

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

September 30, 2022

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

Balance Sheet
As of 09/30/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CURRENT ASSETS					
10005	Centennial Bank-OP #5992	325,044.33			325,044.33
10011	Valley National Bank-OP#2900	73,648.28			73,648.28
		<u>398,692.61</u>	<u>.00</u>	<u>.00</u>	<u>398,692.61</u>
RESERVE ASSETS					
12005	Centennial Reserve #6021		321,038.82		321,038.82
		<u>.00</u>	<u>321,038.82</u>	<u>.00</u>	<u>321,038.82</u>
ACCOUNTS RECEIVABLE					
10300	Accounts Receivable	1,709.59			1,709.59
		<u>1,709.59</u>	<u>.00</u>	<u>.00</u>	<u>1,709.59</u>
OTHER ASSETS					
10500	Prepaid Insurance	2,979.28			2,979.28
10506	Prepaid Water & Sewer	2,662.28			2,662.28
19010	Utility Deposits	310.00			310.00
		<u>5,951.56</u>	<u>.00</u>	<u>.00</u>	<u>5,951.56</u>
	TOTAL ASSETS	<u>406,353.76</u>	<u>321,038.82</u>	<u>.00</u>	<u>727,392.58</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
20000	Accounts Payable	30,607.01			30,607.01
20100	Prepaid Owner Assessments	24,924.89			24,924.89
20150	Deferred Assessments	237,343.97			237,343.97
		<u>292,875.87</u>	<u>.00</u>	<u>.00</u>	<u>292,875.87</u>
RESERVES POOLED					
	Deferred Liab. - Replacement		319,879.76		319,879.76
30800	Reserve- Interest		1,159.06		1,159.06
		<u>.00</u>	<u>321,038.82</u>	<u>.00</u>	<u>321,038.82</u>
FUND BALANCE					
38880	Fund Balance	70,399.21			70,399.21
	Current Year Net Income/(Loss)	43,078.68	.00	.00	43,078.68
		<u>113,477.89</u>	<u>.00</u>	<u>.00</u>	<u>113,477.89</u>
	TOTAL LIAB. & FUND BALANCE	<u>406,353.76</u>	<u>321,038.82</u>	<u>.00</u>	<u>727,392.58</u>

Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 09/01/22 to 09/30/22

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	712,032.03	712,032.03	.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	439.00	.00	439.00	439.00	.00	439.00	.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	110.55	.00	110.55	1,255.99	.00	1,255.99	.00
40079	Tarpon Club	.00	.00	.00	6,207.00	6,207.00	.00	6,207.00
40080	Interest Income	43.85	.00	43.85	477.49	.00	477.49	.00
40081	Reserve Interest	179.67	.00	179.67	717.14	.00	717.14	.00
41015	Dock Owners	.00	.00	.00	1,470.00	1,470.00	.00	1,470.00
	TOTAL INCOME	79,887.74	79,114.67	773.07	765,545.65	761,176.03	4,369.62	998,520.00
EXPENSES								
ADMINISTRATIVE								
50015	Bank Charges	15.00	.00	(15.00)	135.00	.00	(135.00)	.00
50045	Legal Fees	.00	167.00	167.00	2,187.00	1,503.00	(684.00)	2,000.00
50046	Legal Fees - Collections	.00	83.00	83.00	.00	747.00	747.00	1,000.00
50050	License,Taxes,Permit	.00	31.25	31.25	375.00	281.25	(93.75)	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	6,615.00	6,637.50	22.50	8,850.00
50090	Professional Fees	.00	166.66	166.66	.00	1,499.94	1,499.94	2,000.00
50125	Website Expense	.00	108.33	108.33	1,300.00	974.97	(325.03)	1,300.00
50127	Contingency	69.23	133.91	64.68	459.46	1,205.19	745.73	1,607.00
50150	Audit	.00	375.00	375.00	4,500.00	3,375.00	(1,125.00)	4,500.00
	ADMINISTRATIVE	819.23	1,802.65	983.42	15,632.71	16,284.85	652.14	21,693.00
INSURANCE								
52030	Insurance	785.12	833.33	48.21	7,175.99	7,499.97	323.98	10,000.00
	INSURANCE	785.12	833.33	48.21	7,175.99	7,499.97	323.98	10,000.00
UTILITIES								
54050	Electric - Guardhouse	256.06	175.00	(81.06)	2,133.22	1,575.00	(558.22)	2,100.00
54052	Electric - Irrigation	32.91	25.00	(7.91)	233.74	225.00	(8.74)	300.00
54070	Water & Sewer	(2,662.28)	83.33	2,745.61	6,732.78	749.97	(5,982.81)	1,000.00
54072	Water & Sewer - Irrigation	4,401.25	7,500.00	3,098.75	41,447.05	67,500.00	26,052.95	90,000.00
54100	Telephone	213.02	233.33	20.31	1,883.08	2,099.97	216.89	2,800.00
	UTILITIES	2,240.96	8,016.66	5,775.70	52,429.87	72,149.94	19,720.07	96,200.00

Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 09/01/22 to 09/30/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
CONTRACTS								
60013	Cable Television	40,275.78	40,276.00	.22	361,460.05	362,484.00	1,023.95	483,312.00
60065	Gate Maint Contract	.00	.00	.00	2,750.00	3,000.00	250.00	3,000.00
60075	Janitorial Services	245.00	275.00	30.00	2,445.00	2,475.00	30.00	3,300.00
60085	Lake Maintenance	429.94	400.00	(29.94)	3,943.16	3,600.00	(343.16)	4,800.00
60090	Lawn Maintenance	2,834.00	2,834.00	.00	25,506.00	25,506.00	.00	34,008.00
61000	Management Services	2,392.00	2,392.00	.00	21,528.00	21,528.00	.00	28,704.00
61010	Extermination	63.13	.00	(63.13)	159.43	.00	(159.43)	.00
61045	Security Services	16,295.30	16,785.00	489.70	146,657.70	151,065.00	4,407.30	201,420.00
61055	Preserve Maintenance	.00	183.33	183.33	.00	1,649.97	1,649.97	2,200.00
	CONTRACTS	62,535.15	63,145.33	610.18	564,449.34	571,307.97	6,858.63	760,744.00
REPAIRS/MAINTENANCE								
70050	Entry & Gate Maintenance	2,447.15	333.33	(2,113.82)	5,124.18	2,999.97	(2,124.21)	4,000.00
70058	Pavers & Wall Maintenance	.00	166.66	166.66	13.84	1,499.94	1,486.10	2,000.00
70060	Repairs & Maint- General	9.56	208.00	198.44	2,198.55	1,872.00	(326.55)	2,500.00
70068	Street/Accent Light Maint/Rpr	.00	250.00	250.00	1,121.04	2,250.00	1,128.96	3,000.00
70130	Fly Treatment	.00	502.50	502.50	4,465.00	4,522.50	57.50	6,030.00
70134	Preserve Cleanup	2,200.00	416.66	(1,783.34)	2,200.00	3,749.94	1,549.94	5,000.00
70135	Landscape Extras	.00	875.00	875.00	6,000.00	7,875.00	1,875.00	10,500.00
70137	Sprinkler Maintenance	653.59	375.00	(278.59)	7,037.56	3,375.00	(3,662.56)	4,500.00
70138	Tree Trimming	.00	1,124.16	1,124.16	6,865.00	10,117.44	3,252.44	13,490.00
70140	Tree Fertilization	.00	322.50	322.50	.00	2,902.50	2,902.50	3,870.00
70146	Fountain Pumps	.00	42.00	42.00	.00	378.00	378.00	500.00
70165	Decorations	.00	625.00	625.00	3,343.75	5,625.00	2,281.25	7,500.00
70166	Mulch	4,300.00	633.33	(3,666.67)	4,300.00	5,699.97	1,399.97	7,600.00
	REPAIRS/MAINTENANCE	9,610.30	5,874.14	(3,736.16)	42,668.92	52,867.26	10,198.34	70,490.00
RESERVE TRANSFERS								
80000	Reserve Transfers	.00	.00	.00	39,393.00	39,393.00	.00	39,393.00
80001	Reserve - Interest	179.67	.00	(179.67)	717.14	.00	(717.14)	.00
	RESERVE TRANSFERS	179.67	.00	(179.67)	40,110.14	39,393.00	(717.14)	39,393.00
	TOTAL EXPENSES	76,170.43	79,672.11	3,501.68	722,466.97	759,502.99	37,036.02	998,520.00
	Current Year Net Income/(loss)	3,717.31	(557.44)	4,274.75	43,078.68	1,673.04	41,405.64	.00
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Wiggins Bay Foundation, Inc.

Reserve Statement As of 09/30/22

		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	717.14	0.00	1,159.06
TOTALS		441.92	717.14	0.00	1,159.06
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