

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

December 31, 2021

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

Balance Sheet
As of 12/31/21

ASSETS

CURRENT ASSETS

10005	Centennial Bank-OP #5992	\$	656,867.76	
10011	Valley National Bank-OP#2900		73,733.68	
				\$ 730,601.44

RESERVE ASSETS

12005	Centennial Reserve #6021	\$	324,432.70	
				\$ 324,432.70

ACCOUNTS RECEIVABLE

10300	Accounts Receivable	\$	62.54	
				\$ 62.54

OTHER ASSETS

10500	Prepaid Insurance	\$	9,273.78	
10505	Prepaid Expenses		2,750.00	
19010	Utility Deposits		310.00	
				\$ 12,333.78

TOTAL ASSETS

\$ 1,067,430.46
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LIABILITIES & EQUITY

CURRENT LIABILITIES

20000	Accounts Payable	\$	24,610.50	
20100	Prepaid Owner Assessments		647,988.05	
				\$ 672,598.55

RESERVES POOLED

	Deferred Liab. - Replacement	\$	294,184.87	
30800	Reserve- Interest		30,247.83	
				\$ 324,432.70

Wiggins Bay Foundation, Inc.

Balance Sheet
As of 12/31/21

FUND BALANCE

38880	Fund Balance	\$ 45,893.22	
	Current Year Net Income/(Loss)	24,505.99	
		<hr/>	\$ 70,399.21

	TOTAL LIAB. & FUND BALANCE		<hr/>	\$ 1,067,430.46
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Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 12/01/21 to 12/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
40000	Owner Assessments	76,043.24	76,043.24	.00	912,516.00	912,518.00	(2.00)	912,518.00
40002	Reserve Income	.00	.00	.00	38,245.00	38,245.00	.00	38,245.00
40011	Late Fees	.00	.00	.00	675.00	.00	675.00	.00
40014	Legal Fee Income	.00	.00	.00	325.00	.00	325.00	.00
40025	Return Check Fee Income	.00	.00	.00	10.00	.00	10.00	.00
40063	Undeveloped Property Tract	.00	.00	.00	2,074.00	2,074.00	.00	2,074.00
40068	Bar Code/Key Access	.00	.00	.00	1,215.00	.00	1,215.00	.00
40078	Late Fee Interest	.00	.00	.00	980.96	.00	980.96	.00
40079	Tarpon Club	.00	.00	.00	6,207.00	6,207.00	.00	6,207.00
40080	Interest Income	27.17	.00	27.17	582.69	.00	582.69	.00
40081	Reserve Interest	41.33	.00	41.33	657.15	.00	657.15	.00
40090	Miscellaneous Income	3,678.00	.00	3,678.00	3,678.00	.00	3,678.00	.00
41015	Dock Owners	.00	.00	.00	1,470.00	1,470.00	.00	1,470.00
	TOTAL INCOME	79,789.74	76,043.24	3,746.50	968,635.80	960,514.00	8,121.80	960,514.00
EXPENSES								
ADMINISTRATIVE								
50015	Bank Charges	751.95	.00	(751.95)	943.95	.00	(943.95)	.00
50045	Legal Fees	.00	163.00	163.00	838.50	2,000.00	1,161.50	2,000.00
50046	Legal Fees - Collections	.00	87.00	87.00	.00	1,000.00	1,000.00	1,000.00
50050	License, Taxes, Permit	.00	20.87	20.87	75.00	250.00	175.00	250.00
50053	Division & Corp Fees	.00	.00	.00	61.25	61.00	(.25)	61.00
50075	Office Supplies & Expense	700.00	708.37	8.37	8,747.36	8,500.00	(247.36)	8,500.00
50125	Website Expense	.00	108.37	108.37	1,300.00	1,300.00	.00	1,300.00
50127	Contingency	750.00	103.75	(646.25)	950.00	1,245.00	295.00	1,245.00
50150	Audit	.00	375.00	375.00	4,000.00	4,500.00	500.00	4,500.00
	ADMINISTRATIVE	2,201.95	1,566.36	(635.59)	16,916.06	18,856.00	1,939.94	18,856.00
INSURANCE								
52030	Insurance	797.56	833.37	35.81	9,015.26	10,000.00	984.74	10,000.00
	INSURANCE	797.56	833.37	35.81	9,015.26	10,000.00	984.74	10,000.00
UTILITIES								
54050	Electric - Guardhouse	196.88	200.00	3.12	2,145.99	2,400.00	254.01	2,400.00
54052	Electric - Irrigation	15.93	25.00	9.07	219.36	300.00	80.64	300.00
54070	Water & Sewer	87.86	185.00	97.14	923.30	2,220.00	1,296.70	2,220.00
54072	Water & Sewer - Irrigation	5,245.45	5,500.00	254.55	65,712.91	66,000.00	287.09	66,000.00
54100	Telephone	210.69	233.37	22.68	2,589.71	2,800.00	210.29	2,800.00
	UTILITIES	5,756.81	6,143.37	386.56	71,591.27	73,720.00	2,128.73	73,720.00

Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 12/01/21 to 12/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
CONTRACTS								
60013	Cable Television	39,253.81	40,680.50	1,426.69	473,350.90	488,166.00	14,815.10	488,166.00
60065	Gate Maint Contract	.00	.00	.00	2,750.00	2,750.00	.00	2,750.00
60075	Janitorial Services	275.00	275.00	.00	3,300.00	3,300.00	.00	3,300.00
60085	Lake Maintenance	405.26	400.00	(5.26)	4,827.72	4,800.00	(27.72)	4,800.00
60090	Lawn Maintenance	2,834.00	2,834.00	.00	34,008.00	34,008.00	.00	34,008.00
61000	Management Services	2,300.00	2,300.00	.00	27,600.00	27,600.00	.00	27,600.00
61045	Security Services	16,295.29	16,295.25	(.04)	194,594.26	195,543.00	948.74	195,543.00
	CONTRACTS	61,363.36	62,784.75	1,421.39	740,430.88	756,167.00	15,736.12	756,167.00
REPAIRS/MAINTENANCE								
70050	Entry & Gate Maintenance	.00	229.24	229.24	4,646.71	2,750.00	(1,896.71)	2,750.00
70058	Pavers & Wall Maintenance	.00	.00	.00	750.00	.00	(750.00)	.00
70060	Repairs & Maint- General	946.21	212.00	(734.21)	6,668.19	2,500.00	(4,168.19)	2,500.00
70068	Street/Accent Light Maint/Rpr	.00	250.00	250.00	2,474.01	3,000.00	525.99	3,000.00
70130	Fly Treatment	.00	291.74	291.74	2,115.00	3,500.00	1,385.00	3,500.00
70134	Preserve Cleanup	.00	187.00	187.00	2,200.00	2,200.00	.00	2,200.00
70135	Landscape Extras	375.00	875.00	500.00	5,955.00	10,500.00	4,545.00	10,500.00
70137	Sprinkler Maintenance	50.00	375.00	325.00	2,913.28	4,500.00	1,586.72	4,500.00
70138	Tree Trimming	425.00	1,581.37	1,156.37	21,689.00	18,976.00	(2,713.00)	18,976.00
70146	Fountain Pumps	.00	38.00	38.00	.00	500.00	500.00	500.00
70165	Decorations	.00	625.00	625.00	6,313.00	7,500.00	1,187.00	7,500.00
70166	Mulch	.00	633.37	633.37	11,550.00	7,600.00	(3,950.00)	7,600.00
	REPAIRS/MAINTENANCE	1,796.21	5,297.72	3,501.51	67,274.19	63,526.00	(3,748.19)	63,526.00
RESERVE TRANSFERS								
80000	Reserve Transfers	.00	.00	.00	38,245.00	38,245.00	.00	38,245.00
80001	Reserve - Interest	41.33	.00	(41.33)	657.15	.00	(657.15)	.00
	RESERVE TRANSFERS	41.33	.00	(41.33)	38,902.15	38,245.00	(657.15)	38,245.00
	TOTAL EXPENSES	71,957.22	76,625.57	4,668.35	944,129.81	960,514.00	16,384.19	960,514.00
	Current Year Net Income/(loss)	7,832.52	(582.33)	8,414.85	24,505.99	.00	24,505.99	.00

Wiggins Bay Foundation, Inc.

Reserve Statement As of 12/31/21

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
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DEFERRED LIABILITY COMPONENTS

30000	Reserves- Pooled	285,745.78	38,245.00	0.00	323,990.78
30009	Reserves- Concrete Curb/Gutter	0.00	0.00	7,870.83	(7,870.83)
30094	Reserves- General	0.00	0.00	1,900.00	(1,900.00)
30172	Reserves-Perimeter Walls	0.00	0.00	1,335.00	(1,335.00)
30270	Reserves- Infrastructure	0.00	0.00	18,700.08	(18,700.08)
TOTALS		285,745.78	38,245.00	29,805.91	294,184.87
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FUND BALANCE COMPONENTS

30800	Reserve- Interest	29,590.68	657.15	0.00	30,247.83
TOTALS		29,590.68	657.15	0.00	30,247.83
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