

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

Run Date: 03/17/2026
Run Time: 09:44 AM

FUND BALANCE SHEET

As of: 02/28/2026

Assets

Account	Operating	Reserves	Total
CASH			
01000 1ST HORIZON- OPERATING	\$64,928.78	\$0.00	\$64,928.78
01008 1ST HORIZON- RESERVE	\$0.00	\$154,427.31	\$154,427.31
01012 EVERMORE RESERVE CD	\$0.00	\$152,725.17	\$152,725.17
01013 EVERMORE RESERVE CHKG	\$0.00	\$1,000.00	\$1,000.00
CASH Total	\$64,928.78	\$308,152.48	\$373,081.26
CURRENT ASSETS			
01025 QUARTERLY ASSESSMENT RECVBL	\$2,570.00	\$0.00	\$2,570.00
01035 PREPAID INSURANCE ALL	\$60,426.75	\$0.00	\$60,426.75
CURRENT ASSETS Total	\$62,996.75	\$0.00	\$62,996.75
Total Assets:	\$127,925.53	\$308,152.48	\$436,078.01

Liabilities

Account	Operating	Reserves	Total
Liability			
02020 ACCOUNTS PAYABLE	\$3,584.40	\$0.00	\$3,584.40
02025 PPD ASSESSMENT	\$10,169.00	\$0.00	\$10,169.00
Liability Total	\$13,753.40	\$0.00	\$13,753.40
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:	\$13,753.40	\$306,652.18	\$320,405.58

Equity

Account	Operating	Reserves	Total
Reserve Interest			
03100 RESERVE INTEREST	\$0.00	\$1,500.30	\$1,500.30
Reserve Interest Total	\$0.00	\$1,500.30	\$1,500.30
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)	\$29,135.11	\$0.00	\$29,135.11
Total Equity:	\$114,172.13	\$1,500.30	\$115,672.43
Total Liabilities & Equity	\$127,925.53	\$308,152.48	\$436,078.01

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INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
04000 QUARTERLY ASSESSMENTS	0.00	0.00	0.00	77,100.00	77,087.50	12.50	308,350.00
04015 LATE FEE INCOME	0.00	0.00	0.00	25.00	0.00	25.00	0.00
04016 DELINQUENT INT INCOME	0.00	0.00	0.00	26.62	0.00	26.62	0.00
04042 INTEREST INCOME/RESERVES	716.27	0.00	716.27	1,500.30	0.00	1,500.30	0.00
INCOME Total	716.27	0.00	716.27	78,651.92	77,087.50	1,564.42	308,350.00
Total Income	716.27	0.00	716.27	78,651.92	77,087.50	1,564.42	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	1,800.00	1,800.00	0.00	10,800.00
05004 ACCOUNTING FEES	62.78	33.33	(29.45)	62.78	66.66	3.88	400.00
05005 LEGAL FEES	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
05010 COMMUNITY WEB SITE	0.00	87.50	87.50	0.00	175.00	175.00	1,050.00
05014 RECLASS RESERVE INTEREST	716.27	0.00	(716.27)	1,500.30	0.00	(1,500.30)	0.00
05017 FEES TO DIVISION/ ANN CORP FEE	0.00	0.00	0.00	120.00	200.00	80.00	200.00
05020 OFFICE EXPENSE	120.00	122.92	2.92	240.00	245.84	5.84	1,475.00
05022 MISCELLANEOUS ADMIN	0.00	8.33	8.33	0.00	16.66	16.66	100.00
ADMINISTRATIVE Total	1,799.05	1,235.41	(563.64)	3,723.08	2,670.82	(1,052.26)	15,025.00
INSURANCE							
05130 INSURANCE ALL	10,924.55	11,668.75	744.20	21,849.10	23,337.50	1,488.40	140,025.00
05135 INSURANCE APPRAISAL	0.00	58.33	58.33	0.00	116.66	116.66	700.00
INSURANCE Total	10,924.55	11,727.08	802.53	21,849.10	23,454.16	1,605.06	140,725.00
UTILITY							
05200 ELECTRICITY	684.25	479.17	(205.08)	1,336.93	958.34	(378.59)	5,750.00
05202 WASTE MANAGEMENT	280.79	312.50	31.71	561.58	625.00	63.42	3,750.00
05205 WATER-SEWER	1,669.99	1,583.33	(86.66)	3,211.94	3,166.66	(45.28)	19,000.00
UTILITY Total	2,635.03	2,375.00	(260.03)	5,110.45	4,750.00	(360.45)	28,500.00
MAINTENANCE							
05300 JANITORIAL	866.66	916.67	50.01	1,733.26	1,833.34	100.08	11,000.00
05305 PEST CONTROL	315.74	625.00	309.26	969.48	1,250.00	280.52	7,500.00
05306 TERMITE CONTROL	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
05325 FIRE	320.60	50.00	(270.60)	320.60	100.00	(220.60)	600.00
05350 MAINTENANCE & RPR	0.00	1,500.00	1,500.00	0.00	3,000.00	3,000.00	18,000.00
MAINTENANCE Total	1,503.00	3,300.00	1,797.00	3,023.34	6,600.00	3,576.66	39,600.00
LANDSCAPE							
05600 LANDSCAPE MAINTENANCE	976.00	1,008.33	32.33	1,952.00	2,016.66	64.66	12,100.00
05610 IRRIGATION REPAIR	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
05630 PLANT/MULCH	0.00	500.00	500.00	0.00	1,000.00	1,000.00	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	166.66	166.66	1,000.00
LANDSCAPE Total	976.00	1,716.66	740.66	1,952.00	3,433.32	1,481.32	26,600.00
POOL							
05700 POOL MAINTENANCE	450.00	450.00	0.00	900.00	900.00	0.00	5,400.00
05701 POOL REPAIRS	0.00	208.33	208.33	458.84	416.66	(42.18)	2,500.00
POOL Total	450.00	658.33	208.33	1,358.84	1,316.66	(42.18)	7,900.00
RESERVE FUNDING							
07500 RESERVES	0.00	0.00	0.00	12,500.00	12,500.00	0.00	50,000.00
RESERVE FUNDING Total	0.00	0.00	0.00	12,500.00	12,500.00	0.00	50,000.00
Total Expense	18,287.63	21,012.48	2,724.85	49,516.81	54,724.96	5,208.15	308,350.00
Net Income	(17,571.36)	(21,012.48)	3,441.12	29,135.11	22,362.54	6,772.57	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	\$1,500.30
2/28/2026 Balance	\$308,152.48