



WCIA Financial Overview

January 2026 results

Key Messages

- January monthly spend of \$488,855 versus budget of \$509,385 for an underrun of approximately \$21k.
 - Under budget by \$48k in General & Administrative, Roadway & Grounds, and Accounting primarily due to salaries and payroll fees.
 - Restaurant net spend higher than budgeted by \$13k.
 - Racquet club net spend higher than budgeted by \$21k due to higher salaries and lower revenue (lessons and outside memberships).
- YTD spend of \$488,855 versus budget of \$509,385 for a YTD underrun of approximately \$20k.

**Walden Community Improvement Association
SV01 - Operations Variance Report
As of 01/31/26**

Description	MONTH ACTIVITY	MONTH BUDGET	MONTH VARIANCE	YEAR TO DATE ACTIVITY	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
Yacht Club Community Cent	732	250	(482)	732	250	(482)
Yacht Club Facility	19,146	24,190	5,044	19,146	24,190	5,044
Yacht Club Pool	2,272	3,150	878	2,272	3,150	878
Yacht Club Food & Beverag	108,684	99,017	(9,667)	108,684	99,017	(9,667)
Breakwater Grille	48,530	44,474	(4,055)	48,530	44,474	(4,055)
Breakwater Grille Facility	7,254	7,280	26	7,254	7,280	26
General & Administrative	166,333	187,079	20,746	166,333	187,079	20,746
Roadway & Grounds	97,399	110,070	12,671	97,399	110,070	12,671
Accounting	18,813	33,450	14,638	18,813	33,450	14,638
Racquet Center	(3,627)	(24,325)	(20,698)	(3,627)	(24,325)	(20,698)
Racquet/Fitness Facility	6,804	8,432	1,627	6,804	8,432	1,627
Fitness Center	12,737	13,411	674	12,737	13,411	674
Fitness Pool	3,779	2,906	(873)	3,779	2,906	(873)
TOTAL	488,855	509,385	20,530	488,855	509,385	20,530

Not including Maintenance fee department

Monthly Revenue / Expense by Department

Description	January Actuals			January Budget			January Variance		
	Revenue	Expenses	Net	Revenue	Expenses	Net	Revenue	Expenses	Net
Yacht Club Community Center	\$ -	\$ 732	\$ 732	\$ -	\$ 250	\$ 250	\$ -	\$ (482)	\$ (482)
Yacht Club Facility	\$ -	\$ 19,146	\$ 19,146	\$ -	\$ 24,190	\$ 24,190	\$ -	\$ 5,044	\$ 5,044
Yacht Club Pool	\$ -	\$ 2,272	\$ 2,272	\$ -	\$ 3,150	\$ 3,150	\$ -	\$ 878	\$ 878
Yacht Club Food and Beverage	\$ 29,934	\$ 138,617	\$ 108,683	\$ 37,247	\$ 136,264	\$ 99,017	\$ 7,313	\$ (2,353)	\$ (9,666)
Breakwater Grille	\$ 39,747	\$ 88,277	\$ 48,530	\$ 31,600	\$ 76,074	\$ 44,474	\$ (8,147)	\$ (12,203)	\$ (4,056)
Breakwater Grille Facility	\$ -	\$ 7,254	\$ 7,254	\$ -	\$ 7,280	\$ 7,280	\$ -	\$ 26	\$ 26
General & Administrative	\$ 4,700	\$ 171,033	\$ 166,333	\$ 3,400	\$ 190,479	\$ 187,079	\$ (1,300)	\$ 19,446	\$ 20,746
Roadway & Grounds	\$ 2,665	\$ 100,064	\$ 97,399	\$ 3,665	\$ 113,735	\$ 110,070	\$ 1,000	\$ 13,671	\$ 12,671
Accounting	\$ 27,375	\$ 46,188	\$ 18,813	\$ 20,856	\$ 54,307	\$ 33,451	\$ (6,519)	\$ 8,119	\$ 14,638
Racquet Center	\$ 51,894	\$ 48,267	\$ (3,627)	\$ 56,163	\$ 31,838	\$ (24,325)	\$ 4,269	\$ (16,429)	\$ (20,698)
Racquet / Fitness Facility	\$ -	\$ 6,804	\$ 6,804	\$ -	\$ 8,432	\$ 8,432	\$ -	\$ 1,628	\$ 1,628
Fitness Center	\$ 198	\$ 12,934	\$ 12,736	\$ 180	\$ 13,591	\$ 13,411	\$ (18)	\$ 657	\$ 675
Fitness Pool	\$ -	\$ 3,779	\$ 3,779	\$ -	\$ 2,906	\$ 2,906	\$ -	\$ (873)	\$ (873)
Total	\$ 156,513	\$ 645,367	\$ 488,854	\$ 153,111	\$ 662,496	\$ 509,385	\$ (3,402)	\$ 17,129	\$ 20,531

Year To Date Revenue / Expense by Department

Description	YTD Actuals			YTD Budget			YTD Variance		
	Revenue	Expenses	Net	Revenue	Expenses	Net	Revenue	Expenses	Net
Yacht Club Community Center	\$ -	\$ 732	\$ 732	\$ -	\$ 250	\$ 250	\$ -	\$ (482)	\$ (482)
Yacht Club Facility	\$ -	\$ 19,146	\$ 19,146	\$ -	\$ 24,190	\$ 24,190	\$ -	\$ 5,044	\$ 5,044
Yacht Club Pool	\$ -	\$ 2,272	\$ 2,272	\$ -	\$ 3,150	\$ 3,150	\$ -	\$ 878	\$ 878
Yacht Club Food and Beverage	\$ 29,934	\$ 138,617	\$ 108,683	\$ 37,247	\$ 136,264	\$ 99,017	\$ 7,313	\$ (2,353)	\$ (9,666)
Breakwater Grille	\$ 39,747	\$ 88,277	\$ 48,530	\$ 31,600	\$ 76,074	\$ 44,474	\$ (8,147)	\$ (12,203)	\$ (4,056)
Breakwater Grille Facility	\$ -	\$ 7,254	\$ 7,254	\$ -	\$ 7,280	\$ 7,280	\$ -	\$ 26	\$ 26
General & Administrative	\$ 4,700	\$ 171,033	\$ 166,333	\$ 3,400	\$ 190,479	\$ 187,079	\$ (1,300)	\$ 19,446	\$ 20,746
Roadway & Grounds	\$ 2,665	\$ 100,064	\$ 97,399	\$ 3,665	\$ 113,735	\$ 110,070	\$ 1,000	\$ 13,671	\$ 12,671
Accounting	\$ 27,375	\$ 46,188	\$ 18,813	\$ 20,856	\$ 54,307	\$ 33,451	\$ (6,519)	\$ 8,119	\$ 14,638
Racquet Center	\$ 51,894	\$ 48,267	\$ (3,627)	\$ 56,163	\$ 31,838	\$ (24,325)	\$ 4,269	\$ (16,429)	\$ (20,698)
Racquet / Fitness Facility	\$ -	\$ 6,804	\$ 6,804	\$ -	\$ 8,432	\$ 8,432	\$ -	\$ 1,628	\$ 1,628
Fitness Center	\$ 198	\$ 12,934	\$ 12,736	\$ 180	\$ 13,591	\$ 13,411	\$ (18)	\$ 657	\$ 675
Fitness Pool	\$ -	\$ 3,779	\$ 3,779	\$ -	\$ 2,906	\$ 2,906	\$ -	\$ (873)	\$ (873)
Total	\$ 156,513	\$ 645,367	\$ 488,854	\$ 153,111	\$ 662,496	\$ 509,385	\$ (3,402)	\$ 17,129	\$ 20,531

Restaurants - Financial Overview

YACHT CLUB	MONTH TO DATE				VARIANCE	YEAR TO DATE				VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%		
TOTAL REVENUE	\$ 26,580	\$ 33,747	\$ 7,168	-21%	\$ 26,580	\$ 33,747	\$ 7,168	-21%		
TOTAL COST OF GOODS SOLD	\$ 12,760	\$ 12,800	\$ 40	0%	\$ 12,760	\$ 12,800	\$ 40	0%		
GROSS MARGIN	\$ 13,819	\$ 20,947	\$ 7,128	-34%	\$ 13,819	\$ 20,947	\$ 7,128	-34%		
TOTAL EXPENSES	\$ 125,857	\$ 123,464	\$ (2,393)	2%	\$ 125,857	\$ 123,464	\$ (2,393)	2%		
TOTAL OTHER INCOME	\$ 3,354	\$ 3,500	\$ 146	-4%	\$ 3,354	\$ 3,500	\$ 146	-4%		
NET SPEND (Expenses - Income)	\$ 108,684	\$ 99,017	\$ (9,667)	10%	\$ 108,684	\$ 99,017	\$ (9,667)	10%		

BREAKWATER GRILL	MONTH TO DATE				VARIANCE	YEAR TO DATE				VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%		
TOTAL REVENUE	\$ 39,732	\$ 31,500	\$ (8,232)	26%	\$ 39,732	\$ 31,500	\$ (8,232)	26%		
TOTAL COST OF GOODS SOLD	\$ 18,693	\$ 10,620	\$ (8,073)	76%	\$ 18,693	\$ 10,620	\$ (8,073)	76%		
GROSS MARGIN	\$ 21,039	\$ 20,880	\$ (159)	1%	\$ 21,039	\$ 20,880	\$ (159)	1%		
TOTAL EXPENSES	\$ 69,584	\$ 65,454	\$ (4,129)	6%	\$ 69,584	\$ 65,454	\$ (4,129)	6%		
TOTAL OTHER INCOME	\$ 15	\$ 100	\$ 85	-85%	\$ 15	\$ 100	\$ 85	-85%		
NET SPEND (Expenses - Income)	\$ 48,530	\$ 44,474	\$ (4,056)	9%	\$ 48,530	\$ 44,474	\$ (4,056)	9%		

Walden Community Improvement Association
Balance Sheet
As of 01/31/26

	Last Month	Current Month	Difference
Assets			
Cash			
Restricted Accounts	2,915,115.61	3,258,459.10	(343,343.49)
Unrestricted Accounts	4,242,513.18	5,372,336.56	(1,129,823.38)
Total Cash	7,157,628.79	8,630,795.66	(1,473,166.87)
Accounts Receivable	180,931.18	1,212,536.38	(1,031,605.20)
Prepaid Expenses	59,139.73	21,686.56	37,453.17
Inventory	78,527.09	74,720.59	3,806.50
Autos	32,644.68	30,343.08	2,301.60
Equipment	569,222.75	555,463.51	13,759.24
Equipment - Office	95,653.66	92,177.04	3,476.62
Capital Improvements RESERVE & REPLACEMENT FUND	153,079.47	153,079.47	0.00
Sub-Total Capital Improvements	153,079.47	153,079.47	0.00
LAND & IMPROVEMENTS	610,156.92	610,156.92	0.00
LAND/LOTS OTHER INVENTORY	71,869.62	71,869.62	0.00
Total Assets	9,008,853.89	11,452,828.83	(2,443,974.94)

Walden Community Improvement Association
Balance Sheet
As of 01/31/26

	Last Month	Current Month	Difference
Liabilities			
Accounts Payable & Accruals	2,525,323.37	170,340.63	2,354,982.74
Unearned Revenue	151,169.74	5,051,375.73	(4,900,205.99)
Accounts Payable - Sections	156,250.40	84,933.26	71,317.14
CAPITAL LEASE-FOLDING MACHINE	12,935.92	12,935.92	0.00
CONTRACT LIABILITY	(2,715,525.34)	(2,715,525.34)	0.00
Total Liabilities	5,561,204.77	8,035,110.88	(2,473,906.11)
Fund Balance			
FUND BALANCE	2,872,096.50	3,447,649.12	(575,552.62)
Year To Date Surplus /(Deficit)	575,552.62	(29,931.17)	605,483.79
Total Fund Balance	3,447,649.12	3,417,717.95	29,931.17
Total Liabilities & Fund Balance	9,008,853.89	11,452,828.83	(2,443,974.94)