



Variance Analysis for four months ending April 30, 2018

Total Revenues: Actual revenues of \$11,473,076 are slightly behind the \$11,517,342 budgeted for the first four months of 2018.

2018 Assessments of \$9,907,714 are in line with budget.

Contributions to Reserve for April are \$84,455. Contributions to Reserve for the first four months of 2018 total \$405,405 and are \$5,405 ahead of the \$400,000 budgeted for the period.

- The Contribution to Reserve estimate for May of 2018 is \$200,000.
- For the first four months of 2017, Contributions to Reserve totaled \$457,106.

Commercial Access Fees through April 30, 2018 total \$852,395 and are 6.48% below the \$911,417 budgeted. Access fees for the same period of 2017 totaled \$981,111. At March 31, 2018, actual access fees were 8.34% behind budget, so the shortfall has lessened. In past years, all commercial passes expired in March and the majority of renewals occurred in April. Pro-rated pass fees were charged for passes purchased later in the year.

In 2017 the decision was made to change the practice so that going forward all passes are in effect for a 12 month period. While actual pass revenue is light for the first four months of 2018, island construction activity remains high. The expectation is that renewals will continue to occur through the year and pass revenue will achieve the level budgeted by the end of 2018.

Total Expenses through April 30 are \$5,737,867 versus a budget of \$5,809,627 for a favorable variance of \$71,760 or 1.24%.

Payroll and benefits expenses of \$2,011,549 finished 3.77% below the \$2,090,454 budgeted.

Repairs and Maintenance

- Building Repairs and Maintenance expenses through April 30 are \$118,514 which is \$47,535 under the budgeted amount of \$166,049. More than 70% of the variance relates to repair and maintenance to the existing Sandcastle pool which was budgeted to occur in April, but will be completed and expensed in May.



Variance Analysis
For period ended April 30, 2018

- Common Area Repairs and Maintenance through April 30 totaled \$282,953 and is \$42,504 over the \$240,449 budgeted. In April, the land management team replaced mulch at a cost of \$66,810 while \$42,000 of the replacement was budgeted to happen in May. In total, the mulch replacement was completed in line with budget and ahead of schedule.

Operating/Administrative expenses of \$706,028 through April 30 are \$172,586 below the budget of \$878,614. The positive variance results from-

- Lower than budgeted utility costs for the first four months of the year
- Lower than budgeted legal fees
- Savings in worker's compensation and liability insurance; we do anticipate an increase in property insurance premiums which will impact the second half of 2018.

Landscape Capital Projects and Major Repairs and Replacements – Landscape Capital Improvement expenses for the first four months of the year are \$35,904 which is \$122,564 under the budgeted amount of \$158,468.

The variance results from the timing of payments related to the Governor's Drive renovation project. The project was contracted in April and the work is underway. However, the expense will be recognized in May and June rather than in April as budgeted. The project is expected to be completed in line with budget by June 30.

Major Repairs and Replacements (MRR) ended April totaling \$2,509,084 or \$482,122 over the budget of \$2,026,962.

Total expenses include \$1,817,963 related to the Sandcastle renovation. The 2018 MRR budget includes \$614,832 of major repairs related to the Sandcastle; the balance of the \$4.5 million renovation project was approved outside of the annual budget process and will be funded by loan proceeds or prior year operating surpluses and thus is not reflected in the 2018 annual budget. However, the renovation expenses will be accounted for as a component of the MRR Fund. Renovation costs above the amount budgeted will continue to negatively impact the MRR budget to actual comparison through 2018.



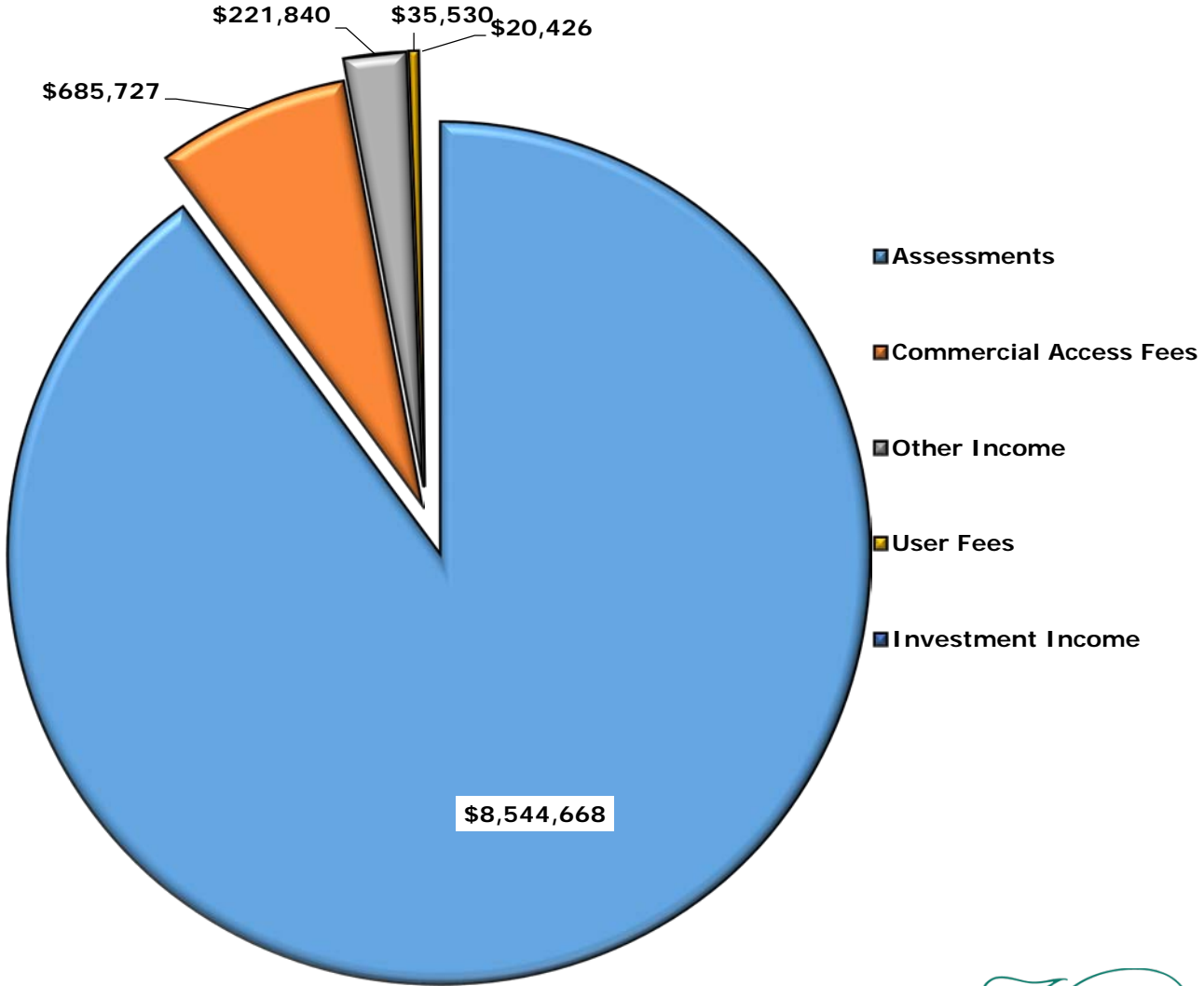
Variance Analysis
For period ended April 30, 2018

The budget to actual comparison was favorably impacted by-

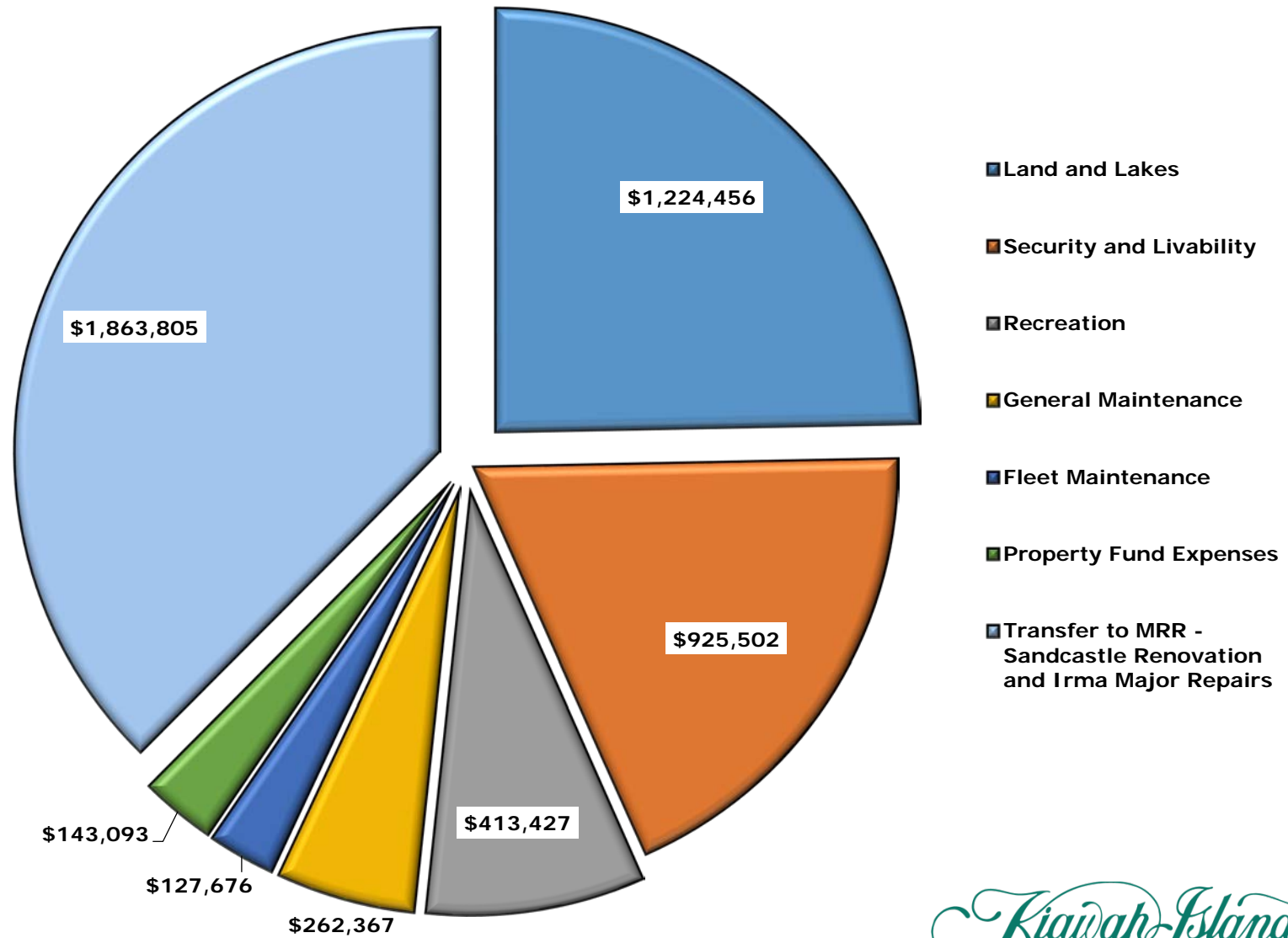
- Timing of the Terrapin Island Bridge repair project. Materials for the project were delayed, but work on the project is now underway.
- Street resurfacing and leisure trail repairs which the budget projected for April, but which are now expected to be complete by Memorial Day.
- Permitting delays in the construction of the Ocean Park maintenance facility.
- The absence of actual emergency expenses which were budgeted at \$33,333 through April 30.

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

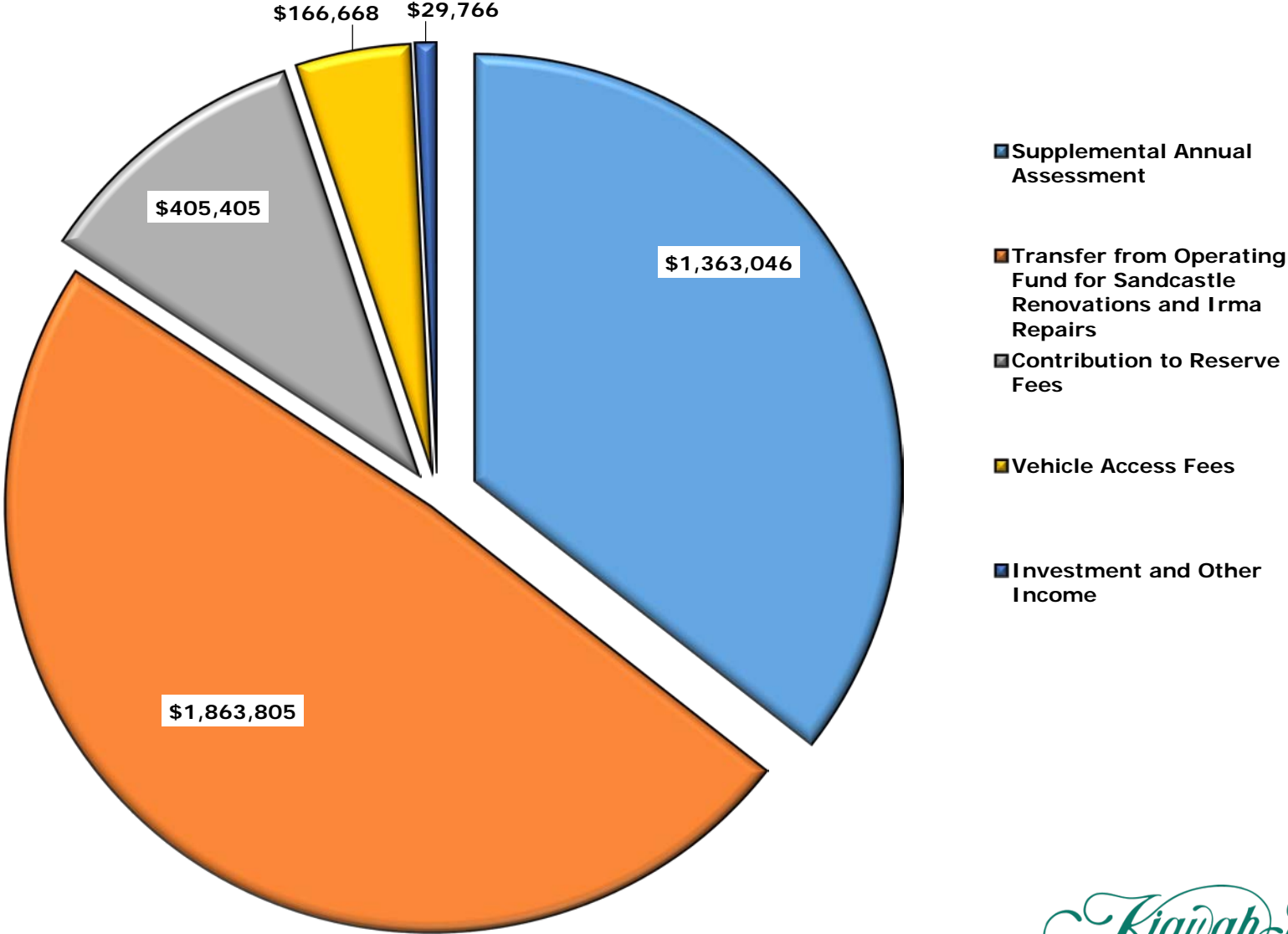
Operating Revenue to April 30, 2018



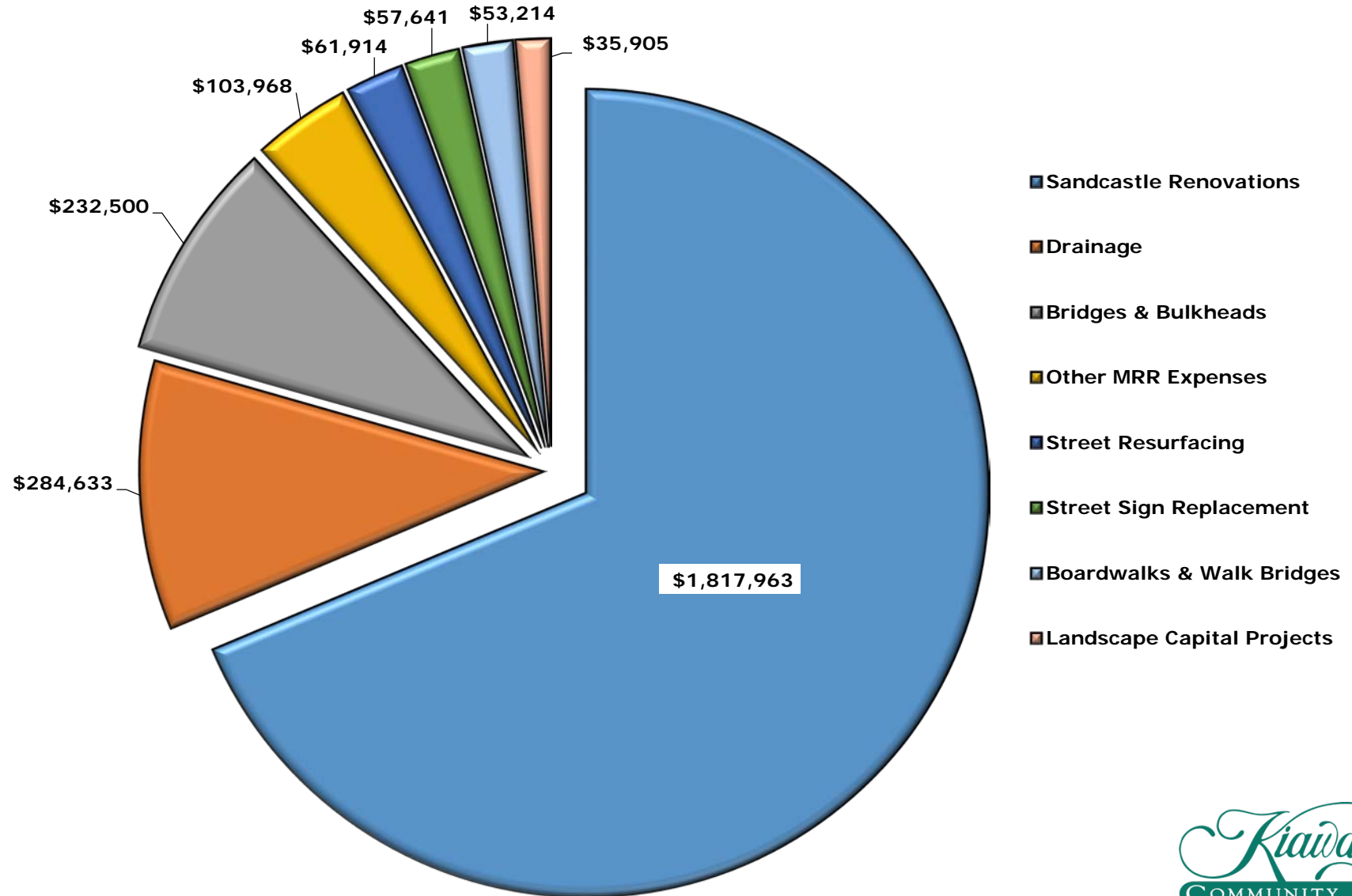
Operating Expenses to April 30, 2018



MRR Revenue to April 30, 2018



MRR Expenses to April 30, 2018





Kiawah Island Community Association, Inc.
Consolidated Balance Sheet

April 30, 2018

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
ASSETS							
Current Assets							
Cash and Cash Equivalents	592,227	0	0	0	0	0	592,227
Money Market Funds	8,507,299	335,830	219,654	1,779,532	25,567	646,549	11,514,430
CD's	0	0	22,500	382,500	0	45,000	450,000
Interest Receivable	0	0	2,354	35,602	0	4,708	42,663
Accounts Receivable	125,325	17,933	1,692	36,874	0	0	181,823
Accounts Receivable- Other	500	0	0	0	0	0	500
Royalty Receivable	37,500	0	0	0	0	0	37,500
Prepaid Expenses	56,602	251,472	0	88,088	0	0	396,162
Total Current Assets	9,319,453	605,234	246,200	2,322,595	25,567	696,257	13,215,305
Fixed Assets							
Equipment & Furniture	0	0	0	0	0	1,401,701	1,401,701
Trucks and Trailers	0	0	0	0	0	822,108	822,108
Pool Furniture	0	0	0	0	0	8,112	8,112
Bathhouse and Pool Area	0	0	0	0	0	151,175	151,175
Buildings	0	0	0	0	0	2,530,343	2,530,343
Land	0	0	0	0	0	440,253	440,253
Accumulated Depreciation	0	0	0	0	0	(2,210,981)	(2,210,981)
Total Fixed Assets	0	0	0	0	0	3,142,711	3,142,711
Other Assets							
Treasury Investments > 1 Yr	0	0	28,903	491,357	0	57,807	578,067
Mutual Fund Investments	0	0	34,520	1,697,270	0	527,960	2,259,750
Corporate Bonds	0	0	190,000	3,230,000	0	380,000	3,800,000
Corporate Bond Premium	0	0	3,405	57,889	0	6,810	68,105
Unrealized Gain/Loss on Investments	0	0	(7,482)	(133,600)	0	(17,612)	(158,694)
Total Other Assets	0	0	249,347	5,342,917	0	954,965	6,547,228
TOTAL ASSETS	9,319,453	605,234	495,547	7,665,512	25,567	4,793,933	22,905,245



**Kiawah Island Community Association, Inc.
Consolidated Balance Sheet**

April 30, 2018

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
LIABILITIES AND FUND BALANCE							
Current Liabilities							
Payroll Withholdings	44,087	0	0	0	0	0	44,087
Accrued Payroll	428,494	34,690	0	0	0	0	463,184
Deposits and Prepaid Assessments	2,599	10,675	0	0	0	0	13,274
Accounts Payable	51,917	12,318	0	746,652	0	0	810,887
ARB Coordinator Salary	2,257	0	0	0	0	0	2,257
Current Mortgage Payable	37,834	0	0	0	0	0	37,834
Deferred Revenue- Royalty Income- Cur	33,437	0	0	0	0	0	33,437
Total Current Liabilities	600,626	57,683	0	746,652	0	0	1,404,960
Non-Current Liabilities							
Deferred Revenue- Royalty Income	401,251	0	0	0	0	0	401,251
LT Mortgage Payable	1,456,122	0	0	0	0	0	1,456,122
Total Non-Current Liabilities	1,857,373	0	0	0	0	0	1,857,373
Fund Balance							
Fund Balance	6,861,455	547,552	495,547	6,918,860	25,567	4,793,933	19,642,912
Total Fund Balance	6,861,455	547,552	495,547	6,918,860	25,567	4,793,933	19,642,912
TOTAL LIABILITIES/FUNDS	9,319,453	605,234	495,547	7,665,512	25,567	4,793,933	22,905,245



Kiawah Island Community Association, Inc.
Consolidated Income Statement with Budget Variances

for the Period Ending April 30, 2018

	YEAR-TO-DATE		Favorable (Unfavorable)		2018 Total	Remaining
	Actual	Budget	\$ Variance	% Variance	Budget	Budget
Revenues						
Assessments	9,907,714	9,883,166	24,548	0.25%	9,899,642	(8,072)
Investment Income	50,192	39,367	10,825	27.50%	118,100	67,908
Contribution to Reserves	405,405	400,000	5,405	1.35%	1,500,000	1,094,595
Commercial Access Fees	852,395	911,417	(59,022)	(6.48)%	1,610,750	758,355
User Fees	35,530	35,167	363	1.03%	106,050	70,520
Other Income	221,840	248,226	(26,386)	(10.63)%	615,302	393,463
Total Revenues	11,473,076	11,517,342	(44,266)	(0.38)%	13,849,845	2,376,768
Expenses						
Payroll Expenses	2,011,549	2,090,454	78,905	3.77%	6,069,060	4,057,511
Building/Equipment R/M	118,514	166,049	47,535	28.63%	411,818	293,305
Common Area R/M	282,953	240,449	(42,504)	(17.68)%	590,601	307,648
Operating Expenses	706,028	878,614	172,586	19.64%	2,644,433	1,938,405
Capital Equipment Purchases	5,666	44,133	38,468	87.16%	97,128	91,462
Capital Projects - LCI	35,904	158,468	122,564	77.34%	273,092	237,188
Capital Projects - MRR	2,509,084	2,026,962	(482,122)	(23.79)%	3,812,195	1,303,111
Depreciation	126,865	185,264	58,399	31.52%	555,793	428,928
Interest Expense	18,555	19,233	678	3.52%	87,294	68,739
Other (Gains)/Losses	(77,252)	0	77,252	0.00%	0	77,252
Total Expenses	5,737,867	5,809,627	71,760	1.24%	14,541,414	8,803,547
Transfers						
Community Program Support	0	0	0	(100.00)%	0	0
Interfund Transfers	0	0	0	0.00%	0	0
Total Transfers	0	0	0	(100.00)%	0	0
BEGINNING FUND BALANCE	13,907,702	13,907,702	0	0.00%	13,907,702	0
NET SURPLUS/(DEFICIT)	5,735,209	5,707,716	27,494	0.48%	(691,570)	(6,426,779)
ENDING FUND BALANCE	19,642,912	19,615,418	27,494	0.14%	13,216,133	(6,426,779)



Kiawah Island Community Association, Inc.

Income Statement

For Period Ending April 30, 2018

	General		Recreation		V-Gate		MRR		Preserve		Property		Total
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenues													
Assessments	\$7,697,741	\$7,680,585	\$619,979	\$619,840	\$197,908	\$196,560	\$1,363,046	\$1,357,361	\$29,040	\$28,820	\$0	\$0	\$9,907,714
Investment Income	\$11,581	\$9,000	\$601	\$333	\$1,826	\$500	\$29,766	\$28,333	\$42	\$0	\$6,377	\$1,200	\$50,192
Contribution to Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$405,405	\$400,000	\$0	\$0	\$0	\$0	\$405,405
Commercial Access Fees	\$685,727	\$744,750	\$0	\$0	\$0	\$0	\$166,668	\$166,667	\$0	\$0	\$0	\$0	\$852,395
User Fees	\$0	\$0	\$35,530	\$35,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,530
Other Income	\$204,563	\$231,117	\$17,277	\$17,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,840
Total Revenues	\$8,599,612	\$8,665,452	\$673,387	\$672,449	\$199,734	\$197,060	\$1,964,885	\$1,952,361	\$29,082	\$28,820	\$6,377	\$1,200	\$11,473,076
Expenses													
Payroll Expenses	\$1,805,275	\$1,873,631	\$153,203	\$163,752	\$53,071	\$53,071	\$0	\$0	\$0	\$0	\$0	\$0	\$2,011,549
Building/Equipment R/M	\$64,171	\$76,903	\$53,726	\$87,357	\$616	\$1,788	\$0	\$0	\$0	\$0	\$0	\$0	\$118,514
Common Area R/M	\$250,967	\$211,909	\$18,010	\$13,700	\$0	\$840	\$0	\$0	\$13,976	\$14,000	\$0	\$0	\$282,953
Operating Expenses	\$627,102	\$761,878	\$70,879	\$107,884	\$8,047	\$8,852	\$0	\$0	\$0	\$0	\$0	\$0	\$706,028
Capital Equipment Purchases	\$0	\$15,561	\$0	\$5,239	\$0	\$0	\$0	\$0	\$0	\$0	\$5,666	\$23,333	\$5,666
Capital Projects - LCI	\$0	\$0	\$0	\$0	\$0	\$0	\$32,142	\$150,944	\$3,763	\$7,524	\$0	\$0	\$35,904
Capital Projects - MRR	\$0	\$0	\$0	\$0	\$0	\$0	\$2,509,084	\$2,026,962	\$0	\$0	\$0	\$0	\$2,509,084
Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,865	\$185,264	\$126,865
Interest Expense	\$18,555	\$19,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,555
Other (Gains)/Losses	(\$191,969)	\$0	(\$2,550)	\$0	\$3,957	\$0	\$102,748	\$0	\$0	\$0	\$10,562	\$0	(\$77,252)
Total Expenses	\$2,574,101	\$2,959,116	\$293,269	\$377,932	\$65,691	\$64,550	\$2,643,974	\$2,177,906	\$17,739	\$21,524	\$143,093	\$208,598	\$5,737,867
Transfers													
Community Program Support	\$116,667	\$116,667	(\$116,667)	(\$116,667)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfers	\$1,982,242	\$0	\$15,936	\$0	\$0	\$0	(\$1,863,805)	\$0	\$0	\$0	(\$134,373)	\$0	\$0
Total Transfers	\$2,098,909	\$116,667	(\$100,731)	(\$116,667)	\$0	\$0	(\$1,863,805)	\$0	\$0	\$0	(\$134,373)	\$0	\$0
BEGINNING FUND BALANCE	\$2,934,852	\$0	\$66,703	\$0	\$361,504	\$0	\$5,734,144	\$0	\$14,223	\$0	\$4,796,276	\$0	\$13,907,702
NET SURPLUS/(DEFICIT)	\$3,926,602	\$0	\$480,849	\$0	\$134,043	\$0	\$1,184,715	\$0	\$11,343	\$0	(\$2,343)	\$0	\$5,735,209
ENDING FUND BALANCE	\$6,861,455	\$0	\$547,552	\$0	\$495,547	\$0	\$6,918,860	\$0	\$25,567	\$0	\$4,793,933	\$0	\$19,642,912