



Monthly Financial Results

As of February 28, 2019



Variance Analysis – February 28, 2019

Total Revenues: Total Revenues through February 28, 2019 are \$11,710,615 and are in line with the \$11,699,980 budgeted.

2019 Assessments of \$11,152,931 are in line with budget.

Contributions to Reserve through February of \$94,845 fell short of the \$153,323 budgeted. The \$58,478 shortfall represents a 38.14% negative variance.

- The Contribution to Reserve estimate for March of 2019 is \$120,000.
- For 2018, Contributions to Reserve through February totaled \$173,900.

Commercial Access Fees through February of 2019 totaled \$221,686 which is 51.92% ahead of the \$145,921 budgeted.

- For the prior year, access fees through February totaled \$152,782.

Total Expenses for the first two months of the year are \$1,758,960 versus a budget of \$2,487,680. Many of the routine operating expenses are budgeted to occur evenly over twelve months and the budget to actual comparison will be more meaningful as the year progresses.

Payroll expenses finished the month at \$1,140,710 which is in line with the \$1,190,178 budgeted.

Repairs and Maintenance - Building/Equipment Repairs and Maintenance ended the month totaling \$81,705 which is \$9,513 below the \$91,218 budgeted. The variance largely results from the timing of ordering additional umbrellas for the Sandcastle pool. The umbrellas are on order and will be expensed when placed in service.

Common Area Repairs and Maintenance finished the month at \$90,137 which is 29.93% below the \$128,646 budgeted. Minor road repairs, small tools and contracted services in Land Management, and Contracted Services in Lakes management account for the variance and at this point in the year are expected to be timing differences.

Operating/Administrative Expenses – Operating expenses through the end of February are \$328,463 or 26.08% below the budget of \$444,353. Utilities collectively represent \$27,160 of the variance with the largest savings occurring in water for irrigation. Other expense areas finishing February under budget are Community Event expenses and Communications and Technology. Bank fees were



\$26,484 below budget for the first two months of the year. The positive variance results from the change in credit card processors and the move away from the practice of absorbing credit card transaction fees both of which occurred in the fall of 2018.

The savings in bank fees represents a permanent positive difference, but at this point in the year, the other variances are considered to be timing differences.

Major Repairs and Replacements – Major Repair and Replacements and Landscape Capital Projects ended February with a combined expense total of \$266,470 which is \$153,192 below the budget of \$419,662.

A delay on the Bass Pond dock project accounts for \$50,000 of the variance. The project was budgeted for January, but is now expected to begin late in the first quarter or early in the second quarter of 2019.

Drainage expenses were \$69,269 below budget at the end of February, but at month end there are contracts in place for drainage projects on Governors Drive and Duneside Road. Those contracts total \$352,853 and will be expensed beginning in March.

Street resurfacing finished February at \$33,022 which is \$11,976 below the budget of \$44,998. Miscellaneous street and concrete curbing repairs are under contract and are expected to be completed in March and April.

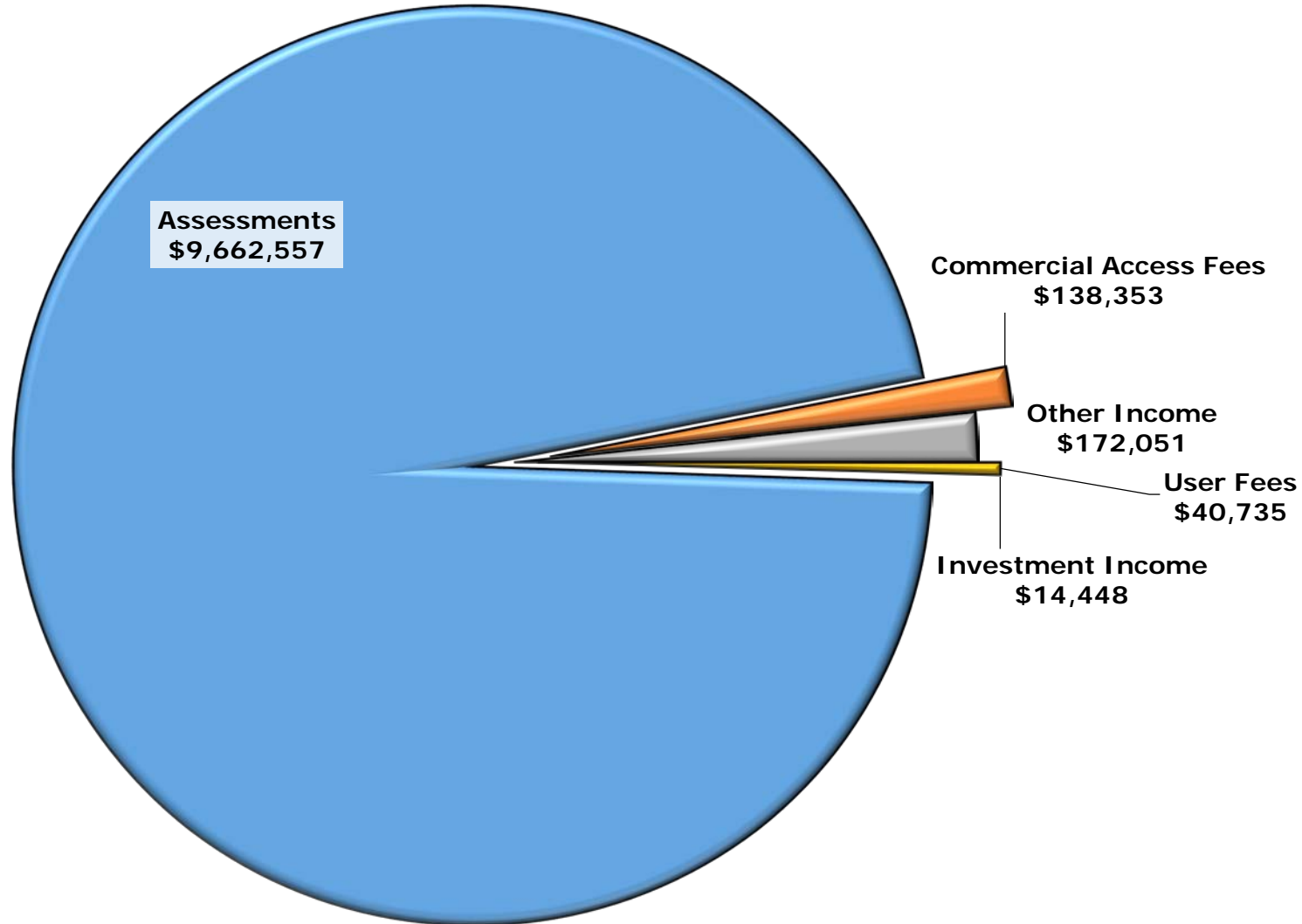
KICA has experienced one unbudgeted emergency repair year-to-date. Heavy winter rainfall impacted the asphalt on Governors Drive causing deterioration in the roadway. An emergency repair was undertaken to repair the section of the road that had experienced the most damage – the outbound lane near Friendfield Hall. That project cost \$31,642 and exceeded the \$16,667 budgeted.

KICA engineers are currently soliciting bids on core sampling of the subsurface between the Vanderhorst Gate and Flyway. The testing will provide the information necessary to develop a more permanent long-term solution.

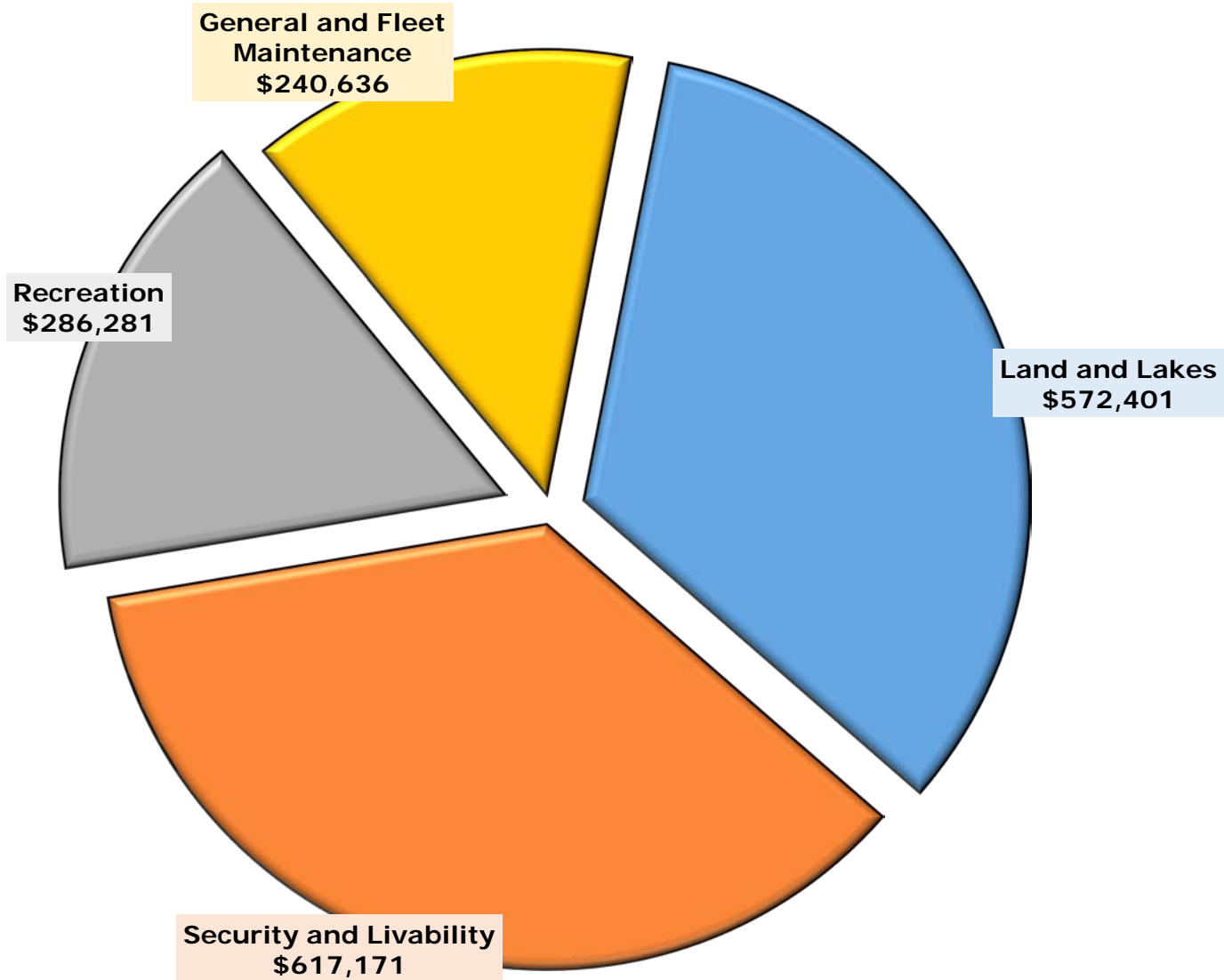


Please note that more information is available upon request. KICA's Director of Finance and Administration, Jane Ovenden, may be reached by email at jane.ovenden@kica.us or by telephone at 843-768-9194 ext. 216.

Operating Revenue to February 28, 2019

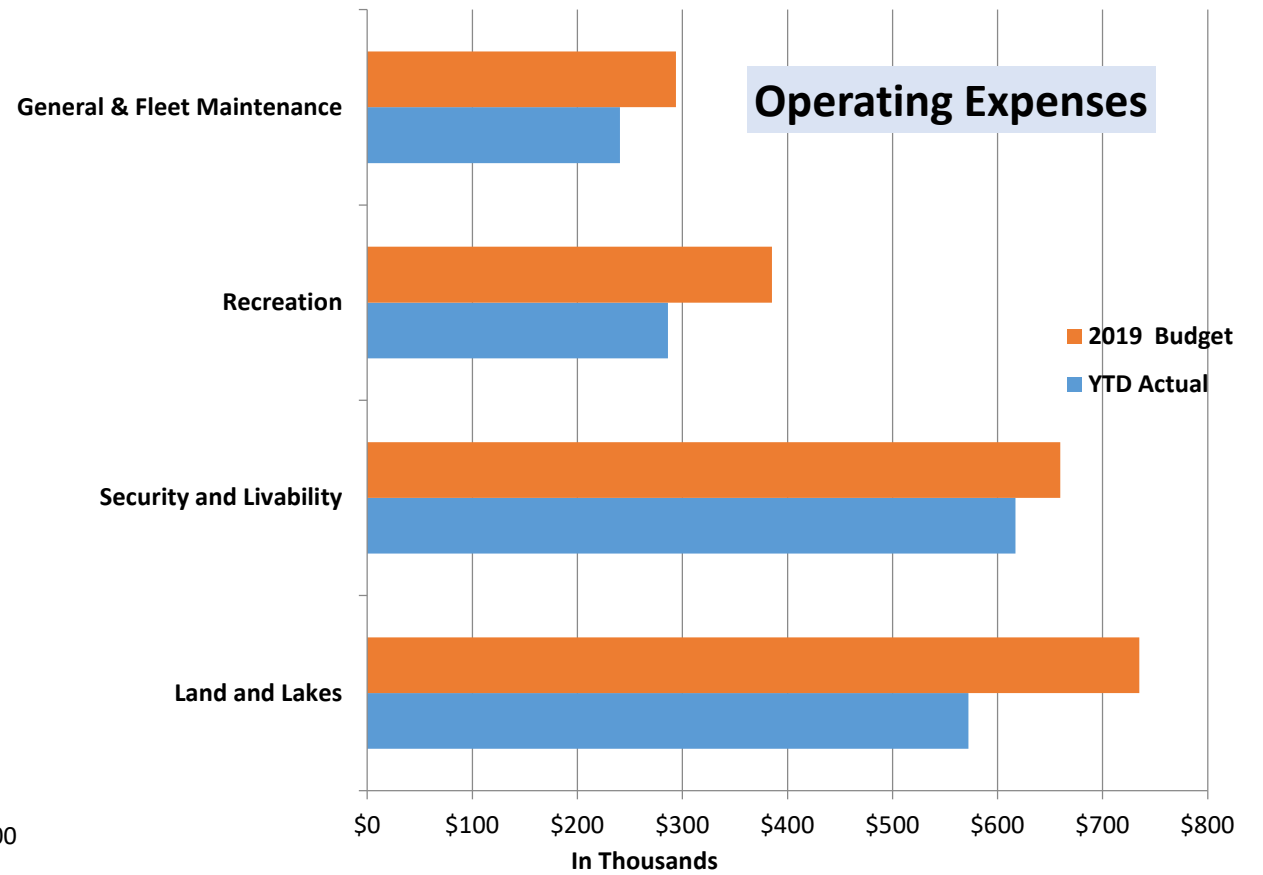
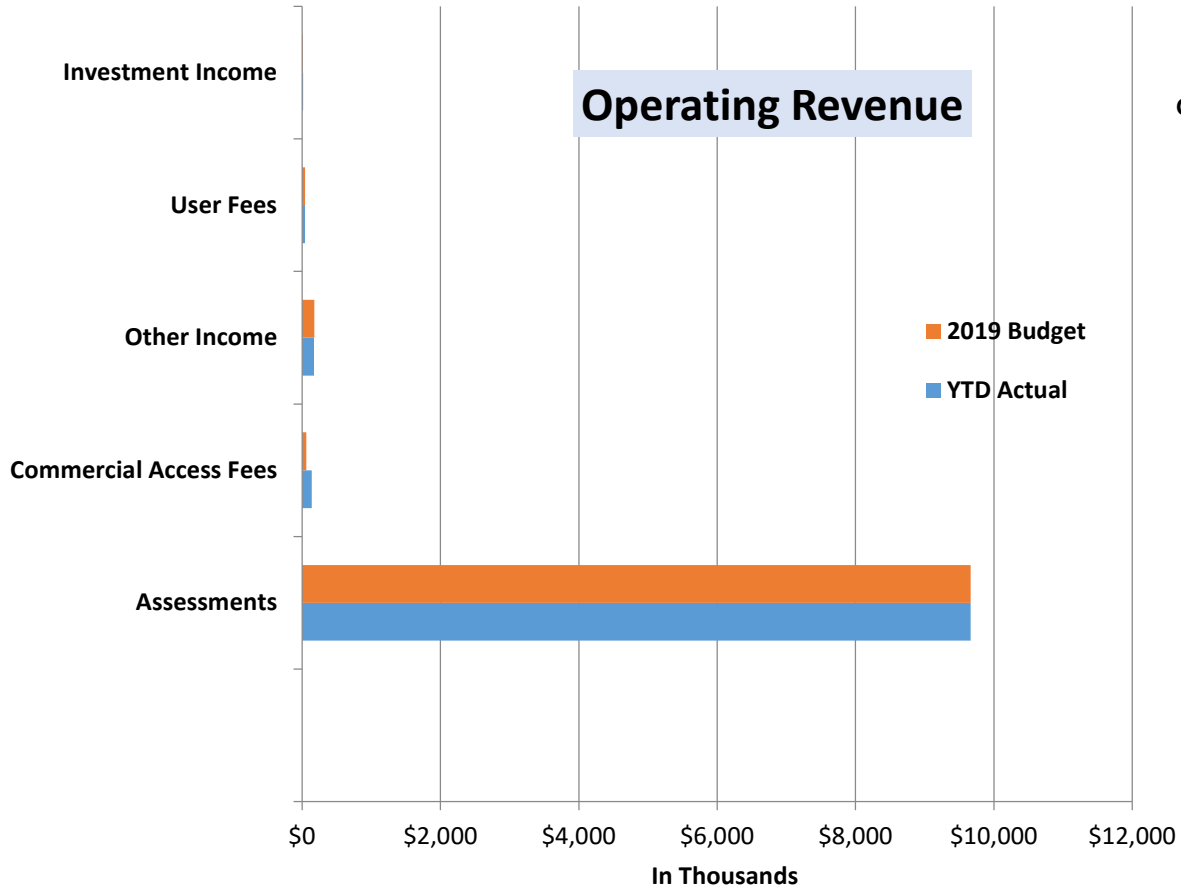


Operating Expenses to February 28, 2019



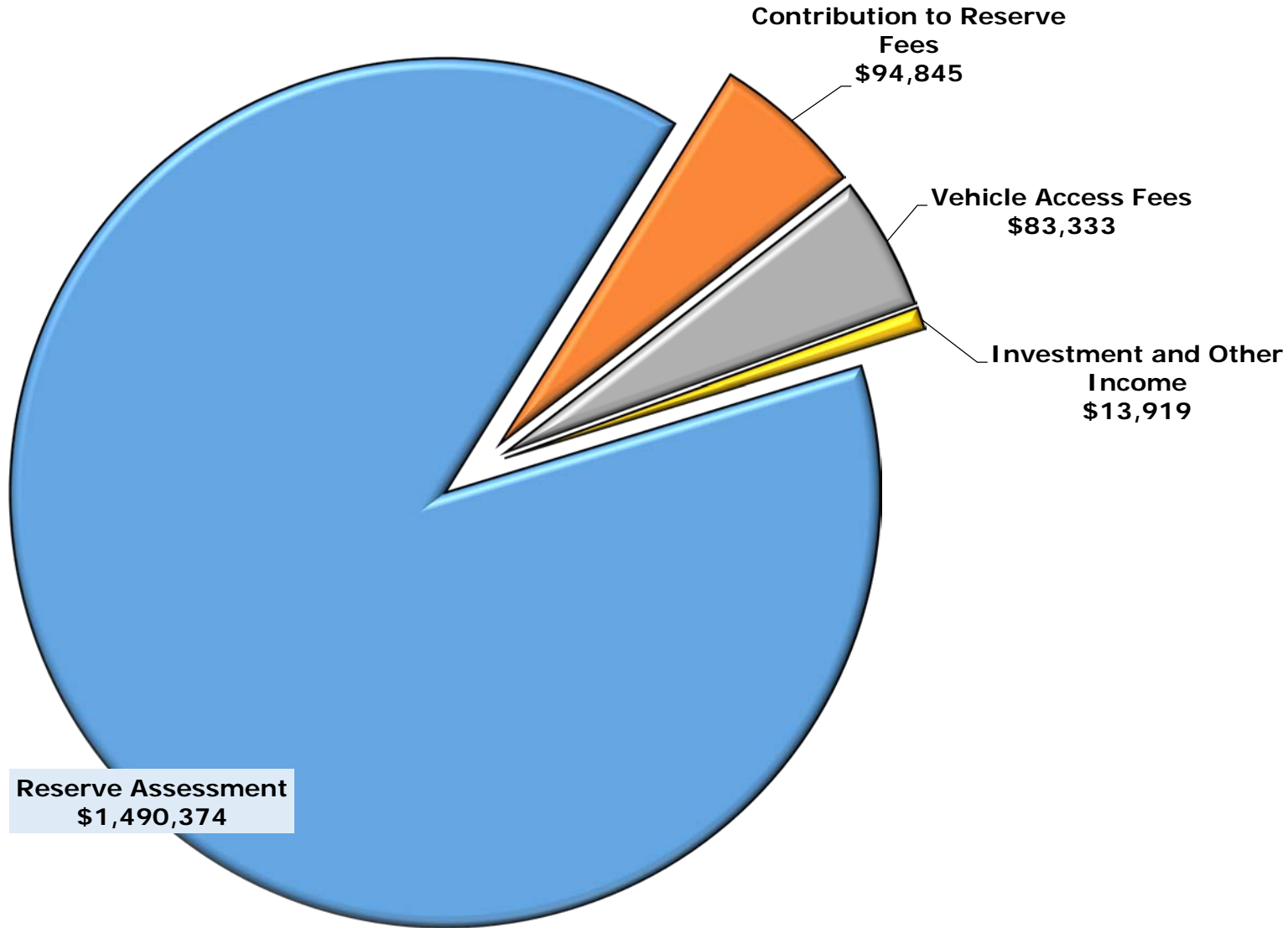


Operating Budget to Actual Comparison as of February 28, 2019

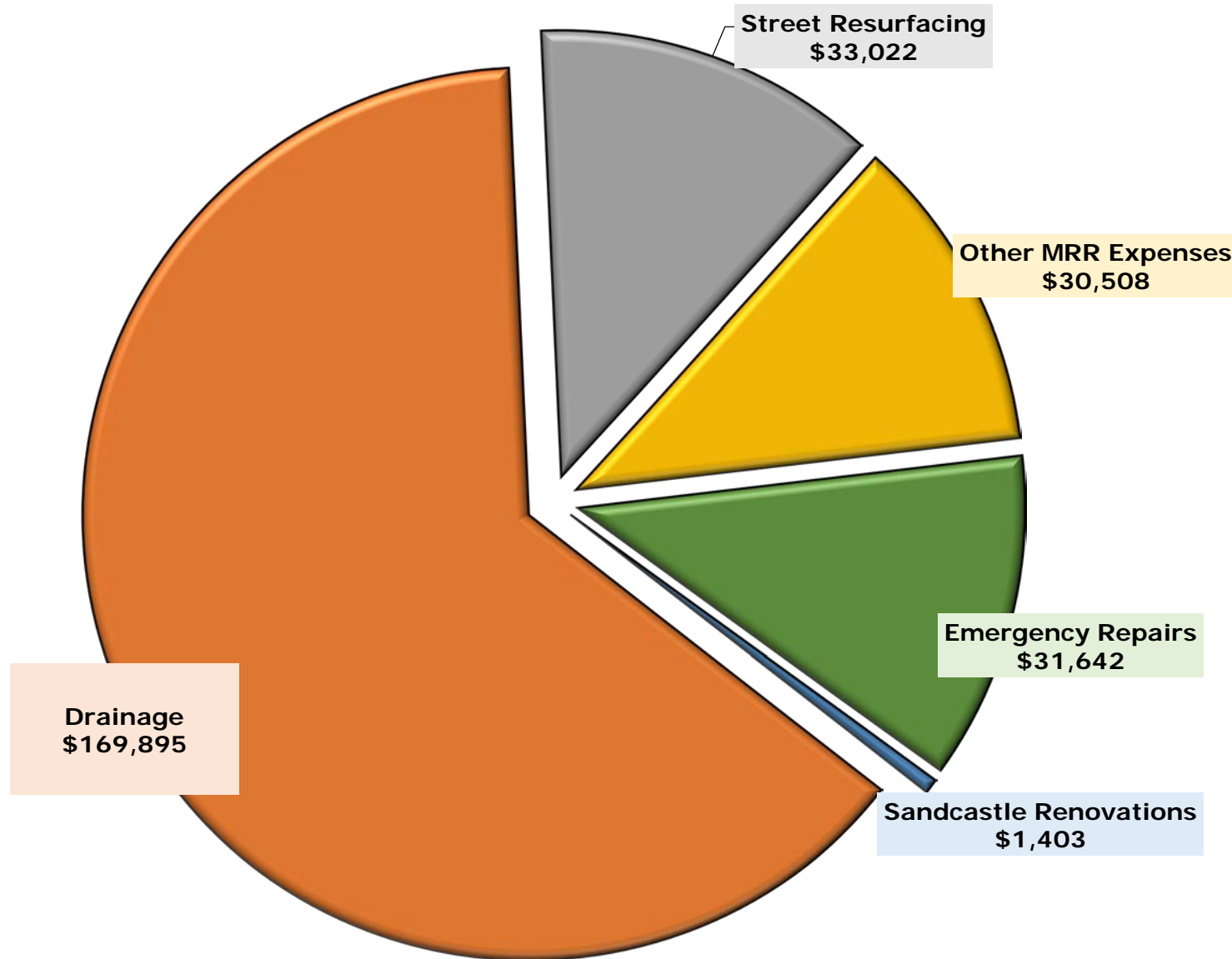


Note – excludes transfers to or from MRR Reserve Fund.

MRR Revenue to February 28, 2019

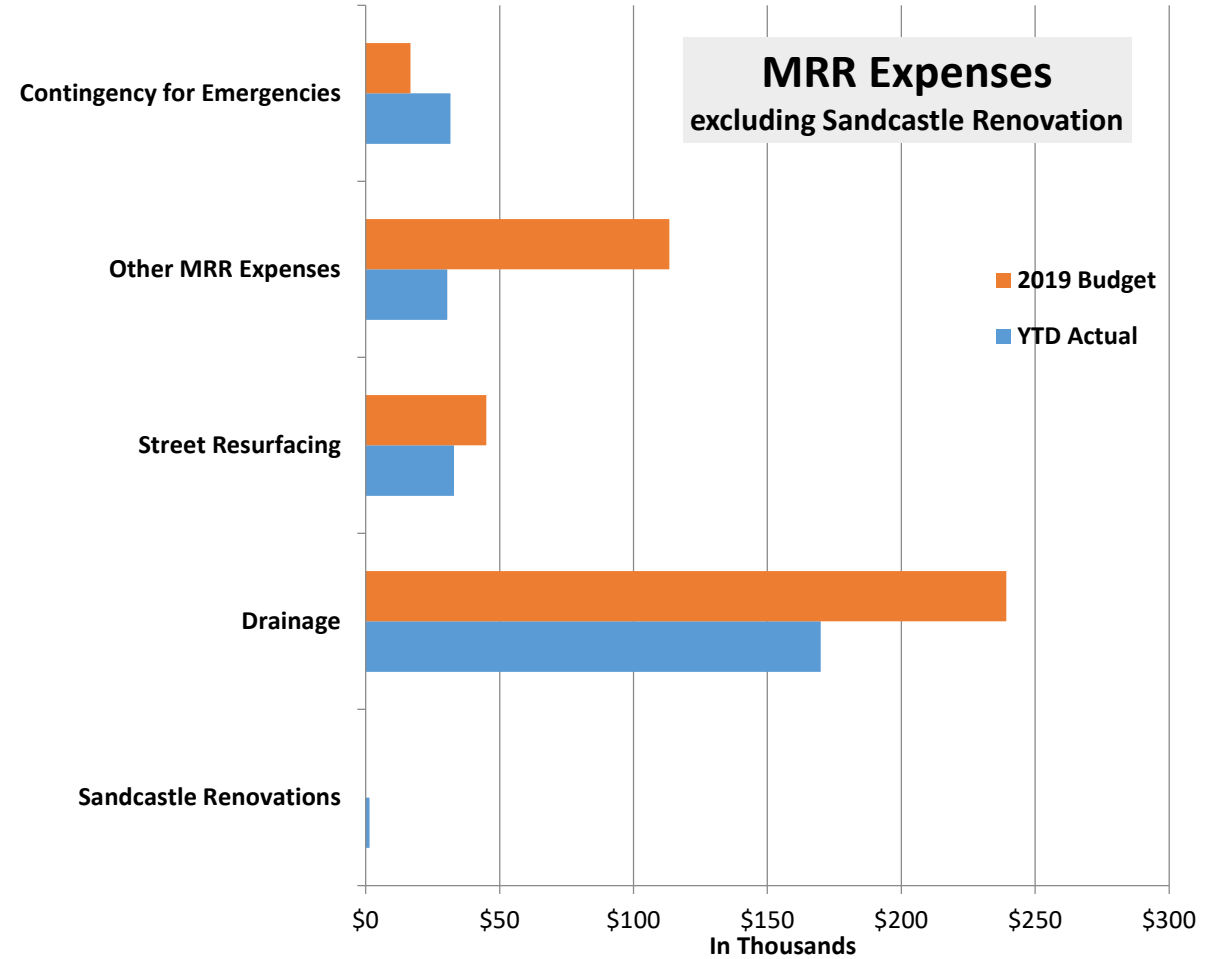
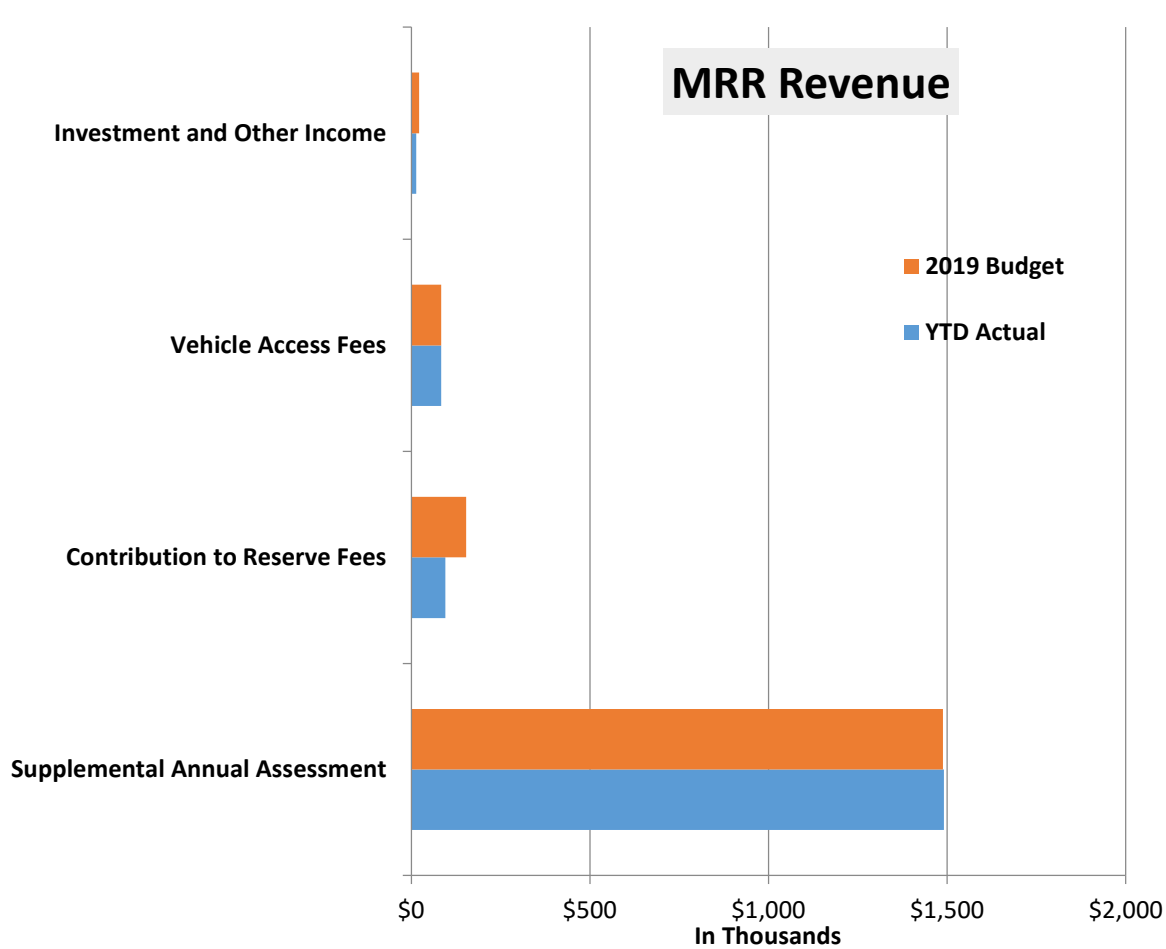


MRR Expenses to February 28, 2019





MRR Budget to Actual Comparison as of February 28, 2019



Note – excludes transfers to or from the Operating Fund.

Kiawah Island Community Association, Inc.

Consolidated Balance Sheet

February 28, 2019

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
ASSETS							
Current Assets							
Cash and Cash Equivalents	1,454,935	0	0	0	0	0	1,454,935
Money Market Funds	7,041,556	668,332	212,055	1,657,417	111,387	664,525	10,355,271
CD's	0	0	62,500	1,062,500	0	125,000	1,250,000
Interest Receivable	0	0	2,204	33,057	0	4,408	39,670
Accounts Receivable	726,343	81,357	17,186	156,795	125,240	0	1,106,921
Accounts Receivable- Other	1,732	0	0	0	0	0	1,732
Royalty Receivable	25,000	0	0	0	0	0	25,000
Prepaid Expenses	112,366	1,500	0	12,678	0	0	126,544
Total Current Assets	9,361,932	751,189	293,945	2,922,447	236,627	793,933	14,360,073
Fixed Assets							
Equipment & Furniture	0	0	0	0	0	1,607,059	1,607,059
Trucks and Trailers	0	0	0	0	0	822,108	822,108
Pool Furniture	0	0	0	0	0	93,182	93,182
Bathhouse and Pool Area	0	0	0	0	0	142,547	142,547
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	(2,450,649)	(2,450,649)
Total Fixed Assets	0	0	0	0	0	3,184,843	3,184,843
Other Assets							
Mutual Fund Investments	0	0	37,500	1,847,363	0	575,013	2,459,876
Corporate Bonds	0	0	185,000	3,145,000	0	370,000	3,700,000
Corporate Bond Premium	0	0	2,284	38,835	0	4,569	45,689
Unrealized Gain/Loss on Investments	0	0	(5,477)	(112,417)	0	(18,934)	(136,827)
Total Other Assets	0	0	219,308	4,918,781	0	930,648	6,068,737
TOTAL ASSETS	9,361,932	751,189	513,252	7,841,228	236,627	4,909,424	23,613,653

Kiawah Island Community Association, Inc.

Consolidated Balance Sheet

February 28, 2019

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
LIABILITIES AND FUND BALANCE							
Current Liabilities							
Payroll Withholdings	22,959	0	0	0	0	0	22,959
Accrued Payroll	421,963	54,485	0	0	0	0	476,449
Deposits and Prepaid Assessments	(2,260)	48,383	0	0	0	0	46,123
Accounts Payable	84,048	29,704	0	(5,000)	0	0	108,751
Accrued Liabilities	22,102	0	0	442,699	0	0	464,801
ARB Coordinator Salary	7,267	0	0	0	0	0	7,267
Current Mortgage Payable	0	0	0	0	0	49,225	49,225
Deferred Revenue- Royalty Income- Cur	41,797	0	0	0	0	0	41,797
Total Current Liabilities	597,875	132,572	0	437,699	0	49,225	1,217,371
Non-Current Liabilities							
Deferred Revenue- Royalty Income	351,095	0	0	0	0	0	351,095
LT Mortgage Payable	0	0	0	0	0	1,397,440	1,397,440
Total Non-Current Liabilities	351,095	0	0	0	0	1,397,440	1,748,535
Fund Balance							
Fund Balance	8,412,962	618,617	513,252	7,403,530	236,627	3,462,759	20,647,747
Total Fund Balance	8,412,962	618,617	513,252	7,403,530	236,627	3,462,759	20,647,747
TOTAL LIABILITIES/FUNDS	9,361,932	751,189	513,252	7,841,228	236,627	4,909,424	23,613,653

Kiawah Island Community Association, Inc.
Consolidated Income Statement with Budget Variances
for the Period Ending 2/28/2019

	YEAR-TO-DATE		Favorable (Unfavorable)		2019 Total	Remaining
	Actual	Budget	\$ Variance	% Variance	Budget	Budget
Revenues						
Assessments	11,152,931	11,151,275	1,655	0.01%	11,134,229	(18,701)
Investment Income	28,367	31,117	(2,749)	(8.84)%	186,700	158,333
Contribution to Reserves	94,845	153,323	(58,478)	(38.14)%	1,450,000	1,355,155
Commercial Access Fees	221,686	145,921	75,765	51.92%	1,604,878	1,383,192
User Fees	40,735	42,688	(1,953)	(4.58)%	165,895	125,160
Other Income	172,051	175,656	(3,604)	(2.05)%	853,378	681,326
Total Revenues	11,710,615	11,699,980	10,635	0.09%	15,395,081	3,684,465
Expenses						
Payroll Expenses	1,140,710	1,190,178	49,468	4.16%	6,580,506	5,439,796
Building/Equipment R/M	81,705	91,218	9,513	10.43%	522,515	440,810
Common Area R/M	90,137	128,646	38,510	29.93%	724,618	634,482
Operating Expenses	328,463	444,353	115,890	26.08%	3,049,524	2,721,060
Capital Equipment Purchases	9,556	144,518	134,962	93.39%	276,518	266,962
Capital Projects - LCI	9,849	17,333	7,485	43.18%	309,500	299,651
Capital Projects - MRR	256,621	402,329	145,709	36.22%	3,185,900	2,929,279
Depreciation	56,778	70,000	13,222	18.89%	420,000	363,222
Interest Expense	9,140	8,770	(370)	(4.22)%	50,836	41,696
Other (Gains)/Losses	(223,999)	(9,667)	214,332	2,217.22%	(18,000)	205,999
Total Expenses	1,758,960	2,487,680	728,720	29.29%	15,101,917	13,342,957
Transfers						
Community Program Support	0	0	0	0.00%	0	0
Interfund Transfers	0	0	0	0.00%	0	0
Total Transfers	0	0	0	0.00%	0	0
BEGINNING FUND BALANCE	10,696,091	10,696,091	0	0.00%	10,696,091	0
NET SURPLUS/(DEFICIT)	9,951,655	9,212,300	739,355	8.03%	293,164	(9,658,492)
ENDING FUND BALANCE	20,647,747	19,908,392	739,355	3.71%	10,989,255	(9,658,492)

Kiawah Island Community Association, Inc.

Income Statement

For Period Ending February 28, 2019

	General		Recreation		V-Gate		MRR		Preserve		Property		Total
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenues													
Assessments	\$8,491,413	\$8,488,175	\$723,420	\$722,160	\$198,402	\$198,437	\$1,490,374	\$1,488,353	\$249,322	\$254,150	\$0	\$0	\$11,152,931
Investment Income	\$10,255	\$3,833	\$190	\$167	\$986	\$1,283	\$13,919	\$21,667	\$29	\$0	\$2,988	\$4,167	\$28,367
Contribution to Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$94,845	\$153,323	\$0	\$0	\$0	\$0	\$94,845
Commercial Access Fees	\$138,353	\$62,587	\$0	\$0	\$0	\$0	\$83,333	\$83,333	\$0	\$0	\$0	\$0	\$221,686
User Fees	\$0	\$0	\$40,735	\$42,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,735
Other Income	\$170,416	\$165,366	\$135	\$10,290	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$172,051
Total Revenues	\$8,810,437	\$8,719,962	\$764,480	\$775,304	\$199,388	\$199,720	\$1,682,471	\$1,746,676	\$250,852	\$254,150	\$2,988	\$4,167	\$11,710,615
Expenses													
Payroll Expenses	\$998,769	\$1,052,689	\$96,447	\$91,994	\$26,667	\$26,668	\$0	\$0	\$18,827	\$18,826	\$0	\$0	\$1,140,710
Building/Equipment R/M	\$50,022	\$42,435	\$31,684	\$47,667	\$0	\$1,117	\$0	\$0	\$0	\$0	\$0	\$0	\$81,705
Common Area R/M	\$79,077	\$102,957	\$11,060	\$14,903	\$0	\$417	\$0	\$0	\$0	\$10,370	\$0	\$0	\$90,137
Operating Expenses	\$267,769	\$359,827	\$51,489	\$80,651	\$3,269	\$3,875	\$0	\$0	\$5,936	\$0	\$0	\$0	\$328,463
Capital Equipment Purchases	\$0	\$121,777	\$0	\$8,074	\$0	\$500	\$0	\$0	\$0	\$0	\$9,556	\$14,167	\$9,556
Capital Projects - LCI	\$0	\$0	\$0	\$0	\$0	\$0	\$9,849	\$12,333	\$0	\$5,000	\$0	\$0	\$9,849
Capital Projects - MRR	\$0	\$0	\$0	\$0	\$0	\$0	\$235,401	\$402,329	\$0	\$0	\$0	\$0	\$235,401
Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,778	\$70,000	\$56,778
Interest Expense	\$0	\$8,770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,140	\$0	\$9,140
Other (Gains)/Losses	\$0	(\$8,000)	\$0	\$0	(\$4,565)	\$0	(\$171,498)	(\$833)	\$0	\$0	(\$47,935)	(\$833)	(\$223,999)
Total Expenses	\$1,395,636	\$1,680,455	\$190,680	\$243,290	\$25,371	\$32,576	\$73,751	\$413,829	\$24,763	\$34,196	\$27,538	\$83,333	\$1,737,740
Transfers													
Community Program Support	\$69,404	\$69,404	(\$69,404)	(\$69,404)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfers	(\$227,347)	\$0	\$24,586	\$0	\$22,000	\$0	\$360,124	\$0	\$0	\$0	(\$179,363)	\$0	\$0
Total Transfers	(\$157,943)	\$69,404	(\$44,818)	(\$69,404)	\$22,000	\$0	\$360,124	\$0	\$0	\$0	(\$179,363)	\$0	\$0
BEGINNING FUND BALANCE	\$840,218	\$0	\$0	\$0	\$361,235	\$0	\$6,176,154	\$0	\$10,539	\$0	\$3,307,946	\$0	\$10,696,091
NET SURPLUS/(DEFICIT)	\$7,572,744	\$0	\$618,617	\$0	\$152,017	\$0	\$1,248,596	\$0	\$226,089	\$0	\$154,813	\$0	\$9,972,875
ENDING FUND BALANCE	\$8,412,962	\$0	\$618,617	\$0	\$513,252	\$0	\$7,424,750	\$0	\$236,627	\$0	\$3,462,759	\$0	\$20,668,967