

Wiggins Bay Foundation, Inc.
 Adopted Annual Budget
 From 1/1/2021 to 12/31/2021

Account	Description	2020 Yearly Budget	Year-To-Date Actual	Projected Actual	2021 Adopted Budget
INCOME					
40000	Owner Assessments	853,966	569,241	853,861	912,518
40002	Reserve Income	47,827	47,827	47,827	38,245
40011	Late Fees	750	1,400	1,400	-
40014	Legal Fee Income	-	1,996	1,996	-
40025	Return Check Fee Income	-	30	30	-
40060	Gate Access/Key Cards	-	630	945	-
40063	Undeveloped Property Tract	2,074	-	2,074	2,074
40066	Transmitter Income	-	405	608	-
40068	Bar Code/Key Access	3,500	500	750	-
40078	Late Fee Interest	-	2,300	2,300	-
40079	Tarpon Club	6,207	-	6,207	6,207
40080	Interest Income	-	145	217	-
40081	Reserve Interest	-	2,360	3,540	-
40090	Miscellaneous Income	-	125	188	-
41015	Dock Owners	1,470	-	1,470	1,470
	TOTAL INCOME	915,794	626,958	923,412	960,514
EXPENSES					
ADMINISTRATIVE					
50015	Bank Charges	-	120	180	-
50045	Legal Fees	2,000	3,700	5,550	2,000
50046	Legal Fees - Collections	1,000	-	-	1,000
50050	License,Taxes,Permit	100	250	250	250
50053	Division & Corp Fees	100	61	61	61
50075	Office Supplies & Expense	7,000	5,624	8,435	8,500
50090	Professional Fees	685	-	-	-
50125	Website Expense	1,200	1,300	1,300	1,300
50127	Contingency	2,000	818	1,227	1,245
New	Audit	-	-	-	4,500
	ADMINISTRATIVE	14,085	11,873	17,003	18,856
INSURANCE					
52030	Insurance	9,294	5,977	8,966	10,000
	INSURANCE	9,294	5,977	8,966	10,000
UTILITIES					
54050	Electric - Guardhouse	2,400	1,147	1,721	2,400
54052	Electric - Irrigation	300	110	165	300
54070	Water & Sewer	1,000	1,480	2,219	2,220
54072	Water & Sewer - Irrigation	55,000	44,418	66,628	66,000
54100	Telephone	2,400	1,940	2,910	2,800
	UTILITIES	61,100	49,095	73,643	73,720
CONTRACTS					
60013	Cable Television	442,900	309,556	464,333	488,166
60065	Gate Maint Contract	2,500	-	-	2,750

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Account	Description	2020 Yearly Budget	Year-To-Date Actual	Projected Actual	2021 Adopted Budget
60075	Janitorial Services	3,840	2,583	3,875	3,300
60085	Lake Maintenance	4,800	3,113	4,670	4,800
60090	Lawn Maintenance	34,008	22,672	34,008	34,008
61000	Management Services	26,230	17,098	26,298	27,600
61010	Extermination	300	-	-	-
61045	Security Services	189,520	126,565	189,848	195,543
	CONTRACTS	704,098	481,588	723,032	756,167
REPAIRS/MAINTENANCE					
New	Pavers and wall maintenance	-	-	-	2,000
70025	Building Maintenance Supplies	200	-	-	-
70050	Entry & Gate Maintenance	2,000	5,032	5,032	2,750
70054	Gate Access Control	3,500	-	-	-
70060	Repairs & Maint- General	2,500	693	1,039	2,500
70068	Street/Accent Light Maint/Rpr	3,000	1,284	1,926	3,000
70130	Fly Treatment	5,630	3,015	3,015	3,500
70134	Preserve Cleanup	2,200	-	-	2,200
70135	Landscape Extras	8,500	7,206	10,809	10,500
70137	Sprinkler Maintenance	4,500	2,073	3,109	4,500
70138	Tree Trimming	12,000	4,039	6,059	18,976
70146	Fountain Pumps	500	3,414	5,121	500
70165	Decorations	7,500	3,195	4,792	7,500
70166	Mulch	7,360	-	7,600	7,600
	REPAIRS/MAINTENANCE	59,390	29,950	48,502	63,526
SPECIAL PROJECTS					
74004	Special Projects	20,000	-	-	-
	SPECIAL PROJECTS	20,000	-	-	-
RESERVE TRANSFERS					
80000	Reserve Transfers	47,827	47,827	47,827	38,245
80001	Reserve - Interest	-	2,360	3,540	-
	RESERVE TRANSFERS	47,827	50,187	51,367	38,245
TOTAL EXPENSES		915,794	628,670	922,513	960,514
Prepared for 613 units					
		\$ 1,471.11			\$ 1,551.00
		Per owner			Per owner
		Per year			Per year

Table 6: 30-Year Income/Expense Detail (yrs 0 through 30)					
		0	1	2	3
	Fiscal Year	2020	2021	2022	2023
	Starting Reserve Balance	280,945	316,322	338,280	366,311
	Annual Reserve Contribution	47,827	38,245	39,393	40,575
	Recommended Special Assessments	-	-	-	-
	Interest beg. Of year bal.	25,590			
	Interest Earnings	4,320	3,546	3,777	4,069
	Total Income	358,682	358,113	381,449	410,955
#	Component				
Site and Grounds					
2107	Concrete Sidewalks - Repair	-	-	3,039	-
2109	Concrete Curbs & Gutters - Repair	-	-	7,316	-
2119	Pavers (Roadways) - Replace	-	-	-	-
2123	Asphalt - Seal/Repair	-	-	-	24,229
2125	Asphalt - Resurface	-	-	-	-
2157	Perimeter Walls - Repair/Paint	-	-	-	46,371
2159	Pond Erosion Control - Replace	-	-	-	26,779
2161	Bulkhead (Wood) - Replace	-	-	-	-
2169	Sign/Monument - Refurbish/Replace	-	-	-	-
2173	Street Lights - Replace	16,457	-	-	-
2383	Gatehouse Roof (Tile) - Replace	-	19,833	-	-
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	-	-	-	10,723
2511	Barrier Arm Operator (2000) - Repl	-	-	-	-
2511	Barrier Arm Operator (2006) - Repl	-	-	4,783	-
2595	Pond Fountain - Replace	-	-	-	-
General					
	Reserves - General	25,903			
	Total Expenses	42,360	19,833	15,138	108,102
	Ending Reserve Balance:	316,322	338,280	366,311	302,852

Table 6: 30-Year Income/Expense Detail (yrs 0 thr					
		4	5	6	7
	Fiscal Year	2024	2025	2026	2027
	Starting Reserve Balance	302,852	348,091	395,048	432,124
	Annual Reserve Contribution	41,792	43,046	44,337	45,667
	Recommended Special Assessments	-	-	-	-
	Interest beg. Of year bal.				
	Interest Earnings	3,446	3,911	4,394	4,778
	Total Income	348,091	395,048	443,778	482,569
	# Component				
Site and Grounds					
2107	Concrete Sidewalks - Repair	-	-	3,420	-
2109	Concrete Curbs & Gutters - Repair	-	-	8,234	-
2119	Pavers (Roadways) - Replace	-	-	-	-
2123	Asphalt - Seal/Repair	-	-	-	27,270
2125	Asphalt - Resurface	-	-	-	-
2157	Perimeter Walls - Repair/Paint	-	-	-	-
2159	Pond Erosion Control - Replace	-	-	-	-
2161	Bulkhead (Wood) - Replace	-	-	-	-
2169	Sign/Monument - Refurbish/Replace	-	-	-	-
2173	Street Lights - Replace	-	-	-	-
2383	Gatehouse Roof (Tile) - Replace	-	-	-	-
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	-	-	-	-
2511	Barrier Arm Operator (2000) - Repl	-	-	-	-
2511	Barrier Arm Operator (2006) - Repl	-	-	-	-
2595	Pond Fountain - Replace	-	-	-	-
General					
	Reserves - General				
	Total Expenses	-	-	11,654	27,270
	Ending Reserve Balance:	348,091	395,048	432,124	455,299

Table 6: 30-Year Income/Expense Detail (yrs 0 thr					
		8	9	10	11
	Fiscal Year	2028	2029	2030	2031
	Starting Reserve Balance	455,299	445,540	498,928	430,847
	Annual Reserve Contribution	47,037	48,448	49,902	51,399
	Recommended Special Assessments	-	-	-	-
	Interest beg. Of year bal.				
	Interest Earnings	5,023	4,940	5,488	4,822
	Total Income	507,360	498,928	554,317	487,068
	# Component				
Site and Grounds					
2107	Concrete Sidewalks - Repair	-	-	3,850	-
2109	Concrete Curbs & Gutters - Repair	-	-	9,267	-
2119	Pavers (Roadways) - Replace	-	-	-	-
2123	Asphalt - Seal/Repair	-	-	-	30,692
2125	Asphalt - Resurface	-	-	-	-
2157	Perimeter Walls - Repair/Paint	53,757	-	-	-
2159	Pond Erosion Control - Replace	-	-	-	-
2161	Bulkhead (Wood) - Replace	-	-	-	-
2169	Sign/Monument - Refurbish/Replace	3,360	-	-	-
2173	Street Lights - Replace	-	-	110,354	-
2383	Gatehouse Roof (Tile) - Replace	-	-	-	-
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	-	-	-	-
2511	Barrier Arm Operator (2000) - Repl	-	-	-	-
2511	Barrier Arm Operator (2006) - Repl	-	-	-	-
2595	Pond Fountain - Replace	4,704	-	-	-
General					
	Reserves - General				
	Total Expenses	61,820	-	123,471	30,692
	Ending Reserve Balance:	445,540	498,928	430,847	456,375

Table 6: 30-Year Income/Expense Detail (yrs 0 thr					
		12	13	14	15
	Fiscal Year	2032	2033	2034	2035
	Starting Reserve Balance	456,375	514,409	492,445	539,332
	Annual Reserve Contribution	52,941	54,529	56,165	57,850
	Recommended Special Assessments	-	-	-	-
	Interest beg. Of year bal.				
	Interest Earnings	5,093	5,689	5,486	5,972
	Total Income	514,409	574,627	554,095	603,154
	# Component				
Site and Grounds					
2107	Concrete Sidewalks - Repair	-	-	4,333	-
2109	Concrete Curbs & Gutters - Repair	-	-	10,431	-
2119	Pavers (Roadways) - Replace	-	-	-	-
2123	Asphalt - Seal/Repair	-	-	-	34,545
2125	Asphalt - Resurface	-	-	-	-
2157	Perimeter Walls - Repair/Paint	-	62,319	-	-
2159	Pond Erosion Control - Replace	-	-	-	-
2161	Bulkhead (Wood) - Replace	-	-	-	-
2169	Sign/Monument - Refurbish/Replace	-	-	-	-
2173	Street Lights - Replace	-	-	-	-
2383	Gatehouse Roof (Tile) - Replace	-	-	-	-
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	-	-	-	-
2511	Barrier Arm Operator (2000) - Repl	-	19,864	-	-
2511	Barrier Arm Operator (2006) - Repl	-	-	-	-
2595	Pond Fountain - Replace	-	-	-	-
General					
	Reserves - General				
	Total Expenses	-	82,183	14,763	34,545
	Ending Reserve Balance:	514,409	492,445	539,332	568,609

Table 6: 30-Year Income/Expense Detail (yrs 0 thr					
		16	17	18	19
	Fiscal Year	2036	2037	2038	2039
	Starting Reserve Balance	568,609	634,476	695,355	359,147
	Annual Reserve Contribution	59,585	61,373	63,214	65,110
	Recommended Special Assessments	-	-	-	-
	Interest beg. Of year bal.				
	Interest Earnings	6,282	6,958	7,586	4,243
	Total Income	634,476	702,807	766,155	428,500
	# Component				
Site and Grounds					
2107	Concrete Sidewalks - Repair	-	-	4,877	-
2109	Concrete Curbs & Gutters - Repair	-	-	11,740	-
2119	Pavers (Roadways) - Replace	-	-	88,319	-
2123	Asphalt - Seal/Repair	-	-	-	38,880
2125	Asphalt - Resurface	-	-	206,800	-
2157	Perimeter Walls - Repair/Paint	-	-	72,244	-
2159	Pond Erosion Control - Replace	-	-	-	-
2161	Bulkhead (Wood) - Replace	-	-	-	-
2169	Sign/Monument - Refurbish/Replace	-	-	-	-
2173	Street Lights - Replace	-	-	-	-
2383	Gatehouse Roof (Tile) - Replace	-	-	-	-
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	-	-	16,707	-
2511	Barrier Arm Operator (2000) - Repl	-	-	-	-
2511	Barrier Arm Operator (2006) - Repl	-	7,452	-	-
2595	Pond Fountain - Replace	-	-	6,321	-
General					
	Reserves - General				
	Total Expenses	-	7,452	407,007	38,880
	Ending Reserve Balance:	634,476	695,355	359,147	389,620

Table 6: 30-Year Income/Expense Detail (yrs 0 thr					
		20	21	22	23
	Fiscal Year	2040	2041	2042	2043
	Starting Reserve Balance	389,620	461,251	535,629	594,143
	Annual Reserve Contribution	67,064	69,076	71,148	73,282
	Recommended Special Assessments	-	-	-	-
	Interest beg. Of year bal.				
	Interest Earnings	4,567	5,303	6,068	6,674
	Total Income	461,251	535,629	612,845	674,100
	# Component				
Site and Grounds					
2107	Concrete Sidewalks - Repair	-	-	5,489	-
2109	Concrete Curbs & Gutters - Repair	-	-	13,213	-
2119	Pavers (Roadways) - Replace	-	-	-	-
2123	Asphalt - Seal/Repair	-	-	-	43,760
2125	Asphalt - Resurface	-	-	-	-
2157	Perimeter Walls - Repair/Paint	-	-	-	83,751
2159	Pond Erosion Control - Replace	-	-	-	-
2161	Bulkhead (Wood) - Replace	-	-	-	70,299
2169	Sign/Monument - Refurbish/Replace	-	-	-	-
2173	Street Lights - Replace	-	-	-	-
2383	Gatehouse Roof (Tile) - Replace	-	-	-	-
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	-	-	-	-
2511	Barrier Arm Operator (2000) - Repl	-	-	-	-
2511	Barrier Arm Operator (2006) - Repl	-	-	-	-
2595	Pond Fountain - Replace	-	-	-	-
General					
	Reserves - General				
	Total Expenses	-	-	18,702	197,810
	Ending Reserve Balance:	461,251	535,629	594,143	476,290

Table 6: 30-Year Income/Expense Detail (yrs 0 thr					
		24	25	26	27
	Fiscal Year	2044	2045	2046	2047
	Starting Reserve Balance	476,290	557,288	641,384	666,101
	Annual Reserve Contribution	75,481	77,745	80,077	82,480
	Recommended Special Assessments	-	-	-	-
	Interest beg. Of year bal.				
	Interest Earnings	5,518	6,350	7,215	7,486
	Total Income	557,288	641,384	728,676	756,067
	# Component				
Site and Grounds					
2107	Concrete Sidewalks - Repair	-	-	6,177	-
2109	Concrete Curbs & Gutters - Repair	-	-	14,872	-
2119	Pavers (Roadways) - Replace	-	-	-	-
2123	Asphalt - Seal/Repair	-	-	-	49,252
2125	Asphalt - Resurface	-	-	-	-
2157	Perimeter Walls - Repair/Paint	-	-	-	-
2159	Pond Erosion Control - Replace	-	-	-	-
2161	Bulkhead (Wood) - Replace	-	-	-	-
2169	Sign/Monument - Refurbish/Replace	-	-	-	-
2173	Street Lights - Replace	-	-	-	-
2383	Gatehouse Roof (Tile) - Replace	-	-	41,526	-
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	-	-	-	-
2511	Barrier Arm Operator (2000) - Repl	-	-	-	-
2511	Barrier Arm Operator (2006) - Repl	-	-	-	-
2595	Pond Fountain - Replace	-	-	-	-
General					
	Reserves - General				
	Total Expenses	-	-	62,575	49,252
	Ending Reserve Balance:	557,288	641,384	666,101	706,815

Table 6: 30-Year Income/Expense Detail (yrs 0 thr				
		28	29	30
	Fiscal Year	2048	2049	2050
	Starting Reserve Balance	706,815	657,085	663,656
	Annual Reserve Contribution	84,954		
	Recommended Special Assessments	-		
	Interest beg. Of year bal.			
	Interest Earnings	7,918	6,571	6,637
	Total Income	799,686	663,656	670,292
	# Component			
Site and Grounds				
2107	Concrete Sidewalks - Repair	-		
2109	Concrete Curbs & Gutters - Repair	-		
2119	Pavers (Roadways) - Replace	-		
2123	Asphalt - Seal/Repair	-		
2125	Asphalt - Resurface	-		
2157	Perimeter Walls - Repair/Paint	97,090		
2159	Pond Erosion Control - Replace	-		
2161	Bulkhead (Wood) - Replace	-		
2169	Sign/Monument - Refurbish/Replace	6,068		
2173	Street Lights - Replace	-		
2383	Gatehouse Roof (Tile) - Replace	-		
Mechanical/Electrical/Plumbing				
2507	Barcode Reader - Replace	-		
2511	Barrier Arm Operator (2000) - Repl	30,948		
2511	Barrier Arm Operator (2006) - Repl	-		
2595	Pond Fountain - Replace	8,495		
General				
	Reserves - General			
	Total Expenses	142,602	-	-
	Ending Reserve Balance:	657,085	663,656	670,292