The overage is attributed to unbudgeted costs related to Hurricane Matthew (tree and debris removal, landscape restoration, boardwalk maintenance, and fence repair), which totaled \$261,418 for the first four months of 2017.

Variance Analysis
For Four Months Ending April 30, 2017

Operating/Administrative expenses of \$845,704 finished April below budget by \$64,953 or 7.13%; primarily due to savings in utilities of \$59,957 and delays in IT purchases which finished the period \$40,449 below budget. Savings in these areas helped offset expenses which exceeded budget for workers compensation insurance, legal fees, and the 2017 annual meeting.

Landscape Capital Projects and Major Repairs and Replacements – Landscape Capital Improvements finished April \$46,492 under the budget amount of \$135,967 primarily due to project and major purchase delays.

Major Repairs and Replacements of \$2,414,586 exceeded budget by \$339,692 or 16.37%. The variance from budget can be attributed to the \$384,682 of unbudgeted Hurricane Matthew repairs and replacements as follows:

- \$191,955 – Boardwalks
- \$122,727 - Drainage
- \$70,000 – Rhett's Bluff

Please note that more information is available upon request. KICA's Director of Finance, Jane Ovenden, may be reached by email at jane.ovenden@kica.us or by telephone at 843-768-9194 ext. 216.

Kiawah Island Community Association, Inc.

Consolidated Balance Sheet

April 30, 2017

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
ASSETS							
Current Assets							
Cash and Cash Equivalents	114,052	0	0	0	0	0	114,052
Money Market Funds	10,996,597	549,335	517,273	808,068	11,167	1,483,319	14,365,758
CD's	0	0	0	450,000	0	0	450,000
Interest Receivable	0	0	0	49,042	0	0	49,042
Accounts Receivable	172,510	17,833	1,992	83,705	450	0	276,490
Accounts Receivable- Other	6,536	0	0	0	0	0	6,536
Royalty Receivable	37,500	0	0	0	0	0	37,500
Prepaid Expenses	57,886	0	0	181,605	0	0	239,491
Total Current Assets	11,385,081	567,168	519,264	1,572,420	11,617	1,483,319	15,538,869
Fixed Assets							
Equipment & Furniture	0	0	0	0	0	1,497,711	1,497,711
Trucks and Trailers	0	0	0	0	0	831,228	831,228
Pool Furniture	0	0	0	0	0	9,381	9,381
Bathhouse and Pool Area	0	0	0	0	0	156,417	156,417
Property Owners' Pool	0	0	0	0	0	817,494	817,494
Buildings	0	0	0	0	0	8,157,532	8,157,532
Land Improvements	0	0	0	0	0	95,697	95,697
Land	0	0	0	0	0	40,253	40,253
Accumulated Depreciation	0	0	0	0	0	(4,892,280)	(4,892,280)
Total Fixed Assets	0	0	0	0	0	6,713,434	6,713,434
Other Assets							
Treasury Investments > 1 Yr	0	0	0	565,588	0	0	565,588
Corporate Bonds	0	0	0	4,000,000	0	0	4,000,000
Corporate Bond Premium	0	0	0	99,446	0	0	99,446
Unrealized Gain/Loss on Investments	0	0	0	22,762	0	0	22,762
Total Other Assets	0	0	0	4,687,796	0	0	4,687,796
TOTAL ASSETS	11,385,081	567,168	519,264	6,260,216	11,617	8,196,754	26,940,100

Kiawah Island Community Association, Inc.

Consolidated Balance Sheet

April 30, 2017

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
LIABILITIES AND FUND BALANCE							
Current Liabilities							
Payroll Withholdings	36,050	0	0	0	0	0	36,050
Accrued Payroll	403,434	33,437	0	0	0	0	436,871
Deposits and Prepaid Assessments	2,576	23,745	0	0	0	0	26,321
Accounts Payable	159,503	31,251	0	29,756	0	0	220,509
Accrued Liabilities	1,855	0	0	0	0	0	1,855
ARB Coordinator Salary	3,764	0	0	0	0	0	3,764
Current Mortgage Payable	35,914	0	0	0	0	0	35,914
Deferred Revenue- Royalty Income- Cur	33,437	0	0	0	0	0	33,437
Total Current Liabilities	676,533	88,433	0	29,756	0	0	794,721
Non-Current Liabilities							
Deferred Revenue- Royalty Income	451,407	0	0	0	0	0	451,407
LT Mortgage Payable	1,512,590	0	0	0	0	0	1,512,590
Total Non-Current Liabilities	1,963,997	0	0	0	0	0	1,963,997
Fund Balance							
Fund Balance	8,744,551	478,735	519,264	6,230,461	11,617	8,196,754	24,181,382
Total Fund Balance	8,744,551	478,735	519,264	6,230,461	11,617	8,196,754	24,181,382
TOTAL LIABILITIES/FUNDS	11,385,081	567,168	519,264	6,260,216	11,617	8,196,754	26,940,100

Kiawah Island Community Association, Inc.
Consolidated Income Statement with Budget Variances
for the Period Ending April 30, 2017

	YEAR-TO-DATE		Favorable (Unfavorable)		2017 Total	Remaining
	Actual	Budget	\$ Variance	% Variance	Budget	Budget
Revenues						
Assessments	9,794,331	9,770,244	24,087	0.25%	9,792,395	(1,936)
Investment Income	29,284	33,318	(4,035)	(12.11)%	99,955	70,671
Contribution to Reserves	457,106	400,000	57,106	14.28%	1,500,000	1,042,894
Commercial Access Fees	981,111	894,707	86,404	9.66%	1,610,750	629,639
User Fees	54,155	42,488	11,667	27.46%	172,650	118,495
Pool Initiation Fees	31,730	13,917	17,813	128.00%	52,605	20,875
Other Income	266,673	243,946	22,727	9.32%	716,521	449,848
Total Revenues	11,614,390	11,398,620	215,770	1.89%	13,944,876	2,330,486
Expenses						
Payroll Expenses	1,969,866	2,001,654	31,788	1.59%	5,858,481	3,888,615
Building/Equipment R/M	104,918	226,264	121,345	53.63%	432,461	327,543
Common Area R/M	539,829	359,406	(180,424)	(50.20)%	630,327	90,498
Operating Expenses	845,704	910,657	64,953	7.13%	2,548,106	1,702,402
Capital Equipment Purchases	59,719	0	(59,719)	-	0	(59,719)
Capital Projects - LCI	89,475	135,967	46,492	34.19%	325,400	235,925
Capital Projects - MRR	2,414,586	2,074,894	(339,692)	(16.37)%	3,484,528	1,069,942
Depreciation	192,680	165,000	(27,680)	(16.78)%	495,000	302,320
Interest Expense	19,921	19,725	(196)	(1.00)%	58,510	38,589
(Gain)/Loss on Sale of Assets	(70,435)	41,500	111,935	269.72%	41,500	111,935
Total Expenses	6,166,264	5,935,066	(231,198)	(3.90)%	13,874,313	7,708,049
Transfers						
Community Programs Support	76,668	76,667	(1)	0.00%	230,000	153,332
Community Programs Support	(76,668)	(76,667)	1	0.00%	(230,000)	(153,332)
Transfer Fixed Assets	(209,620)	0	209,620	0.00%	0	209,620
Transfer Fixed Assets	192,903	0	(192,903)	0.00%	0	(192,903)
Transfer Fixed Assets	16,717	0	(16,717)	0.00%	0	(16,717)
Total Transfers	0	0	0	0.00%	0	0
BEGINNING FUND BALANCE	18,733,256	18,733,256	0	0.00%	18,733,256	0
NET SURPLUS/(DEFICIT)	5,448,126	5,463,554	(15,428)	(0.28)%	70,564	(5,377,562)
ENDING FUND BALANCE	24,181,382	24,196,810	(15,428)	(0.06)%	18,803,820	(5,377,562)

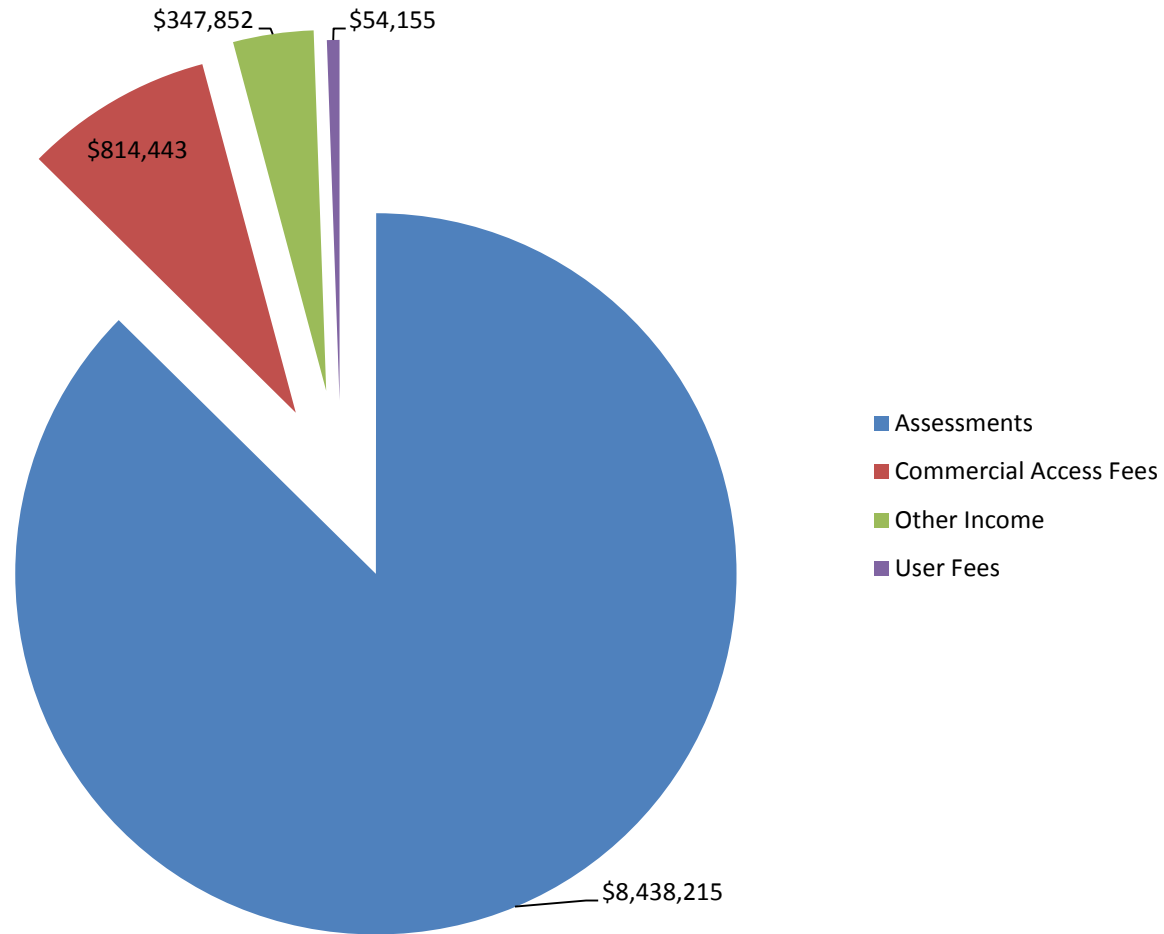
Kiawah Island Community Association, Inc.

Income Statement

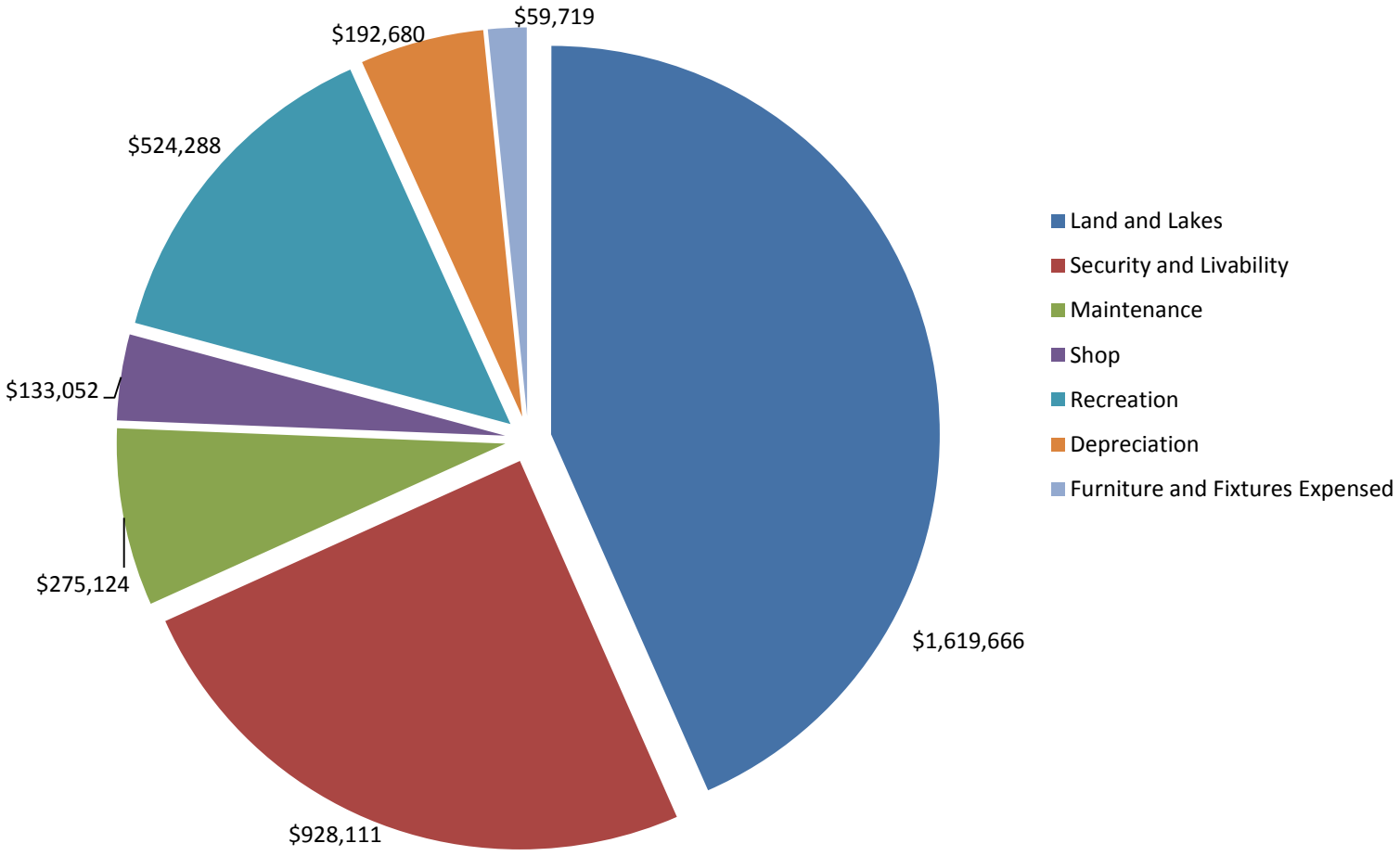
YTD as of April 30, 2017

	General		Recreation		V-Gate		MRR		Preserve		Property		Total
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenues													
Assessments	\$7,627,468	\$7,614,048	\$586,861	\$587,421	\$200,635	\$194,576	\$1,356,116	\$1,350,889	\$23,251	\$23,310	\$0	\$0	\$9,794,331
Investment Income	\$8,360	\$16,000	\$498	\$1,367	\$504	\$917	\$18,334	\$15,000	\$14	\$35	\$1,574	\$0	\$29,284
Contribution to Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$457,106	\$400,000	\$0	\$0	\$0	\$0	\$457,106
Commercial Access Fees	\$814,443	\$728,040	\$0	\$0	\$0	\$0	\$166,668	\$166,667	\$0	\$0	\$0	\$0	\$981,111
User Fees	\$23,060	\$12,297	\$31,095	\$30,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,155
Pool Initiation Fees	\$0	\$0	\$31,730	\$13,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,730
Other Income	\$265,225	\$243,172	\$1,448	\$774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,673
Total Revenues	\$8,738,557	\$8,613,557	\$651,631	\$633,670	\$201,138	\$195,492	\$1,998,225	\$1,932,555	\$23,265	\$23,345	\$1,574	\$0	\$11,614,390
Expenses													
Payroll Expenses	\$1,757,403	\$1,788,096	\$161,227	\$162,323	\$51,236	\$51,235	\$0	\$0	\$0	\$0	\$0	\$0	\$1,969,866
Building/Equipment R/M	\$48,415	\$96,090	\$56,323	\$126,342	\$181	\$3,832	\$0	\$0	\$0	\$0	\$0	\$0	\$104,918
Common Area R/M	\$513,433	\$341,099	\$13,379	\$13,467	\$0	\$840	\$0	\$0	\$13,017	\$4,000	\$0	\$0	\$539,829
Operating Expenses	\$725,691	\$784,242	\$115,028	\$122,242	\$4,985	\$4,173	\$0	\$0	\$0	\$0	\$0	\$0	\$845,704
Capital Equipment Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,719	\$0	\$59,719
Capital Projects - LCI	\$0	\$0	\$0	\$0	\$0	\$0	\$89,475	\$129,667	\$0	\$6,300	\$0	\$0	\$89,475
Capital Projects - MRR	\$0	\$0	\$0	\$0	\$0	\$0	\$2,414,586	\$2,074,894	\$0	\$0	\$0	\$0	\$2,414,586
Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,680	\$165,000	\$192,680
Interest Expense	\$19,921	\$19,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,921
(Gain)/Loss on Sale of Assets	(\$38,500)	\$41,500	\$0	\$0	\$0	\$0	(\$31,935)	\$0	\$0	\$0	\$0	\$0	(\$70,435)
Total Expenses	\$3,026,364	\$3,070,751	\$345,957	\$424,373	\$56,402	\$60,081	\$2,472,126	\$2,204,561	\$13,017	\$10,300	\$252,398	\$165,000	\$6,166,264
Transfers													
Transfer Fixed Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$209,620)	\$0	(\$209,620)
Community Programs Support	\$76,668	\$76,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,668
Transfer Fixed Assets	\$192,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,903
Community Programs Support	\$0	\$0	(\$76,668)	(\$76,667)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$76,668)
Transfer Fixed Assets	\$0	\$0	\$16,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,717
Total Transfers	\$269,571	\$76,667	(\$59,951)	(\$76,667)	\$0	\$0	\$0	\$0	\$0	\$0	(\$209,620)	\$0	\$0
BEGINNING FUND BALANCE	\$3,301,930	\$0	\$113,109	\$0	\$374,528	\$0	\$6,704,363	\$0	\$1,368	\$0	\$8,237,958	\$0	\$18,733,256
NET SURPLUS/(DEFICIT)	\$5,442,621	\$0	\$365,626	\$0	\$144,736	\$0	(\$473,902)	\$0	\$10,248	\$0	(\$41,204)	\$0	\$5,448,126
ENDING FUND BALANCE	\$8,744,551	\$0	\$478,735	\$0	\$519,264	\$0	\$6,230,461	\$0	\$11,617	\$0	\$8,196,754	\$0	\$24,181,382

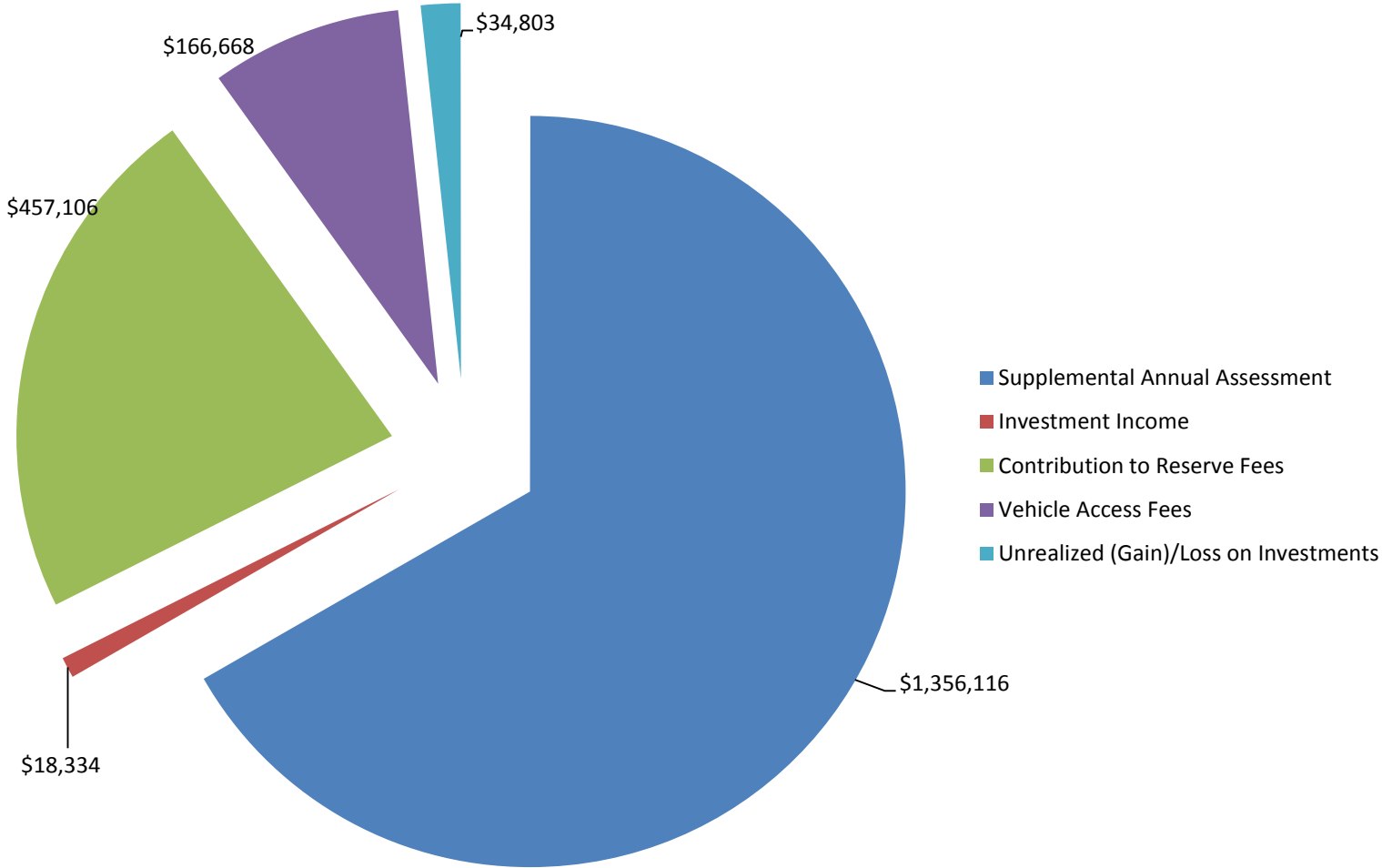
Operating Revenue to April 30, 2017



Operating Expenses to April 30, 2017



MRR Revenue to April 30, 2017



MRR Expenses to April 30, 2017

