



Date: June 15, 2020

To: Members of the Columbia Association Audit Committee

From: Jackie Tuma, Director of Audit and Advisory Services

Cc: Milton W. Matthews, President/CEO
CA Board of Directors
Susan Krabbe, Vice President and CFO

Re: Open Agenda #7 – Update on impact of the pandemic on CA’s FY20 financial results and FY21 budget

The attached schedules incorporate the impact of the pandemic on the FY20 results and budgets for FY21. Susan Krabbe will present this information and answer questions at the Audit Committee meeting on June 22, 2020.

Approved Revised FY 2021 Operating Budget
(\$000's)

	Three Years Actual			FY 20 Estimate vs. Revised FY 21 Budget				Original FY 21 Budget vs. Revised FY 21 Budget			
	FY 17 Actual	FY 18 Actual	FY 19 Actual	FY 20 Estimate	FY 21 Budget	Variance Amount	Variance %	Orig. 2/27/20 FY 21 Budget	Rev. 6/4/20 FY 21 Budget	Variance Amount	Variance %
Income:											
Annual Charge	37,122	38,849	40,867	42,056	40,020	(2,036)	-4.8%	43,776	40,020	(3,756)	-8.6%
Tuition and Enrollment	4,194	4,534	4,493	4,029	2,384	(1,645)	-40.8%	4,730	2,384	(2,346)	-49.6%
Direct Memberships	3,936	3,040	4,125	3,985	2,395	(1,590)	-39.9%	4,929	2,395	(2,534)	-51.4%
Fees Income	6,384	6,515	6,740	6,504	3,073	(3,431)	-52.8%	8,286	3,073	(5,213)	-62.9%
Rental Income	1,895	1,985	1,883	1,757	709	(1,048)	-59.6%	2,078	709	(1,369)	-65.9%
Net Sales	107	112	103	120	56	(64)	-53.3%	203	56	(147)	-72.4%
Gain (Loss) on Fixed Asset Disposals	(203)	(1,170)	(1,149)	(700)	(416)	284	-40.6%	(412)	(416)	(4)	1.0%
Other Income	680	913	782	416	426	10	2.4%	487	426	(61)	-12.5%
Membership Allocations	14,272	15,444	14,803	12,271	7,350	(4,921)	-40.1%	15,607	7,350	(8,257)	-52.9%
Total Income	68,388	70,223	72,648	70,438	55,997	(14,441)	-20.5%	79,684	55,997	(23,687)	-29.7%
Expenses:											
Salary, Wages and Contract Labor	24,472	24,769	26,027	26,027	18,060	(7,967)	-30.6%	28,945	18,060	(10,885)	-37.6%
Annual Performance Incentives	28	46	32	53	20	(33)	-62.3%	60	20	(40)	-66.7%
Payroll Taxes	1,924	1,946	2,081	2,183	1,535	(648)	-29.7%	2,370	1,535	(835)	-35.2%
Employee Benefits	3,363	3,330	3,542	3,760	2,729	(1,031)	-27.4%	4,399	2,729	(1,670)	-38.0%
Operating Supplies/Expenses	4,293	4,220	4,200	3,457	2,544	(913)	-26.4%	4,201	2,544	(1,657)	-39.4%
Technology Supplies/Expenses	785	820	838	1,269	1,872	603	47.5%	2,054	1,872	(182)	-8.9%
Collection and Treasury Expenses	905	1,300	936	830	557	(273)	-32.9%	887	557	(330)	-37.2%
Fees	3,328	4,716	5,223	4,696	3,847	(849)	-18.1%	5,321	3,847	(1,474)	-27.7%
Comm. Assoc. Annual Charge Share Grant	3,173	3,220	3,226	3,265	3,055	(210)	-6.4%	3,429	3,055	(374)	-10.9%
Temporary Funding and Grants Expense	338	630	720	927	0	(927)	-100.0%	443	0	(443)	-100.0%
Rentals	2,180	2,229	2,234	2,310	2,152	(158)	-6.8%	2,309	2,152	(157)	-6.8%
Utilities	2,176	2,192	2,042	1,875	1,599	(276)	-14.7%	1,969	1,599	(370)	-18.8%
Insurance and Taxes	991	1,078	1,206	1,330	1,574	244	18.3%	1,505	1,574	69	4.6%
Repairs and Maintenance	5,105	4,754	4,716	4,100	3,113	(987)	-24.1%	4,431	3,113	(1,318)	-29.7%
Depreciation	9,244	9,924	10,847	11,644	11,686	42	0.4%	13,380	11,686	(1,694)	-12.7%
Interest Expense Allocation	979	793	943	984	1,618	634	64.4%	978	1,618	640	65.4%
Total Operating Expenses	63,284	65,966	68,812	68,711	55,961	(12,750)	-18.6%	76,682	55,961	(20,720)	-27.0%
Increase/(Decrease) in Net Assets	5,104	4,257	3,836	1,727	36	(1,691)	-97.9%	3,002	36	(2,967)	-98.8%

Columbia Association Approved Capital Budget
Category I and II Projects by Program Purpose

Category	Project name	Orig. 2/27/20 FY21	Proposed Amendments	Approved Revised 4/23/20 FY21	Code
OPEN SPACE AMENITIES					
II	Columbia-Wide Pathway Renovations	\$500,000	(\$50,000)	\$450,000	Q, L/S
II	Lake Elkhorn Pavilion and Fishing Piers Replacements	\$240,000	(\$240,000)	\$0	L/S
II	Columbia Gateway Park Improvements	\$50,000	(\$50,000)	\$0	Q
II	Wilde Lake Gazebo and Fishing Pier Replacements	\$200,000	(\$200,000)	\$0	L/S
II	Town Center Lakefront Renovations	\$100,000	(\$100,000)	\$0	Q
II	Columbia-Wide Tot Lot Renovations pending CA Board Approval of the Tot Lot Policy	\$456,000	(\$456,000)	\$0	L/S
II	Columbia-Wide Parking Lot Replacement	\$250,000	(\$100,000)	\$150,000	L/S
II	Columbia-Wide Boardwalk Replacement	\$180,000	(\$180,000)	\$0	L/S
II	Columbia-Wide Bridge Replacements	\$250,000	\$0	\$250,000	L/S
	Total Open Space	\$2,226,000	(\$1,376,000)	\$850,000	
GOING GREEN					
I	Columbia-Wide Building Energy Retrofits	\$150,000	(\$37,500)	\$112,500	Q
I	Going Green Projects	\$200,000	(\$50,000)	\$150,000	Q
II	Columbia-Wide HVAC Systems	\$200,000	(\$100,000)	\$100,000	Q
	Total Going Green	\$550,000	(\$187,500)	\$362,500	
WATERSHED					
I	Columbia-Wide Water Quality Improvements	\$75,000	(\$75,000)	\$0	Q
I	Watershed Improvement Projects	\$540,000	(\$440,000)	\$100,000	Q
II	Lake Elkhorn Dam Renovations	\$30,000	\$0	\$30,000	L/S
II	Wilde Lake Dam Improvements	\$30,000	\$0	\$30,000	L/S
II	Columbia-Wide Watershed Stabilization, pending CA Board Approval of Future Plans for Fairway Hills Golf Club	\$150,000	(\$150,000)	\$0	L/S
II	Columbia-Wide Ponds Dredging and Repairs	\$365,000	(\$265,000)	\$100,000	Q, L/S
	Total Watershed	\$1,190,000	(\$930,000)	\$260,000	

VILLAGES					
II	Locust Park Neighborhood Center Renovations	\$387,000	(\$387,000)	\$0	Q
II	KC - Amherst House Sprinkler Replacement	\$150,000	(\$150,000)	\$0	L/S
II	TC - Oakland Manor HVAC Renovation	\$600,000	(\$600,000)	\$0	Q
	Total Villages	\$1,137,000	(\$1,137,000)	\$0	
SPORT & FITNESS					
II	Columbia Gym Renovation	\$200,000	(\$200,000)	\$0	Q
II	Hobbit's Glen Clay Court Replacement Phase II	\$370,000		\$370,000	Q
II	MacGill's Common Pool Water Playground and Neighborhood Center Conversion	\$425,000	(\$425,000)	\$0	Q
II	Supreme Sports Club Renovation Phase III	\$2,000,000	(\$2,000,000)	\$0	Q
II	Sport & Fitness Equipment and Facility Upgrades	\$500,000	(\$50,000)	\$450,000	\$/Q
	Total Sport & Fitness	\$3,495,000	(\$2,675,000)	\$820,000	
OTHER CA FACILITIES/EQUIPMENT					
II	IT Improvements - Phases I and II	\$100,000	\$0	\$100,000	L/S
II	Maintenance Facility Asphalt Lot Replacement	\$100,000	(\$100,000)	\$0	L/S
II	Equipment and Vehicles	\$500,000	\$0	\$500,000	L/S
	Total Other CA	\$700,000	(\$100,000)	\$600,000	
	TOTAL CAT I AND CAT II	\$9,298,000	(\$6,405,500)	\$2,892,500	
III	Category III	\$5,702,000	(\$594,500)	\$5,107,500	
	GRAND TOTALS	\$15,000,000	(\$7,000,000)	\$8,000,000	

Key to Codes:

L/S: Legal or safety reasons

\$/Q: Produces additional revenue and upgrades quality of service

Q: Quality of Service upgrade but no additional revenue expected