



MTD						YTD				
ACT JANUARY	BUD JANUARY	VAR ACT V BUD	JANUARY Prior Year	PY MTD Variance	JANUARY 2026	ACT JANUARY	BUD JANUARY	VAR ACT V BUD	PRIOR YEAR	PY YTD Variance
1,525	1,536	(11)	1,201	324	Rounds	11,864	9,250	2,614	11,124	740
182,134	120,023	62,111	129,047	53,086	Total Revenue	945,083	648,914	296,169	830,357	114,726
8,051	4,563	3,488	3,342	4,709	Total COGS	50,391	31,866	18,525	47,003	3,388
44,433	60,163	(15,730)	56,928	(12,495)	Total Payroll & PTEB	216,034	267,315	(51,281)	254,935	(38,901)
46,038	45,238	800	43,220	2,818	Total Expenses	203,246	178,145	25,101	179,952	23,295
83,611	10,059	73,552	25,558	58,053	Gross Profit	475,412	171,588	303,824	348,467	126,945
2,912	3,100	(188)	3,414	(502)	Fixed Cost	11,967	12,400	(433)	11,479	488
80,699	6,959	73,740	22,144	58,555	Net Operating Income	463,446	159,188	304,258	336,988	126,457
7,929	8,500	(571)	9,336	(1,408)	Other Income	33,135	34,000	(865)	38,258	(5,122)
-	-	-	-	-	Other Expense	-	-	-	-	-
-	-	-	-	-	Non Budgeted	-	-	-	-	-
88,628	15,459	73,169	31,480	57,148	Net Profit/Loss	496,581	193,188	303,393	375,246	121,335
-	-	-	-	-	NonBudgeted/Capital Expense	-	-	-	-	-
88,628	15,459	73,169	31,480	57,148	EBITDA	496,581	193,188	303,393	375,246	121,335
119.43	78.14	41.29	107.45	11.98	Revenue per Round	79.66	70.15	\$9.51	74.65	5.01
47.14	41.60	5.55	43.90	3.24	Green Fee/Cart Fee Per Round	50.44	44.22	\$6.22	47.94	2.50

TEGA CAY GOLF CLUB										
MTD					VARIANCE REPORT	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance	JANUARY 2026	ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
1,525	1,536	(11)	1,201	324	Rounds	11,864	9,250	2,614	11,124	740
182,134	120,023	62,111	129,047	53,086	Revenue	945,083	648,914	296,169	830,357	114,726
8,051	4,563	3,488	3,342	4,709	COGS	50,391	31,866	18,525	47,003	3,388
44,433	60,163	(15,730)	56,928	(12,495)	Payroll	216,034	267,315	(51,281)	254,935	(38,901)
46,038	45,238	800	43,220	2,818	Expense	203,246	178,145	25,101	179,952	23,295
83,611	10,059	73,552	25,558	58,053	Gross Profit	475,412	171,588	303,824	348,467	126,945
2,912	3,100	(188)	3,414	(502)	Fixed Cost	11,967	12,400	(433)	11,479	488
80,699	6,959	73,740	22,144	58,555	Net Operating Income	463,446	159,188	304,258	336,988	126,457
0	0	0	0	0	Non Budgeted	0	0	0	0	0
88,628	15,459	73,169	31,480	57,148	Net Profit/(Loss)	496,581	193,188	303,393	375,246	121,335

GOLF:

4,363	3,500	863	3,952	411	Range Balls/Range Supplies	8,393	7,000	1,393	3,952	4,440
We had our range ball order come in that was slightly higher than normal.										

GCM:

1,339	-	1,339	-	1,339	Landscaping	6,157	3,200	2,957	1,412	4,744
This was for Pine needles to spruce up the cove as we are trying to get that nine holes to look good with being part of the main 18 when the cart paths are being done.										

A&G / S&M:

2,685	650	2,035	2,560	125	Computer Support	5,549	3,550	1,999	5,336	212
1,449	1,000	449	1,399	50	Advertising	4,799	4,000	799	4,914	(115)
This was a misbudget item as we had to pay for the Tega Cay APP.										

PROPS OPS / FIXED COST:

435	-	435	2,862	(2,427)	Buildings R&M	3,200	200	3,000	2,987	213
265	150	115	104	161	Contract Services	680	600	80	523	157
3,481	2,000	1,481	-	3,481	Grounds/Landscaping	7,606	8,000	(395)	-	7,606
210	50	160	42	168	Pest Control	756	200	556	168	588
1,226	350	876	353	873	Trash Removal	4,092	1,400	2,692	1,783	2,309

We had to replace a motor on one of the garage doors downstairs. We also had to buy a lot of boxes for us to move out of golf shop also. For landscaping, that is our monthly landscape but we got billed for December in January so there was two bills.

TEGA CAY GOLF CLUB

MTD					PROFIT AND LOSS SUMMARY JANUARY 2026	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance		ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
1,525	1,536	(11)	1,201	324	Rounds	11,864	9,250	2,614	11,124	740
181,989	119,973	62,016	128,807	53,181	Revenue					
145	50	95	240	(95)	Golf	943,993	648,184	295,809	824,763	119,230
					Tennis	1,090	730	360	5,594	(4,504)
182,134	120,023	62,111	129,047	53,086	Total Revenue	945,083	648,914	296,169	830,357	114,726
					Cost of Good Sold					
8,051	4,563	3,488	3,342	4,709	Golf	50,391	31,866	18,525	47,003	3,388
8,051	4,563	3,488	3,342	4,709	Total Cost of Goods Sold	50,391	31,866	18,525	47,003	3,388
174,082	115,460	58,622	125,705	48,377	Net Sales	894,692	617,048	277,644	783,354	111,338
					Payroll					
19,505	22,799	(3,294)	15,419	4,086	Golf Wages	93,294	100,885	(7,591)	79,206	14,088
18,347	28,854	(10,507)	34,347	(16,000)	GCM Wages	97,154	129,666	(32,512)	145,468	(48,313)
1,008	1,259	(251)	858	150	Tennis Wages	3,904	4,897	(993)	4,005	(101)
1,277	1,338	(61)	1,277	-	A&G Wages	5,591	5,309	282	5,028	563
40,138	54,250	(14,112)	51,902	(11,764)	Total Wages	199,943	240,757	(40,814)	233,707	(33,763)
					PTEB	16,090	26,558	(10,468)	21,228	(5,138)
44,433	60,163	(15,730)	56,928	(12,495)	Total Payroll	216,034	267,315	(51,281)	254,935	(38,901)
					Departmental Expenses					
4,858	4,300	558	4,496	363	Golf Department	10,174	9,750	424	7,665	2,509
14,797	20,762	(5,965)	16,588	(1,791)	Golf Course Maintenance	82,160	82,817	(657)	81,365	795
934	995	(61)	538	396	Tennis	4,392	3,980	412	4,452	(60)
11,826	10,286	1,540	11,792	34	Admin & General	61,362	45,368	15,994	57,980	3,382
1,624	1,150	474	1,599	25	Sales & Marketing	5,324	4,600	724	5,114	210
7,725	3,425	4,300	4,182	3,543	Property Operations	21,302	14,100	7,202	8,937	12,365
4,273	4,320	(47)	4,025	248	Utilities	18,532	17,530	1,002	14,439	4,093
46,038	45,238	800	43,220	2,818	Total Expenses	203,246	178,145	25,101	179,952	23,295
83,611	10,059	73,552	25,558	58,053	Gross Profit	475,412	171,588	303,824	348,467	126,945
2,912	3,100	(188)	3,414	(502)	Fixed Cost	11,967	12,400	(433)	11,479	488
80,699	6,959	73,740	22,144	58,555	NOI	463,446	159,188	304,258	336,988	126,457
7,929	8,500	(571)	9,336	(1,408)	Other Income	33,135	34,000	(865)	38,258	(5,122)
-	-	-	-	-	Other Expenses	-	-	-	-	-
-	-	-	-	-	Non Budgeted	-	-	-	-	-
88,628	15,459	73,169	31,480	57,148	Net Profit (Loss)	496,581	193,188	303,393	375,246	121,335

TEGA CAY GOLF CLUB

MTD					GOLF DEPARTMENT JANUARY 2026	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance		ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
1,525	1,536	(11)	1,201	324	ROUNDS	11,864	9,250	2,614	11,124	740
					Revenue					
39,709	39,068	641	38,452	1,256	Member Dues	152,390	150,713	1,677	140,292	12,097
41,250	-	41,250	21,000	20,250	Entrance Fees	41,250	-	41,250	21,000	20,250
48,937	41,123	7,814	34,117	14,820	Green Fees	425,076	281,443	143,633	369,982	55,095
-	-	-	0	-	Green Fees-Prepaid	-	-	-	-	-
22,956	22,768	188	18,612	4,344	Cart Fees	173,334	127,607	45,727	163,316	10,018
12,687	5,477	7,210	5,083	7,604	Range Fees	62,614	29,363	33,251	52,774	9,839
6,214	5,000	1,214	5,740	474	Handicap Fees	6,059	5,000	1,059	5,775	284
9,494	6,337	3,157	4,879	4,615	Merchandise	65,618	44,258	21,360	65,541	77
47	-	47	47	-	Club Rental/Repair	3,300	-	3,300	3,905	(605)
-	-	-	0	-	Locker Rental/Bag Storage	-	-	-	-	-
695	200	495	200	495	Instructions	3,318	800	2,518	800	2,518
-	-	-	678	(678)	Misc Income	11,035	9,000	2,035	1,379	9,657
-	-	-	-	-	Booking Reservation/Commissions	-	-	-	-	-
181,989	119,973	62,016	128,807	53,181	Total Golf Revenue	943,993	648,184	295,809	824,763	119,230
8,051	4,563	3,488	3,342	4,709	Golf COGS	50,391	31,866	18,525	47,003	3,388
84.81%	72.01%	12.80%	68.51%	16.30%	COGS %	76.79%	72.00%	4.79%	71.72%	5.08%
173,937	115,410	58,527	125,465	48,472	Golf Gross Profit	893,602	616,318	277,284	777,760	115,842
					Payroll					
6,863	10,362	(3,499)	6,132	731	Salaries	30,211	44,243	(14,032)	27,632	2,579
12,642	12,437	205	9,288	3,355	Hourly	63,083	56,642	6,441	51,574	11,508
1,626	2,166	(540)	1,437	189	Payroll Taxes	7,654	9,584	(1,930)	6,666	989
4	375	(371)	0	4	Health Insurance	8	1,500	(1,492)	-	8
232	597	(365)	180	52	Workers Compensation	1,105	2,578	(1,473)	1,245	(140)
21,367	25,937	(4,570)	17,036	4,331	Total Golf Payroll	102,062	114,547	(12,485)	87,117	14,945
					Expenses					
-	-	-	-	-	Booking Fees/Commissions	-	-	-	-	-
-	-	-	-	-	Cart Lease	-	-	-	-	-
-	100	(100)	168	(168)	Cart Repair & Maint	92	400	(308)	2,117	(2,026)
450	-	450	-	450	Club Rental/Repair	450	-	450	-	450
-	-	-	175	(175)	Dues/Subs/Prof Fees/Educ	175	250	(75)	395	(220)
-	-	-	-	-	Electricity/Gas-Carts	-	-	-	-	-
-	-	-	-	-	Equipment Rental	-	-	-	-	-
-	300	(300)	200	(200)	Handicap Expense	150	800	(650)	350	(200)
-	-	-	-	-	Merchandise Supplies	-	-	-	-	-
-	-	-	-	-	Misc Expense	-	-	-	-	-
4,363	3,500	863	3,952	411	Range Balls/Range Supplies	8,393	7,000	1,393	3,952	4,440
-	-	-	-	-	Scorecard/Tees/Pencils	393	900	(507)	850	(457)
-	200	(200)	-	-	Tournament Supplies	-	200	(200)	-	-
45	200	(155)	-	45	Uniforms	522	200	322	-	522
4,858	4,300	558	4,496	363	Total Golf Expenses	10,174	9,750	424	7,665	2,509
26,225	30,237	(4,012)	21,532	4,694	Golf Expenses w/Payroll	112,235	124,297	(12,062)	94,782	17,454
147,712	85,173	62,539	103,934	43,778	Golf Profit / (Loss)	781,367	492,021	289,346	682,978	98,389

TEGA CAY GOLF CLUB

MTD					GOLF COURSE MAINTENANCE JANUARY 2026	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance		ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
					Payroll					
3,236	10,022	(6,786)	14,478	(11,242)	Salaries	17,786	43,903	(26,117)	63,241	(45,456)
15,110	18,832	(3,722)	19,869	(4,759)	Hourly	79,369	85,763	(6,394)	82,226	(2,858)
1,479	2,741	(1,262)	2,803	(1,324)	Payroll Taxes	7,557	12,318	(4,761)	11,236	(3,679)
586	375	211	949	(363)	Health Insurance	1,905	1,500	405	3,401	(1,496)
224	756	(532)	408	(183)	Workers Compensation	1,300	3,332	(2,032)	2,277	(976)
20,636	32,726	(12,090)	38,507	(17,871)	Total Maintenance Payroll	107,917	146,816	(38,899)	162,381	(54,465)
					Expenses					
2,500	2,500	-	2,500	-	Bunker Sand/Top Dressing	7,643	4,150	3,493	5,792	1,851
1,000	1,000	-	-	1,000	Cart Path/Bridge R&M	2,505	1,000	1,505	-	2,505
3,613	3,231	382	3,563	49	Chemicals/Fertilizer	35,417	22,943	12,474	21,182	14,234
201	231	(30)	210	(9)	Contract Services	831	924	(93)	5,715	(4,883)
-	1,200	(1,200)	1,169	(1,169)	Drainage R&M	-	2,400	(2,400)	1,169	(1,169)
-	250	(250)	-	-	Dues/Sub/Prof Fees/Educ	-	250	(250)	-	-
4,000	4,000	(0)	3,265	735	Equipment R&M	12,572	17,000	(4,428)	21,857	(9,284)
-	3,500	(3,500)	3,032	(3,032)	Equipment Rental	-	3,500	(3,500)	3,032	(3,032)
122	1,600	(1,478)	1,685	(1,564)	Fuel/Oil	4,454	9,900	(5,446)	6,674	(2,220)
-	-	-	-	-	Grass Seed/Sod	4,028	-	4,028	2,776	1,252
743	750	(7)	623	120	Irrigation Electricity	4,830	6,050	(1,220)	4,921	(91)
-	-	-	-	-	Irrigation R&M	460	500	(40)	791	(331)
-	-	-	-	-	Irrigation Water	-	-	-	-	-
1,339	-	1,339	-	1,339	Landscaping	6,157	3,200	2,957	1,412	4,744
-	-	-	-	-	Licenses & Permits	-	1,000	(1,000)	-	-
(37)	1,000	(1,037)	-	(37)	Misc Expense	(324)	2,000	(2,324)	(59)	(265)
1,013	1,000	13	541	472	Operating Tools/Supplies	2,723	4,000	(1,277)	1,567	1,156
-	-	-	-	-	Soil & Water Test	-	-	-	-	-
305	500	(195)	-	305	Tee & Green Supplies	864	1,000	(136)	1,546	(682)
-	-	-	-	-	Uniforms	-	3,000	(3,000)	2,990	(2,990)
14,797	20,762	(5,965)	16,588	(1,791)	Total Maintenance Expenses	82,160	82,817	(657)	81,365	795
35,434	53,488	(18,054)	55,095	(19,661)	Maintenance Expenses w/Payroll	190,077	229,633	(39,556)	243,746	(53,669)
112,278	31,685	80,593	48,839	63,440	GOLF/GCM Profit / (Loss)	591,290	262,388	328,902	439,232	152,058

TEGA CAY GOLF CLUB

MTD					TENNIS JANUARY 2026	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance		ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
-	-	-	-	-	Revenue					
-	-	-	-	-	Member Dues	-	-	-	4,816	(4,816)
-	-	-	-	-	Entrance Fees	-	-	-	-	-
-	50	(50)	-	-	Guest Fees	175	230	(55)	38	137
-	-	-	-	-	Court Fees	-	-	-	-	-
-	-	-	-	-	Racquet Repair	-	-	-	-	-
145	-	145	240	(95)	Instructions	915	500	415	740	175
-	-	-	-	-	Misc Income	-	-	-	-	-
145	50	95	240	(95)	Total Tennis Revenue	1,090	730	360	5,594	(4,504)
					Payroll					
-	-	-	-	-	Salaries	-	-	-	-	-
1,008	1,259	(251)	858	150	Hourly	3,904	4,897	(993)	4,005	(101)
43	120	(77)	19	24	Payroll Taxes	199	466	(267)	162	37
-	-	-	-	-	Health Insurance	-	-	-	-	-
6	33	(27)	4	2	Workers Compensation	33	129	(96)	40	(7)
1,057	1,412	(355)	880	177	Total Tennis Payroll	4,136	5,492	(1,356)	4,207	(71)
					Expenses					
79	250	(171)	-	79	Building R&M	121	1,000	(879)	286	(165)
-	-	-	-	-	Commissions	-	-	-	-	-
-	-	-	-	-	Computer Support	-	-	-	240	(240)
224	300	(76)	211	13	Contract Services	1,279	1,200	79	944	336
-	-	-	-	-	Court Maint/Oper Supplies	-	-	-	-	-
295	195	100	294	2	Electricity	1,216	780	436	992	225
-	-	-	-	-	Equipment R&M	1,118	-	1,118	-	1,118
-	-	-	-	-	Irrigation R&M	-	-	-	-	-
250	250	-	-	250	Landscaping	500	1,000	(500)	1,000	(500)
-	-	-	-	-	Misc Expense	-	-	-	847	(847)
-	-	-	-	-	Uniforms	-	-	-	-	-
85	-	85	34	52	Water/Sewer	157	-	157	143	15
934	995	(61)	538	396	Total Tennis Expenses	4,392	3,980	412	4,452	(60)
1,991	2,407	(416)	1,418	573	Total Tennis Expenses w/Payroll	8,528	9,472	(944)	8,659	(131)
(1,846)	(2,357)	511	(1,178)	(668)	Tennis Profit / (Loss)	(7,438)	(8,742)	1,304	(3,065)	(4,373)

TEGA CAY GOLF CLUB

MTD					A&G and S&M JANUARY 2026	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance		ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
					Admin & General					
					Payroll					
1,277	1,338	(61)	1,277	-	Salaries	5,591	5,309	282	5,028	563
-	-	-	-	-	Hourly	-	-	-	-	-
87	127	(40)	104	(17)	Payroll Taxes	397	504	(107)	397	0
-	-	-	-	-	Health Insurance	-	-	-	-	-
8	35	(27)	3	5	Workers Compensation	67	139	(72)	12	55
1,372	1,500	(128)	1,384	(12)	Total A&G Payroll	6,055	5,952	103	5,436	619
					Expenses					
-	-	-	-	-	Bad Dept Expense	-	-	-	-	-
27	10	17	5	23	Bank Service Charges	49	40	9	13	37
-	-	-	(4)	4	Cash (Over)/Short	(32)	-	(32)	(72)	40
-	-	-	86	(86)	Computer R&M	-	-	-	86	(86)
2,685	650	2,035	2,560	125	Computer Support	5,549	3,550	1,999	5,336	212
2,056	2,424	(368)	2,129	(72)	Credit Card Fees	16,940	13,108	3,832	15,475	1,465
-	-	-	-	-	Donations	-	-	-	-	-
-	-	-	16	(16)	Dues/Subscriptions	-	-	-	60	(60)
-	-	-	-	-	Employee Meals	-	-	-	-	-
-	-	-	-	-	Equipment Rental	-	-	-	(14)	14
-	-	-	-	-	Licenses & Permits	-	-	-	-	-
5,500	5,500	-	5,500	-	Management Co Fee	22,000	22,000	-	22,000	-
-	-	-	-	-	Management Co Reimb	-	600	(600)	-	-
-	-	-	-	-	Misc Expense	10,000	-	10,000	8,200	1,800
68	75	(7)	-	68	Office Supplies	180	300	(120)	89	91
954	1,002	(48)	939	15	Payroll Fees	4,367	3,370	997	4,668	(300)
56	50	6	129	(73)	Postage	299	100	199	129	171
-	-	-	9	(9)	Pre-Employment	18	-	18	19	(1)
-	-	-	(100)	100	Professional & Legal	-	-	-	(100)	100
-	-	-	-	-	Relocation	-	-	-	-	-
481	575	(94)	526	(45)	Telephone	1,991	2,300	(309)	2,093	(101)
-	-	-	-	-	Travel	-	-	-	-	-
11,826	10,286	1,540	11,792	34	Total A&G Expenses	61,362	45,368	15,994	57,980	3,382
13,199	11,786	1,413	13,177	22	Total A&G Expenses w/Payroll	67,417	51,320	16,097	63,416	4,001
					Sales & Marketing					
					Total S&M Payroll					
-	-	-	-	-						
					Expenses					
1,449	1,000	449	1,399	50	Advertising	4,799	4,000	799	4,914	(115)
-	-	-	-	-	Brochures/Collateral	-	-	-	-	-
-	-	-	-	-	Membership Expenses	-	-	-	-	-
-	-	-	-	-	Membership Special Events	-	-	-	-	-
175	150	25	200	(25)	Website Services	525	600	(75)	200	325
1,624	1,150	474	1,599	25	Total S&M Expenses	5,324	4,600	724	5,114	210
1,624	1,150	474	1,599	25	Total S&M Expenses w/Payroll	5,324	4,600	724	5,114	210

TEGA CAY GOLF CLUB

MTD					PROPERTY OPS AND ENERGY JANUARY 2026	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance		ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
-	-	-	-	-	Workers Compensation	-	-	-	-	-
					Expenses					
50	75	(25)	44	6	Alarms/Security	200	300	(100)	177	23
1,666	-	1,666	2,862	(1,196)	Buildings R&M	4,431	200	4,231	2,987	1,444
-	-	-	-	-	Bulb Expense	-	-	-	-	-
-	-	-	-	-	Carpet & Flooring	-	-	-	-	-
-	75	(75)	17	(17)	Cleaning Supplies	487	300	187	383	104
265	150	115	104	161	Contract Services	680	600	80	523	157
245	400	(155)	490	(245)	Custodial Contracts	1,508	1,800	(292)	1,861	(353)
-	-	-	-	-	Door, Lock & Key	-	-	-	-	-
-	-	-	-	-	Equipment R&M	-	-	-	-	-
3,750	2,000	1,750	-	3,750	Grounds/Landscaping	7,875	8,000	(125)	-	7,875
-	-	-	-	-	HVAC	-	-	-	-	-
-	-	-	-	-	Misc Expense	40	-	40	-	40
-	-	-	-	-	Painting	-	-	-	-	-
210	50	160	42	168	Pest Control	756	200	556	168	588
-	-	-	-	-	Plants & Decorations	-	-	-	-	-
-	-	-	-	-	Plumbing	-	-	-	-	-
1,226	350	876	353	873	Trash Removal	4,092	1,400	2,692	1,783	2,309
314	325	(11)	272	42	TV/Cable/Internet	1,234	1,300	(66)	1,055	179
-	-	-	-	-	Uniforms	-	-	-	-	-
7,725	3,425	4,300	4,182	3,543	Total Property Ops Expenses	21,302	14,100	7,202	8,937	12,365
7,725	3,425	4,300	4,182	3,543	Total Property Ops w/Payroll	21,302	14,100	7,202	8,937	12,365
					Energy					
774	900	(126)	(101)	875	Electricity	4,360	3,900	460	2,829	1,531
397	450	(53)	1,165	(768)	Gas-Heating	1,573	1,450	123	2,458	(885)
382	250	132	242	141	Water/Sewer	1,720	1,300	420	1,153	567
2,720	2,720	-	2,719	1	Storm Water Assessment	10,880	10,880	-	7,999	2,881
4,273	4,320	(47)	4,025	248	Total Energy Cost	18,532	17,530	1,002	14,439	4,093

TEGA CAY GOLF CLUB

MTD					FIXED CHARGES AND OTHER JANUARY 2026	YTD				
ACT JAN	Bud JAN	VAR ACT V BUD	PY MTD JAN	PY MTD Variance		ACT JAN	BUD JAN	VAR ACT V BUD	PY YTD JAN	PY YTD Variance
-	-	-	-	-	Fixed Costs	-	-	-	-	-
-	-	-	-	-	City Equipment Lease	-	-	-	-	-
-	-	-	-	-	GCM Equipment Interest	-	-	-	-	-
2,912	3,100	(188)	3,414	(502)	General Liability Insurance	11,967	12,400	(433)	11,479	488
-	-	-	-	-	Management Incentive	-	-	-	-	-
-	-	-	-	-	Personal Property Tax	-	-	-	-	-
-	-	-	-	-	Real Estate Tax	-	-	-	-	-
2,912	3,100	(188)	3,414	(502)	Total Fixed Costs	11,967	12,400	(433)	11,479	488
-	-	-	-	-	Other Expenses	-	-	-	-	-
-	-	-	-	-	Guaranteed Payments	-	-	-	-	-
-	-	-	-	-	Rent	-	-	-	-	-
-	-	-	-	-	Amortization	-	-	-	-	-
-	-	-	-	-	Depreciation	-	-	-	-	-
-	-	-	-	-	Total Other Expenses	-	-	-	-	-
-	-	-	-	-	Other Income	-	-	-	-	-
7,929	8,500	(571)	9,336	(1,408)	City Contribution/HOA Subsidy	-	-	-	-	-
-	-	-	-	-	Interest Income	33,135	34,000	(865)	38,258	(5,122)
-	-	-	-	-	Gain/(Loss) Asset Disposal	-	-	-	-	-
7,929	8,500	(571)	9,336	(1,408)	Total Other Income	33,135	34,000	(865)	38,258	(5,122)
-	-	-	-	-	Unbudgeted Projects	-	-	-	-	-
SUMMARY										
1,525	1,536	(11)	1,201	324	Rounds	11,864	9,250	2,614	11,124	740
182,134	120,023	62,111	129,047	53,086	Revenue	945,083	648,914	296,169	830,357	114,726
8,051	4,563	3,488	3,342	4,709	COGS	50,391	31,866	18,525	47,003	3,388
44,433	60,163	(15,730)	56,928	(12,495)	Payroll	216,034	267,315	(51,281)	254,935	(38,901)
46,038	45,238	800	43,220	2,818	Expense	203,246	178,145	25,101	179,952	23,295
83,611	10,059	73,552	25,558	58,053	Gross Profit	475,412	171,588	303,824	348,467	126,945
2,912	3,100	(188)	3,414	(502)	Fixed Cost	11,967	12,400	(433)	11,479	488
80,699	6,959	73,740	22,144	58,555	Net Operating Income	463,446	159,188	304,258	336,988	126,457
7,929	8,500	(571)	9,336	(1,408)	Other Income	33,135	34,000	(865)	38,258	(5,122)
-	-	-	-	-	Other Expenses	-	-	-	-	-
-	-	-	-	-	Non Budgeted	-	-	-	-	-
88,628	15,459	73,169	31,480	57,148	Net Profit/(Loss)	496,581	193,188	303,393	375,246	121,335
88,628	15,459	73,169	31,480	57,148	EBITDA	496,581	193,188	303,393	375,246	121,335

Tega Cay Golf
Balance Sheet
As of January 31, 2026

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1005000 · House Funds	1,050.00
1020000 · Truist Operating Account	633,546.61
1021000 · SCOSTIP	2,154,322.00
1022000 · Truist Reserve Account	538,521.72
1070000 · Offset Account	
1070001 · Offset Cash	-262.78
1070002 · Offset Credit	-21,777.99
1070003 · Offset ACH	32,175.53
1070004 · Offset RBM	-20,825.47
Total 1070000 · Offset Account	-10,690.71
Total Checking/Savings	3,316,749.62
Accounts Receivable	
1200000 · A/R Members/Events	27,080.26
1290000 · A/R Other	14,096.50
Total Accounts Receivable	41,176.76
Other Current Assets	
1360000 · Inventory Pro Shop	65,082.03
1370000 · Inventory Chemical/Fertilizer	26,046.58
1375000 · Inventory Fuel	1,790.15
1400000 · Prepaid GL Insurance	2,963.74
1460000 · Prepaid Other	-2,345.72
Total Other Current Assets	93,536.78
Total Current Assets	3,451,463.16
Fixed Assets	
1610000 · Current Year Improvements	134,275.46
1618000 · Construction in Progress	115,077.61
1640000 · Golf Course Improvements	316,000.79
1642000 · Leasehold Improvements	116,283.00
1650000 · GCM Equipment	791,786.61
1651000 · Irrigation	83,831.01
1652000 · Cart Paths	464,300.00
1660000 · Furniture/Fixtures/Equipment	67,604.85
1670000 · Computer Equipment/Software	14,632.99
1700000 · Accum Depreciation/Amortizatio	-555,382.39
Total Fixed Assets	1,548,409.93
TOTAL ASSETS	4,999,873.09

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Accrual Basis

Tega Cay Golf
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2020000 · A/P Trade	62,112.30
Total Accounts Payable	<u>62,112.30</u>
Other Current Liabilities	
2240000 · Accrued Sales Tax Payable	5,838.25
2245000 · Accrued Use Tax Payable	88.86
2400000 · Accrued Wages & Salaries	8,082.10
2402000 · Accrued 401K	-331.80
2445000 · Lessons Payable	-2,177.64
2480000 · Accrued Other	13,637.00
2620000 · Deferred Member Dues	262,932.17
2622000 · Gift Certs/Loyalty cards	18,753.54
2623000 · Rain Checks	8,537.74
Total Other Current Liabilities	<u>315,360.22</u>
Total Current Liabilities	<u>377,472.52</u>
Total Liabilities	377,472.52
Equity	
3100000 · Member Capital	783,515.64
3900000 · *Retained Earnings	3,354,294.83
Net Income	484,590.10
Total Equity	<u>4,622,400.57</u>
TOTAL LIABILITIES & EQUITY	<u><u>4,999,873.09</u></u>

Tega Cay Golf
Statement of Cash Flows
 January 2026

	Jan 26
OPERATING ACTIVITIES	
Net Income	80,873.79
Adjustments to reconcile Net Income to net cash provided by operations:	
1200000 · A/R Members/Events	-6,374.90
1290000 · A/R Other	28,723.14
1360000 · Inventory Pro Shop	9,220.66
1370000 · Inventory Chemical/Fertilizer	-1,633.07
1375000 · Inventory Fuel	121.61
1400000 · Prepaid GL Insurance	2,911.67
1460000 · Prepaid Other	2,921.36
2020000 · A/P Trade	-98,541.05
2240000 · Accrued Sales Tax Payable	-3,769.21
2245000 · Accrued Use Tax Payable	2.97
2400000 · Accrued Wages & Salaries	1,895.36
2402000 · Accrued 401K	-331.80
2445000 · Lessons Payable	-522.14
2480000 · Accrued Other	10,847.00
2620000 · Deferred Member Dues	4,504.16
2622000 · Gift Certs/Loyalty cards	-1,239.25
2623000 · Rain Checks	323.00
	29,933.30
Net cash provided by Operating Activities	29,933.30
Net cash increase for period	29,933.30
Cash at beginning of period	3,286,816.32
Cash at end of period	3,316,749.62