

Wiggins Bay Foundation, Inc.
c/o Paramount Property Management

NOTICE OF A MEETING OF THE BOARD OF DIRECTORS

Notice is hereby given that a meeting of the Board of Directors of Wiggins Bay Foundation, Inc. will be held at the following date, time, and place.

Paramount Property Management is inviting you to a scheduled Zoom meeting.

Topic: Wiggins Bay Foundation Budget Approval Meeting

Time: Oct 15, 2025 10:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85128286965?pwd=LasyW54AnEgbvPamQJdhbwgKXSrvqv.1>

Meeting ID: 851 2828 6965

Passcode: 501847

One tap mobile

+13052241968,,85128286965#,,, *501847# US

+13017158592,,85128286965#,,, *501847# US (Washington DC)

Agenda

Call to Order

Proof of Notice

Establish a Quorum

Approval of Minutes

Approval of 2026 Budget

General Discussion

Adjourn

DATED: September 24, 2025

Wiggins Bay Foundation							
2026 Proposed Budget							
January 1, 2026 to December 31, 2026							
Account #	Description	Adopted Budget 2025	Actual Jan-Aug 2025	Projected 2025	2026	2025 vs 2026	Percent Change
40000	Owner Assessments	1,102,438	735,101	1,102,651	1,114,789	12,351	1.12%
40002	Reserve Income	43,046	43,046	43,046	59,106	16,060	37.31%
40011	Late Fees	-	975	975	-	0	
40014	Legal Fee Income	-	1,904	1,904	-	0	
40025	Return Check Fee Income	-	20	20	-	0	
40068	Bar Code/Key Access	-	1,245	1,245	-	0	
40078	Late Fee Interest	-	2,286	2,286	-	0	
40079	Tarpon Club	6,190	6,190	6,190	6,345	155	2.50%
40080	Interest Income	-	4,220	6,330	-	0	
40081	Reserve Interest	-	5,680	7,680	-	0	
40090	Miscellaneous Income	-	320	320	-	0	
41015	Dock Owners	525	525	525	538	13	2.48%
	Total Income	1,152,199	801,512	1,173,172	1,180,778	28,579	2.48%
50015	Bank Charges	750	740	740	750	0	
50045	Legal Fees	5,000	12,976	12,976	7,500		
50050	License,Taxes,Permit	425	350	350	425	0	0.00%
50053	Division & Corp Fees	62	61	61	62	0	0.00%
50075	Office Supplies & Expense	14,400	11,301	16,659	16,800	2,400	16.67%
50125	Website Expense	1,090	1,090	1,090	1,128	38	3.49%
50127	Contingency	393	-	-	677	284	72.26%
50150	Audit	5,900	5,750	5,750	6,500	600	10.17%
	Administrative	28,020	32,267	37,626	33,842	5,822	20.78%
52030	Insurance	13,000	8,287	12,430	13,650	650	5.00%
	Insurance	13,000	8,287	12,430	13,650	650	5.00%
54050	Electric - Guardhouse	3,200	2,247	3,370	3,500	300	9.38%
54052	Electric - Irrigation	600	389	583	600	0	0.00%
54070	Water & Sewer	1,500	747	1,120	1,500	0	0.00%
54072	Water & Sewer - Irrigation	90,000	13,925	31,925	90,000	0	0.00%
	Utilities	95,300	17,307	36,998	95,600	300	0.31%
60013	Cable Television	540,000	353,748	530,622	540,000	0	0.00%
60065	Gate Maint Contract	1,420	1,420	1,420	1,500	80	5.63%
60075	Janitorial Services	3,630	2,745	3,955	3,630	0	0.00%
60085	Lake Maintenance	5,600	3,717	5,576	5,765	165	2.95%
60090	Lawn Maintenance	36,780	24,520	36,780	38,040	1,260	3.43%
61000	Management Services	33,084	22,056	33,084	33,084	0	0.00%
61010	Extermination	420	613	744	420	0	0.00%
61045	Security Services	255,000	171,130	256,694	255,000	0	0.00%
61050	Access Control Software	7,176	5,169	7,681	7,836	660	9.20%
61055	Preserve Maintenance	2,200	-	2,200	2,200	0	0.00%
	Contracts	885,310	585,118	878,756	887,475	2,165	0.24%
70050	Entry & Gate Maintenance	8,000	9,995	9,995	8,000	0	0.00%
70058	Pavers & Wall Maintenance	4,500	-	-	4,500	0	0.00%
70060	Repairs & Maint- General	2,000	2,846	2,846	2,000	0	0.00%
70068	Street/Accent Light Maint/Rpr	3,000	3,605	3,605	3,000	0	0.00%
70100	Stormwater Maint & Repairs	-	24,318	24,317	-	0	
70135	Landscape Extras	18,000	11,138	16,708	18,900	900	5.00%
70137	Sprinkler Maintenance	6,500	7,557	7,557	6,825	325	5.00%
70138	Tree Trimming	22,000	19,513	19,513	23,100	1,100	5.00%
70140	Tree Fertilization	4,500	3,136	3,136	4,725	225	5.00%
70146	Fountain Pumps	1,000	300	300	1,000	0	0.00%
70165	Decorations	6,750	3,578	7,155	7,155	405	6.00%
70166	Mulch	11,273	6,048	11,792	11,900	627	5.56%
	Repairs/Maintenance	87,523	92,034	106,924	91,105	3,582	4.09%
70168	Hurricane Expense	-	7,194	7,194	-		
	Hurricane Expense	-	7,194	7,194	-	0	0
80000	Reserve Transfers	43,046	43,046	43,046	59,106	16,060	37.31%
80001	Reserve Interest	-	5,680	9,738	-		
	Reserve Transfers	43,046	48,726	52,784	59,106	16,060	37.31%
	Total Expenses	1,152,199	790,934	1,132,712	1,180,778	28,579	2.48%
	Current Year Net Income(Loss)		10,578	40,460			
		1,869			1,915	46	2.46%
	Per year				Per year		
	Per owner				Per owner		

Wiggins Bay Foundation
2026 Proposed Reserve Budget
Reserve Funding 2025-2054

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	\$257,287	\$257,467	\$315,541	\$376,649	\$386,409	\$397,977	\$429,723	\$444,726	\$467,741	\$514,597
Recommended Reserve Contribution 3.0%	\$0	\$59,106	\$60,879	\$62,705	\$64,586	\$66,524	\$68,520	\$70,576	\$72,693	\$74,874
Estimated Interest Earned 3.0%	\$7,680	\$8,468	\$10,229	\$11,277	\$11,592	\$12,232	\$12,923	\$13,485	\$14,517	\$10,620
Special Assessments / Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Reserve Expenditures	(\$7,500)	(\$9,500)	(\$10,000)	(\$64,222)	(\$64,610)	(\$47,010)	(\$66,440)	(\$61,046)	(\$40,354)	(\$396,081)
Ending Balance	\$257,467	\$315,541	\$376,649	\$386,409	\$397,977	\$429,723	\$444,726	\$467,741	\$514,597	\$204,010

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$204,010	\$183,011	\$191,599	\$210,048	\$231,503	\$325,749	\$113,479	\$128,282	\$232,202	\$259,530
Recommended Reserve Contribution 3.5%	\$77,495	\$80,207	\$83,014	\$85,919	\$88,926	\$92,038	\$95,259	\$98,593	\$102,044	\$105,616
Estimated Interest Earned 3.0%	\$5,720	\$5,536	\$5,936	\$6,525	\$8,235	\$6,491	\$3,573	\$5,327	\$7,267	\$8,132
Special Assessments / Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Reserve Expenditures	(\$104,214)	(\$77,155)	(\$70,501)	(\$70,989)	(\$2,915)	(\$310,799)	(\$84,029)	\$0	(\$81,983)	(\$82,550)
Ending Balance	\$183,011	\$191,599	\$210,048	\$231,503	\$325,749	\$113,479	\$128,282	\$232,202	\$259,530	\$290,728

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	\$290,728	\$357,901	\$386,246	\$428,065	\$485,756	\$11,108	\$21,077	\$67,142	\$111,519	\$162,375
Recommended Reserve Contribution 4.0%	\$109,841	\$114,235	\$118,804	\$123,556	\$128,498	\$133,638	\$138,984	\$144,543	\$150,325	\$156,338
Estimated Interest Earned 3.0%	\$9,586	\$10,997	\$12,034	\$13,505	\$7,343	\$476	\$1,304	\$2,640	\$4,048	\$7,153
Special Assessments / Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Reserve Expenditures	(\$52,254)	(\$96,887)	(\$89,019)	(\$79,370)	(\$610,489)	(\$124,145)	(\$94,223)	(\$102,806)	(\$103,517)	(\$4,250)
Ending Balance	\$357,901	\$386,246	\$428,065	\$485,756	\$11,108	\$21,077	\$67,142	\$111,519	\$162,375	\$321,616

Wiggins Bay Foundation
2026 Proposed Reserve Budget
Reserve Expenditures 2025-2054

Category	Component	Years 1 - 10									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1 Building Elements	Painting and Waterproofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Building Elements	Roof, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Building Elements	Security Building Renovation, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Building Elements	Security Building, HVAC 1.5 Ton	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 General Site Element	Asphalt Pavement, Crack Repair, Seal and Co	\$0	\$0	\$0	\$0	\$56,610	\$0	\$0	\$61,046	\$0	\$0
6 General Site Element	Asphalt Pavement, Mill and Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,703
7 General Site Element	Concrete Wall, Painting and Waterproofing	\$0	\$0	\$0	\$0	\$0	\$0	\$25,850	\$0	\$0	\$27,876
8 General Site Element	Concrete Wall, Rebuild, Partial	\$0	\$0	\$0	\$23,972	\$0	\$0	\$0	\$0	\$0	\$0
9 General Site Element	Entrance Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 General Site Element	Exterior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11 General Site Element	Irrigation, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12 General Site Element	Pavers, Brick, Partial	\$0	\$0	\$0	\$12,742	\$0	\$0	\$13,740	\$0	\$0	\$14,817
13 General Site Element	Pond, Shoreline Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14 General Site Element	Road Gutters and Curbs, Concrete, Partial	\$0	\$0	\$0	\$19,508	\$0	\$0	\$21,036	\$0	\$0	\$22,685
15 General Site Element	Security System, Allowance	\$0	\$0	\$0	\$0	\$0	\$17,010	\$0	\$0	\$0	\$0
16 General Site Element	Stormwater, Inspection	\$7,500	\$8,000	\$10,000	\$8,000	\$8,000	\$0	\$5,814	\$0	\$0	\$0
17 General Site Element	Stormwater, Repair and Maintenance	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0
18 General Site Element	Landscaping, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19 General Site Element	Pond Fountain	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20 General Site Element	Bulkhead Replacement, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,354	\$0
21 Other Elements	Reserve Study Update	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS		\$7,500	\$9,500	\$10,000	\$64,222	\$64,610	\$47,010	\$66,440	\$61,046	\$40,354	\$396,081

Category	Component	Years 11 - 20									
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
1 Building Elements	Painting and Waterproofing	\$0	\$0	\$0	\$0	\$2,915	\$0	\$0	\$0	\$0	\$0
2 Building Elements	Roof, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Building Elements	Security Building Renovation, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Building Elements	Security Building, HVAC 1.5 Ton	\$0	\$3,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 General Site Element	Asphalt Pavement, Crack Repair, Seal and Co	\$65,830	\$0	\$0	\$70,989	\$0	\$0	\$76,552	\$0	\$0	\$82,550
6 General Site Element	Asphalt Pavement, Mill and Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7 General Site Element	Concrete Wall, Painting and Waterproofing	\$0	\$54,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 General Site Element	Concrete Wall, Rebuild, Partial	\$0	\$30,061	\$0	\$0	\$0	\$32,416	\$0	\$0	\$34,956	\$0
9 General Site Element	Entrance Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 General Site Element	Exterior Lighting	\$19,095	\$0	\$0	\$0	\$0	\$125,407	\$0	\$0	\$0	\$0
11 General Site Element	Irrigation, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12 General Site Element	Pavers, Brick, Partial	\$0	\$0	\$15,978	\$0	\$0	\$17,230	\$0	\$0	\$18,581	\$0
13 General Site Element	Pond, Shoreline Restoration	\$0	\$0	\$0	\$0	\$0	\$109,367	\$0	\$0	\$0	\$0
14 General Site Element	Road Gutters and Curbs, Concrete, Partial	\$0	\$0	\$24,462	\$0	\$0	\$26,379	\$0	\$0	\$28,446	\$0
15 General Site Element	Security System, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16 General Site Element	Stormwater, Inspection	\$0	\$6,593	\$0	\$0	\$0	\$0	\$7,477	\$0	\$0	\$0
17 General Site Element	Stormwater, Repair and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18 General Site Element	Landscaping, Allowance	\$19,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19 General Site Element	Pond Fountain	\$0	\$11,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20 General Site Element	Bulkhead Replacement, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21 Other Elements	Reserve Study Update	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS		\$104,214	\$77,155	\$70,501	\$70,989	\$2,915	\$310,799	\$84,029	\$0	\$81,983	\$82,550

Wiggins Bay Foundation
2026 Proposed Reserve Budget
Reserve Expenditures 2025-2054

		Years 21 - 30										
Category	Component	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
1	Building Elements Painting and Waterproofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,250	
2	Building Elements Roof, Metal	\$0	\$0	\$0	\$0	\$21,943	\$0	\$0	\$0	\$0	\$0	
3	Building Elements Security Building Renovation, Allowance	\$0	\$0	\$0	\$0	\$10,972	\$0	\$0	\$0	\$0	\$0	
4	Building Elements Security Building, HVAC 1.5 Ton	\$0	\$0	\$0	\$5,350	\$0	\$0	\$0	\$0	\$0	\$0	
5	General Site Element Asphalt Pavement, Crack Repair, Seal and Co	\$0	\$0	\$89,019	\$0	\$0	\$95,995	\$0	\$0	\$103,517	\$0	
6	General Site Element Asphalt Pavement, Mill and Overlay	\$0	\$0	\$0	\$0	\$482,238	\$0	\$0	\$0	\$0	\$0	
7	General Site Element Concrete Wall, Painting and Waterproofing	\$0	\$0	\$0	\$74,020	\$0	\$0	\$0	\$0	\$0	\$0	
8	General Site Element Concrete Wall, Rebuild, Partial	\$0	\$37,696	\$0	\$0	\$40,650	\$0	\$0	\$43,835	\$0	\$0	
9	General Site Element Entrance Signs	\$2,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
10	General Site Element Exterior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
11	General Site Element Irrigation, Allowance	\$0	\$0	\$0	\$0	\$0	\$28,150	\$0	\$0	\$0	\$0	
12	General Site Element Pavers, Brick, Partial	\$0	\$20,037	\$0	\$0	\$21,607	\$0	\$0	\$23,300	\$0	\$0	
13	General Site Element Pond, Shoreline Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
14	General Site Element Road Gutters and Curbs, Concrete, Partial	\$0	\$30,675	\$0	\$0	\$33,079	\$0	\$0	\$35,671	\$0	\$0	
15	General Site Element Security System, Allowance	\$24,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
16	General Site Element Stormwater, Inspection	\$0	\$8,479	\$0	\$0	\$0	\$0	\$9,615	\$0	\$0	\$0	
17	General Site Element Stormwater, Repair and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$67,302	\$0	\$0	\$0	
18	General Site Element Landscaping, Allowance	\$24,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
19	General Site Element Pond Fountain	\$0	\$0	\$0	\$0	\$0	\$0	\$17,306	\$0	\$0	\$0	
20	General Site Element Bulkhead Replacement, Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
21	Other Elements Reserve Study Update	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTALS		\$52,254	\$96,887	\$89,019	\$79,370	\$610,489	\$124,145	\$94,223	\$102,806	\$103,517	\$4,250	