

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: Sep 24, 2026 10:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87502932693?pwd=hyeyJBryD1VC7SmCEZYbwPZ8LReGtF.1>

Meeting ID: 875 0293 2693

Passcode: 405228

One tap mobile

+13052241968,,87502932693#,,,,*405228# US

+13126266799,,87502932693#,,,,*405228# US (Chicago)

Agenda

Call to Order

Proof of Notice

Establish a Quorum

Approval of 2026 Budget

Adjourn

DATED: September 9, 2026

Wiggins Bay Foundation							
2027 Proposed Budget							
January 1, 2027 to December 31, 2027							
Account #	Description	Approved Budget 2026	Actual Jan- July 2026	Projected 2026	Proposed Budget 2027	2026 vs 2027	Percent Change
40000	Owner Assessments	1,114,789	650,294	1,114,789	1,154,089	39,300	3.53%
40002	Reserve Income	59,106	59,106	59,106	60,879	1,773	3.00%
40011	Admin Collection Fees	-	950	950	-	0	
40014	Legal Fee Income	-	4,571	4,571	-	0	
40025	Return Check Fee Income	-	21	21	-	0	
40068	Bar Code/Key Access	-	1,080	1,080	-	0	
40078	Late Fee Interest	-	2,408	2,408	-	0	
40079	Tarpon Club	6,345	6,345	6,345	11,020	4,675	73.68%
40080	Interest Income	-	3,382	5,798	-	0	
40081	Reserve Interest	-	4,936	8,461	-	0	
41015	Dock Owners	538	538	538	651	113	21.00%
	Total Income	1,180,778	733,631	1,204,067	1,226,639	45,861	3.88%
50015	Bank Charges	750	878	913	150	(600)	
	Legal Fees- Revise Documents	-	-	-	20,000		
50045	Legal Fees	7,500	12,392	12,392	7,500	0	
50050	License,Taxes,Permit	425	-	350	350	(75)	-17.65%
50053	Division & Corp Fees	62	61	61	62	0	0.00%
50075	Office Supplies & Expense	16,800	10,042	16,938	17,741	941	5.60%
50125	Website Expense	1,128	1,140	1,140	3,680	2,552	226.24%
50127	Contingency	677	-	-	54	(623)	-92.02%
50150	Audit	6,500	-	6,500	-	(6,500)	-100.00%
	Administrative	33,842	24,513	38,295	49,537	15,695	46.38%
52030	Insurance	13,850	11,026	18,902	19,500	5,850	42.86%
	Insurance	13,850	11,026	18,902	19,500	5,850	42.86%
54050	Electric - Guardhouse	3,500	2,063	3,536	3,600	100	2.86%
54052	Electric - Irrigation	600	713	1,222	1,000	400	66.67%
54070	Water & Sewer	1,500	953	1,634	1,700	200	13.33%
54072	Water - Irrigation	90,000	35,448	60,766	90,000	0	0.00%
	Utilities	95,600	39,177	67,161	96,300	700	0.73%
60013	Cable Television	540,000	310,287	531,920	547,878	7,878	1.46%
60065	Gate Maint Contract	1,500	-	1,420	1,500	0	0.00%
60075	Janitorial Services	3,630	2,118	3,630	3,750	120	3.31%
60085	Lake Maintenance	5,765	3,345	5,765	5,940	175	3.04%
60090	Lawn Maintenance	38,040	22,169	38,004	39,144	1,104	2.90%
61000	Management Services	33,084	19,299	33,084	34,573	1,489	4.50%
61010	Extermination	420	263	394	420	0	0.00%
61045	Security Services	255,000	147,210	252,359	260,000	5,000	1.96%
61050	Access Control Software	7,836	4,662	7,681	8,232	396	5.05%
61055	Preserve Maintenance	2,200	-	2,900	2,300	100	4.55%
	Contracts	887,475	509,352	877,157	903,738	16,263	1.83%
70050	Entry & Gate Maintenance	8,000	2,256	3,868	7,800	(200)	-2.50%
70058	Pavers & Wall Maintenance	4,500	1,220	2,091	5,500	1,000	22.22%
70060	Repairs & Maint- General	2,000	1,413	2,350	2,000	0	0.00%
70068	Street/Accent Light Maint/Rpr	3,000	2,695	4,963	9,500	6,500	216.67%
70100	Stormwater Maint & Repairs	-	-	-	3,000	3,000	
70135	Landscape Extras	18,900	8,861	15,225	18,000	(900)	-4.76%
70137	Sprinkler Maintenance	6,825	2,568	4,386	6,825	0	0.00%
70138	Tree Trimming & Removal	23,100	18,225	22,725	23,000	(100)	-0.43%
70140	Tree Fertilization	4,725	-	-	-	(4,725)	-100.00%
70146	Fountain Pumps	1,000	-	1,000	1,000	0	0.00%
70165	Decorations	7,155	3,668	7,335	7,560	405	5.66%
70166	Mulch	11,900	-	11,900	12,500	600	5.04%
	Repairs/Maintenance	91,105	41,116	75,843	96,685	5,580	6.12%
80000	Reserve Transfers	59,106	59,106	59,106	60,879	1,773	3.00%
80001	Reserve Interest	-	4,936	8,461	-		
	Reserve Transfers	59,106	64,042	67,567	60,879	1,773	3.00%
	Total Expenses	1,180,778	689,226	1,144,925	1,226,639	45,861	3.88%
	Current Year Net Income(Loss)		44,405	59,142			
		1,915			1,982	67	3.50%
	Per year				Per year		
	Per owner				Per owner		

Wiggins Bay Foundation
2027 Proposed Reserve Budget
Reserve Funding 2025-2054

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	\$269,798	\$254,691	\$305,404	\$366,208	\$375,654	\$386,899	\$418,313	\$432,974	\$455,636	\$502,129
Recommended Reserve Contribution 3.0%	\$43,741	\$59,106	\$60,879	\$62,705	\$64,586	\$66,524	\$68,520	\$70,576	\$72,693	\$74,874
Estimated Interest Earned 3.0%	\$8,220	\$8,277	\$9,925	\$10,963	\$11,269	\$11,900	\$12,581	\$13,132	\$14,154	\$10,246
Special Assessments / Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Reserve Expenditures	(\$67,068)	(\$16,670)	(\$10,000)	(\$64,222)	(\$64,610)	(\$47,010)	(\$66,440)	(\$61,046)	(\$40,354)	(\$396,081)
Ending Balance	\$254,691	\$305,404	\$366,208	\$375,654	\$386,899	\$418,313	\$432,974	\$455,636	\$502,129	\$191,168

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$191,168	\$170,163	\$179,154	\$198,456	\$221,262	\$317,404	\$107,626	\$125,573	\$233,348	\$265,304
Recommended Reserve Contribution 4.0%	\$77,869	\$80,984	\$84,223	\$87,592	\$91,096	\$94,740	\$98,530	\$102,471	\$106,570	\$110,833
Estimated Interest Earned 3.0%	\$5,340	\$5,162	\$5,580	\$6,203	\$7,961	\$6,281	\$3,446	\$5,304	\$7,369	\$8,383
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	\$170,163	\$179,154	\$198,456	\$221,262	\$317,404	\$107,626	\$125,573	\$233,348	\$265,304	\$301,970

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	\$301,970	\$374,986	\$409,570	\$458,045	\$522,830	\$55,736	\$73,743	\$128,356	\$181,817	\$242,318
Recommended Reserve Contribution 4.0%	\$115,266	\$119,877	\$124,672	\$129,659	\$134,845	\$140,239	\$145,849	\$151,683	\$157,750	\$164,060
Estimated Interest Earned 3.0%	\$10,004	\$11,594	\$12,822	\$14,496	\$8,550	\$1,913	\$2,987	\$4,584	\$6,268	\$9,667
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	\$374,986	\$409,570	\$458,045	\$522,830	\$55,736	\$73,743	\$128,356	\$181,817	\$242,318	\$411,795

Wiggins Bay Foundation
2027 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	\$19,214	\$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	\$2,951	\$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	\$21,036	\$0	\$0	\$22,685
14	General Site Element Road Gutters and Curbs, Concrete, Partial	\$0	\$0	\$0	\$19,508	\$0	\$0	\$0	\$0	\$0	\$0
15	General Site Element Security System, Allowance	\$7,425	\$0	\$0	\$0	\$0	\$17,010	\$0	\$0	\$0	\$0
16	General Site Element Stormwater, Inspection	\$20,350	\$8,852	\$10,000	\$8,000	\$8,000	\$30,000	\$5,814	\$0	\$0	\$0
17	General Site Element Stormwater, Repair and Maintenance	\$15,328	\$7,818	\$0	\$0	\$0	\$0	\$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	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS		\$67,068	\$16,670	\$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	\$32,416	\$0	\$0	\$34,956	\$0
8	General Site Element Concrete Wall, Rebuild, Partial	\$0	\$0	\$30,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	General Site Element Entrance Signs	\$0	\$0	\$0	\$0	\$0	\$125,407	\$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	\$19,095	\$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	\$7,477	\$0	\$0	\$0
16	General Site Element Stormwater, Inspection	\$0	\$6,593	\$0	\$0	\$0	\$0	\$0	\$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
2027 Proposed Reserve Budget
Reserve Expenditures 2025-2054

Category	Component	Years 21 - 30										
		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	