

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

July 31, 2023

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

Balance Sheet
As of 07/31/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CURRENT ASSETS					
10005	Centennial Bank-OP #5992	421,215.21			421,215.21
10008	First Horizon OP#1152	104,275.00			104,275.00
10011	Valley National Bank-OP#2900	74,544.92			74,544.92
		600,035.13	.00	.00	600,035.13
RESERVE ASSETS					
12005	Centennial Reserve #6021		344,172.66		344,172.66
		.00	344,172.66	.00	344,172.66
ACCOUNTS RECEIVABLE					
		.00	.00	.00	.00
OTHER ASSETS					
10500	Prepaid Insurance	4,051.30			4,051.30
10506	Prepaid Water & Sewer	1,445.16			1,445.16
19010	Utility Deposits	310.00			310.00
		5,806.46	.00	.00	5,806.46
		605,841.59	344,172.66	.00	950,014.25
TOTAL ASSETS		605,841.59	344,172.66	.00	950,014.25
		605,841.59	344,172.66	.00	950,014.25
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
20000	Accounts Payable	38,583.60			38,583.60
20005	Accts Payable Reserves		1,960.00		1,960.00
20100	Prepaid Owner Assessments	145,769.09			145,769.09
20150	Deferred Assessments	418,870.75			418,870.75
		603,223.44	1,960.00	.00	605,183.44
RESERVES POOLED					
	Deferred Liab. - Replacement		334,583.60		334,583.60
30800	Reserve- Interest		7,629.06		7,629.06
		.00	342,212.66	.00	342,212.66
FUND BALANCE					
38880	Fund Balance	77,757.09			77,757.09
	Current Year Net Income/(Loss)	(75,138.94)	.00	.00	(75,138.94)
		2,618.15	.00	.00	2,618.15
		605,841.59	344,172.66	.00	950,014.25
TOTAL LIAB. & FUND BALANCE		605,841.59	344,172.66	.00	950,014.25
		605,841.59	344,172.66	.00	950,014.25

Wiggins Bay Foundation, Inc.

Income/Expense Statement Period: 07/01/23 to 07/31/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
40000	Owner Assessments	83,734.75	83,734.75	.00	586,143.25	586,143.25	.00	1,004,817.00
40002	Reserve Income	.00	.00	.00	42,603.00	42,603.00	.00	42,603.00
40011	Late Fees	.00	.00	.00	725.00	.00	725.00	.00
40025	Return Check Fee Income	.00	.00	.00	20.00	.00	20.00	.00
40063	Undeveloped Property Tract	.00	.00	.00	1,789.00	1,789.00	.00	1,789.00
40068	Bar Code/Key Access	20.00	.00	20.00	2,511.00	.00	2,511.00	.00
40078	Late Fee Interest	.33	.00	.33	2,339.08	.00	2,339.08	.00
40079	Tarpon Club	.00	.00	.00	5,347.00	5,347.00	.00	5,347.00
40080	Interest Income	324.65	.00	324.65	1,896.90	.00	1,896.90	.00
40081	Reserve Interest	813.71	.00	813.71	5,045.88	.00	5,045.88	.00
41015	Dock Owners	.00	.00	.00	495.00	495.00	.00	495.00
	TOTAL INCOME	84,893.44	83,734.75	1,158.69	648,915.11	636,377.25	12,537.86	1,055,051.00
EXPENSES								
ADMINISTRATIVE								
50015	Bank Charges	15.00	16.66	1.66	155.00	116.62	(38.38)	200.00
50045	Legal Fees	.00	167.00	167.00	.00	1,169.00	1,169.00	2,000.00
50050	License,Taxes,Permit	75.00	.00	(75.00)	75.00	395.00	320.00	395.00
50053	Division & Corp Fees	.00	.00	.00	91.25	61.00	(30.25)	61.00
50075	Office Supplies & Expense	771.75	771.75	.00	6,323.73	5,402.25	(921.48)	9,261.00
50125	Website Expense	.00	108.33	108.33	1,800.00	758.31	(1,041.69)	1,300.00
50127	Contingency	79.88	50.00	(29.88)	559.16	350.00	(209.16)	600.00
50150	Audit	.00	375.00	375.00	.00	2,625.00	2,625.00	4,500.00
	ADMINISTRATIVE	941.63	1,488.74	547.11	9,004.14	10,877.18	1,873.04	18,317.00
INSURANCE								
52030	Insurance	869.04	833.33	(35.71)	6,047.09	5,833.31	(213.78)	10,000.00
	INSURANCE	869.04	833.33	(35.71)	6,047.09	5,833.31	(213.78)	10,000.00
UTILITIES								
54050	Electric - Guardhouse	274.02	237.50	(36.52)	1,828.67	1,662.50	(166.17)	2,850.00
54052	Electric - Irrigation	25.66	29.16	3.50	180.23	204.12	23.89	350.00
54070	Water & Sewer	188.66	83.33	(105.33)	883.88	583.31	(300.57)	1,000.00
54072	Water & Sewer - Irrigation	10,729.92	6,666.66	(4,063.26)	53,167.39	46,666.62	(6,500.77)	80,000.00
54100	Telephone	211.32	216.66	5.34	1,484.53	1,516.62	32.09	2,600.00
	UTILITIES	11,429.58	7,233.31	(4,196.27)	57,544.70	50,633.17	(6,911.53)	86,800.00

Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 07/01/23 to 07/31/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
CONTRACTS								
60013	Cable Television	41,956.38	41,375.00	(581.38)	292,628.06	289,625.00	(3,003.06)	496,500.00
60065	Gate Maint Contract	.00	229.16	229.16	.00	1,604.12	1,604.12	2,750.00
60075	Janitorial Services	275.00	333.33	58.33	1,925.00	2,333.31	408.31	4,000.00
60085	Lake Maintenance	442.84	458.33	15.49	4,118.23	3,208.31	(909.92)	5,500.00
60090	Lawn Maintenance	2,975.70	2,975.66	(.04)	20,829.90	20,829.62	(.28)	35,708.00
61000	Management Services	2,511.58	2,511.58	.00	17,581.06	17,581.06	.00	30,139.00
61010	Extermination	63.13	29.50	(33.63)	252.52	206.50	(46.02)	354.00
61045	Security Services	28,305.52	18,750.00	(9,555.52)	141,252.51	131,250.00	(10,002.51)	225,000.00
61050	Access Control Software	.00	704.16	704.16	.00	4,929.12	4,929.12	8,450.00
61055	Preserve Maintenance	.00	183.33	183.33	.00	1,283.31	1,283.31	2,200.00
	CONTRACTS	76,530.15	67,550.05	(8,980.10)	478,587.28	472,850.35	(5,736.93)	810,601.00
REPAIRS/MAINTENANCE								
70050	Entry & Gate Maintenance	3,545.90	333.33	(3,212.57)	7,276.57	2,333.31	(4,943.26)	4,000.00
70058	Pavers & Wall Maintenance	.00	333.33	333.33	1,505.00	2,333.31	828.31	4,000.00
70060	Repairs & Maint- General	.00	625.00	625.00	3,982.12	4,375.00	392.88	7,500.00
70068	Street/Accent Light Maint/Rpr	.00	250.00	250.00	1,386.99	1,750.00	363.01	3,000.00
70130	Fly Treatment	.00	352.50	352.50	730.00	2,467.50	1,737.50	4,230.00
70135	Landscape Extras	.00	1,666.66	1,666.66	4,710.85	11,666.62	6,955.77	20,000.00
70137	Sprinkler Maintenance	966.84	541.66	(425.18)	3,948.89	3,791.62	(157.27)	6,500.00
70138	Tree Trimming	.00	1,125.00	1,125.00	5,165.00	7,875.00	2,710.00	13,500.00
70140	Tree Fertilization	.00	500.00	500.00	.00	3,500.00	3,500.00	6,000.00
70146	Fountain Pumps	.00	42.00	42.00	.00	294.00	294.00	500.00
70165	Decorations	.00	625.00	625.00	3,504.25	4,375.00	870.75	7,500.00
	REPAIRS/MAINTENANCE	4,512.74	6,394.48	1,881.74	32,209.67	44,761.36	12,551.69	76,730.00
HURRICANE EXPENSE								
70168	Hurricane Expense	19,330.00	.00	(19,330.00)	91,564.59	.00	(91,564.59)	.00
70200	S/A -Hurr lan Expense	727.00	.00	(727.00)	1,447.70	.00	(1,447.70)	.00
	HURRICANE EXPENSE	20,057.00	.00	(20,057.00)	93,012.29	.00	(93,012.29)	.00
RESERVE TRANSFERS								
80000	Reserve Transfers	.00	.00	.00	42,603.00	42,603.00	.00	42,603.00
80001	Reserve - Interest	813.71	.00	(813.71)	5,045.88	.00	(5,045.88)	.00
	RESERVE TRANSFERS	813.71	.00	(813.71)	47,648.88	42,603.00	(5,045.88)	42,603.00
	TOTAL EXPENSES	115,153.85	83,499.91	(31,653.94)	724,054.05	627,558.37	(96,495.68)	1,045,051.00
	Current Year Net Income/(loss)	(30,260.41)	234.84	(30,495.25)	(75,138.94)	8,818.88	(83,957.82)	10,000.00
=====								

Wiggins Bay Foundation, Inc.

Reserve Statement As of 07/31/23

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
--	--	----------------------	-------------------	---------------------	----------------------

DEFERRED LIABILITY COMPONENTS

30000	Reserves- Pooled	314,947.81	42,603.00	0.00	357,550.81
30005	Reserves- Asphalt Seal/Rpr	0.00	0.00	985.00	(985.00)
30050	Reserves- Pavers	0.00	0.00	2,150.00	(2,150.00)
30051	Reserves-Pond Fountain	0.00	0.00	1,960.00	(1,960.00)
30270	Reserves- Infrastructure	0.00	0.00	17,872.21	(17,872.21)
TOTALS		314,947.81	42,603.00	22,967.21	334,583.60
		=====	=====	=====	=====

FUND BALANCE COMPONENTS

30800	Reserve- Interest	2,583.18	5,045.88	0.00	7,629.06
TOTALS		2,583.18	5,045.88	0.00	7,629.06
		=====	=====	=====	=====