

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

December 31, 2022

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

Balance Sheet
As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CURRENT ASSETS					
10005	Centennial Bank-OP #5992	553,954.29			553,954.29
10011	Valley National Bank-OP#2900	73,619.81			73,619.81
		627,574.10	.00	.00	627,574.10
RESERVE ASSETS					
12005	Centennial Reserve #6021		317,530.99		317,530.99
		.00	317,530.99	.00	317,530.99
ACCOUNTS RECEIVABLE					
		.00	.00	.00	.00
OTHER ASSETS					
10500	Prepaid Insurance	10,132.39			10,132.39
10506	Prepaid Water & Sewer	2,329.04			2,329.04
19010	Utility Deposits	310.00			310.00
		12,771.43	.00	.00	12,771.43
	TOTAL ASSETS	640,345.53	317,530.99	.00	957,876.52
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
20000	Accounts Payable	23,144.94			23,144.94
20100	Prepaid Owner Assessments	539,443.50			539,443.50
		562,588.44	.00	.00	562,588.44
RESERVES POOLED					
	Deferred Liab. - Replacement		314,947.81		314,947.81
30800	Reserve- Interest		2,583.18		2,583.18
		.00	317,530.99	.00	317,530.99
FUND BALANCE					
38880	Fund Balance	70,399.21			70,399.21
	Current Year Net Income/(Loss)	7,357.88	.00	.00	7,357.88
		77,757.09	.00	.00	77,757.09
	TOTAL LIAB. & FUND BALANCE	640,345.53	317,530.99	.00	957,876.52

Wiggins Bay Foundation, Inc.

Income/Expense Statement
Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
40000	Owner Assessments	79,114.63	79,114.63	.00	949,376.00	949,376.00	.00	949,376.00
40002	Reserve Income	.00	.00	.00	39,393.00	39,393.00	.00	39,393.00
40011	Late Fees	.00	.00	.00	400.00	.00	400.00	.00
40014	Legal Fee Income	.00	.00	.00	1,687.00	.00	1,687.00	.00
40025	Return Check Fee Income	.00	.00	.00	20.00	.00	20.00	.00
40063	Undeveloped Property Tract	.00	.00	.00	2,074.00	2,074.00	.00	2,074.00
40068	Bar Code/Key Access	140.00	.00	140.00	1,200.00	.00	1,200.00	.00
40078	Late Fee Interest	.00	.00	.00	1,390.48	.00	1,390.48	.00
40079	Tarpon Club	.00	.00	.00	6,207.00	6,207.00	.00	6,207.00
40080	Interest Income	48.29	.00	48.29	617.67	.00	617.67	.00
40081	Reserve Interest	547.05	.00	547.05	2,141.26	.00	2,141.26	.00
40090	Miscellaneous Income	1,551.00	.00	1,551.00	1,551.00	.00	1,551.00	.00
41015	Dock Owners	.00	.00	.00	1,470.00	1,470.00	.00	1,470.00
	TOTAL INCOME	81,400.97	79,114.63	2,286.34	1,007,527.41	998,520.00	9,007.41	998,520.00
EXPENSES								
ADMINISTRATIVE								
50015	Bank Charges	745.81	.00	(745.81)	910.81	.00	(910.81)	.00
50045	Legal Fees	.00	163.00	163.00	2,762.00	2,000.00	(762.00)	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	31.25	31.25	375.00	375.00	.00	375.00
50053	Division & Corp Fees	.00	.00	.00	61.25	61.00	(.25)	61.00
50075	Office Supplies & Expense	735.00	737.50	2.50	8,831.72	8,850.00	18.28	8,850.00
50090	Professional Fees	.00	166.74	166.74	.00	2,000.00	2,000.00	2,000.00
50125	Website Expense	.00	108.37	108.37	1,300.00	1,300.00	.00	1,300.00
50127	Contingency	869.23	133.99	(735.24)	3,198.34	1,607.00	(1,591.34)	1,607.00
50150	Audit	.00	375.00	375.00	4,500.00	4,500.00	.00	4,500.00
	ADMINISTRATIVE	2,350.04	1,802.85	(547.19)	21,939.12	21,693.00	(246.12)	21,693.00
INSURANCE								
52030	Insurance	801.39	833.37	31.98	9,574.12	10,000.00	425.88	10,000.00
	INSURANCE	801.39	833.37	31.98	9,574.12	10,000.00	425.88	10,000.00
UTILITIES								
54050	Electric - Guardhouse	268.70	175.00	(93.70)	2,823.79	2,100.00	(723.79)	2,100.00
54052	Electric - Irrigation	25.66	25.00	(.66)	315.27	300.00	(15.27)	300.00
54070	Water & Sewer	100.91	83.37	(17.54)	7,066.02	1,000.00	(6,066.02)	1,000.00
54072	Water & Sewer - Irrigation	8,338.22	7,500.00	(838.22)	65,068.71	90,000.00	24,931.29	90,000.00
54100	Telephone	210.05	233.37	23.32	2,512.30	2,800.00	287.70	2,800.00
	UTILITIES	8,943.54	8,016.74	(926.80)	77,786.09	96,200.00	18,413.91	96,200.00

Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
CONTRACTS								
60013	Cable Television	40,275.78	40,276.00	.22	482,287.39	483,312.00	1,024.61	483,312.00
60065	Gate Maint Contract	.00	.00	.00	2,750.00	3,000.00	250.00	3,000.00
60075	Janitorial Services	275.00	275.00	.00	3,270.00	3,300.00	30.00	3,300.00
60085	Lake Maintenance	429.94	400.00	(29.94)	5,232.98	4,800.00	(432.98)	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	2,392.00	2,392.00	.00	28,704.00	28,704.00	.00	28,704.00
61010	Extermination	.00	.00	.00	222.56	.00	(222.56)	.00
61045	Security Services	18,603.62	16,785.00	(1,818.62)	198,832.40	201,420.00	2,587.60	201,420.00
61055	Preserve Maintenance	.00	183.37	183.37	.00	2,200.00	2,200.00	2,200.00
	CONTRACTS	64,810.34	63,145.37	(1,664.97)	755,307.33	760,744.00	5,436.67	760,744.00
REPAIRS/MAINTENANCE								
70050	Entry & Gate Maintenance	.00	333.37	333.37	5,229.18	4,000.00	(1,229.18)	4,000.00
70058	Pavers & Wall Maintenance	.00	166.74	166.74	13.84	2,000.00	1,986.16	2,000.00
70060	Repairs & Maint- General	.00	212.00	212.00	5,705.74	2,500.00	(3,205.74)	2,500.00
70068	Street/Accent Light Maint/Rpr	.00	250.00	250.00	1,121.04	3,000.00	1,878.96	3,000.00
70130	Fly Treatment	.00	502.50	502.50	4,465.00	6,030.00	1,565.00	6,030.00
70134	Preserve Cleanup	.00	416.74	416.74	2,200.00	5,000.00	2,800.00	5,000.00
70135	Landscape Extras	.00	875.00	875.00	7,740.00	10,500.00	2,760.00	10,500.00
70137	Sprinkler Maintenance	441.50	375.00	(66.50)	9,158.81	4,500.00	(4,658.81)	4,500.00
70138	Tree Trimming	2,060.00	1,124.24	(935.76)	16,500.00	13,490.00	(3,010.00)	13,490.00
70140	Tree Fertilization	.00	322.50	322.50	.00	3,870.00	3,870.00	3,870.00
70146	Fountain Pumps	.00	38.00	38.00	.00	500.00	500.00	500.00
70165	Decorations	.00	625.00	625.00	6,687.50	7,500.00	812.50	7,500.00
70166	Mulch	.00	633.37	633.37	8,600.00	7,600.00	(1,000.00)	7,600.00
70168	Hurricane Expense	2,245.00	.00	(2,245.00)	26,607.50	.00	(26,607.50)	.00
	REPAIRS/MAINTENANCE	4,746.50	5,874.46	1,127.96	94,028.61	70,490.00	(23,538.61)	70,490.00
RESERVE TRANSFERS								
80000	Reserve Transfers	.00	.00	.00	39,393.00	39,393.00	.00	39,393.00
80001	Reserve - Interest	547.05	.00	(547.05)	2,141.26	.00	(2,141.26)	.00
	RESERVE TRANSFERS	547.05	.00	(547.05)	41,534.26	39,393.00	(2,141.26)	39,393.00
	TOTAL EXPENSES	82,198.86	79,672.79	(2,526.07)	1,000,169.53	998,520.00	(1,649.53)	998,520.00
	Current Year Net Income/(loss)	(797.89)	(558.16)	(239.73)	7,357.88	.00	7,357.88	.00

Wiggins Bay Foundation, Inc.

Reserve Statement As of 12/31/22

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

30000	Reserves- Pooled	323,990.78	39,393.00	0.00	363,383.78
30005	Reserves- Asphalt Seal/Rpr	0.00	0.00	29,815.15	(29,815.15)
30027	Reserves- Irrigation Major	0.00	0.00	8,088.87	(8,088.87)
30050	Reserves- Pavers	0.00	0.00	6,360.00	(6,360.00)
30051	Reserves-Pond Fountain	0.00	0.00	4,171.95	(4,171.95)
TOTALS		323,990.78	39,393.00	48,435.97	314,947.81
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FUND BALANCE COMPONENTS

30800	Reserve- Interest	441.92	2,141.26	0.00	2,583.18
TOTALS		441.92	2,141.26	0.00	2,583.18
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