

# WIGGINS BAY FOUNDATION, INC.

## FINANCIAL REPORT FOR PERIOD ENDING

September 30, 2024

(ALL ACCOUNT BALANCES ARE UNAUDITED)

# Wiggins Bay Foundation, Inc.

## Balance Sheet As of 09/30/24

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
10005	Centennial Bank-OP #5992	269,189.95			269,189.95
10008	First Horizon OP#1152	191,806.45			191,806.45
		460,996.40	.00	.00	460,996.40
<b>RESERVE ASSETS</b>					
12005	Centennial Reserve #6021		49,720.68		49,720.68
12006	Centennial Res CDARS #662		259,952.58		259,952.58
12050	Due From Operating		28,894.80		28,894.80
		.00	338,568.06	.00	338,568.06
<b>ACCOUNTS RECEIVABLE</b>					
10300	Accounts Receivable	11,985.25			11,985.25
10350	AR S/A Hurr Ian	1,075.00			1,075.00
		13,060.25	.00	.00	13,060.25
<b>OTHER ASSETS</b>					
15400	Accts Receivable-Other	3,005.00			3,005.00
10500	Prepaid Insurance	3,293.70			3,293.70
19010	Utility Deposits	310.00			310.00
		6,608.70	.00	.00	6,608.70
	<b>TOTAL ASSETS</b>	480,665.35	338,568.06	.00	819,233.41
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES</b>					
20000	Accounts Payable	57,750.75			57,750.75
20100	Prepaid Owner Assessments	17,381.74			17,381.74
20150	Deferred Assessments	260,295.00			260,295.00
20350	Spec Assessment-Hurr Ian	37,487.13			37,487.13
		372,914.62	.00	.00	372,914.62
<b>RESERVES POOLED</b>					
	Deferred Liab. - Replacement		315,536.52		315,536.52
30800	Reserve- Interest		23,031.54		23,031.54
		.00	338,568.06	.00	338,568.06

Wiggins Bay Foundation, Inc.

Balance Sheet  
As of 09/30/24

Account	Description	Operating	Reserves	Other	Totals
FUND BALANCE					
38880	Fund Balance	102,515.16			102,515.16
	Current Year Net Income/(Loss)	5,235.57	.00	.00	5,235.57
		<u>107,750.73</u>	<u>.00</u>	<u>.00</u>	<u>107,750.73</u>
	TOTAL LIAB. & FUND BALANCE	<u>480,665.35</u>	<u>338,568.06</u>	<u>.00</u>	<u>819,233.41</u>
		=====	=====	=====	=====

# Wiggins Bay Foundation, Inc.

Income/Expense Statement  
Period: 09/01/24 to 09/30/24

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
40000	Owner Assessments	86,765.00	86,773.25	(8.25)	780,886.00	780,959.25	(73.25)	1,041,279.00
40002	Reserve Income	.00	.00	.00	42,603.00	42,603.00	.00	42,603.00
40005	Special Assessment-Hurr Ian	3,890.00	.00	3,890.00	347,365.46	.00	347,365.46	.00
40011	Late Fees	.00	.00	.00	525.00	.00	525.00	.00
40025	Return Check Fee Income	.00	.00	.00	20.00	.00	20.00	.00
40063	Undeveloped Property Tract	.00	.00	.00	1,592.00	1,592.00	.00	1,592.00
40068	Bar Code/Key Access	85.00	.00	85.00	1,740.00	.00	1,740.00	.00
40078	Late Fee Interest	.00	.00	.00	1,555.16	.00	1,555.16	.00
40079	Tarpon Club	.00	.00	.00	5,826.00	5,826.00	.00	5,826.00
40080	Interest Income	431.47	.00	431.47	7,220.32	.00	7,220.32	.00
40081	Reserve Interest	2,221.77	.00	2,221.77	11,052.61	.00	11,052.61	.00
41015	Dock Owners	.00	.00	.00	479.00	479.00	.00	479.00
	<b>TOTAL INCOME</b>	93,393.24	86,773.25	6,619.99	1,200,864.55	831,459.25	369,405.30	1,091,779.00
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
50015	Bank Charges	.00	16.66	16.66	21.25	149.94	128.69	200.00
50045	Legal Fees	530.76	167.00	(363.76)	7,618.26	1,503.00	(6,115.26)	2,000.00
50050	License,Taxes,Permit	.00	33.33	33.33	735.00	299.97	(435.03)	400.00
50053	Division & Corp Fees	.00	7.58	7.58	61.25	68.22	6.97	91.00
50075	Office Supplies & Expense	771.75	771.75	.00	7,588.06	6,945.75	(642.31)	9,261.00
50125	Website Expense	.00	110.83	110.83	1,675.00	997.47	(677.53)	1,330.00
50127	Contingency	94.99	83.33	(11.66)	842.07	749.97	(92.10)	1,000.00
50150	Audit	.00	375.00	375.00	.00	3,375.00	3,375.00	4,500.00
	<b>ADMINISTRATIVE</b>	1,397.50	1,565.48	167.98	18,540.89	14,089.32	(4,451.57)	18,782.00
<b>INSURANCE</b>								
52030	Insurance	884.79	1,083.33	198.54	8,056.47	9,749.97	1,693.50	13,000.00
	<b>INSURANCE</b>	884.79	1,083.33	198.54	8,056.47	9,749.97	1,693.50	13,000.00
<b>UTILITIES</b>								
54050	Electric - Guardhouse	363.36	250.00	(113.36)	2,430.89	2,250.00	(180.89)	3,000.00
54052	Electric - Irrigation	64.27	29.16	(35.11)	469.42	262.44	(206.98)	350.00
54070	Water & Sewer	107.59	141.66	34.07	1,039.40	1,274.94	235.54	1,700.00
54072	Water & Sewer - Irrigation	6,933.65	7,500.00	566.35	60,822.38	67,500.00	6,677.62	90,000.00
54100	Telephone	4.70	216.66	211.96	16.36	1,949.94	1,933.58	2,600.00
	<b>UTILITIES</b>	7,473.57	8,137.48	663.91	64,778.45	73,237.32	8,458.87	97,650.00

Wiggins Bay Foundation, Inc.

Income/Expense Statement  
 Period: 09/01/24 to 09/30/24

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
CONTRACTS								
60013	Cable Television	43,893.90	43,400.00	(493.90)	393,925.02	390,600.00	(3,325.02)	520,800.00
60065	Gate Maint Contract	.00	229.16	229.16	1,420.00	2,062.44	642.44	2,750.00
60075	Janitorial Services	302.50	302.50	.00	2,813.34	2,722.50	(90.84)	3,630.00
60085	Lake Maintenance	456.12	458.33	2.21	4,065.30	4,124.97	59.67	5,500.00
60090	Lawn Maintenance	3,064.97	3,065.00	.03	27,584.73	27,585.00	.27	36,780.00
61000	Management Services	2,660.00	3,065.00	405.00	23,940.00	27,585.00	3,645.00	36,780.00
61010	Extermination	65.72	29.50	(36.22)	329.22	265.50	(63.72)	354.00
61045	Security Services	29,086.32	18,750.00	(10,336.32)	196,981.84	168,750.00	(28,231.84)	225,000.00
61050	Access Control Software	598.00	704.16	106.16	5,531.45	6,337.44	805.99	8,450.00
61055	Preserve Maintenance	.00	183.33	183.33	.00	1,649.97	1,649.97	2,200.00
	CONTRACTS	80,127.53	70,186.98	(9,940.55)	656,590.90	631,682.82	(24,908.08)	842,244.00
REPAIRS/MAINTENANCE								
70050	Entry & Gate Maintenance	.00	625.00	625.00	5,024.16	5,625.00	600.84	7,500.00
70058	Pavers & Wall Maintenance	.00	375.00	375.00	970.00	3,375.00	2,405.00	4,500.00
70060	Repairs & Maint- General	.00	583.33	583.33	574.00	5,249.97	4,675.97	7,000.00
70068	Street/Accent Light Maint/Rpr	.00	250.00	250.00	3,988.30	2,250.00	(1,738.30)	3,000.00
70130	Fly Treatment	.00	125.00	125.00	.00	1,125.00	1,125.00	1,500.00
70135	Landscape Extras	.00	833.33	833.33	2,574.38	7,499.97	4,925.59	10,000.00
70137	Sprinkler Maintenance	294.22	541.66	247.44	6,717.63	4,874.94	(1,842.69)	6,500.00
70138	Tree Trimming	1,405.00	1,125.00	(280.00)	9,956.00	10,125.00	169.00	13,500.00
70140	Tree Fertilization	.00	500.00	500.00	1,984.38	4,500.00	2,515.62	6,000.00
70146	Fountain Repairs	.00	42.00	42.00	3,161.26	378.00	(2,783.26)	500.00
70165	Decorations	.00	625.00	625.00	3,375.00	5,625.00	2,250.00	7,500.00
70166	Mulch	.00	833.33	833.33	8,316.09	7,499.97	(816.12)	10,000.00
	REPAIRS/MAINTENANCE	1,699.22	6,458.65	4,759.43	46,641.20	58,127.85	11,486.65	77,500.00
HURRICANE EXPENSE								
70168	Hurricane Ian Expense	.00	.00	.00	182,155.91	.00	(182,155.91)	.00
70200	S/A -Hurr Ian Expense	3,890.00	.00	(3,890.00)	165,209.55	.00	(165,209.55)	.00
	HURRICANE EXPENSE	3,890.00	.00	(3,890.00)	347,365.46	.00	(347,365.46)	.00
RESERVE TRANSFERS								
80000	Reserve Transfers	.00	.00	.00	42,603.00	42,603.00	.00	42,603.00
80001	Reserve - Interest	2,221.77	.00	(2,221.77)	11,052.61	.00	(11,052.61)	.00
	RESERVE TRANSFERS	2,221.77	.00	(2,221.77)	53,655.61	42,603.00	(11,052.61)	42,603.00
	TOTAL EXPENSES	97,694.38	87,431.92	(10,262.46)	1,195,628.98	829,490.28	(366,138.70)	1,091,779.00
	Current Year Net Income/(loss)	(4,301.14)	(658.67)	(3,642.47)	5,235.57	1,968.97	3,266.60	.00
=====								

# Wiggins Bay Foundation, Inc.

## Reserve Statement As of 09/30/24

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

DEFERRED LIABILITY COMPONENTS

30000	Reserves- Pooled	325,038.60	42,603.00	0.00	367,641.60
30005	Reserves- Asphalt Seal/Rpr	0.00	0.00	28,560.00	(28,560.00)
30023	Reserves- Guard House Roof	0.00	0.00	2,289.90	(2,289.90)
30050	Reserves- Pavers	0.00	0.00	3,550.00	(3,550.00)
30068	Reserves- Street/Accent Lights	0.00	28,894.80	28,894.80	0.00
30270	Reserves- Infrastructure	0.00	0.00	17,705.18	(17,705.18)
TOTALS		325,038.60	71,497.80	80,999.88	315,536.52
		=====	=====	=====	=====

FUND BALANCE COMPONENTS

30800	Reserve- Interest	11,978.93	11,052.61	0.00	23,031.54
TOTALS		11,978.93	11,052.61	0.00	23,031.54
		=====	=====	=====	=====