WCIA Financial Overview

February 2026 results

Key Messages

- February monthly spend of $358,402 versus budget of $382,724 for an underrun of approximately $24k.
  - Under budget by $38k in General and Administrative, Roadway and Grounds, and Accounting, primarily due to salaries and payroll fees.
  - Yacht Club restaurant spend higher than budgeted by $15k.
  - Racquet club net spend higher than budgeted by $12k primarily due to higher than projected salaries.
- YTD spend of $847,257 versus budget of $892,109 for a YTD underrun of approximately $45k.
  - Under budget by $87k in General and Administrative, Roadway and Grounds, and Accounting, primarily due to salaries and payroll fees.
  - Yacht Club restaurant spend higher than budgeted by $24k.
  - Racquet club net spend higher than budgeted by $33k primarily due to higher than projected salaries and budget error of $15k in January

Not including Maintenance fee department

Monthly Revenue / Expense by Department

- Yacht Club restaurant over budget for February with lower than budgeted revenues, slightly offset by lower expenses
- Breakwater Grill under budget for February with higher than budgeted revenue.
- Accounting revenue higher than budgeted due to higher number of property transfers

Year To Date Revenue / Expense by Department

- Yacht Club restaurant over budget YTD with lower than budgeted revenues, slightly offset by lower expenses
- Accounting revenue YTD higher than budgeted due to higher number of property transfers
- Racquet Center over budget YTD due to lower revenue and higher expenses than budgeted

Restaurants - Financial Overview

February COGS= Food 50.40% vs. 40% budgeted
February COGS= Beverage 43.76% vs. 28% budgeted

February COGS= Food 49.31% vs. 40% budgeted
February COGS= Beverage 14.92% vs. 28% budgeted

2026 Proposed Projects / Replacements