

# WIGGINS BAY FOUNDATION, INC.

## FINANCIAL REPORT FOR PERIOD ENDING

March 31, 2025

(ALL ACCOUNT BALANCES ARE UNAUDITED)

# Wiggins Bay Foundation, Inc.

## FUND BALANCE SHEET

As of: 03/31/2025

### Assets

Account Asset	Operating	Reserves	Total
10005 Centennial Bank-OP #5992	\$718,936.56	\$0.00	\$718,936.56
10006 Centennial OP CDARS #1965	\$250,287.82	\$0.00	\$250,287.82
10008 First Horizon OP#1152	\$19,278.72	\$0.00	\$19,278.72
10300 Accounts Receivable	\$28,142.55	\$0.00	\$28,142.55
10500 Prepaid Insurance	\$8,748.05	\$0.00	\$8,748.05
10506 Prepaid Water & Sewer	\$3,537.26	\$0.00	\$3,537.26
12005 Centennial Reserve #6021	\$0.00	\$47,796.91	\$47,796.91
12007 Centennial Res CDARS #938	\$0.00	\$265,014.83	\$265,014.83
15400 Accts Receivable-Other	\$1,047.00	\$0.00	\$1,047.00
19010 Utility Deposits	\$310.00	\$0.00	\$310.00
<b>Asset Total</b>	<b>\$1,030,287.96</b>	<b>\$312,811.74</b>	<b>\$1,343,099.70</b>
<b>Total Assets:</b>	<b>\$1,030,287.96</b>	<b>\$312,811.74</b>	<b>\$1,343,099.70</b>

### Liabilities

Account Liability	Operating	Reserves	Total
20000 Accounts Payable	\$30,116.17	\$0.00	\$30,116.17
20100 Prepaid Owner Assessments	\$15,502.24	\$0.00	\$15,502.24
20150 Deferred Assessments	\$827,041.51	\$0.00	\$827,041.51
<b>Liability Total</b>	<b>\$872,659.92</b>	<b>\$0.00</b>	<b>\$872,659.92</b>
<b>Reserves</b>			
30000 Reserves- Pooled	\$0.00	\$284,142.99	\$284,142.99
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$284,142.99</b>	<b>\$284,142.99</b>
<b>Total Liabilities:</b>	<b>\$872,659.92</b>	<b>\$284,142.99</b>	<b>\$1,156,802.91</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserve Interest</b>			
30800 Reserve- Interest	\$0.00	\$28,668.75	\$28,668.75
<b>Reserve Interest Total</b>	<b>\$0.00</b>	<b>\$28,668.75</b>	<b>\$28,668.75</b>
<b>Members Equity</b>			
38880 Fund Balance	\$126,459.66	\$0.00	\$126,459.66
<b>Members Equity Total</b>	<b>\$126,459.66</b>	<b>\$0.00</b>	<b>\$126,459.66</b>
Current Year Net Income/(Loss)	\$31,168.38	\$0.00	\$31,168.38
<b>Total Equity:</b>	<b>\$157,628.04</b>	<b>\$28,668.75</b>	<b>\$186,296.79</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$1,030,287.96</b>	<b>\$312,811.74</b>	<b>\$1,343,099.70</b>

# Wiggins Bay Foundation, Inc.

## INCOME STATEMENT

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
<b>Income</b>							
40000 Owner Assessments	91,869.83	91,869.83	0.00	275,609.49	275,609.49	0.00	1,102,438.00
40002 Reserve Income	0.00	0.00	0.00	43,046.00	43,046.00	0.00	43,046.00
40011 Admin Collection Fee	0.00	0.00	0.00	1,075.00	0.00	1,075.00	0.00
40014 Legal Fee Income	360.00	0.00	360.00	360.00	0.00	360.00	0.00
40025 Return Check Fee Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
40068 Bar Code/Key Access	800.00	0.00	800.00	800.00	0.00	800.00	0.00
40078 Late Fee Interest	188.47	0.00	188.47	1,483.55	0.00	1,483.55	0.00
40079 Tarpon Club	0.00	0.00	0.00	6,190.00	6,190.00	0.00	6,190.00
40080 Interest Income	325.06	0.00	325.06	410.63	0.00	410.63	0.00
40081 Reserve Interest	747.09	0.00	747.09	2,180.93	0.00	2,180.93	0.00
41015 Dock Owners	0.00	0.00	0.00	525.00	525.00	0.00	525.00
<b>Income Total</b>	<b>94,290.45</b>	<b>91,869.83</b>	<b>2,420.62</b>	<b>331,700.60</b>	<b>325,370.49</b>	<b>6,330.11</b>	<b>1,152,199.00</b>
<b>Total Income</b>	<b>94,290.45</b>	<b>91,869.83</b>	<b>2,420.62</b>	<b>331,700.60</b>	<b>325,370.49</b>	<b>6,330.11</b>	<b>1,152,199.00</b>

### Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
<b>ADMINISTRATIVE</b>							
50015 Bank Charges	35.00	62.50	27.50	739.64	187.50	(552.14)	750.00
50045 Legal Fees	104.00	416.67	312.67	1,634.00	1,250.01	(383.99)	5,000.00
50050 License,Taxes,Permit	0.00	35.42	35.42	0.00	106.26	106.26	425.00
50053 Division & Corp Fees	0.00	5.17	5.17	0.00	15.51	15.51	62.00
50075 Office Supplies & Expense	1,379.25	1,200.00	(179.25)	4,343.50	3,600.00	(743.50)	14,400.00
50125 Website Expense	0.00	90.83	90.83	0.00	272.49	272.49	1,090.00
50127 Contingency	0.00	32.75	32.75	0.00	98.25	98.25	393.00
50150 Audit	0.00	491.67	491.67	0.00	1,475.01	1,475.01	5,900.00
<b>ADMINISTRATIVE Total</b>	<b>1,518.25</b>	<b>2,335.01</b>	<b>816.76</b>	<b>6,717.14</b>	<b>7,005.03</b>	<b>287.89</b>	<b>28,020.00</b>
<b>PROPERTY INSURANCE</b>							
52030 Insurance	1,019.62	1,083.33	63.71	3,152.74	3,249.99	97.25	13,000.00
<b>PROPERTY INSURANCE Total</b>	<b>1,019.62</b>	<b>1,083.33</b>	<b>63.71</b>	<b>3,152.74</b>	<b>3,249.99</b>	<b>97.25</b>	<b>13,000.00</b>
<b>UTILITIES</b>							
54050 Electric - Guardhouse	528.77	266.67	(262.10)	1,095.96	800.01	(295.95)	3,200.00
54052 Electric - Irrigation	41.94	50.00	8.06	114.29	150.00	35.71	600.00
54070 Water & Sewer	0.00	125.00	125.00	195.15	375.00	179.85	1,500.00
54072 Water & Sewer - Irrigation	0.00	7,500.00	7,500.00	296.94	22,500.00	22,203.06	90,000.00
54100 Telephone	5.62	0.00	(5.62)	9.24	0.00	(9.24)	0.00
<b>UTILITIES Total</b>	<b>576.33</b>	<b>7,941.67</b>	<b>7,365.34</b>	<b>1,711.58</b>	<b>23,825.01</b>	<b>22,113.43</b>	<b>95,300.00</b>
<b>CONTRACTS</b>							
60013 Cable Television	44,326.70	45,000.00	673.30	132,114.50	135,000.00	2,885.50	540,000.00
60065 Gate Maint Contract	0.00	118.33	118.33	0.00	354.99	354.99	1,420.00
60075 Janitorial Services	302.50	302.50	0.00	1,232.50	907.50	(325.00)	3,630.00
60085 Lake Maintenance	456.19	466.67	10.48	1,368.43	1,400.01	31.58	5,600.00
60090 Lawn Maintenance	3,064.97	3,065.00	0.03	9,194.91	9,195.00	0.09	36,780.00
61000 Management Services	2,757.00	2,757.00	0.00	8,271.00	8,271.00	0.00	33,084.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
61010 Extermination	65.72	35.00	(30.72)	131.44	105.00	(26.44)	420.00
61045 Security Services	19,900.40	21,250.00	1,349.60	60,807.67	63,750.00	2,942.33	255,000.00
61050 Access Control Software	627.90	598.00	(29.90)	2,029.55	1,794.00	(235.55)	7,176.00
61055 Preserve Maintenance	0.00	183.33	183.33	0.00	549.99	549.99	2,200.00
CONTRACTS Total	71,501.38	73,775.83	2,274.45	215,150.00	221,327.49	6,177.49	885,310.00
REPAIRS/MAINTENANCE							
70050 Entry & Gate Maintenance	(1,300.00)	666.67	1,966.67	12,729.47	2,000.01	(10,729.46)	8,000.00
70058 Pavers & Wall Maintenance	0.00	375.00	375.00	0.00	1,125.00	1,125.00	4,500.00
70060 Repairs & Maint- General	26.59	166.67	140.08	256.57	500.01	243.44	2,000.00
70068 Street/Accent Light Maint/Rpr	0.00	250.00	250.00	1,152.75	750.00	(402.75)	3,000.00
70135 Landscape Extras	1,619.38	1,500.00	(119.38)	2,916.88	4,500.00	1,583.12	18,000.00
70137 Sprinkler Maintenance	1,830.88	541.67	(1,289.21)	2,152.58	1,625.01	(527.57)	6,500.00
70138 Tree Trimming	0.00	1,833.33	1,833.33	0.00	5,499.99	5,499.99	22,000.00
70140 Tree Fertilization	0.00	375.00	375.00	1,568.00	1,125.00	(443.00)	4,500.00
70146 Fountain Repairs	0.00	83.33	83.33	300.00	249.99	(50.01)	1,000.00
70165 Decorations	0.00	562.50	562.50	0.00	1,687.50	1,687.50	6,750.00
70166 Mulch	303.83	939.42	635.59	303.83	2,818.26	2,514.43	11,273.00
REPAIRS/MAINTENANCE Total	2,480.68	7,293.59	4,812.91	21,380.08	21,880.77	500.69	87,523.00
HURRICANE EXPENSE							
70200 S/A -Hurr Ian Expense	0.00	0.00	0.00	7,193.75	0.00	(7,193.75)	0.00
HURRICANE EXPENSE Total	0.00	0.00	0.00	7,193.75	0.00	(7,193.75)	0.00
RESERVE TRANSFERS							
80000 Reserve Transfers	0.00	0.00	0.00	43,046.00	43,046.00	0.00	43,046.00
80001 Reserve - Interest	747.09	0.00	(747.09)	2,180.93	0.00	(2,180.93)	0.00
RESERVE TRANSFERS Total	747.09	0.00	(747.09)	45,226.93	43,046.00	(2,180.93)	43,046.00
Total Expense	77,843.35	92,429.43	14,586.08	300,532.22	320,334.29	19,802.07	1,152,199.00
Net Income	16,447.10	(559.60)	17,006.70	31,168.38	5,036.20	26,132.18	0.00

Wiggins Bay Foundation, Inc.

Reserve Statement  
As of 03/31/2025

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
DEFERRED LIABILITY COMPONENTS					
30000	Reserves - Pooled	243,310.99	43,046.00	0.00	286,356.99
30172	Reserves - Perimeter Walls	0.00	0.00	2,214.00	(2,214.00)
TOTALS		<u>243,310.99</u>	<u>43,046.00</u>	<u>2,214.00</u>	<u>284,142.99</u>
FUND BALANCE COMPONENTS					
30800	Reserve - Interest	26,487.82	2,180.93	0.00	28,668.75
TOTALS		<u>26,487.82</u>	<u>2,180.93</u>	<u>0.00</u>	<u>28,668.75</u>