

WIGGINS BAY FOUNDATION, INC.

FINANCIAL REPORT FOR PERIOD ENDING

January 31, 2026

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Wiggins Bay Foundation, Inc.

FUND BALANCE SHEET

As of: 01/31/2026

Assets

Account Asset	Operating	Reserves	Total
10005 Centennial Bank-OP #5992	\$1,111,052.09	\$0.00	\$1,111,052.09
10008 First Horizon OP#1152	\$5,782.65	\$0.00	\$5,782.65
10300 Accounts Receivable	\$99,669.33	\$0.00	\$99,669.33
10500 Prepaid Insurance	\$13,029.62	\$0.00	\$13,029.62
12005 Centennial Reserve #6021	\$0.00	\$62,049.81	\$62,049.81
12008 Centennial Res CDARS #7951 3% 12/31/26	\$0.00	\$250,617.18	\$250,617.18
15100 A/R - Tarpon Cove Club	\$6,345.00	\$0.00	\$6,345.00
19010 Utility Deposits	\$310.00	\$0.00	\$310.00
Asset Total	\$1,236,188.69	\$312,666.99	\$1,548,855.68
Total Assets:	\$1,236,188.69	\$312,666.99	\$1,548,855.68

Liabilities

Account Liability	Operating	Reserves	Total
20000 Accounts Payable	\$13,162.87	\$0.00	\$13,162.87
20100 Prepaid Owner Assessments	\$25,368.48	\$0.00	\$25,368.48
20150 Deferred Assessments	\$1,021,889.92	\$0.00	\$1,021,889.92
Liability Total	\$1,060,421.27	\$0.00	\$1,060,421.27
Reserves			
30000 Reserves- Pooled	\$0.00	\$277,289.75	\$277,289.75
Reserves Total	\$0.00	\$277,289.75	\$277,289.75
Total Liabilities:	\$1,060,421.27	\$277,289.75	\$1,337,711.02

Equity

Account Reserve Interest	Operating	Reserves	Total
30800 Reserve- Interest	\$0.00	\$35,377.24	\$35,377.24
Reserve Interest Total	\$0.00	\$35,377.24	\$35,377.24
Members Equity			
38880 Fund Balance	\$156,644.91	\$0.00	\$156,644.91
Members Equity Total	\$156,644.91	\$0.00	\$156,644.91
Current Year Net Income/(Loss)	\$19,122.51	\$0.00	\$19,122.51
Total Equity:	\$175,767.42	\$35,377.24	\$211,144.66
Total Liabilities & Equity	\$1,236,188.69	\$312,666.99	\$1,548,855.68

Wiggins Bay Foundation, Inc.
INCOME STATEMENT
Start: 01/01/2026 | End: 01/31/2026
Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
40000 Owner Assessments	92,899.08	92,899.08	0.00	92,899.08	92,899.08	0.00	1,114,789.00
40002 Reserve Income	59,106.00	59,106.00	0.00	59,106.00	59,106.00	0.00	59,106.00
40011 Admin Collection Fee	25.00	0.00	25.00	25.00	0.00	25.00	0.00
40025 Return Check Fee Income	86.49	0.00	86.49	86.49	0.00	86.49	0.00
40068 Bar Code/Key Access	120.00	0.00	120.00	120.00	0.00	120.00	0.00
40078 Late Fee Interest	19.64	0.00	19.64	19.64	0.00	19.64	0.00
40079 Tarpon Club	6,345.00	6,345.00	0.00	6,345.00	6,345.00	0.00	6,345.00
40080 Interest Income	47.43	0.00	47.43	47.43	0.00	47.43	0.00
40081 Reserve Interest	669.83	0.00	669.83	669.83	0.00	669.83	0.00
41015 Dock Owners	538.00	538.00	0.00	538.00	538.00	0.00	538.00
Income Total	159,856.47	158,888.08	968.39	159,856.47	158,888.08	968.39	1,180,778.00
Total Income	159,856.47	158,888.08	968.39	159,856.47	158,888.08	968.39	1,180,778.00

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
ADMINISTRATIVE							
50015 Bank Charges	847.40	62.50	(784.90)	847.40	62.50	(784.90)	750.00
50045 Legal Fees	0.00	625.00	625.00	0.00	625.00	625.00	7,500.00
50050 License,Taxes,Permit	0.00	35.42	35.42	0.00	35.42	35.42	425.00
50053 Division & Corp Fees	0.00	5.17	5.17	0.00	5.17	5.17	62.00
50075 Office Supplies & Expense	1,552.80	1,400.00	(152.80)	1,552.80	1,400.00	(152.80)	16,800.00
50125 Website Expense	0.00	94.00	94.00	0.00	94.00	94.00	1,128.00
50127 Contingency	0.00	56.42	56.42	0.00	56.42	56.42	677.00
50150 Audit	0.00	541.67	541.67	0.00	541.67	541.67	6,500.00
ADMINISTRATIVE Total	2,400.20	2,820.18	419.98	2,400.20	2,820.18	419.98	33,842.00
PROPERTY INSURANCE							
52030 Insurance	1,334.32	1,137.50	(196.82)	1,334.32	1,137.50	(196.82)	13,650.00
PROPERTY INSURANCE Total	1,334.32	1,137.50	(196.82)	1,334.32	1,137.50	(196.82)	13,650.00
UTILITIES							
54050 Electric - Guardhouse	322.71	291.67	(31.04)	322.71	291.67	(31.04)	3,500.00
54052 Electric - Irrigation	91.57	50.00	(41.57)	91.57	50.00	(41.57)	600.00
54070 Water & Sewer	145.40	125.00	(20.40)	145.40	125.00	(20.40)	1,500.00
54072 Water & Sewer - Irrigation	155.15	7,500.00	7,344.85	155.15	7,500.00	7,344.85	90,000.00
UTILITIES Total	714.83	7,966.67	7,251.84	714.83	7,966.67	7,251.84	95,600.00
CONTRACTS							
60013 Cable Television	44,326.70	45,000.00	673.30	44,326.70	45,000.00	673.30	540,000.00
60065 Gate Maint Contract	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
60075 Janitorial Services	302.50	302.50	0.00	302.50	302.50	0.00	3,630.00
60085 Lake Maintenance	469.81	480.42	10.61	469.81	480.42	10.61	5,765.00
60090 Lawn Maintenance	3,167.00	3,170.00	3.00	3,167.00	3,170.00	3.00	38,040.00
61000 Management Services	2,757.00	2,757.00	0.00	2,757.00	2,757.00	0.00	33,084.00
61010 Extermination	65.72	35.00	(30.72)	65.72	35.00	(30.72)	420.00
61045 Security Services	22,132.41	21,250.00	(882.41)	22,132.41	21,250.00	(882.41)	255,000.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
61050 Access Control Software	659.30	653.00	(6.30)	659.30	653.00	(6.30)	7,836.00
61055 Preserve Maintenance	0.00	183.33	183.33	0.00	183.33	183.33	2,200.00
CONTRACTS Total	73,880.44	73,956.25	75.81	73,880.44	73,956.25	75.81	887,475.00
REPAIRS/MAINTENANCE							
70050 Entry & Gate Maintenance	104.29	666.67	562.38	104.29	666.67	562.38	8,000.00
70058 Pavers & Wall Maintenance	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
70060 Repairs & Maint- General	937.85	166.67	(771.18)	937.85	166.67	(771.18)	2,000.00
70068 Street/Accent Light Maint/Rpr	1,586.20	250.00	(1,336.20)	1,586.20	250.00	(1,336.20)	3,000.00
70135 Landscape Extras	0.00	1,575.00	1,575.00	0.00	1,575.00	1,575.00	18,900.00
70137 Sprinkler Maintenance	0.00	568.75	568.75	0.00	568.75	568.75	6,825.00
70138 Tree Trimming	0.00	1,925.00	1,925.00	0.00	1,925.00	1,925.00	23,100.00
70140 Tree Fertilization	0.00	393.75	393.75	0.00	393.75	393.75	4,725.00
70146 Fountain Repairs	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
70165 Decorations	0.00	596.25	596.25	0.00	596.25	596.25	7,155.00
70166 Mulch	0.00	991.67	991.67	0.00	991.67	991.67	11,900.00
REPAIRS/MAINTENANCE Total	2,628.34	7,592.09	4,963.75	2,628.34	7,592.09	4,963.75	91,105.00
RESERVE TRANSFERS							
80000 Reserve Transfers	59,106.00	59,106.00	0.00	59,106.00	59,106.00	0.00	59,106.00
80001 Reserve - Interest	669.83	0.00	(669.83)	669.83	0.00	(669.83)	0.00
RESERVE TRANSFERS Total	59,775.83	59,106.00	(669.83)	59,775.83	59,106.00	(669.83)	59,106.00
Total Expense	140,733.96	152,578.69	11,844.73	140,733.96	152,578.69	11,844.73	1,180,778.00
Net Income	19,122.51	6,309.39	12,813.12	19,122.51	6,309.39	12,813.12	0.00

Wiggins Bay Foundation, Inc.

Reserve Statement

As of 01/31/2026

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
DEFERRED LIABILITY COMPONENTS				
30000 Reserves - Pooled	219,983.75	59,106.00	0.00	279,089.75
30270 Reserves - Infrastructure	0.00	0.00	1,800.00	(1,800.00)
TOTALS	<u>219,983.75</u>	<u>59,106.00</u>	<u>1,800.00</u>	<u>277,289.75</u>
FUND BALANCE COMPONENTS				
30800 Reserve - Interest	34,707.41	669.83	0.00	35,377.24
TOTALS	<u>34,707.41</u>	<u>669.83</u>	<u>0.00</u>	<u>35,377.24</u>