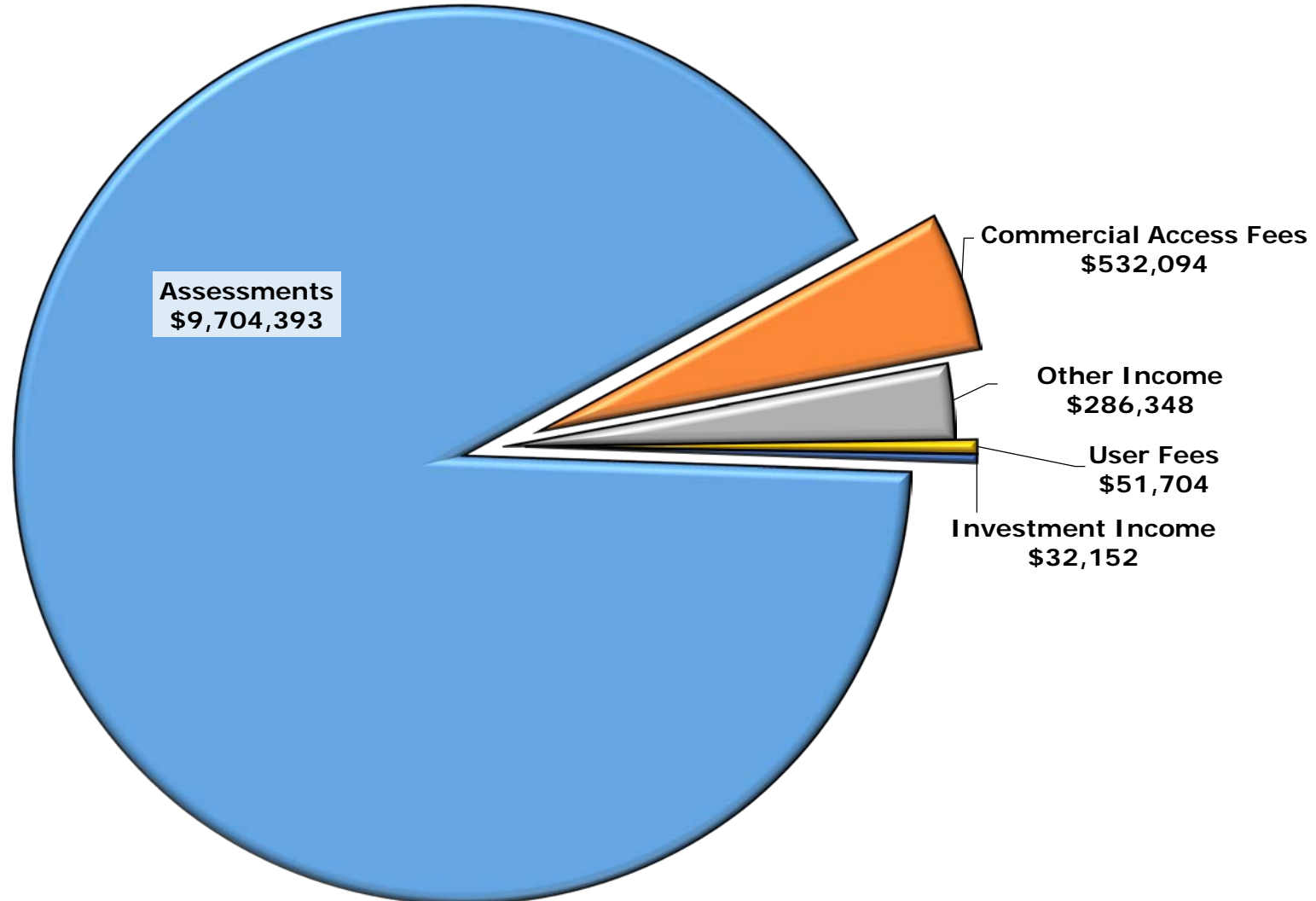




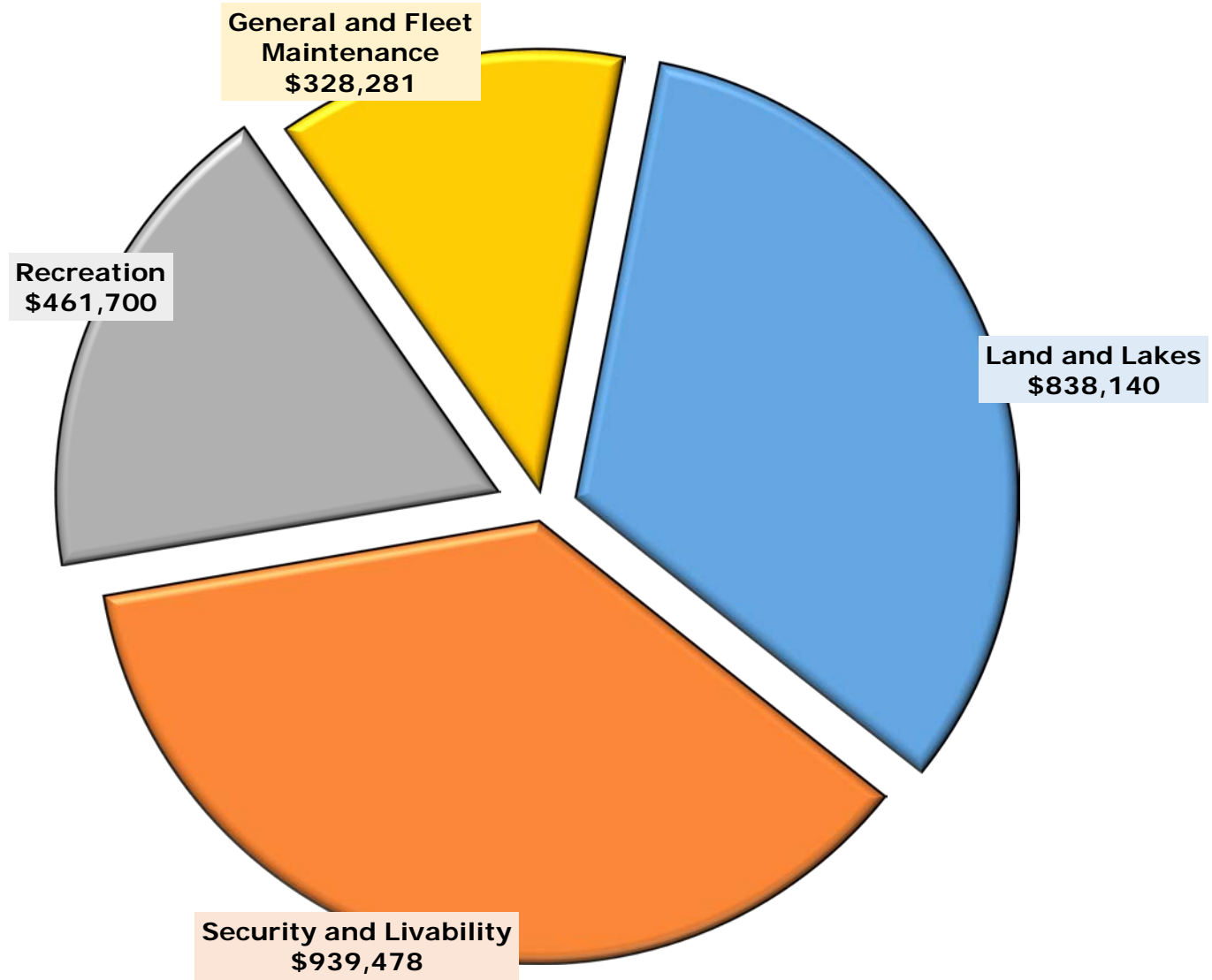
Monthly Financial Results

As of March 31, 2019

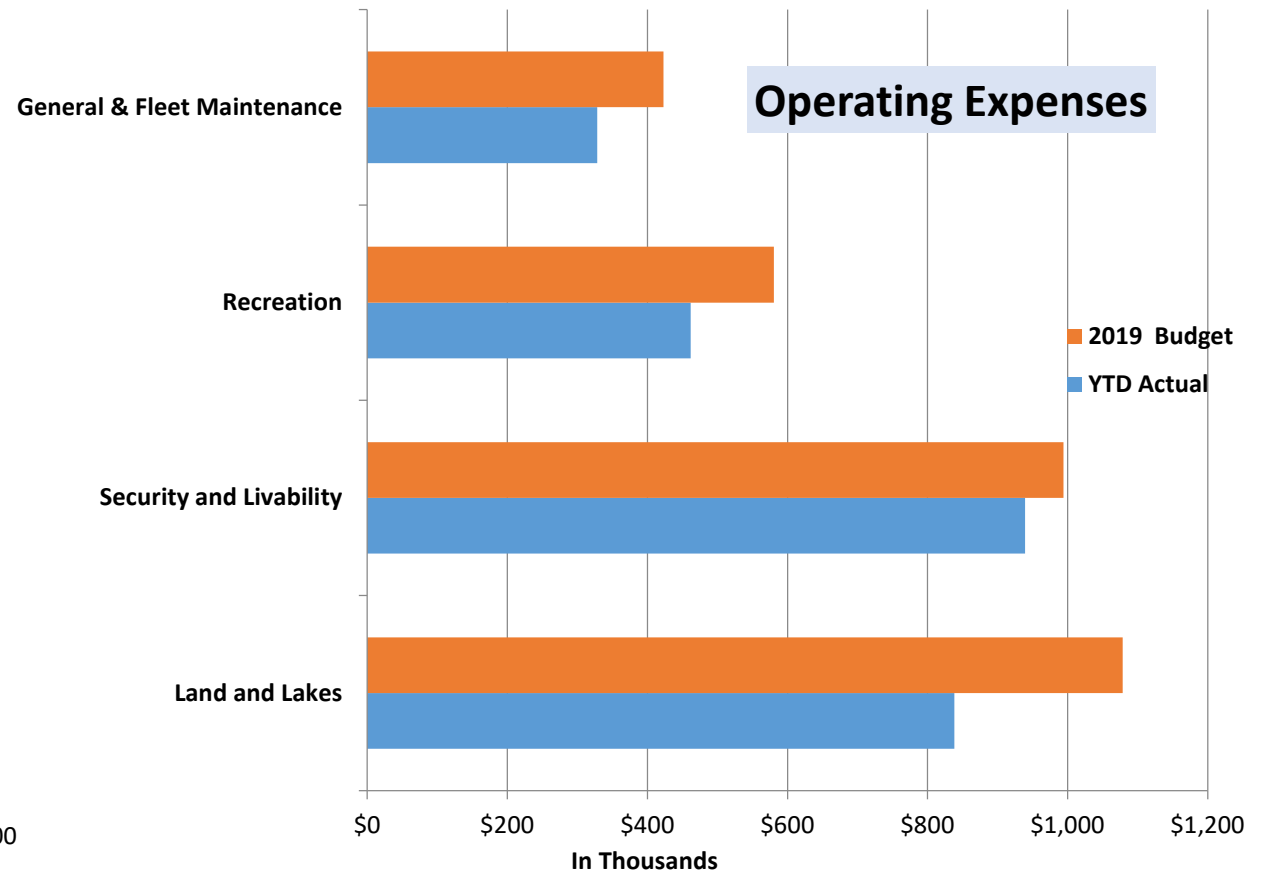
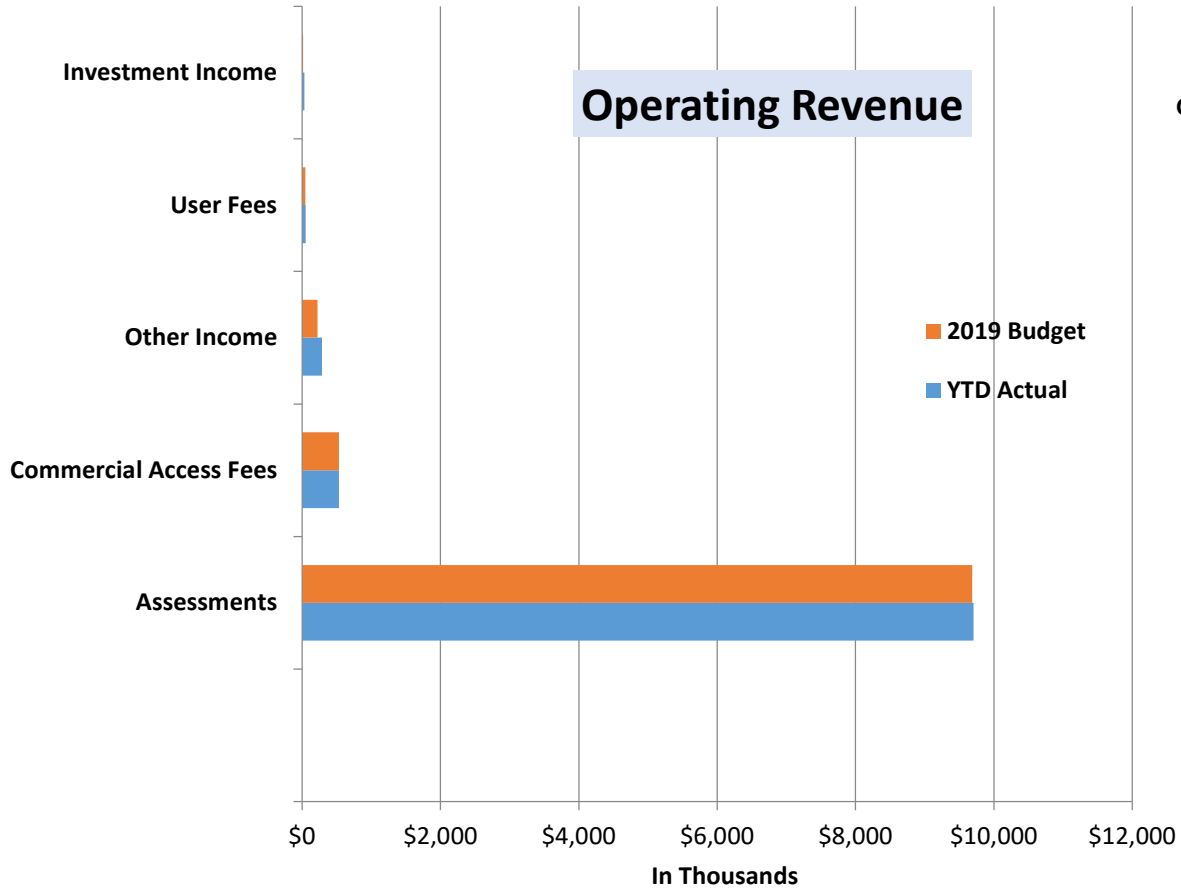
Operating Revenue to March 31, 2019



Operating Expenses to March 31, 2019

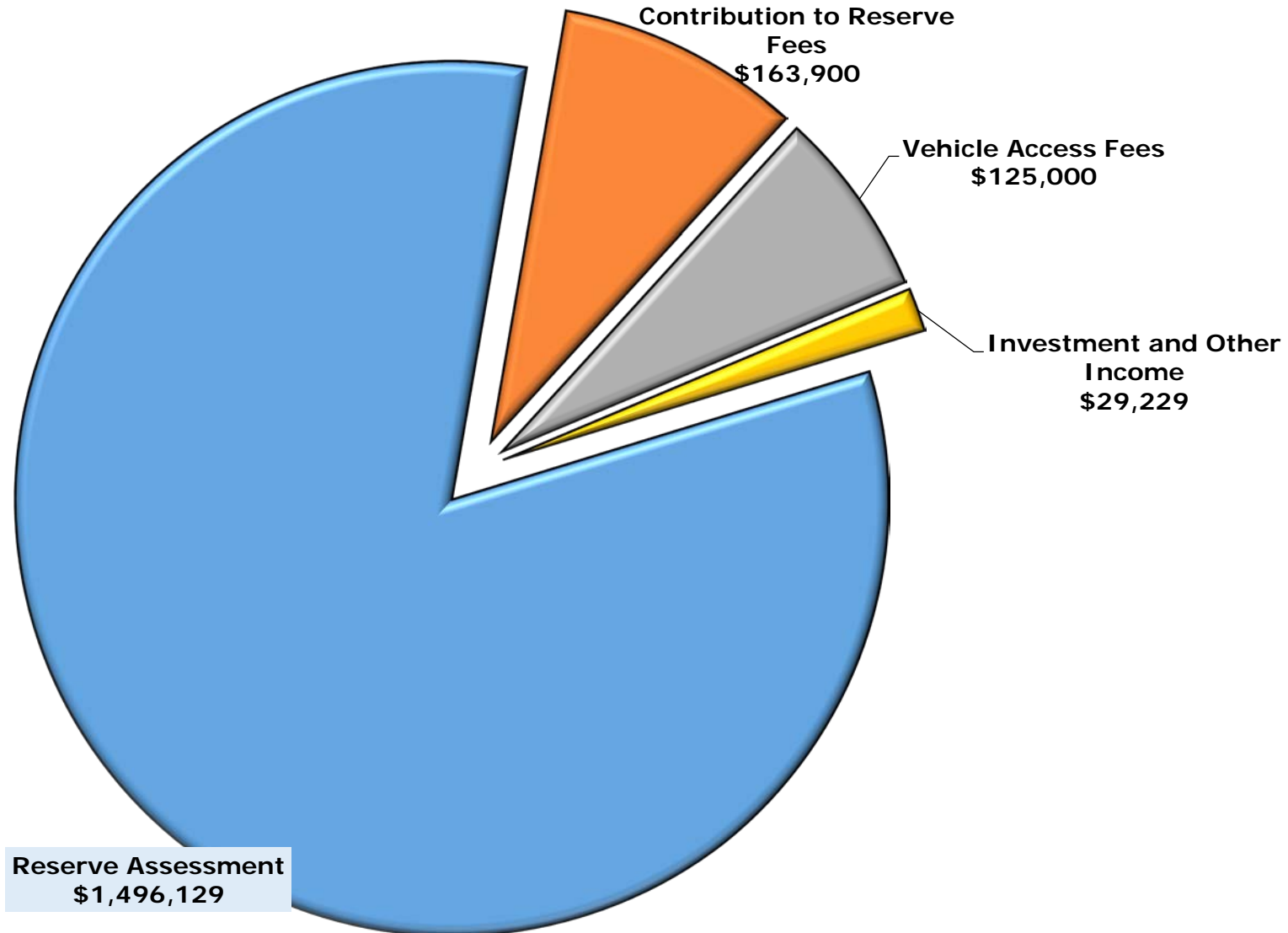


Operating Budget to Actual Comparison as of March 31, 2019

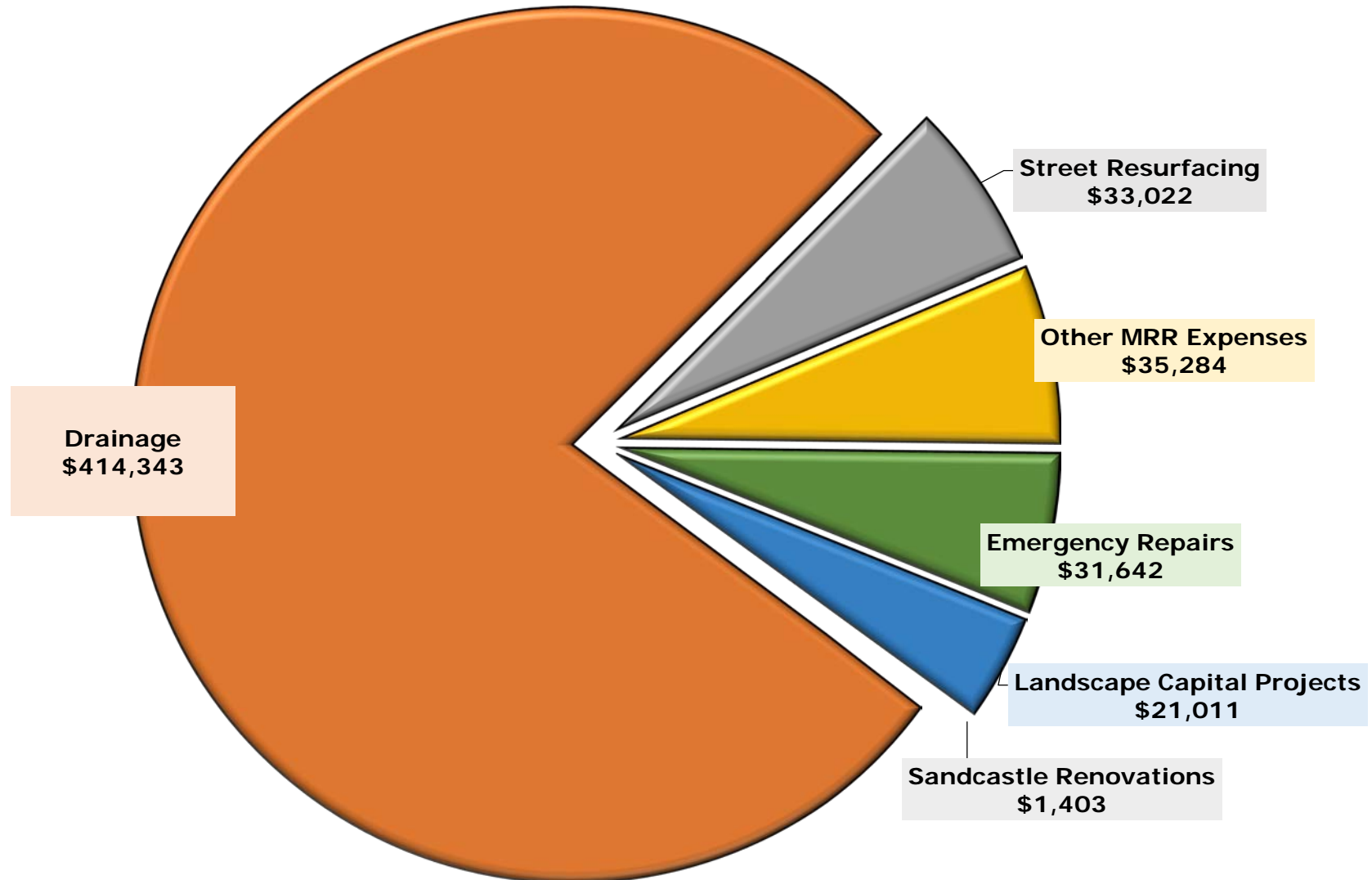


Note – excludes transfers to or from MRR Reserve Fund.

MRR Revenue to March 31, 2019

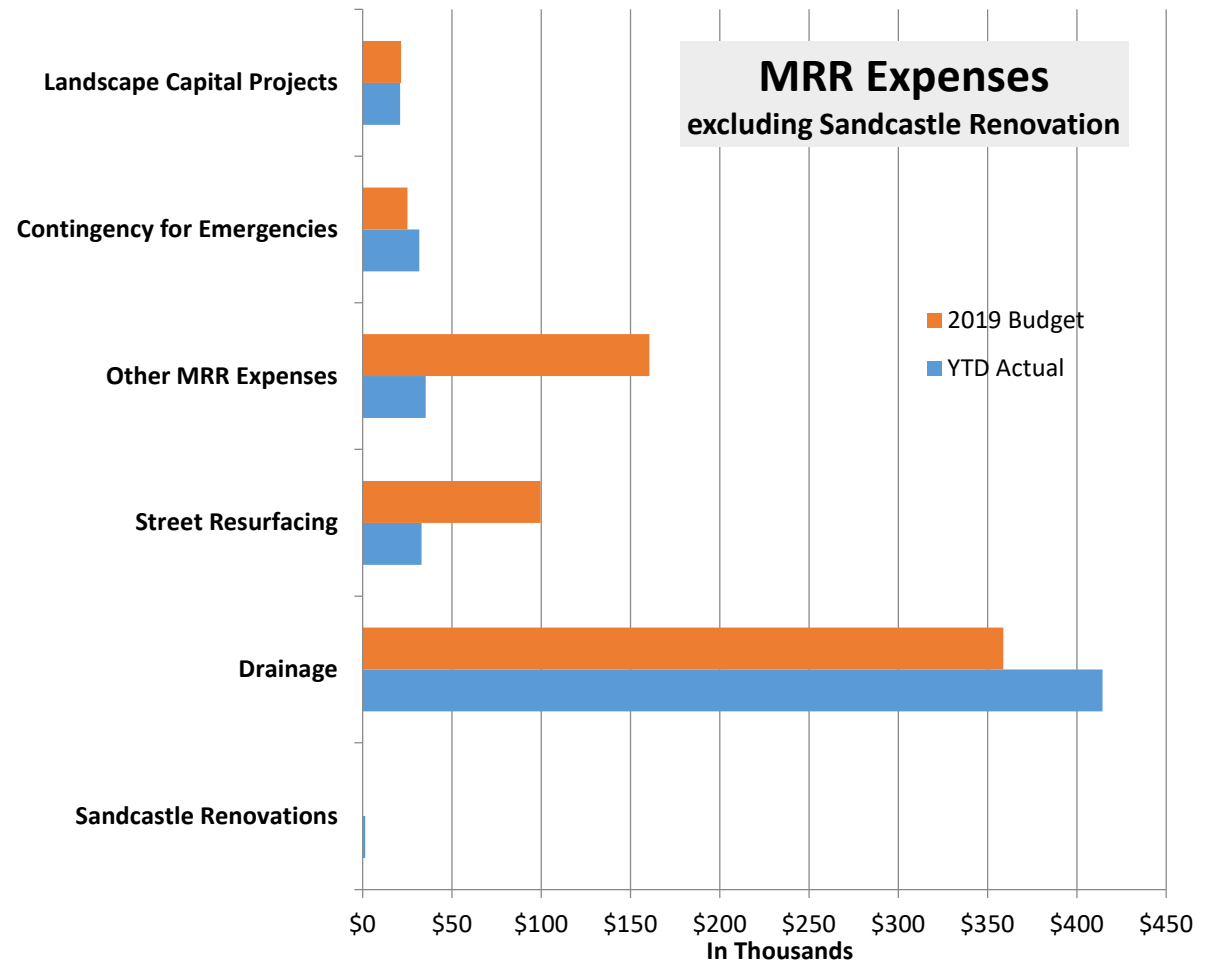
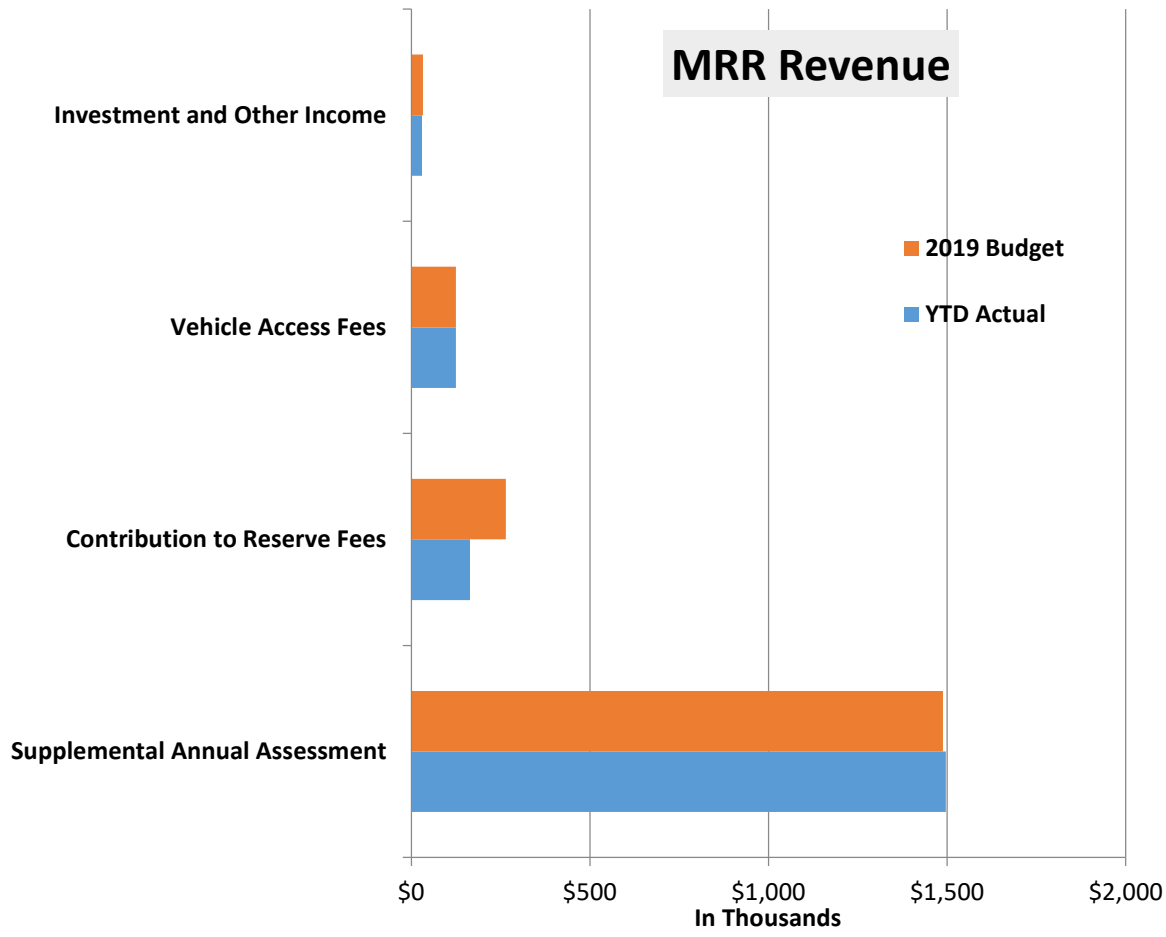


MRR Expenses to March 31, 2019





MRR Budget to Actual Comparison as of March 31, 2019



Note – excludes transfers to or from the Operating Fund.



Variance Analysis – March 31, 2019

Total Revenues: Total Revenues through March 31, 2019 are \$12,361,092 and are in line with the \$12,404,726 budgeted.

2019 Assessments of \$11,200,523 are in line with budget.

Contributions to Reserve through March 31 of \$163,900 fell short of the \$264,452 budgeted. The \$100,552 shortfall represents a 38.02% negative variance.

- The Contribution to Reserve estimate (based on pending closings) for April of 2019 is \$160,000.
- For 2018, Contributions to Reserve for the first quarter totaled \$320,950.

Commercial Access Fees through March of 2019 totaled \$657,094, which is in line with the \$656,202 budgeted.

- For the prior year, access fees for the first quarter totaled \$613,901.

Total Expenses for the first quarter of the year are \$2,834,548 versus a budget of \$3,730,734.

Payroll expenses finished the month at \$1,640,027, which is 4.74% below the \$1,721,665, budgeted.

Repairs and Maintenance - Building/Equipment Repairs and Maintenance ended the month totaling \$125,987, which is \$11,906, or 8.63% below the \$137,893 budgeted.

Common Area Repairs and Maintenance finished the month at \$135,028, which is 23.63% below the \$176,808, budgeted. Minor road and trail repairs, small tools, chemicals and contracted services 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 March are \$535,475 or 28.40% below the budget of \$747,838. Utilities collectively represent \$45,489 of the variance with the largest savings occurring in water for irrigation. Watering schedules on most KICA common properties were recently increased from once to twice per week and will increase again to three times per week during the summer months. KICA budgeted for a Kiawah Island Utility rate increase, which is now anticipated to take effect in May or June of 2019.



Other expense areas finishing March below budget are Community Event expenses and Communications and Technology. The savings in these areas and in utilities are expected to be timing differences.

Bank fees were \$28,176 below budget for the first quarter. 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 is expected to be a permanent favorable variance.

Annual meeting expenses finished the quarter \$16,696 below budget and it is expected that more than \$10,000 of that favorable variance will be permanent savings.

Major Repairs and Replacements – Major Repair and Replacements and Landscape Capital Projects finished March with a combined expense total of \$536,705, which is \$128,708 below the budget of \$665,412.

A delay on the Bass Pond dock project, originally budgeted for January, accounts for \$50,000 of the variance. The project is under contract to begin in April and is expected to be completed in line with budget.

Renovation of boardwalks 1 and 8A was budgeted to begin in March. ARB approval was granted in the first week of April and work is expected to be completed in April. The contract total is \$29,554, which is in line with budget.

Street resurfacing finished March at \$33,022, which is \$66,560 below the budget of \$99,582. Miscellaneous street and concrete curbing repairs are under contract and are expected to be completed in April.

Drainage expenses for the first three months of the year exceeded budget by \$55,596 or 13.42%. Drainage expenses are budgeted to occur evenly through the year, but as projects are identified, they are scheduled away from high season where possible. In the first quarter, a significant projects was completed on Lower Duneside Road and smaller projects were completed on Ocean Course Drive, on Beachwalker Drive, and on Whimbrel Road. Additionally, one 2018 carryover project – the Inlet Cove Envirolok installation - was completed in late January.

KICA has experienced one unbudgeted emergency repair year-to-date. Heavy winter rainfall affected 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 land near Friendfield Hall. That project cost \$31,642 and exceeded the \$25,000 in emergency repair expenses budgeted for the first quarter.



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.



Kiawah Island Community Association, Inc.
Consolidated Balance Sheet

March 31, 2019

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
ASSETS							
Current Assets							
Cash and Cash Equivalents	482,639	0	0	0	0	0	482,639
Money Market Funds	8,166,569	616,735	182,397	1,653,123	185,203	646,457	11,450,484
CD's	0	0	62,500	1,062,500	0	125,000	1,250,000
Interest Receivable	0	0	1,891	27,735	0	3,782	33,408
Accounts Receivable	264,018	42,762	5,028	69,644	40,145	0	421,596
Accounts Receivable- Other	700	0	0	0	0	0	700
Royalty Receivable	37,500	0	0	0	0	0	37,500
Prepaid Expenses	74,081	26,668	0	29,027	0	0	129,777
Total Current Assets	9,025,507	686,165	251,816	2,842,029	225,348	775,239	13,806,103
Fixed Assets							
Equipment & Furniture	0	0	0	0	0	1,619,018	1,619,018
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	139,401	139,401
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	(2,475,021)	(2,475,021)
Total Fixed Assets	0	0	0	0	0	3,169,283	3,169,283
Other Assets							
Mutual Fund Investments	0	0	37,499	1,847,328	0	575,002	2,459,830
Corporate Bonds	0	0	185,000	3,145,000	0	370,000	3,700,000
Corporate Bond Premium	0	0	1,988	33,801	0	3,977	39,765
Unrealized Gain/Loss on Investments	0	0	(3,363)	(74,017)	0	(13,690)	(91,070)
Total Other Assets	0	0	221,125	4,952,112	0	935,289	6,108,526
TOTAL ASSETS	9,025,507	686,165	472,941	7,794,141	225,348	4,879,811	23,083,912



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

March 31, 2019

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
LIABILITIES AND FUND BALANCE							
Current Liabilities							
Payroll Withholdings	51,664	0	0	0	0	0	51,664
Accrued Payroll	260,053	39,897	0	0	0	0	299,950
Deposits and Prepaid Assessments	97,740	45,478	0	0	0	0	143,218
Accounts Payable	67,237	34,851	0	100,412	0	0	202,501
Accrued Liabilities	49,997	0	0	274,010	0	0	324,007
ARB Coordinator Salary	9,750	0	0	0	0	0	9,750
Current Mortgage Payable	0	0	0	0	0	44,034	44,034
Deferred Revenue- Royalty Income- Cur	37,617	0	0	0	0	0	37,617
Total Current Liabilities	574,059	120,226	0	374,422	0	44,034	1,112,742
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	8,100,353	565,939	472,941	7,419,718	225,348	3,438,337	20,222,635
Total Fund Balance	8,100,353	565,939	472,941	7,419,718	225,348	3,438,337	20,222,635
TOTAL LIABILITIES/FUNDS	9,025,507	686,165	472,941	7,794,141	225,348	4,879,811	23,083,912



Kiawah Island Community Association, Inc.
Consolidated Income Statement with Budget Variances
for the Period Ending 3/31/2019

	YEAR-TO-DATE		Favorable (Unfavorable)		2019 Total Budget	Remaining Budget
	Actual	Budget	\$ Variance	% Variance		
Revenues						
Assessments	11,200,523	11,176,678	23,845	0.21%	11,134,229	(66,293)
Investment Income	61,381	46,675	14,706	31.51%	186,700	125,319
Contribution to Reserves	163,900	264,452	(100,552)	(38.02)%	1,450,000	1,286,100
Commercial Access Fees	657,094	656,202	892	0.14%	1,604,878	947,784
User Fees	51,704	47,391	4,313	9.10%	165,895	114,191
Other Income	226,490	213,329	13,161	6.17%	853,378	626,887
Total Revenues	12,361,092	12,404,726	(43,634)	(0.35)%	15,395,081	3,033,988
Expenses						
Payroll Expenses	1,640,027	1,721,665	81,637	4.74%	6,580,506	4,940,479
Building/Equipment R/M	125,987	137,893	11,906	8.63%	522,515	396,529
Common Area R/M	135,028	176,808	41,780	23.63%	724,618	589,590
Operating Expenses	535,475	747,838	212,363	28.40%	3,049,524	2,514,049
Capital Equipment Purchases	31,961	173,768	141,807	81.61%	276,518	244,557
Capital Projects - LCI	21,011	21,500	489	2.27%	309,500	288,489
Capital Projects - MRR	515,694	643,912	128,219	19.91%	3,185,900	2,670,206
Depreciation	84,983	105,000	20,017	19.06%	420,000	335,017
Interest Expense	13,247	12,850	(397)	(3.09)%	50,836	37,589
Other (Gains)/Losses	(268,865)	(10,500)	258,365	2,460.61%	(18,000)	250,865
Total Expenses	2,834,548	3,730,734	896,185	24.02%	15,101,917	12,267,369
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)	9,526,544	8,673,993	852,551	9.83%	293,164	(9,233,380)
ENDING FUND BALANCE	20,222,635	19,370,084	852,551	4.40%	10,989,255	(9,233,380)



Kiawah Island Community Association, Inc.

Income Statement

For Period Ending March 31, 2019

	General		Recreation		V-Gate		MRR		Preserve		Property		Total
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenues													
Assessments	\$8,531,186	\$8,509,423	\$724,927	\$725,310	\$199,112	\$199,441	\$1,496,129	\$1,488,353	\$249,167	\$254,150	\$0	\$0	\$11,200,523
Investment Income	\$21,838	\$5,750	\$1,286	\$250	\$1,781	\$1,925	\$29,229	\$32,500	\$212	\$0	\$7,035	\$6,250	\$61,381
Contribution to Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$163,900	\$264,452	\$0	\$0	\$0	\$0	\$163,900
Commercial Access Fees	\$532,094	\$531,202	\$0	\$0	\$0	\$0	\$125,000	\$125,000	\$0	\$0	\$0	\$0	\$657,094
User Fees	\$0	\$0	\$51,704	\$47,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,704
Other Income	\$208,232	\$198,182	\$16,758	\$15,147	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$226,490
Total Revenues	\$9,293,351	\$9,244,557	\$794,676	\$788,098	\$200,893	\$201,366	\$1,814,258	\$1,910,305	\$250,879	\$254,150	\$7,035	\$6,250	\$12,361,092
Expenses													
Payroll Expenses	\$1,429,447	\$1,515,432	\$147,047	\$137,992	\$40,000	\$40,002	\$0	\$0	\$23,534	\$28,239	\$0	\$0	\$1,640,027
Building/Equipment R/M	\$76,467	\$64,718	\$49,520	\$71,500	\$0	\$1,675	\$0	\$0	\$0	\$0	\$0	\$0	\$125,987
Common Area R/M	\$111,186	\$138,273	\$20,787	\$22,355	\$625	\$625	\$0	\$0	\$2,430	\$15,555	\$0	\$0	\$135,028
Operating Expenses	\$434,713	\$613,774	\$86,134	\$128,252	\$4,521	\$5,812	\$0	\$0	\$10,106	\$0	\$0	\$0	\$535,475
Capital Equipment Purchases	\$0	\$136,694	\$0	\$8,074	\$0	\$7,750	\$0	\$0	\$0	\$0	\$31,961	\$21,250	\$31,961
Capital Projects - LCI	\$0	\$0	\$0	\$0	\$0	\$0	\$21,011	\$16,500	\$0	\$5,000	\$0	\$0	\$21,011
Capital Projects - MRR	\$0	\$0	\$0	\$0	\$0	\$0	\$515,694	\$643,912	\$0	\$0	\$0	\$0	\$515,694
Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,983	\$105,000	\$84,983
Interest Expense	\$0	\$12,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,247	\$0	\$13,247
Other (Gains)/Losses	\$0	(\$8,000)	\$892	\$0	(\$6,679)	\$0	(\$209,898)	(\$1,250)	\$0	\$0	(\$53,179)	(\$1,250)	(\$268,865)
Total Expenses	\$2,051,813	\$2,473,741	\$304,379	\$368,173	\$38,467	\$55,864	\$326,807	\$659,162	\$36,070	\$48,794	\$77,012	\$125,000	\$2,834,548
Transfers													
Community Program Support	\$104,106	\$104,106	(\$104,106)	(\$104,106)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfers	(\$122,703)	\$200,000	\$28,464	\$0	\$50,720	\$0	\$243,887	(\$200,000)	\$0	\$0	(\$200,367)	\$0	\$0
Total Transfers	(\$18,597)	\$304,106	(\$75,642)	(\$104,106)	\$50,720	\$0	\$243,887	(\$200,000)	\$0	\$0	(\$200,367)	\$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)	\$7,260,135	\$0	\$565,939	\$0	\$111,706	\$0	\$1,243,565	\$0	\$214,809	\$0	\$130,390	\$0	\$9,526,544
ENDING FUND BALANCE	\$8,100,353	\$0	\$565,939	\$0	\$472,941	\$0	\$7,419,718	\$0	\$225,348	\$0	\$3,438,337	\$0	\$20,222,635