

**Balance Sheet (Accrual)**  
**Wiggins Bay Foundation, Inc (8630)**  
**October 31, 2018**

1  
11/8/2018

		Operating	Reserves	Total
<b>ASSETS</b>				
<b>Cash - Operations</b>				
110100.0000	Cash - Operating Acct	171,507.80	0.00	171,507.80
110360.0000	Cash in Savings - Valley National Bank	73,664.26	0.00	73,664.26
	<b>Total Operating Funds</b>	<u>245,172.06</u>	<u>0.00</u>	<u>245,172.06</u>
<b>Cash for Reserves</b>				
112001.0000	Cash - Reserve Acct	0.00	169,057.37	169,057.37
113598.0000	Reserve C D - TIAA	0.00	106,264.15	106,264.15
	<b>Total Reserves Funds</b>	<u>0.00</u>	<u>275,321.52</u>	<u>275,321.52</u>
<b>Other Current Assets</b>				
114020.0000	Receivable from Operating	0.00	4.50	4.50
120800.0000	Payments Receivable	12,007.80	0.00	12,007.80
121320.0000	Allowance for Uncollectibles	(23,252.99)	0.00	(23,252.99)
121910.0000	Deposit - Utility	310.00	0.00	310.00
131907.0000	Prepaid Insurance	554.00	0.00	554.00
	<b>Total Other Current Assets</b>	<u>(10,381.19)</u>	<u>4.50</u>	<u>(10,376.69)</u>
	<b>Total Current Assets</b>	<u>234,790.87</u>	<u>275,326.02</u>	<u>510,116.89</u>
<b>Total Assets</b>		<u>234,790.87</u>	<u>275,326.02</u>	<u>510,116.89</u>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
310100.0000	Accounts Payable	2,955.65	0.00	2,955.65
310200.0000	Security Deposits	1,100.00	0.00	1,100.00
381010.0000	Prepaid	19,175.60	0.00	19,175.60
110960.0000	Payable to Reserves	4.50	0.00	4.50
	<b>Total Current Liabilites</b>	<u>23,235.75</u>	<u>0.00</u>	<u>23,235.75</u>
<b>Total Liabilities</b>		<u>23,235.75</u>	<u>0.00</u>	<u>23,235.75</u>
<b>EQUITY</b>				
	Owners Equity	58,045.95	0.00	58,045.95
	Current Year Income/(Loss)	153,109.17	0.00	153,109.17
	Replacement Reserve Prior Years	0.00	234,601.81	234,601.81
	Replacement Reserve Current Year	0.00	41,124.21	41,124.21
	<b>Total Equity</b>	<u>211,155.12</u>	<u>275,726.02</u>	<u>486,881.14</u>
<b>Total Liabilities and Owners Equity</b>		<u>234,390.87</u>	<u>275,726.02</u>	<u>510,116.89</u>

**Accrual Income Statement**  
**Wiggins Bay Foundation, Inc (8630)**  
**For the period ending October 31, 2018**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Operating Income</b>								
605000.0000	Association Fee	0.00	0.00	0.00	868,750.00	865,690.00	3,060.00	865,690.00
605013.0001	Dock Owners	0.00	0.00	0.00	1,410.00	1,410.00	0.00	1,410.00
605014.0000	Tarpon Club	0.00	0.00	0.00	6,146.00	6,146.00	0.00	6,146.00
601945.0000	Bar Code/Key Access	205.00	291.60	(86.60)	2,790.00	2,916.60	(126.60)	3,500.00
602500.0000	Leasing Fee Income	0.00	3,600.00	(3,600.00)	0.00	14,400.00	(14,400.00)	14,400.00
602600.0000	Gate Access	10.00	0.00	10.00	10.00	0.00	10.00	0.00
603700.0000	Miscellaneous Income	200.00	0.00	200.00	2,000.00	2,400.00	(400.00)	2,400.00
603800.0000	Late Fees	0.00	0.00	0.00	220.75	0.00	220.75	0.00
605700.0000	Interest Income	0.00	62.10	(62.10)	143.11	620.80	(477.69)	745.00
606082.0000	Undeveloped Property Tract	0.00	0.00	0.00	1,415.00	1,111.00	304.00	1,111.00
<b>Sub-total Income</b>		<u>415.00</u>	<u>3,953.70</u>	<u>(3,538.70)</u>	<u>882,884.86</u>	<u>894,694.40</u>	<u>(11,809.54)</u>	<u>895,402.00</u>
681500.0000	Reserve Funding	(8,750.00)	(8,750.00)	0.00	(35,000.00)	(35,000.00)	0.00	(35,000.00)
<b>Total Operating Income</b>		<u>(8,335.00)</u>	<u>(4,796.30)</u>	<u>(3,538.70)</u>	<u>847,884.86</u>	<u>859,694.40</u>	<u>(11,809.54)</u>	<u>860,402.00</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610161.0000	Electric - Irrigation	22.75	33.33	10.58	176.32	333.30	156.98	400.00
610300.0000	Water/Sewer	133.26	75.00	(58.26)	658.62	750.00	91.38	900.00
610420.0000	Telephone	187.00	175.00	(12.00)	1,816.42	1,750.00	(66.42)	2,100.00
610450.0000	Television/Cable	34,977.92	35,000.00	22.08	348,295.62	350,000.00	1,704.38	420,000.00
610525.0000	Electric - Gatehouse	199.26	216.60	17.34	1,887.99	2,166.60	278.61	2,600.00
610530.0002	Irrigation Water	4,424.66	4,416.60	(8.06)	38,813.48	44,166.60	5,353.12	53,000.00
<b>Total Utilities</b>		<u>39,944.85</u>	<u>39,916.53</u>	<u>(28.32)</u>	<u>391,648.45</u>	<u>399,166.50</u>	<u>7,518.05</u>	<u>479,000.00</u>
<b>Maintenance</b>								
621500.0000	Extermination	0.00	100.00	100.00	271.00	500.00	229.00	500.00
621600.0000	Security	13,862.10	14,333.20	471.10	139,537.67	143,333.20	3,795.53	172,000.00
621605.0000	Gate Access Control	0.00	1,000.00	1,000.00	3,739.69	1,000.00	(2,739.69)	1,000.00
624325.0000	Lake Expenses	360.00	333.20	(26.80)	3,600.00	3,333.20	(266.80)	4,000.00
626000.0002	Street/Accent Light Maint/Repair	0.00	416.60	416.60	271.25	4,166.60	3,895.35	5,000.00
634000.0000	Janitorial - Contract	580.00	308.33	(271.67)	2,900.00	3,083.30	183.30	3,700.00
641905.0000	Special Projects	5,061.60	2,500.00	(2,561.60)	14,633.72	25,000.00	10,366.28	30,000.00
646600.0000	General Maintenance	2,440.30	416.60	(2,023.70)	4,118.94	4,166.60	47.66	5,000.00
648500.0002	Building Maintenance Supplies	0.00	0.00	0.00	6.14	200.00	193.86	200.00
649100.0000	Sprinkler Maintenance	358.00	166.67	(191.33)	2,482.00	1,666.70	(815.30)	2,000.00
649760.0000	Entry & Gate Maintenance	524.70	166.60	(358.10)	3,248.10	1,666.60	(1,581.50)	2,000.00

**Accrual Income Statement**  
**Wiggins Bay Foundation, Inc (8630)**  
**For the period ending October 31, 2018**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
649760.0001	Entry & Gate Contract	0.00	0.00	0.00	2,500.00	0.00	(2,500.00)	2,500.00
649830.0000	Decorations	0.00	2,250.00	2,250.00	2,029.11	2,250.00	220.89	4,500.00
<b>Total Maintenance</b>		<u>23,186.70</u>	<u>21,991.20</u>	<u>(1,195.50)</u>	<u>179,337.62</u>	<u>190,366.20</u>	<u>11,028.58</u>	<u>232,400.00</u>
<b>Grounds Care</b>								
620510.0000	Mulch	3,648.75	7,000.00	3,351.25	3,648.75	7,000.00	3,351.25	7,000.00
622450.0000	Tree Trimming	4,713.00	3,333.40	(1,379.60)	15,986.00	10,000.00	(5,986.00)	10,000.00
624601.0000	Preserve Cleanup	0.00	1,666.70	1,666.70	2,200.00	5,000.00	2,800.00	5,000.00
624605.0000	Fly Treatment	0.00	0.00	0.00	2,115.00	4,300.00	2,185.00	4,300.00
624650.0006	Landscape Contract	2,725.00	2,916.60	191.60	27,250.00	29,166.60	1,916.60	35,000.00
624660.0000	Landscaping - Improvements	0.00	500.00	500.00	6,384.70	5,000.00	(1,384.70)	6,000.00
642650.0000	Fountain Pumps	281.47	500.00	218.53	281.47	1,000.00	718.53	1,000.00
<b>Total Grounds Care</b>		<u>11,368.22</u>	<u>15,916.70</u>	<u>4,548.48</u>	<u>57,865.92</u>	<u>61,466.60</u>	<u>3,600.68</u>	<u>68,300.00</u>
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	1,700.00	1,700.00	25,871.25	17,000.00	(8,871.25)	20,400.00
660200.0008	Legal - Delinquency	0.00	166.67	166.67	445.00	1,666.70	1,221.70	2,000.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	225.00	250.00	25.00	250.00
660370.0000	Office Expense	160.14	666.67	506.53	6,479.45	6,666.70	187.25	8,000.00
660500.0002	Governing Document Revision	0.00	625.00	625.00	0.00	6,250.00	6,250.00	7,500.00
680100.0000	Management Fees	2,083.40	2,083.33	(0.07)	20,834.00	20,833.30	(0.70)	25,000.00
681300.0000	Other Taxes Licenses Permits	0.00	0.00	0.00	70.00	100.00	30.00	100.00
681400.0000	Insurance	198.00	0.00	(198.00)	7,589.00	7,200.00	(389.00)	7,200.00
681700.0000	Contingency	0.00	216.60	216.60	4,260.00	2,166.60	(2,093.40)	2,600.00
681800.0000	Other Professional Fees	0.00	83.33	83.33	150.00	833.30	683.30	1,000.00
<b>Total Administrative</b>		<u>2,441.54</u>	<u>5,541.60</u>	<u>3,100.06</u>	<u>65,923.70</u>	<u>62,966.60</u>	<u>(2,957.10)</u>	<u>74,050.00</u>
<b>Total Operating Expenses</b>		<u>76,941.31</u>	<u>83,366.03</u>	<u>6,424.72</u>	<u>694,775.69</u>	<u>713,965.90</u>	<u>19,190.21</u>	<u>853,750.00</u>
<b>Net Operating Income/(Loss)</b>		<u>(85,276.31)</u>	<u>(88,162.33)</u>	<u>2,886.02</u>	<u>153,109.17</u>	<u>145,728.50</u>	<u>7,380.67</u>	<u>6,652.00</u>
<b>Net Income/(Loss)</b>		<u>(85,276.31)</u>	<u>(88,162.33)</u>	<u>2,886.02</u>	<u>153,109.17</u>	<u>145,728.50</u>	<u>7,380.67</u>	<u>6,652.00</u>

## Capital Reserve Summary Report

Wiggins Bay Foundation, Inc (8630)

Books = Accrual

For the period ending October 31, 2018

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Deferred Maintenance Reserve	870000.4239	4,139.08	6,544.42	801.78	0.00	7,346.20	0.00
Entry System	870000.4282	4,050.00	4,050.00	0.00	0.00	4,050.00	0.00
Gate House Expense	870000.4335	5,924.56	8,146.48	740.64	0.00	8,887.12	0.00
General Fund Expense	870000.4336	259,287.61	231,137.61	0.00	0.00	231,137.61	(28,150.00)
Infrastructure Repairs	870000.4369	(8,863.63)	(2,613.49)	2,083.38	0.00	(530.11)	0.00
Irrigation System Expense	870000.4370	1,251.80	1,564.40	104.20	0.00	1,668.60	0.00
Roadway	870000.4597	13,605.00	17,593.50	1,329.50	0.00	18,923.00	0.00
Special Assessment	870000.4690	0.00	60,900.00	0.00	0.00	60,900.00	0.00
Street Lighting Expense	870000.4727	(16,030.65)	(12,610.65)	1,140.00	0.00	(11,470.65)	0.00
Wall Restoration Expense	870000.4800	16,988.56	23,490.06	2,550.50	(26,310.00)	(269.44)	(27,460.00)
Operating Shortfall Current Year	870000.4990	(61,000.00)	(61,000.00)	0.00	0.00	(61,000.00)	0.00
	Sub-Total:	219,352.33	277,202.33	8,750.00	(26,310.00)	259,642.33	(55,610.00)
Interest Income	870000.4995	15,249.48	15,967.18	116.51	0.00	16,083.69	0.00
	Grand Total:	234,601.81	293,169.51	8,866.51	(26,310.00)	275,726.02	(55,610.00)