

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

October 31, 2025

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

FUND BALANCE SHEET

As of: 10/31/2025

Assets

Account Asset	Operating	Reserves	Total
10005 Centennial Bank-OP #5992	\$343,338.59	\$0.00	\$343,338.59
10210 Due From Reserves	\$13,678.16	\$0.00	\$13,678.16
10300 Accounts Receivable	\$7,111.37	\$0.00	\$7,111.37
10500 Prepaid Insurance	\$2,467.21	\$0.00	\$2,467.21
12005 Centennial Reserve #6021	\$0.00	\$317.62	\$317.62
12007 Centennial Res CDARS #938	\$0.00	\$269,717.23	\$269,717.23
15400 Accts Receivable-Other	\$1,047.00	\$0.00	\$1,047.00
19010 Utility Deposits	\$310.00	\$0.00	\$310.00
Asset Total	\$367,952.33	\$270,034.85	\$637,987.18
Total Assets:	\$367,952.33	\$270,034.85	\$637,987.18

Liabilities

Account Liability	Operating	Reserves	Total
20000 Accounts Payable	\$18,248.13	\$0.00	\$18,248.13
20100 Prepaid Owner Assessments	\$14,823.24	\$0.00	\$14,823.24
20150 Deferred Assessments	\$183,775.15	\$0.00	\$183,775.15
20250 Due To Operating	\$0.00	\$13,678.16	\$13,678.16
Liability Total	\$216,846.52	\$13,678.16	\$230,524.68
Reserves			
30000 Reserves- Pooled	\$0.00	\$222,838.75	\$222,838.75
Reserves Total	\$0.00	\$222,838.75	\$222,838.75
Total Liabilities:	\$216,846.52	\$236,516.91	\$453,363.43

Equity

Account	Operating	Reserves	Total
Reserve Interest			
30800 Reserve- Interest	\$0.00	\$33,517.94	\$33,517.94
Reserve Interest Total	\$0.00	\$33,517.94	\$33,517.94
Members Equity			
38880 Fund Balance	\$126,459.66	\$0.00	\$126,459.66
Members Equity Total	\$126,459.66	\$0.00	\$126,459.66
Current Year Net Income/(Loss)	\$24,646.15	\$0.00	\$24,646.15
Total Equity:	\$151,105.81	\$33,517.94	\$184,623.75
Total Liabilities & Equity	\$367,952.33	\$270,034.85	\$637,987.18

Wiggins Bay Foundation, Inc.

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
40000 Owner Assessments	91,887.58	91,869.83	17.75	918,875.85	918,698.30	177.55	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	925.00	0.00	925.00	0.00
40014 Legal Fee Income	0.00	0.00	0.00	5,233.50	0.00	5,233.50	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	90.00	0.00	90.00	1,610.00	0.00	1,610.00	0.00
40078 Late Fee Interest	0.00	0.00	0.00	2,886.80	0.00	2,886.80	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	17.08	0.00	17.08	4,666.56	0.00	4,666.56	0.00
40081 Reserve Interest	686.72	0.00	686.72	7,030.12	0.00	7,030.12	0.00
40090 Miscellaneous Income	0.00	0.00	0.00	320.00	0.00	320.00	0.00
41015 Dock Owners	0.00	0.00	0.00	525.00	525.00	0.00	525.00
Income Total	92,681.38	91,869.83	811.55	991,328.83	968,459.30	22,869.53	1,152,199.00
Total Income	92,681.38	91,869.83	811.55	991,328.83	968,459.30	22,869.53	1,152,199.00

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
ADMINISTRATIVE							
50015 Bank Charges	0.00	62.50	62.50	739.64	625.00	(114.64)	750.00
50045 Legal Fees	0.00	416.67	416.67	13,631.50	4,166.70	(9,464.80)	5,000.00
50050 License,Taxes,Permit	0.00	35.42	35.42	350.00	354.20	4.20	425.00
50053 Division & Corp Fees	0.00	5.17	5.17	61.25	51.70	(9.55)	62.00
50075 Office Supplies & Expense	1,379.25	1,200.00	(179.25)	14,691.32	12,000.00	(2,691.32)	14,400.00
50125 Website Expense	0.00	90.83	90.83	1,090.00	908.30	(181.70)	1,090.00
50127 Contingency	0.00	32.75	32.75	0.00	327.50	327.50	393.00
50150 Audit	0.00	491.67	491.67	5,750.00	4,916.70	(833.30)	5,900.00
ADMINISTRATIVE Total	1,379.25	2,335.01	955.76	36,313.71	23,350.10	(12,963.61)	28,020.00
PROPERTY INSURANCE							
52030 Insurance	1,019.62	1,083.33	63.71	10,338.18	10,833.30	495.12	13,000.00
PROPERTY INSURANCE Total	1,019.62	1,083.33	63.71	10,338.18	10,833.30	495.12	13,000.00
UTILITIES							
54050 Electric - Guardhouse	279.01	266.67	(12.34)	2,815.49	2,666.70	(148.79)	3,200.00
54052 Electric - Irrigation	99.10	50.00	(49.10)	546.61	500.00	(46.61)	600.00
54070 Water & Sewer	103.17	125.00	21.83	964.26	1,250.00	285.74	1,500.00
54072 Water & Sewer - Irrigation	1,352.92	7,500.00	6,147.08	16,148.60	75,000.00	58,851.40	90,000.00
UTILITIES Total	1,834.20	7,941.67	6,107.47	20,474.96	79,416.70	58,941.74	95,300.00
CONTRACTS							
60013 Cable Television	44,326.70	45,000.00	673.30	442,401.40	450,000.00	7,598.60	540,000.00
60065 Gate Maint Contract	0.00	118.33	118.33	1,420.00	1,183.30	(236.70)	1,420.00
60075 Janitorial Services	302.50	302.50	0.00	3,350.00	3,025.00	(325.00)	3,630.00
60085 Lake Maintenance	1,305.21	466.67	(838.54)	5,492.50	4,666.70	(825.80)	5,600.00
60090 Lawn Maintenance	3,064.97	3,065.00	0.03	30,649.70	30,650.00	0.30	36,780.00
61000 Management Services	2,757.00	2,757.00	0.00	27,570.00	27,570.00	0.00	33,084.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
61010 Extermination	0.00	35.00	35.00	678.60	350.00	(328.60)	420.00
61045 Security Services	19,888.69	21,250.00	1,361.31	211,299.58	212,500.00	1,200.42	255,000.00
61050 Access Control Software	627.90	598.00	(29.90)	6,424.85	5,980.00	(444.85)	7,176.00
61055 Preserve Maintenance	0.00	183.33	183.33	0.00	1,833.30	1,833.30	2,200.00
CONTRACTS Total	72,272.97	73,775.83	1,502.86	729,286.63	737,758.30	8,471.67	885,310.00
REPAIRS/MAINTENANCE							
70050 Entry & Gate Maintenance	406.60	666.67	260.07	12,426.75	6,666.70	(5,760.05)	8,000.00
70058 Pavers & Wall Maintenance	1,210.00	375.00	(835.00)	1,210.00	3,750.00	2,540.00	4,500.00
70060 Repairs & Maint- General	425.00	166.67	(258.33)	3,271.37	1,666.70	(1,604.67)	2,000.00
70068 Street/Accent Light Maint/Rpr	1,264.05	250.00	(1,014.05)	6,180.40	2,500.00	(3,680.40)	3,000.00
70100 Stormwater Maint & Repairs	0.00	0.00	0.00	24,317.50	0.00	(24,317.50)	0.00
70135 Landscape Extras	650.00	1,500.00	850.00	13,723.41	15,000.00	1,276.59	18,000.00
70137 Sprinkler Maintenance	1,113.76	541.67	(572.09)	9,096.54	5,416.70	(3,679.84)	6,500.00
70138 Tree Trimming	1,490.00	1,833.33	343.33	26,007.13	18,333.30	(7,673.83)	22,000.00
70140 Tree Fertilization	0.00	375.00	375.00	3,136.00	3,750.00	614.00	4,500.00
70146 Fountain Repairs	0.00	83.33	83.33	300.00	833.30	533.30	1,000.00
70165 Decorations	3,577.50	562.50	(3,015.00)	7,155.00	5,625.00	(1,530.00)	6,750.00
70166 Mulch	127.40	939.42	812.02	6,175.23	9,394.20	3,218.97	11,273.00
REPAIRS/MAINTENANCE Total	10,264.31	7,293.59	(2,970.72)	112,999.33	72,935.90	(40,063.43)	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	686.72	0.00	(686.72)	7,030.12	0.00	(7,030.12)	0.00
RESERVE TRANSFERS Total	686.72	0.00	(686.72)	50,076.12	43,046.00	(7,030.12)	43,046.00
Total Expense	87,457.07	92,429.43	4,972.36	966,682.68	967,340.30	657.62	1,152,199.00
Net Income	5,224.31	(559.60)	5,783.91	24,646.15	1,119.00	23,527.15	0.00

Wiggins Bay Foundation, Inc.

Reserve Statement
As of 10/31/2025

		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
30023	Reserves - Gate House Roof	0.00	695.00	0.00	695.00
30052	Reserves - Barcode Reader	0.00	0.00	7,425.30	(7,425.30)
30068	Reserves - Street/Accent Lights	0.00	0.00	2,951.00	(2,951.00)
30172	Reserves - Perimeter Walls	0.00	0.00	19,214.00	(19,214.00)
30270	Reserves - Infrastructure	0.00	0.00	32,822.94	(32,822.94)
30300	Reserves - Reserve Study	0.00	0.00	1,800.00	(1,800.00)
TOTALS		243,310.99	43,741.00	64,213.24	222,838.75
FUND BALANCE COMPONENTS					
30800	Reserve - Interest	26,487.82	7,030.12	0.00	33,517.94
TOTALS		26,487.82	7,030.12	0.00	33,517.94