

**The Colony at Wiggins Bay Condominium
Association, Inc.**

Run Date: 03/17/2026
Run Time: 09:13 AM

FUND BALANCE SHEET

As of: 01/31/2026

Assets

Account	Operating	Reserves	Total
CASH			
01000 1ST HORIZON- OPERATING	\$72,841.79	\$0.00	\$72,841.79
01008 1ST HORIZON- RESERVE	\$0.00	\$154,220.15	\$154,220.15
01012 EVERMORE RESERVE CD	\$0.00	\$152,216.06	\$152,216.06
01013 EVERMORE RESERVE CHKG	\$0.00	\$1,000.00	\$1,000.00
CASH Total	\$72,841.79	\$307,436.21	\$380,278.00
CURRENT ASSETS			
01025 QUARTERLY ASSESSMENT RECVBL	\$2,570.00	\$0.00	\$2,570.00
01035 PREPAID INSURANCE ALL	\$71,351.30	\$0.00	\$71,351.30
CURRENT ASSETS Total	\$73,921.30	\$0.00	\$73,921.30
Total Assets:	\$146,763.09	\$307,436.21	\$454,199.30

Liabilities

Account	Operating	Reserves	Total
Liability			
02020 ACCOUNTS PAYABLE	\$2,280.60	\$0.00	\$2,280.60
02025 PPD ASSESSMENT	\$12,739.00	\$0.00	\$12,739.00
Liability Total	\$15,019.60	\$0.00	\$15,019.60
Reserve Funds			
03000 POOLED RESERVE FUNDS	\$0.00	\$306,652.18	\$306,652.18
Reserve Funds Total	\$0.00	\$306,652.18	\$306,652.18
Total Liabilities:	\$15,019.60	\$306,652.18	\$321,671.78

Equity

Account	Operating	Reserves	Total
Reserve Interest			
03100 RESERVE INTEREST	\$0.00	\$784.03	\$784.03
Reserve Interest Total	\$0.00	\$784.03	\$784.03
MEMBERS EQUITY			
03500 Retained Earnings	\$85,037.02	\$0.00	\$85,037.02
MEMBERS EQUITY Total	\$85,037.02	\$0.00	\$85,037.02
Current Year Net Income/(Loss)	\$46,706.47	\$0.00	\$46,706.47
Total Equity:	\$131,743.49	\$784.03	\$132,527.52
Total Liabilities & Equity	\$146,763.09	\$307,436.21	\$454,199.30

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INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
04000 QUARTERLY ASSESSMENTS	77,100.00	77,087.50	12.50	77,100.00	77,087.50	12.50	308,350.00
04015 LATE FEE INCOME	25.00	0.00	25.00	25.00	0.00	25.00	0.00
04016 DELINQUENT INT INCOME	26.62	0.00	26.62	26.62	0.00	26.62	0.00
04042 INTEREST INCOME/RESERVES	784.03	0.00	784.03	784.03	0.00	784.03	0.00
INCOME Total	77,935.65	77,087.50	848.15	77,935.65	77,087.50	848.15	308,350.00
Total Income	77,935.65	77,087.50	848.15	77,935.65	77,087.50	848.15	308,350.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE							
05000 MANAGEMENT FEES	900.00	900.00	0.00	900.00	900.00	0.00	10,800.00
05004 ACCOUNTING FEES	0.00	33.33	33.33	0.00	33.33	33.33	400.00
05005 LEGAL FEES	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
05010 COMMUNITY WEB SITE	0.00	87.50	87.50	0.00	87.50	87.50	1,050.00
05014 RECLASS RESERVE INTEREST	784.03	0.00	(784.03)	784.03	0.00	(784.03)	0.00
05017 FEES TO DIVISION/ ANN CORP FEE	120.00	200.00	80.00	120.00	200.00	80.00	200.00
05020 OFFICE EXPENSE	120.00	122.92	2.92	120.00	122.92	2.92	1,475.00
05022 MISCELLANEOUS ADMIN	0.00	8.33	8.33	0.00	8.33	8.33	100.00
ADMINISTRATIVE Total	1,924.03	1,435.41	(488.62)	1,924.03	1,435.41	(488.62)	15,025.00

INSURANCE

05130 INSURANCE ALL	10,924.55	11,668.75	744.20	10,924.55	11,668.75	744.20	140,025.00
05135 INSURANCE APPRAISAL	0.00	58.33	58.33	0.00	58.33	58.33	700.00
INSURANCE Total	10,924.55	11,727.08	802.53	10,924.55	11,727.08	802.53	140,725.00

UTILITY

05200 ELECTRICITY	652.68	479.17	(173.51)	652.68	479.17	(173.51)	5,750.00
05202 WASTE MANAGEMENT	280.79	312.50	31.71	280.79	312.50	31.71	3,750.00
05205 WATER-SEWER	1,541.95	1,583.33	41.38	1,541.95	1,583.33	41.38	19,000.00
UTILITY Total	2,475.42	2,375.00	(100.42)	2,475.42	2,375.00	(100.42)	28,500.00

MAINTENANCE

05300 JANITORIAL	866.60	916.67	50.07	866.60	916.67	50.07	11,000.00
05305 PEST CONTROL	653.74	625.00	(28.74)	653.74	625.00	(28.74)	7,500.00
05306 TERMITE CONTROL	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
05325 FIRE	0.00	50.00	50.00	0.00	50.00	50.00	600.00
05350 MAINTENANCE & RPR	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	18,000.00
MAINTENANCE Total	1,520.34	3,300.00	1,779.66	1,520.34	3,300.00	1,779.66	39,600.00

LANDSCAPE

05600 LANDSCAPE MAINTENANCE	976.00	1,008.33	32.33	976.00	1,008.33	32.33	12,100.00
05610 IRRIGATION REPAIR	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
05630 PLANT/MULCH	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05640 TREE TRIMMING	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
05650 LANDSCAPE LGHT AND ELEC	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
LANDSCAPE Total	976.00	1,716.66	740.66	976.00	1,716.66	740.66	26,600.00
POOL							
05700 POOL MAINTENANCE	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
05701 POOL REPAIRS	458.84	208.33	(250.51)	458.84	208.33	(250.51)	2,500.00
POOL Total	908.84	658.33	(250.51)	908.84	658.33	(250.51)	7,900.00
RESERVE FUNDING							
07500 RESERVES	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00	50,000.00
RESERVE FUNDING Total	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00	50,000.00
Total Expense	31,229.18	33,712.48	2,483.30	31,229.18	33,712.48	2,483.30	308,350.00
Net Income	46,706.47	43,375.02	3,331.45	46,706.47	43,375.02	3,331.45	0.00

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.

2026 RESERVE SCHEDULE

COMPONENT	2026 EXPENDITURES
BALCONIES/ BREEZEWAYS WOOD	
RAMPS REPLACEMENT	
ROOF	
STAIRCASES	
PAINT: STUCCO	
PAINT: SIDING / WOOD	
ELECTRICAL SYSTEM: MAIN PANELS	
PAVEMENT: SEAL COAT	
PAVEMENT: MILL & OVERLAY	
IRRIGATION SYSTEM REPLACEMENT	
PAVERS	
POOL FENCE	
POOL	
GENERAL	
LAKE EMBANKMENT RESTORATION	
Total Expenditures	\$0.00
Beginning Balance	\$294,152.18
Annual Funding	\$12,500.00
Interest Earned	\$784.03
1/31/2026 Balance	\$307,436.21