



# WCIA Financial Overview

January 2025 results

# All departments excluding Maintenance fees

**Walden Community Improvement Association  
SV01 - Operations Variance Report  
As of 01/31/25**

Description	MONTH	MONTH	MONTH	YEAR TO DATE	YEAR TO DATE	YEAR TO DATE
	ACTIVITY	BUDGET	VARIANCE	ACTIVITY	BUDGET	VARIANCE
Yacht Club Community Cent	1,325	575	(750)	1,325	575	(750)
Yacht Club Facility	25,970	20,697	(5,273)	25,970	20,697	(5,273)
Yacht Club Pool	4,979	1,800	(3,179)	4,979	1,800	(3,179)
Yacht Club Food & Beverag	45,177	86,282	41,105	45,177	86,282	41,105
Breakwater Grille	18,996	26,748	7,753	18,996	26,748	7,753
Breakwater Grille Facility	6,840	7,146	306	6,840	7,146	306
General & Administrative	162,724	193,072	30,349	162,724	193,072	30,349
Roadway & Grounds	68,577	84,012	15,435	68,577	84,012	15,435
Accounting	24,315	36,751	12,437	24,315	36,751	12,437
Racquet Center	(10,780)	(13,570)	(2,790)	(10,780)	(13,570)	(2,790)
Racquet/Fitness Facility	8,541	7,490	(1,051)	8,541	7,490	(1,051)
Fitness Center	13,153	12,102	(1,051)	13,153	12,102	(1,051)
Fitness Pool	2,830	3,371	541	2,830	3,371	541
<b>TOTAL</b>	<b>372,647</b>	<b>466,477</b>	<b>93,830</b>	<b>372,647</b>	<b>466,477</b>	<b>93,830</b>

# Financial Overview

## General & Administrative/ Accounting

<i>GEN General &amp; Administrative</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 170,923.75	\$ 197,972.27	\$ 27,048.52	-14%	\$ 170,923.75	\$ 197,972.27	\$ 27,048.52	-14%
<b>TOTAL OTHER INCOME</b>	\$ 8,200.00	\$ 4,900.00	\$ 3,300.00	67%	\$ 8,200.00	\$ 4,900.00	\$ 3,300.00	67%
<b>NET EXCESS (DEFICIT)</b>	\$ (162,723.75)	\$ (193,072.27)	\$ 30,348.52	-16%	\$ (162,723.75)	\$ (193,072.27)	\$ 30,348.52	-16%

<i>ACC Accounting</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 45,525.00	\$ 56,751.39	\$ 11,226.39	-20%	\$ 45,525.00	\$ 56,751.39	\$ 11,226.39	-20%
<b>TOTAL OTHER INCOME</b>	\$ 21,210.12	\$ 20,000.00	\$ 1,210.12	6%	\$ 21,210.12	\$ 20,000.00	\$ 1,210.12	6%
<b>NET EXCESS (DEFICIT)</b>	\$ (24,314.88)	\$ (36,751.39)	\$ 12,436.51	-34%	\$ (24,314.88)	\$ (36,751.39)	\$ 12,436.51	-34%

# Financial Overview

## Roadway & Grounds

<i>RGR Roadway &amp; Grounds</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 75,718.79	\$ 90,377.61	\$ 14,658.82	-16%	\$ 75,718.79	\$ 90,377.61	\$ 14,658.82	-16%
<b>TOTAL OTHER INCOME</b>	\$ 7,141.63	\$ 6,365.34	\$ 776.29	12%	\$ 7,141.63	\$ 6,365.34	\$ 776.29	12%
<b>NET EXCESS (DEFICIT)</b>	\$ (68,577.16)	\$ (84,012.27)	\$ 15,435.11	-18%	\$ (68,577.16)	\$ (84,012.27)	\$ 15,435.11	-18%

# Financial Overview

## Yacht Club Pool / Fitness Pool

<i>YCP Yacht Club Pool</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 4,978.92	\$ 1,800.00	\$ (3,178.92)	177%	\$ 4,978.92	\$ 1,800.00	\$ (3,178.92)	177%
<b>NET EXCESS (DEFICIT)</b>	\$ (4,978.92)	\$ (1,800.00)	\$ (3,178.92)	177%	\$ (4,978.92)	\$ (1,800.00)	\$ (3,178.92)	177%

-YCP Variance % is high,  
replaced pool shade net.

<i>FLP Fitness Pool</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 2,830.37	\$ 3,371.00	\$ 540.63	-16%	\$ 2,830.37	\$ 3,371.00	\$ 540.63	-16%
<b>NET EXCESS (DEFICIT)</b>	\$ (2,830.37)	\$ (3,371.00)	\$ 540.63	-16%	\$ (2,830.37)	\$ (3,371.00)	\$ 540.63	-16%

# Financial Overview

## Racquet & Fitness Center Facility

<i>RFC Racquet/Fitness Center Facility</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 8,540.95	\$ 7,489.87	\$ (1,051.08)	14%	\$ 8,540.95	\$ 7,489.87	\$ (1,051.08)	14%
<b>NET EXCESS (DEFICIT)</b>	\$ (8,540.95)	\$ (7,489.87)	\$ (1,051.08)	14%	\$ (8,540.95)	\$ (7,489.87)	\$ (1,051.08)	14%

-RFC is over budget due to ice machine repairs and our scheduled bi-annual maintenance.

<i>FIT Fitness Center</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 13,314.59	\$ 12,277.10	\$ (1,037.49)	8%	\$ 13,314.59	\$ 12,277.10	\$ (1,037.49)	8%
<b>TOTAL OTHER INCOME</b>	\$ 161.75	\$ 175.00	\$ (13.25)	-8%	\$ 161.75	\$ 175.00	\$ 13.25	-8%
<b>NET EXCESS (DEFICIT)</b>	\$ (13,152.84)	\$ (12,102.10)	\$ (1,050.74)	9%	\$ (13,152.84)	\$ (12,102.10)	\$ (1,050.74)	9%

-FIT is over budget due to receiving a late invoice from Risher Fitness for supplies.

# Financial Overview

## Racquet Center

<i>RAC Racquet Center</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL REVENUES</b>	\$ 757.58	\$ 941.00	\$ 183.42	-19%	\$ 757.58	\$ 941.00	\$ 183.42	-19%
<b>TOTAL COST OF GOODS SOLD</b>	\$ -	\$ 240.00	\$ 240.00	-100%	\$ -	\$ 240.00	\$ 240.00	-100%
<b>TOTAL EXPENSES</b>	\$ 24,968.10	\$ 48,770.24	\$ 23,802.14	-49%	\$ 24,968.10	\$ 48,770.24	\$ 23,802.14	-49%
<b>TOTAL OTHER INCOME</b>	\$ 34,990.65	\$ 61,639.00	\$ (26,648.35)	-43%	\$ 34,990.65	\$ 61,639.00	\$ (26,648.35)	-43%
<b>NET EXCESS (DEFICIT)</b>	\$ 10,780.13	\$ 13,569.76	\$ (2,789.63)	-21%	\$ 10,780.13	\$ 13,569.76	\$ (2,789.63)	-21%

-RAC website for online registration was not up and running till February. This brought down the other income.

# Financial Overview

## Yacht Club Facility / Breakwater Grille Facility

<i>YCF Yacht Club Facility</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 25,970.13	\$ 20,696.68	\$ (5,273.45)	25%	\$ 25,970.13	\$ 20,696.68	\$ (5,273.45)	25%
<b>NET EXCESS (DEFICIT)</b>	\$ (25,970.13)	\$ (20,696.68)	\$ (5,273.45)	25%	\$ (25,970.13)	\$ (20,696.68)	\$ (5,273.45)	25%

-YCF is over budget due to our scheduled bi-annual maintenance.

<i>BWF Breakwater Grille Facility</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 6,840.47	\$ 7,146.02	\$ 305.55	-4%	\$ 6,840.47	\$ 7,146.02	\$ 305.55	-4%
<b>NET EXCESS (DEFICIT)</b>	\$ (6,840.47)	\$ (7,146.02)	\$ 305.55	-4%	\$ (6,840.47)	\$ (7,146.02)	\$ 305.55	-4%

# Financial Overview

## Walden Lakeview Dining/ Breakwater Grille

<i>YFB Yacht Club Food &amp; Beverage</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
TOTAL REVENUE	\$ 42,750.53	\$ 37,800.00	\$ (4,950.53)	13%	\$ 42,750.53	\$ 37,800.00	\$ (4,950.53)	13%
TOTAL COST OF GOODS SOLD	\$ 9,827.85	\$ 14,820.00	\$ 4,992.15	-34%	\$ 9,827.85	\$ 14,820.00	\$ 4,992.15	-34%
GROSS MARGIN	\$ 32,922.68	\$ 22,980.00	\$ (9,942.68)	43%	\$ 32,922.68	\$ 22,980.00	\$ (9,942.68)	43%
TOTAL EXPENSES	\$ 85,592.48	\$ 113,161.93	\$ 27,569.45	-24%	\$ 85,592.48	\$ 113,161.93	\$ 27,569.45	-24%
TOTAL OTHER INCOME	\$ 7,492.39	\$ 3,900.00	\$ 3,592.39	92%	\$ 7,492.39	\$ 3,900.00	\$ 3,592.39	92%
NET EXCESS (DEFICIT)	\$ (45,177.41)	\$ (86,281.93)	\$ 41,104.52	-48%	\$ (45,177.41)	\$ (86,281.93)	\$ 41,104.52	-48%

<i>BWG Breakwater Grille</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
TOTAL REVENUE	\$ 27,282.95	\$ 30,000.00	\$ 2,717.05	-9%	\$ 27,282.95	\$ 30,000.00	\$ 2,717.05	-9%
TOTAL COST OF GOODS SOLD	\$ 13,647.71	\$ 10,200.00	\$ (3,447.71)	34%	\$ 13,647.71	\$ 10,200.00	\$ (3,447.71)	34%
GROSS MARGIN	\$ 13,635.24	\$ 19,800.00	\$ 6,164.76	-31%	\$ 13,635.24	\$ 19,800.00	\$ 6,164.76	-31%
TOTAL EXPENSES	\$ 32,651.63	\$ 46,598.29	\$ 13,946.66	-30%	\$ 32,651.63	\$ 46,598.29	\$ 13,946.66	-30%
TOTAL OTHER INCOME	\$ 20.77	\$ 50.00	\$ (29.23)	-58%	\$ 20.77	\$ 50.00	\$ (29.23)	-58%
NET EXCESS (DEFICIT)	\$ (18,995.62)	\$ (26,748.29)	\$ 7,752.67	-29%	\$ (18,995.62)	\$ (26,748.29)	\$ 7,752.67	-29%

# Financial Overview

## Yacht Club Community Center

<i>YCC Yacht Club Community Center</i>	MTD	MTD	Activity	VARIANCE	YTD	YTD	LY Activity	VARIANCE
	Activity	Budget	Variance	%	Activity	Budget	Variance	%
<b>TOTAL EXPENSES</b>	\$ 1,325.00	\$ 575.00	\$ (750.00)	130%	\$ 1,325.00	\$ 575.00	\$ (750.00)	130%
<b>NET EXCESS (DEFICIT)</b>	\$ (1,325.00)	\$ (575.00)	\$ (750.00)	130%	\$ (1,325.00)	\$ (575.00)	\$ (750.00)	130%

-Variance % is high due to receiving a late bill for contract labor for NYE function.

# Successes

- Thanks to the overall efforts of our Accounts Receivable department, they have worked hard to reduced the number of outstanding amounts owed by residents from 921 in January to 771 in February.
- Amount still owed \$780K
- Successfully updated policy & procedures of purchasing which includes the bid process.

# Needs for Improvement

- Requests residents to update all account information, such as email, phone number and mailing address. This will reduce the amount of returned mail and receive money in a timely manner.
- Staffing for departments that are understaffed.

# New Ideas

I don't want to state my ideals. I would love to hear *yours!*

What type of reports would you like to see and how can we improve all around?

Thank you for your support and allowing us to serve the Walden Residences.



Residents, we want to hear from  
you!!