

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

September 30, 2023

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

Balance Sheet
As of 09/30/23

| Account | Description | Operating | Reserves | Other | Totals |
|----------------------|--------------------------------|-------------|------------|-------|--------------|
| ASSETS | | | | | |
| CURRENT ASSETS | | | | | |
| 10005 | Centennial Bank-OP #5992 | 275,538.86 | | | 275,538.86 |
| 10008 | First Horizon OP#1152 | 525,725.75 | | | 525,725.75 |
| 10011 | Valley National Bank-OP#2900 | 74,944.90 | | | 74,944.90 |
| | | 876,209.51 | .00 | .00 | 876,209.51 |
| RESERVE ASSETS | | | | | |
| 12005 | Centennial Reserve #6021 | | 341,136.74 | | 341,136.74 |
| | | .00 | 341,136.74 | .00 | 341,136.74 |
| ACCOUNTS RECEIVABLE | | | | | |
| 10350 | AR S/A Hurr Ian | 46,013.00 | | | 46,013.00 |
| | | 46,013.00 | .00 | .00 | 46,013.00 |
| OTHER ASSETS | | | | | |
| 10500 | Prepaid Insurance | 3,167.38 | | | 3,167.38 |
| 10506 | Prepaid Water & Sewer | 907.40 | | | 907.40 |
| 19010 | Utility Deposits | 310.00 | | | 310.00 |
| | | 4,384.78 | .00 | .00 | 4,384.78 |
| | TOTAL ASSETS | 926,607.29 | 341,136.74 | .00 | 1,267,744.03 |
| LIABILITIES & EQUITY | | | | | |
| CURRENT LIABILITIES | | | | | |
| 20000 | Accounts Payable | 36,246.37 | | | 36,246.37 |
| 20100 | Prepaid Owner Assessments | 15,625.09 | | | 15,625.09 |
| 20150 | Deferred Assessments | 251,401.25 | | | 251,401.25 |
| 20350 | Spec Assessment-Hurr Ian | 558,401.17 | | | 558,401.17 |
| | | 861,673.88 | .00 | .00 | 861,673.88 |
| RESERVES POOLED | | | | | |
| | Deferred Liab. - Replacement | | 331,788.60 | | 331,788.60 |
| 30800 | Reserve- Interest | | 9,348.14 | | 9,348.14 |
| | | .00 | 341,136.74 | .00 | 341,136.74 |
| FUND BALANCE | | | | | |
| 38880 | Fund Balance | 77,757.09 | | | 77,757.09 |
| | Current Year Net Income/(Loss) | (12,823.68) | .00 | .00 | (12,823.68) |
| | | 64,933.41 | .00 | .00 | 64,933.41 |
| | TOTAL LIAB. & FUND BALANCE | 926,607.29 | 341,136.74 | .00 | 1,267,744.03 |

Wiggins Bay Foundation, Inc.

Income/Expense Statement
Period: 09/01/23 to 09/30/23

| 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 | 753,612.75 | 753,612.75 | .00 | 1,004,817.00 |
| 40002 | Reserve Income | .00 | .00 | .00 | 42,603.00 | 42,603.00 | .00 | 42,603.00 |
| 40005 | Special Assessment-Hurr Ian | 350.00 | .00 | 350.00 | 100,573.83 | .00 | 100,573.83 | .00 |
| 40011 | Late Fees | 25.00 | .00 | 25.00 | 750.00 | .00 | 750.00 | .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 | 430.00 | .00 | 430.00 | 2,941.00 | .00 | 2,941.00 | .00 |
| 40078 | Late Fee Interest | 13.25 | .00 | 13.25 | 2,352.33 | .00 | 2,352.33 | .00 |
| 40079 | Tarpon Club | .00 | .00 | .00 | 5,347.00 | 5,347.00 | .00 | 5,347.00 |
| 40080 | Interest Income | 271.43 | .00 | 271.43 | 2,473.67 | .00 | 2,473.67 | .00 |
| 40081 | Reserve Interest | 845.05 | .00 | 845.05 | 6,764.96 | .00 | 6,764.96 | .00 |
| 41015 | Dock Owners | .00 | .00 | .00 | 495.00 | 495.00 | .00 | 495.00 |
| | TOTAL INCOME | 85,669.48 | 83,734.75 | 1,934.73 | 919,722.54 | 803,846.75 | 115,875.79 | 1,055,051.00 |
| EXPENSES | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | |
| 50015 | Bank Charges | 15.00 | 16.66 | 1.66 | 185.00 | 149.94 | (35.06) | 200.00 |
| 50045 | Legal Fees | .00 | 167.00 | 167.00 | .00 | 1,503.00 | 1,503.00 | 2,000.00 |
| 50050 | License,Taxes,Permit | .00 | .00 | .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 | 7,919.92 | 6,945.75 | (974.17) | 9,261.00 |
| 50125 | Website Expense | .00 | 108.33 | 108.33 | 1,800.00 | 974.97 | (825.03) | 1,300.00 |
| 50127 | Contingency | 198.88 | 50.00 | (148.88) | 837.92 | 450.00 | (387.92) | 600.00 |
| 50150 | Audit | .00 | 375.00 | 375.00 | .00 | 3,375.00 | 3,375.00 | 4,500.00 |
| | ADMINISTRATIVE | 985.63 | 1,488.74 | 503.11 | 10,909.09 | 13,854.66 | 2,945.57 | 18,317.00 |
| INSURANCE | | | | | | | | |
| 52030 | Insurance | 880.90 | 833.33 | (47.57) | 7,797.03 | 7,499.97 | (297.06) | 10,000.00 |
| | INSURANCE | 880.90 | 833.33 | (47.57) | 7,797.03 | 7,499.97 | (297.06) | 10,000.00 |
| UTILITIES | | | | | | | | |
| 54050 | Electric - Guardhouse | 157.13 | 237.50 | 80.37 | 2,157.19 | 2,137.50 | (19.69) | 2,850.00 |
| 54052 | Electric - Irrigation | 25.66 | 29.16 | 3.50 | 231.55 | 262.44 | 30.89 | 350.00 |
| 54070 | Water & Sewer | 255.51 | 83.33 | (172.18) | 1,421.64 | 749.97 | (671.67) | 1,000.00 |
| 54072 | Water & Sewer - Irrigation | 7,315.53 | 6,666.66 | (648.87) | 73,389.70 | 59,999.94 | (13,389.76) | 80,000.00 |
| 54100 | Telephone | 211.11 | 216.66 | 5.55 | 1,906.78 | 1,949.94 | 43.16 | 2,600.00 |
| | UTILITIES | 7,964.94 | 7,233.31 | (731.63) | 79,106.86 | 65,099.79 | (14,007.07) | 86,800.00 |

Wiggins Bay Foundation, Inc.

Income/Expense Statement
 Period: 09/01/23 to 09/30/23

| 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) | 376,540.82 | 372,375.00 | (4,165.82) | 496,500.00 |
| 60065 | Gate Maint Contract | .00 | 229.16 | 229.16 | .00 | 2,062.44 | 2,062.44 | 2,750.00 |
| 60075 | Janitorial Services | 275.00 | 333.33 | 58.33 | 2,475.00 | 2,999.97 | 524.97 | 4,000.00 |
| 60085 | Lake Maintenance | (614.15) | 458.33 | 1,072.48 | 3,946.92 | 4,124.97 | 178.05 | 5,500.00 |
| 60090 | Lawn Maintenance | 2,975.70 | 2,975.66 | (.04) | 26,781.30 | 26,780.94 | (.36) | 35,708.00 |
| 61000 | Management Services | 2,511.58 | 2,511.58 | .00 | 22,604.22 | 22,604.22 | .00 | 30,139.00 |
| 61010 | Extermination | 63.13 | 29.50 | (33.63) | 315.65 | 265.50 | (50.15) | 354.00 |
| 61045 | Security Services | 18,904.46 | 18,750.00 | (154.46) | 178,760.59 | 168,750.00 | (10,010.59) | 225,000.00 |
| 61050 | Access Control Software | .00 | 704.16 | 704.16 | .00 | 6,337.44 | 6,337.44 | 8,450.00 |
| 61055 | Preserve Maintenance | .00 | 183.33 | 183.33 | .00 | 1,649.97 | 1,649.97 | 2,200.00 |
| | CONTRACTS | 66,072.10 | 67,550.05 | 1,477.95 | 611,424.50 | 607,950.45 | (3,474.05) | 810,601.00 |
| REPAIRS/MAINTENANCE | | | | | | | | |
| 70050 | Entry & Gate Maintenance | 2,877.80 | 333.33 | (2,544.47) | 11,451.21 | 2,999.97 | (8,451.24) | 4,000.00 |
| 70058 | Pavers & Wall Maintenance | .00 | 333.33 | 333.33 | 3,010.00 | 2,999.97 | (10.03) | 4,000.00 |
| 70060 | Repairs & Maint- General | 232.75 | 625.00 | 392.25 | 4,563.87 | 5,625.00 | 1,061.13 | 7,500.00 |
| 70068 | Street/Accent Light Maint/Rpr | .00 | 250.00 | 250.00 | 1,386.99 | 2,250.00 | 863.01 | 3,000.00 |
| 70130 | Fly Treatment | .00 | 352.50 | 352.50 | 730.00 | 3,172.50 | 2,442.50 | 4,230.00 |
| 70135 | Landscape Extras | .00 | 1,666.66 | 1,666.66 | 4,710.85 | 14,999.94 | 10,289.09 | 20,000.00 |
| 70137 | Sprinkler Maintenance | 859.15 | 541.66 | (317.49) | 7,676.33 | 4,874.94 | (2,801.39) | 6,500.00 |
| 70138 | Tree Trimming | .00 | 1,125.00 | 1,125.00 | 5,685.00 | 10,125.00 | 4,440.00 | 13,500.00 |
| 70140 | Tree Fertilization | .00 | 500.00 | 500.00 | .00 | 4,500.00 | 4,500.00 | 6,000.00 |
| 70146 | Fountain Repairs | 1,477.49 | 42.00 | (1,435.49) | 1,477.49 | 378.00 | (1,099.49) | 500.00 |
| 70165 | Decorations | .00 | 625.00 | 625.00 | 3,504.25 | 5,625.00 | 2,120.75 | 7,500.00 |
| 70166 | Mulch | .00 | 833.33 | 833.33 | .00 | 7,499.97 | 7,499.97 | 10,000.00 |
| | REPAIRS/MAINTENANCE | 5,447.19 | 7,227.81 | 1,780.62 | 44,195.99 | 65,050.29 | 20,854.30 | 86,730.00 |
| HURRICANE EXPENSE | | | | | | | | |
| 70168 | Hurricane Expense | 1,440.00 | .00 | (1,440.00) | 128,297.09 | .00 | (128,297.09) | .00 |
| 70200 | S/A -Hurr lan Expense | .00 | .00 | .00 | 1,447.70 | .00 | (1,447.70) | .00 |
| | HURRICANE EXPENSE | 1,440.00 | .00 | (1,440.00) | 129,744.79 | .00 | (129,744.79) | .00 |
| RESERVE TRANSFERS | | | | | | | | |
| 80000 | Reserve Transfers | .00 | .00 | .00 | 42,603.00 | 42,603.00 | .00 | 42,603.00 |
| 80001 | Reserve - Interest | 845.05 | .00 | (845.05) | 6,764.96 | .00 | (6,764.96) | .00 |
| | RESERVE TRANSFERS | 845.05 | .00 | (845.05) | 49,367.96 | 42,603.00 | (6,764.96) | 42,603.00 |
| | TOTAL EXPENSES | 83,635.81 | 84,333.24 | 697.43 | 932,546.22 | 802,058.16 | (130,488.06) | 1,055,051.00 |
| | Current Year Net Income/(loss) | 2,033.67 | (598.49) | 2,632.16 | (12,823.68) | 1,788.59 | (14,612.27) | .00 |
| ===== | | | | | | | | |

Wiggins Bay Foundation, Inc.

Reserve Statement As of 09/30/23

| | | 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 | 4,755.00 | (4,755.00) |
| 30270 | Reserves- Infrastructure | 0.00 | 0.00 | 17,872.21 | (17,872.21) |
| TOTALS | | 314,947.81 | 42,603.00 | 25,762.21 | 331,788.60 |
| | | ===== | ===== | ===== | ===== |

FUND BALANCE COMPONENTS

| | | | | | |
|--------|-------------------|----------|----------|-------|----------|
| 30800 | Reserve- Interest | 2,583.18 | 6,764.96 | 0.00 | 9,348.14 |
| TOTALS | | 2,583.18 | 6,764.96 | 0.00 | 9,348.14 |
| | | ===== | ===== | ===== | ===== |