

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC					ASSESSMENTS	
30 UNITS	YTD	2025	2025	2026	ANNUALLY	QUARTERLY
JANUARY 1, 2026 - DECEMBER 31, 2026	ACTUAL	ESTIMATED	APPROVED	APPROVED	\$10,278	\$2,570
APPROVED ANNUAL BUDGET	THROUGH	YEAR	ANNUAL	ANNUAL		
	9/30/2025	END	BUDGET	BUDGET		
INCOME						
SURPLUS/ (DEFICIT) FM PREV YEAR	-	-	-	-		
SPECIAL ASSESSMENTS	30,000	30,000	-	-		
LATE FEES	75	75	-	-		
DELINQUENT INTEREST INCOME	115	115	-	-		
APPLICATION FEES	100	100	-	-		
RESERVE INTEREST	5,529	7,029	-	-		
OTHER OPERATING	-	-	-	-		
INCOME	35,820	37,319	-	-		
OPERATING/RESERVE ASSESSMENTS	221,310	295,080	295,100	308,350		
TOTAL INCOME	257,130	332,399	295,100	308,350		
EXPENSES						
MANAGEMENT FEE	7,650	10,200	10,200	10,800		
ACCOUNTING FEE	1,733	1,733	2,200	400		
LEGAL FEES	-	1,000	1,000	1,000		
COMMUNITY WEB SITE	1,300	1,300	1,000	1,050		
BANK FEE	20	20	-	-		
RECLASS RESERVE INTEREST	5,529	7,029	-	-		
FEES TO DIVISION/ ANN CORP FEE	181	181	200	200		
OFFICE EXPENSES	955	1,270	1,400	1,475		
MISCELLANEOUS ADMIN	4,250	4,350	-	100		
APPLICATION PROCESSING	-	-	-	-		
INSURANCE ALL	100,640	133,414	147,000	140,025		
INSURANCE APPRAISAL	370	370	400	700		
ELECTRICITY	3,787	5,505	4,800	5,750		
WASTE MANAGEMENT	2,531	3,500	3,700	3,750		
WATER-SEWER	15,578	20,310	15,000	19,000		
JANITORIAL	7,740	11,000	11,000	11,000		
PEST CONTROL	4,290	7,500	7,500	7,500		
TERMITE CONTROL	(875)	2,500	2,500	2,500		
FIRE	223	224	600	600		
MAINTENANCE & REPAIRS	16,187	17,000	10,000	18,000		
LANDSCAPE MAINTENANCE	8,784	11,712	12,100	12,100		
IRRIGATION REPAIRS	1,274	1,500	1,000	1,500		
PLANTS/MULCH/SOD	1,656	6,000	6,000	6,000		
TREE TRIMMING	110	7,200	6,000	6,000		
LANDSCAPE LIGHTING & ELEC	2,350	2,350	1,000	1,000		
POOL MAINTENANCE	3,187	4,537	5,000	5,400		
POOL REPAIRS	21,550	22,500	1,500	2,500		
SPECIAL ASSESSMENT EXPENSE	30,000	30,000	-	-		
TOTAL OPERATING EXPENSES	241,001	314,204	251,100	258,350		
RESERVES	33,000	44,000	44,000	50,000		
TOTAL COMMON EXPENSES	274,001	358,204	295,100	308,350		

