

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

October 31, 2022

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

Balance Sheet
As of 10/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CURRENT ASSETS					
10005	Centennial Bank-OP #5992	251,720.85			251,720.85
10011	Valley National Bank-OP#2900	73,638.91			73,638.91
		<u>325,359.76</u>	<u>.00</u>	<u>.00</u>	<u>325,359.76</u>
RESERVE ASSETS					
12005	Centennial Reserve #6021		321,434.18		321,434.18
		<u>.00</u>	<u>321,434.18</u>	<u>.00</u>	<u>321,434.18</u>
ACCOUNTS RECEIVABLE					
		<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
OTHER ASSETS					
10500	Prepaid Insurance	2,180.91			2,180.91
10506	Prepaid Water & Sewer	2,530.86			2,530.86
19010	Utility Deposits	310.00			310.00
		<u>5,021.77</u>	<u>.00</u>	<u>.00</u>	<u>5,021.77</u>
	TOTAL ASSETS	<u>330,381.53</u>	<u>321,434.18</u>	<u>.00</u>	<u>651,815.71</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
20000	Accounts Payable	65,570.40			65,570.40
20100	Prepaid Owner Assessments	26,610.89			26,610.89
20150	Deferred Assessments	158,229.30			158,229.30
		<u>250,410.59</u>	<u>.00</u>	<u>.00</u>	<u>250,410.59</u>
RESERVES POOLED					
	Deferred Liab. - Replacement		319,879.76		319,879.76
30800	Reserve- Interest		1,554.42		1,554.42
		<u>.00</u>	<u>321,434.18</u>	<u>.00</u>	<u>321,434.18</u>
FUND BALANCE					
38880	Fund Balance	70,399.21			70,399.21
	Current Year Net Income/(Loss)	9,571.73	.00	.00	9,571.73
		<u>79,970.94</u>	<u>.00</u>	<u>.00</u>	<u>79,970.94</u>
	TOTAL LIAB. & FUND BALANCE	<u>330,381.53</u>	<u>321,434.18</u>	<u>.00</u>	<u>651,815.71</u>

Wiggins Bay Foundation, Inc.

Income/Expense Statement
Period: 10/01/22 to 10/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
40000	Owner Assessments	79,114.67	79,114.67	.00	791,146.70	791,146.70	.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	1,248.00	.00	1,248.00	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	.00	.00	.00	1,060.00	.00	1,060.00	.00
40078	Late Fee Interest	133.62	.00	133.62	1,389.61	.00	1,389.61	.00
40079	Tarpon Club	.00	.00	.00	6,207.00	6,207.00	.00	6,207.00
40080	Interest Income	55.43	.00	55.43	532.92	.00	532.92	.00
40081	Reserve Interest	395.36	.00	395.36	1,112.50	.00	1,112.50	.00
41015	Dock Owners	.00	.00	.00	1,470.00	1,470.00	.00	1,470.00
	TOTAL INCOME	80,947.08	79,114.67	1,832.41	846,492.73	840,290.70	6,202.03	998,520.00
EXPENSES								
ADMINISTRATIVE								
50015	Bank Charges	15.00	.00	(15.00)	150.00	.00	(150.00)	.00
50045	Legal Fees	375.00	167.00	(208.00)	2,562.00	1,670.00	(892.00)	2,000.00
50046	Legal Fees - Collections	.00	83.00	83.00	.00	830.00	830.00	1,000.00
50050	License,Taxes,Permit	.00	31.25	31.25	375.00	312.50	(62.50)	375.00
50053	Division & Corp Fees	.00	.00	.00	61.25	61.00	(.25)	61.00
50075	Office Supplies & Expense	746.72	737.50	(9.22)	7,361.72	7,375.00	13.28	8,850.00
50090	Professional Fees	.00	166.66	166.66	.00	1,666.60	1,666.60	2,000.00
50125	Website Expense	.00	108.33	108.33	1,300.00	1,083.30	(216.70)	1,300.00
50127	Contingency	1,800.42	133.91	(1,666.51)	2,259.88	1,339.10	(920.78)	1,607.00
50150	Audit	.00	375.00	375.00	4,500.00	3,750.00	(750.00)	4,500.00
	ADMINISTRATIVE	2,937.14	1,802.65	(1,134.49)	18,569.85	18,087.50	(482.35)	21,693.00
INSURANCE								
52030	Insurance	798.37	833.33	34.96	7,974.36	8,333.30	358.94	10,000.00
	INSURANCE	798.37	833.33	34.96	7,974.36	8,333.30	358.94	10,000.00
UTILITIES								
54050	Electric - Guardhouse	237.32	175.00	(62.32)	2,370.54	1,750.00	(620.54)	2,100.00
54052	Electric - Irrigation	30.21	25.00	(5.21)	263.95	250.00	(13.95)	300.00
54070	Water & Sewer	131.42	83.33	(48.09)	6,864.20	833.30	(6,030.90)	1,000.00
54072	Water & Sewer - Irrigation	7,753.16	7,500.00	(253.16)	49,200.21	75,000.00	25,799.79	90,000.00
54100	Telephone	211.64	233.33	21.69	2,094.72	2,333.30	238.58	2,800.00
	UTILITIES	8,363.75	8,016.66	(347.09)	60,793.62	80,166.60	19,372.98	96,200.00

Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 10/01/22 to 10/31/22

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	401,735.83	402,760.00	1,024.17	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	2,720.00	2,750.00	30.00	3,300.00
60085	Lake Maintenance	429.94	400.00	(29.94)	4,373.10	4,000.00	(373.10)	4,800.00
60090	Lawn Maintenance	2,834.00	2,834.00	.00	28,340.00	28,340.00	.00	34,008.00
61000	Management Services	2,392.00	2,392.00	.00	23,920.00	23,920.00	.00	28,704.00
61010	Extermination	.00	.00	.00	159.43	.00	(159.43)	.00
61045	Security Services	18,190.96	16,785.00	(1,405.96)	164,848.66	167,850.00	3,001.34	201,420.00
61055	Preserve Maintenance	.00	183.33	183.33	.00	1,833.30	1,833.30	2,200.00
	CONTRACTS	64,397.68	63,145.33	(1,252.35)	628,847.02	634,453.30	5,606.28	760,744.00
REPAIRS/MAINTENANCE								
70050	Entry & Gate Maintenance	.00	333.33	333.33	5,124.18	3,333.30	(1,790.88)	4,000.00
70058	Pavers & Wall Maintenance	.00	166.66	166.66	13.84	1,666.60	1,652.76	2,000.00
70060	Repairs & Maint- General	1,200.00	208.00	(992.00)	3,398.55	2,080.00	(1,318.55)	2,500.00
70068	Street/Accent Light Maint/Rpr	.00	250.00	250.00	1,121.04	2,500.00	1,378.96	3,000.00
70130	Fly Treatment	.00	502.50	502.50	4,465.00	5,025.00	560.00	6,030.00
70134	Preserve Cleanup	.00	416.66	416.66	2,200.00	4,166.60	1,966.60	5,000.00
70135	Landscape Extras	.00	875.00	875.00	6,000.00	8,750.00	2,750.00	10,500.00
70137	Sprinkler Maintenance	802.28	375.00	(427.28)	7,839.84	3,750.00	(4,089.84)	4,500.00
70138	Tree Trimming	7,575.00	1,124.16	(6,450.84)	14,440.00	11,241.60	(3,198.40)	13,490.00
70140	Tree Fertilization	.00	322.50	322.50	.00	3,225.00	3,225.00	3,870.00
70146	Fountain Pumps	.00	42.00	42.00	.00	420.00	420.00	500.00
70165	Decorations	.00	625.00	625.00	3,343.75	6,250.00	2,906.25	7,500.00
70166	Mulch	.00	633.33	633.33	4,300.00	6,333.30	2,033.30	7,600.00
70168	Hurricane Expense	27,984.45	.00	(27,984.45)	27,984.45	.00	(27,984.45)	.00
	REPAIRS/MAINTENANCE	37,561.73	5,874.14	(31,687.59)	80,230.65	58,741.40	(21,489.25)	70,490.00
RESERVE TRANSFERS								
80000	Reserve Transfers	.00	.00	.00	39,393.00	39,393.00	.00	39,393.00
80001	Reserve - Interest	395.36	.00	(395.36)	1,112.50	.00	(1,112.50)	.00
	RESERVE TRANSFERS	395.36	.00	(395.36)	40,505.50	39,393.00	(1,112.50)	39,393.00
	TOTAL EXPENSES	114,454.03	79,672.11	(34,781.92)	836,921.00	839,175.10	2,254.10	998,520.00
	Current Year Net Income/(loss)	(33,506.95)	(557.44)	(32,949.51)	9,571.73	1,115.60	8,456.13	.00
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Wiggins Bay Foundation, Inc.

Reserve Statement As of 10/31/22

		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	5,600.00	(5,600.00)
	TOTALS	323,990.78	39,393.00	43,504.02	319,879.76
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FUND BALANCE COMPONENTS

30800	Reserve- Interest	441.92	1,112.50	0.00	1,554.42
	TOTALS	441.92	1,112.50	0.00	1,554.42
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