



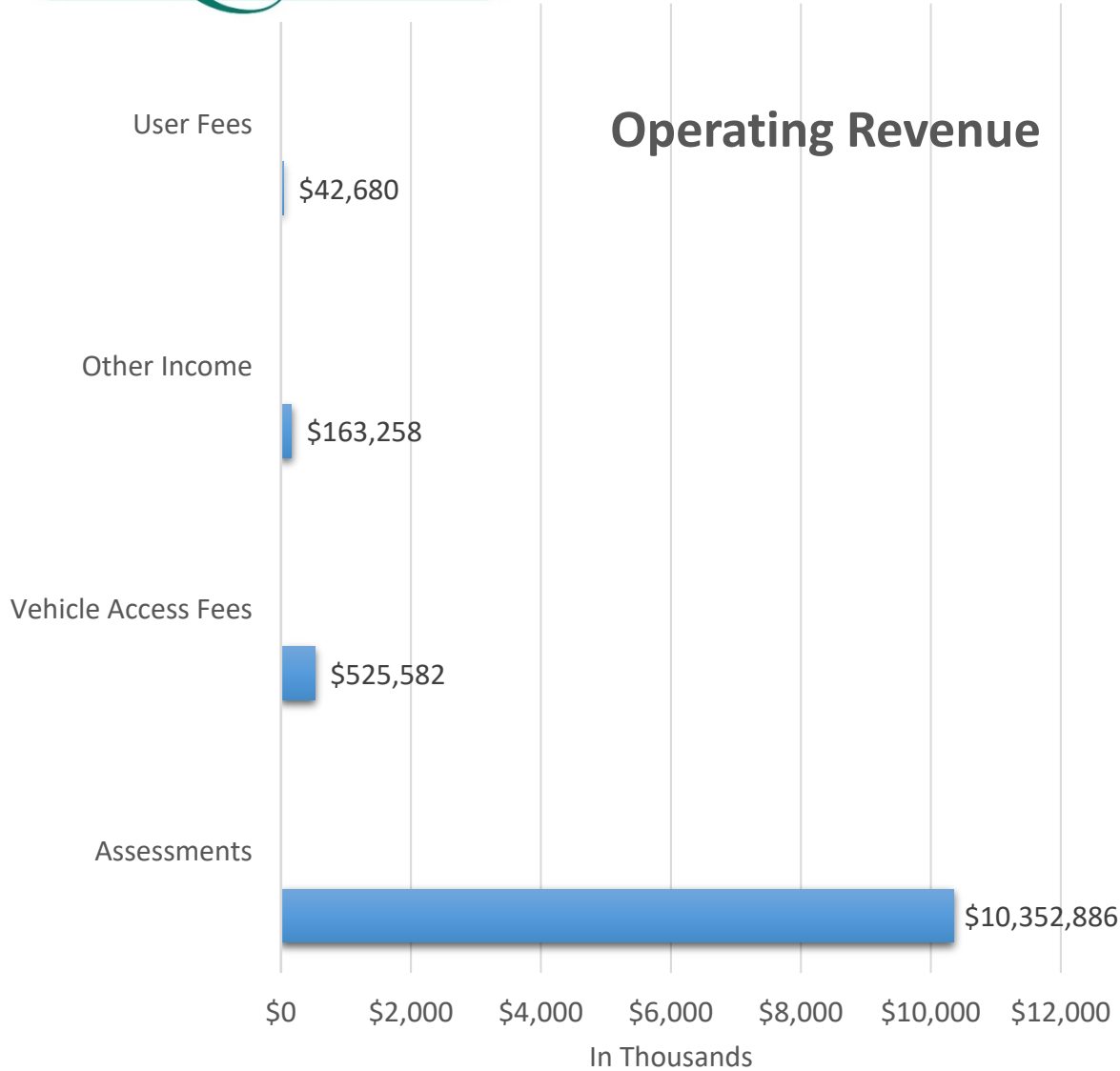
# Monthly Financial Results

As of April 30, 2020

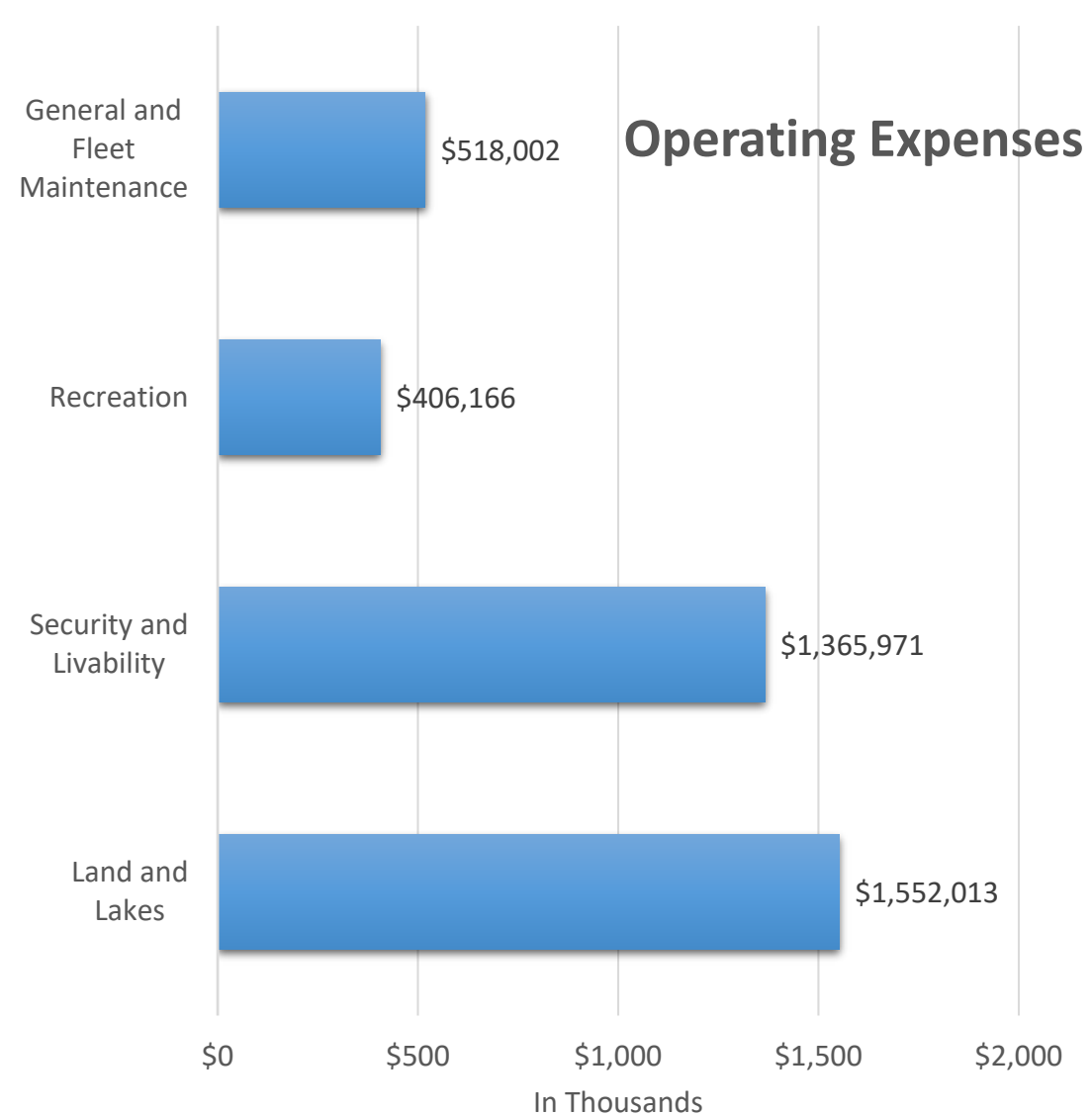


# Operating Revenue and Expenses to April 30, 2020

## Operating Revenue



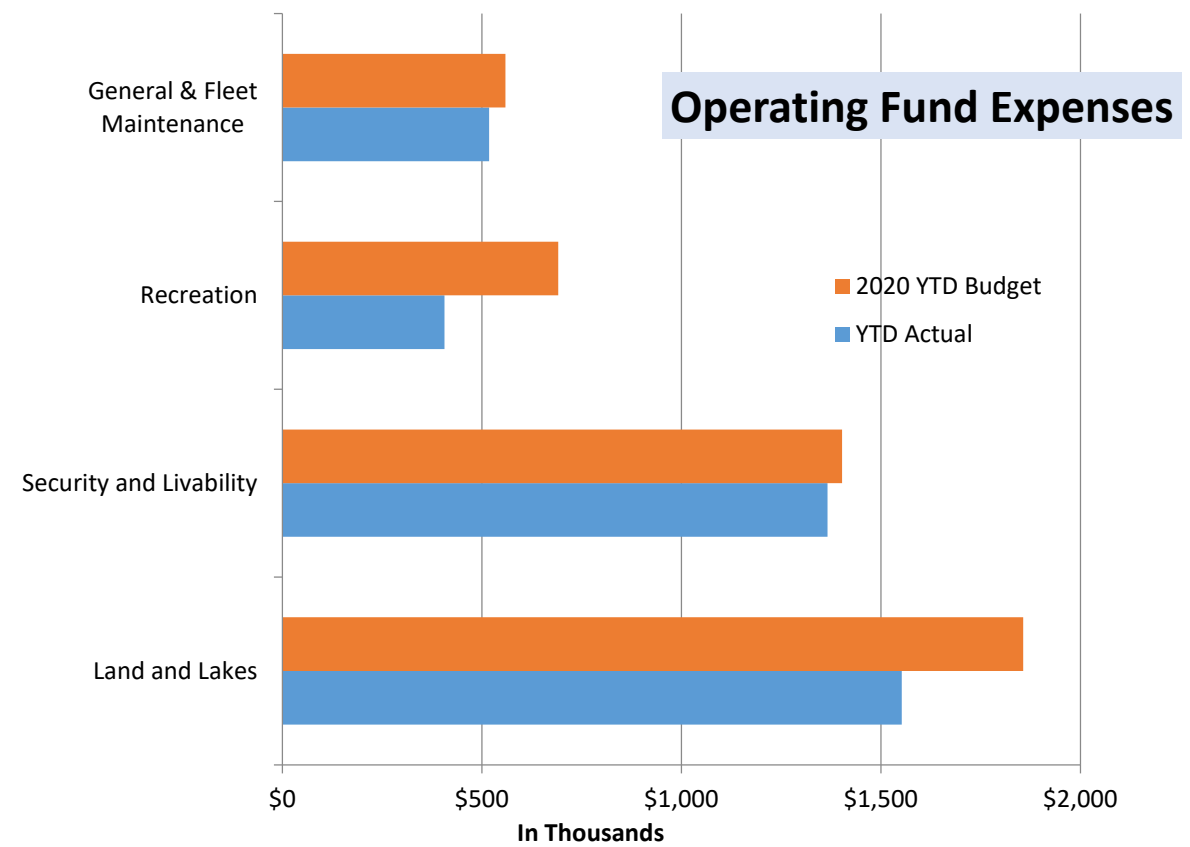
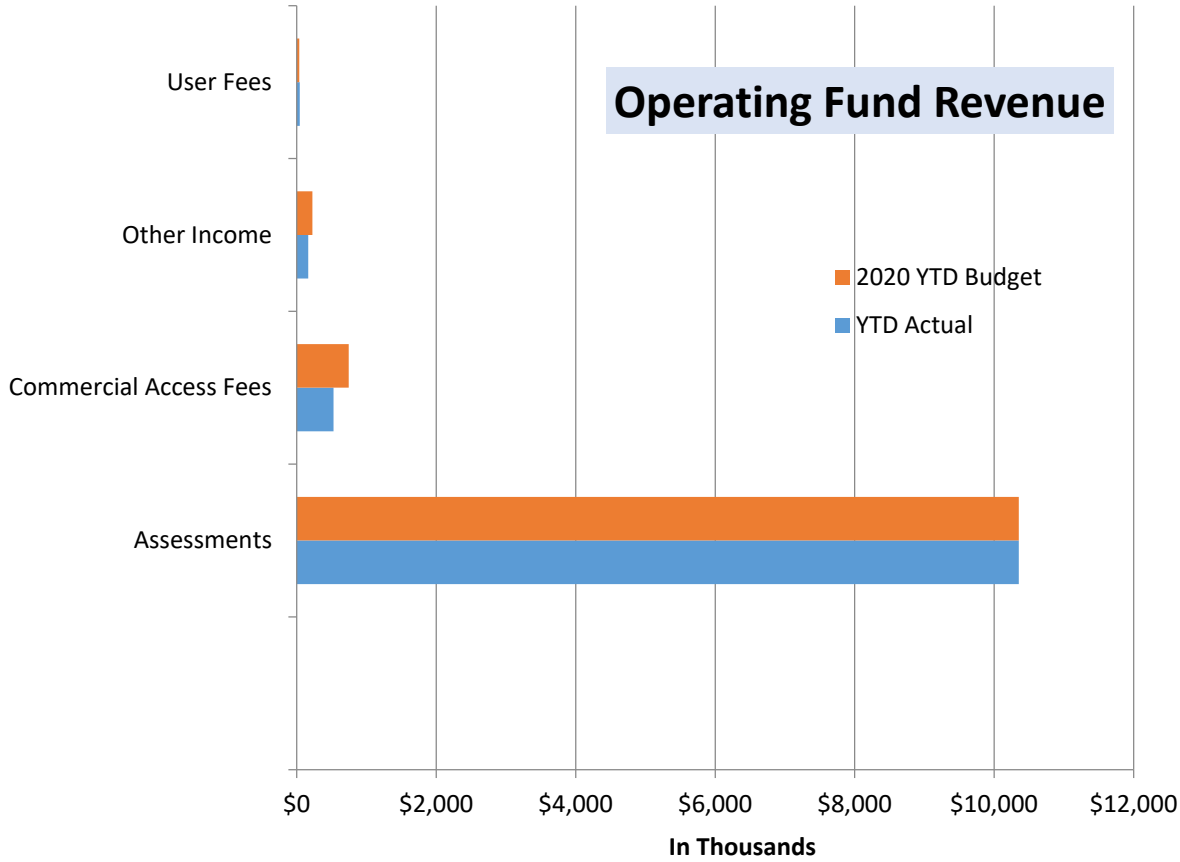
## Operating Expenses



Note - non-operating revenue and expenses are not included above. These financial reports are unaudited and are for internal use only.



# Operating Budget to Actual Comparison April 30, 2020

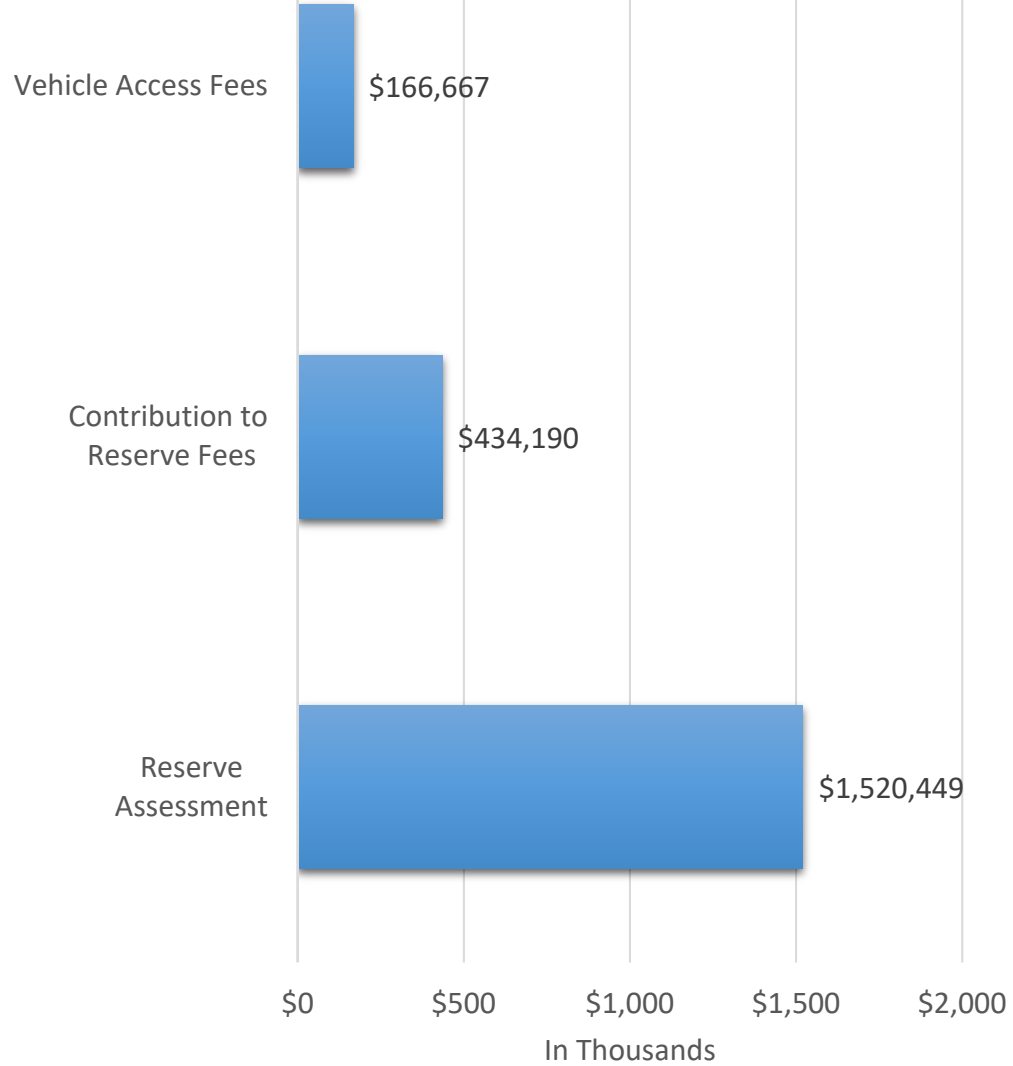


Note - non-operating revenue and expenses are not included above. These financial reports are unaudited and are for internal use only.

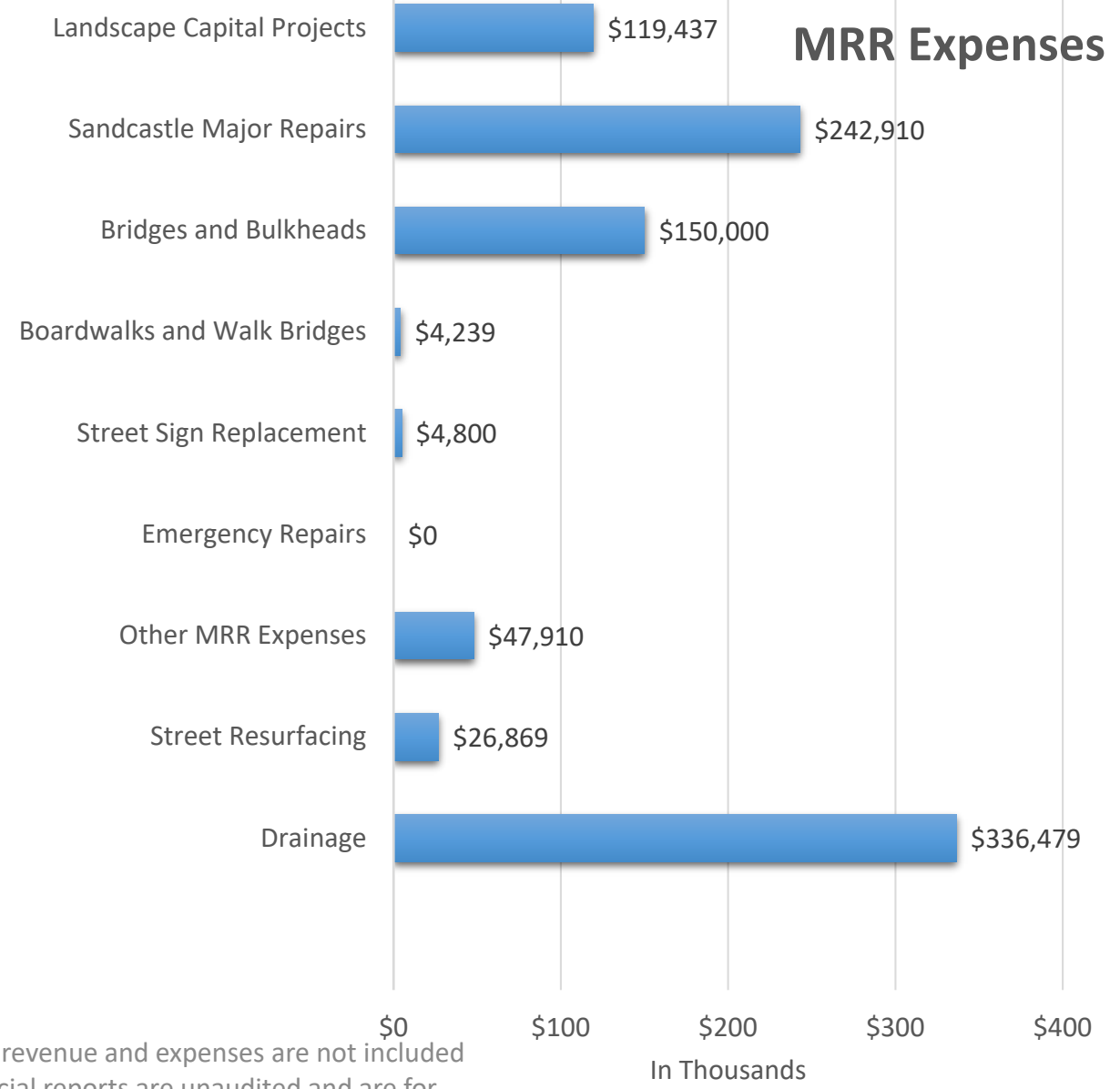


# MRR Revenue and Expenses to April 30, 2020

## MRR Revenue



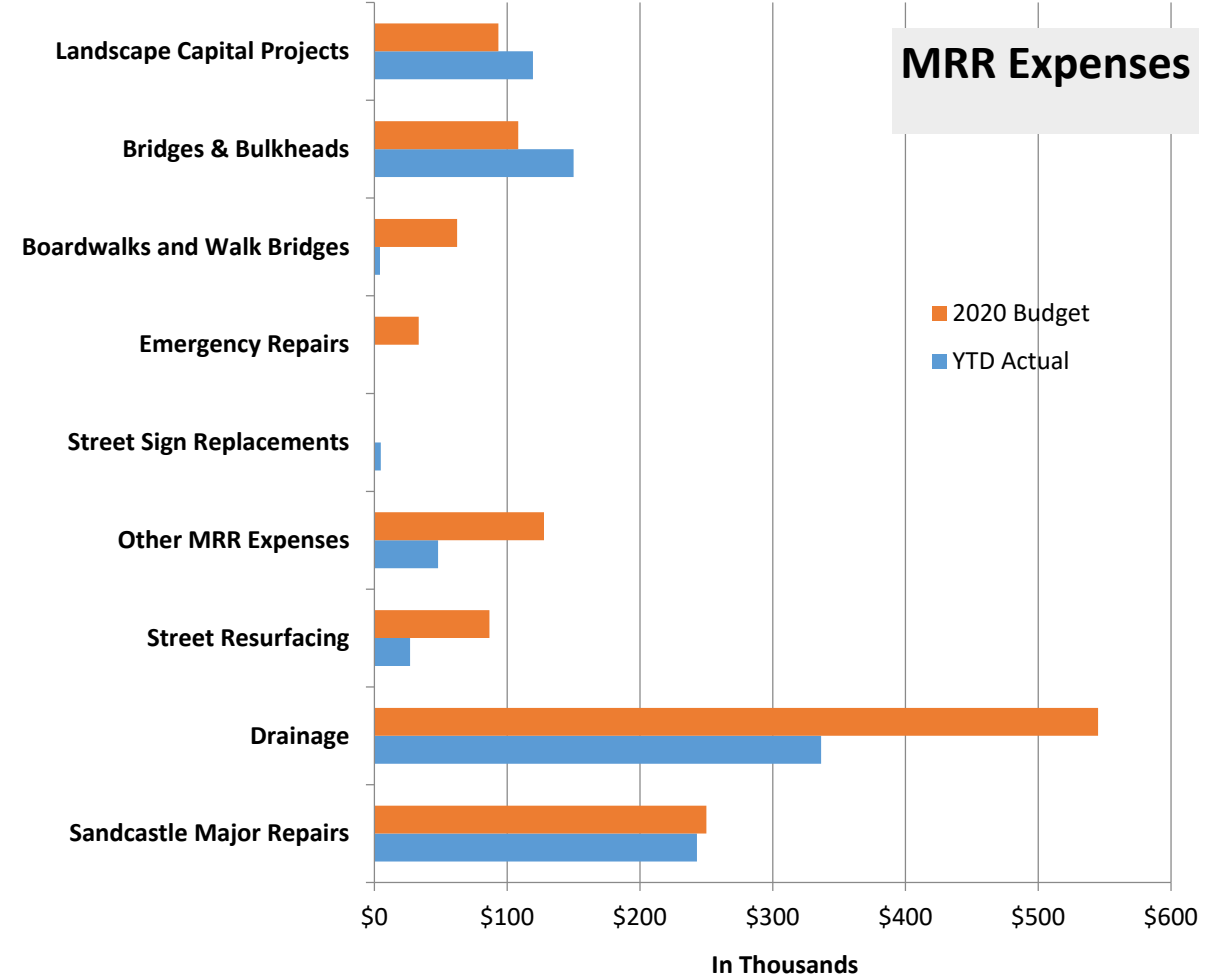
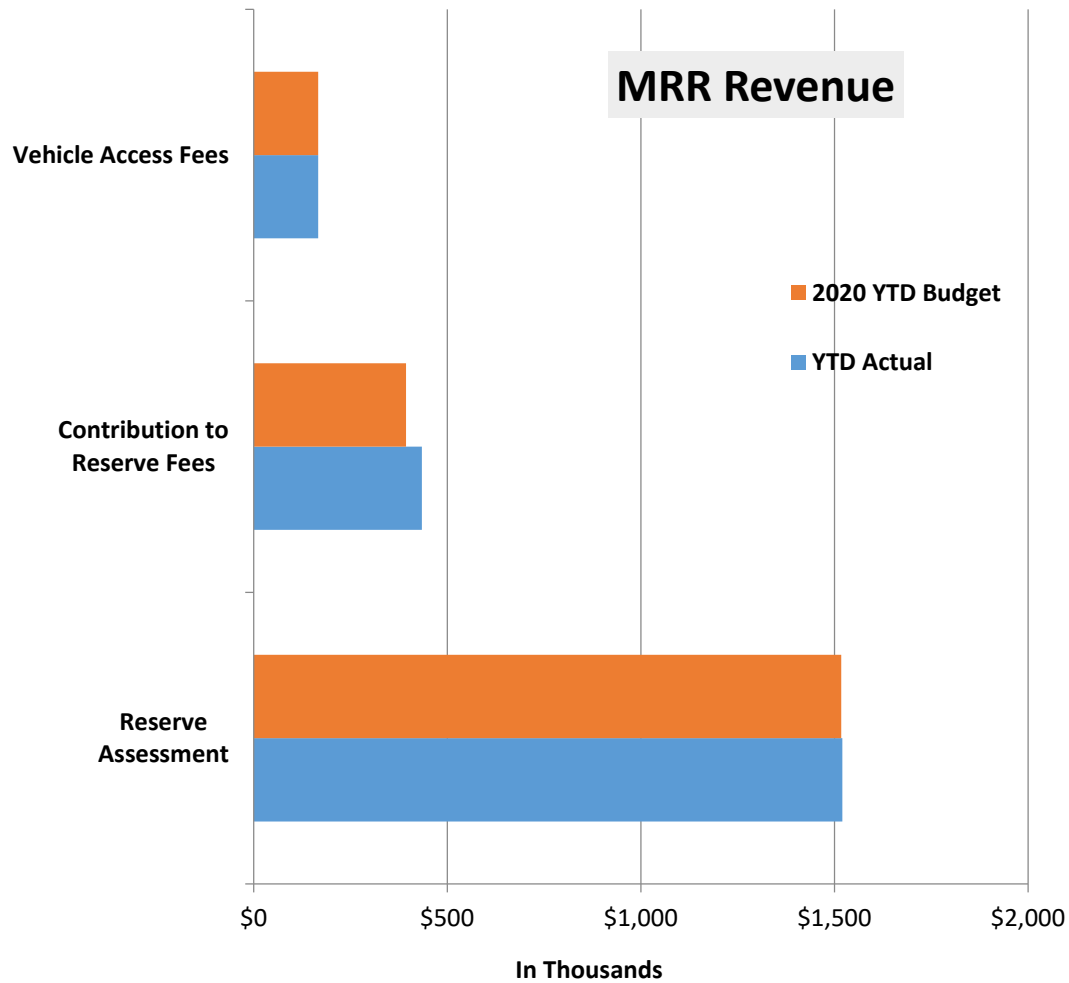
## MRR Expenses



Note - non-operating revenue and expenses are not included above. These financial reports are unaudited and are for internal use only.



# MRR Budget to Actual Comparison April 30, 2020



Note - non-operating revenue and expenses are not included above. These financial reports are unaudited and are for internal use only.



## Variance Analysis – April 30, 2020

March 17, 2020 saw the initiation of KICA's efforts to limit costs, close some facilities, and practice social distancing in response to the Covid-19 threat. COO, Jimmy Bailey directed each department to freeze hiring and defer expenses until there is clarity around the return of commercial activity and more information about the economic impact of the crisis. KICA's board of directors is reviewing revenue projections monthly and will provide guidance about spending priorities going forward. At this point, favorable budget variances are considered timing differences unless noted differently below.

**Total Revenue** through April 30 is \$13,042,481, which is \$541,186 below budget.

**Assessments**, KICA's primary revenue source, total \$11,873,335 through April 30 and are in line with the \$11,869,374 budgeted.

- Through April 30, 99% of 2020 assessments have been collected.

**Contributions to Reserve (CTR)** through April 30 are \$434,190 which is \$40,840 ahead of budget.

- The Contributions to Reserve estimate for May of 2020 is \$150,000. As of May 15, month-to-date CTR collections received are \$48,597. The month-to-date amount is included in the \$150,000 projection for May. If the \$150,000 estimate is realized, CTR for the year would be in line with budget through May 31.
- For the prior year, contributions to reserve through April of 2019 were \$317,540.

**Vehicle Access Fees** through April 30 are \$692,249 which is \$219,212 below the \$911,461 budgeted. Delays in pass renewals and reduced commercial activity due to business closures and social distancing requirements significantly impacted vehicle access revenue. KICA's expectation is that much, but not all of the negative variance through April will be recovered in the second quarter of the year.

- Vehicle Access Fees through April of 2019 were \$916,742.

**Investment Income** through April 30, 2020 is below budget by \$312,606 which represents a recovery from the March 31 shortfall of \$551,337. The deficit reflects reduced yield on bank deposits, unrealized losses on mutual fund investments, and lower than budgeted earnings on fixed income investments in KICA's reserve account.



The reserve account balance totaled \$7,774,145 as of April 30 and is comprised of 70% fixed income and 30% equity investments. The portfolio is invested for the long-term and exists primarily for major repair and replacement of island infrastructure.

**Operating Expenses** as of April 30 are \$4,696,246, which is 16.81% better than the budget of \$5,645,423.

**Payroll Expenses**, which typically represent KICA's largest expense line item, are \$2,177,415 through April 30. This amount is 5.5% better than the \$2,304,179 budgeted.

**Building Equipment Repairs and Maintenance** ended April at \$156,710 which is 44.89% better than the \$284,335 budgeted. Of the \$127,625 variance, \$76,935 is attributed to delays in installation of heating equipment at the Sandcastle Ocean View pool. Construction was budgeted to be partially complete by April 30. This project is ongoing and should be completed below budget by the end of May.

Through April 30, the only permanent favorable variance in this expense category is the \$10,000 savings related to the storage upgrades at the Sandcastle.

**Common Area Repairs and Maintenance** at April 30 total \$716,713 which is \$184,434 below the budget of \$901,147. The actual total includes \$46,954 of expenses related to Hurricane Dorian mitigation which are not part of the 2020 budget.

Utilities, which are included in the Common Area total, ended April \$65,302 below budget largely thanks to savings in irrigation due to well-timed rainfall and changes in watering philosophies that incorporate chemical wetting agents and new moisture monitoring tools. Closed facilities also resulted in lower than budgeted electricity and water usage.

**Operating/Administrative Expenses** ended April totaling \$712,765 which is 16.06% below the budget of \$849,095. Some notable variances include:

- Printing and Postage - \$28,456 favorable variance
- Communications and Technology - \$20,716 favorable variance
- Legal Fees - \$17,950 favorable variance
- Insurance (Property and Worker's Compensation) - \$18,275 favorable variance

**Landscape Capital Projects** finished April totaling \$119,437 which is \$26,103 or 27.97% over budget. Of the total actual expenses, \$44,323 relates to the median restoration on Governor's Drive which was a 2019 carryforward project and was not included in the 2020 budget.

Landscape capital projects budgeted for 2020 and completed to date include major trimming and mitigation in and around ponds 2, 8, and 18.



**Major Repairs and Replacements (MRR)** expenses through April 30 total \$813,206 and are 32.98% under the budget of \$1,213,333. Three expense categories represent the bulk of the major repairs for the first four months of 2020:

- Drain cleaning along Kiawah Beach Drive, Beachwalker Drive, on Dunlin Court, and on Glossy Ibis Lane. Drainage repair and replacement at Seascape and along Shipwatch Drive.
- Renovation of the plaster and lighting at the Sandcastle family pool.
- Materials have been purchased and work has begun on the renovation of the Eagle Point II bridge. To date, \$150,000 of expenses have been recorded. The total project contract is \$299,000.

There were no emergency repairs recorded in the first four months of 2020, which resulted in a positive variance of \$33,333.

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](mailto:jane.ovenden@kica.us) or by telephone at 843-768-9194 ext. 216.





# Kiawah Island Community Association, Inc.

## Consolidated Balance Sheet

04/30/2020

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
<b>ASSETS</b>							
<b>Current Assets</b>							
Cash and Cash Equivalents	780,141	0	0	0	0	0	780,141
Money Market Funds	8,348,032	645,564	203,874	2,790,583	94,996	600,213	12,683,263
CD's	0	0	62,500	1,062,500	0	125,000	1,250,000
Interest Receivable	0	0	1,921	28,239	0	3,841	34,001
Accounts Receivable	162,185	27,972	2,473	68,200	3,255	0	264,086
Accounts Receivable- Other	237	0	0	0	0	0	237
Royalty Receivable	37,500	0	0	0	0	0	37,500
Prepaid Expenses	206,723	16,975	0	0	0	0	223,698
<b>Total Current Assets</b>	<b>9,534,818</b>	<b>690,512</b>	<b>270,768</b>	<b>3,949,523</b>	<b>98,251</b>	<b>729,055</b>	<b>15,272,927</b>
<b>Fixed Assets</b>							
Equipment & Furniture	0	0	0	0	0	1,570,139	1,570,139
Trucks and Trailers	0	0	0	0	0	819,629	819,629
Pool Furniture	0	0	0	0	0	93,182	93,182
Bathhouse and Pool Area	0	0	0	0	0	166,443	166,443
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	(2,545,211)	(2,545,211)
<b>Total Fixed Assets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,074,777</b>	<b>3,074,777</b>
<b>Other Assets</b>							
Mutual Fund Investments	0	0	38,792	1,953,856	0	612,516	2,605,165
Corporate Bonds	0	0	174,750	2,970,750	0	349,500	3,495,000
Corporate Bond Premium	0	0	1,906	32,394	0	3,811	38,110
Unrealized Gain/Loss on Investments	0	0	5,842	99,322	0	11,685	116,850
<b>Total Other Assets</b>	<b>0</b>	<b>0</b>	<b>221,290</b>	<b>5,056,322</b>	<b>0</b>	<b>977,512</b>	<b>6,255,125</b>
<b>TOTAL ASSETS</b>	<b>9,534,818</b>	<b>690,512</b>	<b>492,058</b>	<b>9,005,846</b>	<b>98,251</b>	<b>4,781,343</b>	<b>24,602,828</b>

### LIABILITIES AND FUND BALANCE

#### Current Liabilities

Payroll Withholdings	28,774	0	0	0	0	0	28,774
Accrued Payroll	357,958	48,864	0	0	0	0	406,821
Deposits and Prepaid Assessments	1,156,854	30,570	0	0	0	0	1,187,424
Accounts Payable	(133,773)	44,544	0	163,498	0	0	74,269
Accrued Liabilities	175,288	0	0	0	0	0	175,288
ARB Coordinator Salary	26,962	0	0	0	0	0	26,962



# Kiawah Island Community Association, Inc.

## Consolidated Balance Sheet

04/30/2020

	FUNDS						TOTAL
	General	Recreation	V-Gate	Reserve	Preserve	Property	
Current Mortgage Payable	0	0	0	0	0	37,129	37,129
Deferred Revenue- Royalty Income- Cur	33,437	0	0	0	0	0	33,437
<b>Total Current Liabilities</b>	<b>1,645,501</b>	<b>123,978</b>	<b>0</b>	<b>163,498</b>	<b>0</b>	<b>37,129</b>	<b>1,970,106</b>
<b>Non-Current Liabilities</b>							
Deferred Revenue- Royalty Income	300,939	0	0	0	0	0	300,939
LT Mortgage Payable	0	0	0	0	0	397,155	397,155
<b>Total Non-Current Liabilities</b>	<b>300,939</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>397,155</b>	<b>698,094</b>
<b>Fund Balance</b>							
Fund Balance	7,588,378	566,534	492,058	8,842,348	98,251	4,347,060	21,934,629
<b>Total Fund Balance</b>	<b>7,588,378</b>	<b>566,534</b>	<b>492,058</b>	<b>8,842,348</b>	<b>98,251</b>	<b>4,347,060</b>	<b>21,934,629</b>
<b>TOTAL LIABILITIES/FUNDS</b>	<b>9,534,818</b>	<b>690,512</b>	<b>492,058</b>	<b>9,005,846</b>	<b>98,251</b>	<b>4,781,343</b>	<b>24,602,828</b>



# Kiawah Island Community Association, Inc.

## Consolidated Income Statement with Budget Variances

for the Period Ending 04/30/2020

	YEAR-TO-DATE		Favorable (Unfavorable)		2020 Total	Remaining
	Actual	Budget	\$ Variance	% Variance	Budget	Budget
<b>Total Revenue</b>						
<b>Operating Revenues</b>						
Assessments	11,873,335	11,869,374	3,962	0.03 %	11,872,373	(963)
Contribution to Reserves	434,190	393,350	40,840	10.38 %	1,345,937	911,747
Commercial Access Fees	692,249	911,461	(219,212)	(24.05)%	1,615,758	923,509
User Fees	42,680	35,033	7,647	21.83 %	174,100	131,420
Other Income	163,258	223,612	(60,354)	(26.99)%	691,709	528,451
<b>Total Operating Revenues</b>	<b>13,205,712</b>	<b>13,432,830</b>	<b>(227,118)</b>	<b>(1.69)%</b>	<b>15,699,877</b>	<b>2,494,165</b>
<b>Non-Operating Revenue</b>						
Investment Income	(234,357)	78,249	(312,606)	(399.50)%	225,940	460,297
Comcast Revenue	71,126	72,589	(1,463)	(2.02)%	217,767	146,641
<b>Total Non-Operating Rev.</b>	<b>(163,231)</b>	<b>150,838</b>	<b>(314,069)</b>	<b>(208.22)%</b>	<b>443,707</b>	<b>606,938</b>
<b>Total Revenue</b>	<b>13,042,481</b>	<b>13,583,668</b>	<b>(541,186)</b>	<b>(3.98)%</b>	<b>16,143,584</b>	<b>3,101,103</b>
<b>Total Expenses</b>						
<b>Operating Expense</b>						
Payroll Expenses	2,177,415	2,304,179	126,764	5.50 %	6,842,410	4,664,994
Building/Equipment R/M	156,710	284,335	127,625	44.89 %	687,762	531,052
Common Area R/M	716,713	901,147	184,434	20.47 %	2,365,446	1,648,733
Operating Expenses	712,765	849,095	136,330	16.06 %	2,385,407	1,672,642
Capital Projects - LCI	119,437	93,333	(26,103)	(27.97)%	280,000	160,563
Capital Projects - MRR	813,206	1,213,333	400,128	32.98 %	3,752,100	2,938,894
<b>Total Operating Expense</b>	<b>4,696,246</b>	<b>5,645,423</b>	<b>949,178</b>	<b>16.81 %</b>	<b>16,313,124</b>	<b>11,616,879</b>
<b>Non-Operating Expense</b>						
Community Program Support	0	0	0	0.00 %	0	0
Interfund Transfers	0	0	0	0.00 %	0	0
Other (Gains)/Losses	(99,960)	0	99,960	0.00 %	0	99,960
Capital Equipment Purchases	8,404	55,200	46,796	84.78 %	130,333	121,929
Interest Expense	13,575	17,195	3,620	21.05 %	50,838	37,263
Depreciation	97,928	98,673	745	0.75 %	305,000	207,072
<b>Total Non-Operating Exp.</b>	<b>19,948</b>	<b>171,068</b>	<b>151,120</b>	<b>88.34 %</b>	<b>486,171</b>	<b>466,223</b>
<b>Total Expenses</b>	<b>4,716,193</b>	<b>5,816,491</b>	<b>1,100,298</b>	<b>18.92 %</b>	<b>16,799,295</b>	<b>12,083,102</b>
<b>BEGINNING FUND BALANCE</b>	<b>13,608,341</b>	<b>13,608,341</b>	<b>0</b>	<b>0.00 %</b>	<b>13,608,341</b>	<b>0</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>8,326,288</b>	<b>7,767,177</b>	<b>559,111</b>	<b>7.20 %</b>	<b>(655,711)</b>	<b>(8,981,999)</b>
<b>ENDING FUND BALANCE</b>	<b>21,934,629</b>	<b>21,375,517</b>	<b>559,111</b>	<b>2.62 %</b>	<b>12,952,629</b>	<b>(8,981,999)</b>



# Kiawah Island Community Association, Inc.

## Income Statement

For Period Ending 04/30/2020

	General		Recreation		V-Gate		MRR		Preserve		Property		Total
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
<b>Total Revenue</b>													
<b>Operating Revenues</b>													
Assessments	\$9,101,638	\$9,107,287	\$765,520	\$766,589	\$208,962	\$208,142	\$1,520,449	\$1,517,299	\$276,766	\$270,056	\$0	\$0	\$11,873,335
Contribution to Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$434,190	\$393,350	\$0	\$0	\$0	\$0	\$434,190
Commercial Access Fees	\$525,582	\$744,794	\$0	\$0	\$0	\$0	\$166,667	\$166,667	\$0	\$0	\$0	\$0	\$692,249
User Fees	\$0	\$0	\$42,680	\$35,033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,680
Other Income	\$153,117	\$190,894	\$10,141	\$32,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,258
<b>Total Operating Revenues</b>	<b>\$9,780,338</b>	<b>10,042,976</b>	<b>\$818,341</b>	<b>\$834,340</b>	<b>\$208,962</b>	<b>\$208,142</b>	<b>\$2,121,305</b>	<b>\$2,077,316</b>	<b>\$276,766</b>	<b>\$270,056</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,205,712</b>
<b>Non-Operating Revenue</b>													
Investment Income	\$26,170	\$26,451	\$2,242	\$1,724	(\$2,645)	\$2,038	(\$195,585)	\$36,836	\$691	\$0	(\$65,229)	\$11,200	(\$234,357)
Comcast Revenue	\$71,126	\$72,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,126
<b>Total Non-Operating Rev.</b>	<b>\$97,295</b>	<b>\$99,040</b>	<b>\$2,242</b>	<b>\$1,724</b>	<b>(\$2,645)</b>	<b>\$2,038</b>	<b>(\$195,585)</b>	<b>\$36,836</b>	<b>\$691</b>	<b>\$0</b>	<b>(\$65,229)</b>	<b>\$11,200</b>	<b>(\$163,231)</b>
<b>Total Revenue</b>	<b>\$9,877,633</b>	<b>10,142,016</b>	<b>\$820,583</b>	<b>\$836,065</b>	<b>\$206,317</b>	<b>\$210,180</b>	<b>\$1,925,720</b>	<b>\$2,114,151</b>	<b>\$277,457</b>	<b>\$270,056</b>	<b>(\$65,229)</b>	<b>\$11,200</b>	<b>\$13,042,481</b>
<b>Total Expenses</b>													
<b>Operating Expense</b>													
Payroll Expenses	\$1,907,764	\$2,006,629	\$194,535	\$222,433	\$53,333	\$53,333	\$0	\$0	\$21,783	\$21,783	\$0	\$0	\$2,177,415
Building/Equipment R/M	\$78,141	\$109,896	\$72,984	\$169,972	\$5,584	\$4,467	\$0	\$0	\$0	\$0	\$0	\$0	\$156,710
Common Area R/M	\$482,238	\$532,459	\$74,649	\$139,218	\$2,403	\$7,296	\$0	\$0	\$157,422	\$222,173	\$0	\$0	\$716,713
Operating Expenses	\$639,094	\$768,361	\$72,000	\$78,203	\$1,671	\$2,531	\$0	\$0	\$0	\$0	\$0	\$0	\$712,765
Capital Projects - LCI	\$0	\$0	\$0	\$0	\$0	\$0	\$119,437	\$93,333	\$0	\$0	\$0	\$0	\$119,437
Capital Projects - MRR	\$0	\$0	\$0	\$0	\$0	\$0	\$813,206	\$1,213,333	\$0	\$0	\$0	\$0	\$813,206
<b>Total Operating Expense</b>	<b>\$3,107,238</b>	<b>\$3,417,346</b>	<b>\$414,168</b>	<b>\$609,827</b>	<b>\$62,992</b>	<b>\$67,627</b>	<b>\$932,642</b>	<b>\$1,306,667</b>	<b>\$179,206</b>	<b>\$243,957</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,696,246</b>
<b>Non-Operating Expense</b>													
Community Program Support	\$176,880	\$176,880	(\$176,880)	(\$176,880)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfers	\$991,882	\$0	\$16,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,008,643)	\$0	\$0
Other (Gains)/Losses	(\$31,020)	\$0	\$0	\$0	(\$3,447)	\$0	(\$58,599)	\$0	\$0	\$0	(\$6,894)	\$0	(\$99,960)
Capital Equipment Purchases	\$0	\$14,500	\$0	\$10,700	\$0	\$0	\$0	\$0	\$0	\$0	\$8,404	\$30,000	\$8,404
Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,575	\$17,195	\$13,575



# Kiawah Island Community Association, Inc.

## Income Statement

For Period Ending 04/30/2020

	General		Recreation		V-Gate		MRR		Preserve		Property		Total
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,928	\$98,673	\$97,928
<b>Total Non-Operating Exp.</b>	<b>\$1,137,742</b>	<b>\$191,380</b>	<b>(\$160,119)</b>	<b>(\$166,180)</b>	<b>(\$3,447)</b>	<b>\$0</b>	<b>(\$58,599)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$895,629)</b>	<b>\$145,868</b>	<b>\$19,948</b>
<b>Total Expenses</b>	<b>\$4,244,980</b>	<b>\$3,608,726</b>	<b>\$254,049</b>	<b>\$443,647</b>	<b>\$59,545</b>	<b>\$67,627</b>	<b>\$874,043</b>	<b>\$1,306,667</b>	<b>\$179,206</b>	<b>\$243,957</b>	<b>(\$895,629)</b>	<b>\$145,868</b>	<b>\$4,716,193</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$1,955,724</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$345,286</b>	<b>\$0</b>	<b>\$7,790,671</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,516,660</b>	<b>\$0</b>	<b>\$13,608,341</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$5,632,653</b>	<b>\$0</b>	<b>\$566,534</b>	<b>\$0</b>	<b>\$146,772</b>	<b>\$0</b>	<b>\$1,051,677</b>	<b>\$0</b>	<b>\$98,251</b>	<b>\$0</b>	<b>\$830,400</b>	<b>\$0</b>	<b>\$8,326,288</b>
<b>ENDING FUND BALANCE</b>	<b>\$7,588,378</b>	<b>\$0</b>	<b>\$566,534</b>	<b>\$0</b>	<b>\$492,058</b>	<b>\$0</b>	<b>\$8,842,348</b>	<b>\$0</b>	<b>\$98,251</b>	<b>\$0</b>	<b>\$4,347,060</b>	<b>\$0</b>	<b>\$21,934,629</b>