

The Colony at Wiggins Bay Condominium Association, Inc.

Run Date: 02/19/2025
Run Time: 04:53 PM

FUND BALANCE SHEET

As of: 12/31/2024

Assets

Account	Operating	Reserves	Total
CASH			
01000 1ST HORIZON- OPERATING	\$48,794.32	\$0.00	\$48,794.32
01003 PNC CHECKING	\$1,154.38	\$0.00	\$1,154.38
01006 PNC RESERVE MMA	\$0.00	\$42,996.48	\$42,996.48
01007 PNC RESERVE CD- 4/11/25 4.652%	\$0.00	\$202,545.35	\$202,545.35
01008 1ST HORIZON- RESERVE	\$0.00	\$11,046.52	\$11,046.52
CASH Total	\$49,948.70	\$256,588.35	\$306,537.05
CURRENT ASSETS			
01032 PRE-PAID EXPENSE	\$43.20	\$0.00	\$43.20
01035 PREPAID INSURANCE ALL	\$77,254.94	\$0.00	\$77,254.94
CURRENT ASSETS Total	\$77,298.14	\$0.00	\$77,298.14
Total Assets:	\$127,246.84	\$256,588.35	\$383,835.19

Liabilities

Account	Operating	Reserves	Total
Liability			
02020 ACCOUNTS PAYABLE	\$9,027.84	\$0.00	\$9,027.84
02025 PPD ASSESSMENT	\$12,295.00	\$0.00	\$12,295.00
Liability Total	\$21,322.84	\$0.00	\$21,322.84
Reserve Funds			
03001 RESERVE FUND- POOL	\$0.00	\$2,642.93	\$2,642.93
03002 RESERVE FUND- PAINT	\$0.00	\$88,826.00	\$88,826.00
03003 RESERVE FUND- ROOF	\$0.00	\$115,053.00	\$115,053.00
03004 RESERVE FUND- PAVEMENT	\$0.00	\$26,633.00	\$26,633.00
03006 RESERVE FUND- UNALLOCATED	\$0.00	\$13,839.07	\$13,839.07
Reserve Funds Total	\$0.00	\$246,994.00	\$246,994.00
Total Liabilities:	\$21,322.84	\$246,994.00	\$268,316.84

Equity

Account	Operating	Reserves	Total
Reserve Interest			
03100 RESERVE INTEREST	\$0.00	\$9,594.35	\$9,594.35
Reserve Interest Total	\$0.00	\$9,594.35	\$9,594.35
MEMBERS EQUITY			
03500 Retained Earnings	\$32,578.18	\$0.00	\$32,578.18
MEMBERS EQUITY Total	\$32,578.18	\$0.00	\$32,578.18

Account	Operating	Reserves	Total
Current Year Net Income/(Loss)	\$73,345.82	\$0.00	\$73,345.82
Total Equity:	\$105,924.00	\$9,594.35	\$115,518.35
Total Liabilities & Equity	\$127,246.84	\$256,588.35	\$383,835.19

The Colony at Wiggins Bay Condominium Association, Inc.

Run Date: 02/19/2025
Run Time: 04:52 PM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
04000 QUARTERLY ASSESSMENTS	0.00	0.00	0.00	264,000.00	264,000.00	0.00	264,000.00
04015 LATE FEE INCOME	0.00	0.00	0.00	50.00	0.00	50.00	0.00
04016 DELINQUENT INT INCOME	0.00	0.00	0.00	40.48	0.00	40.48	0.00
04025 APPLICATION FEES INCOME	0.00	0.00	0.00	200.00	0.00	200.00	0.00
04042 INTEREST INCOME/RESERVES	800.50	0.00	800.50	9,594.35	0.00	9,594.35	0.00
04090 CREDIT CARD REWARDS	0.00	0.00	0.00	170.52	0.00	170.52	0.00
04095 INSURANCE CLAIMS	0.00	0.00	0.00	14,785.00	0.00	14,785.00	0.00
INCOME Total	800.50	0.00	800.50	288,840.35	264,000.00	24,840.35	264,000.00

Total Income	800.50	0.00	800.50	288,840.35	264,000.00	24,840.35	264,000.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE							
05004 ACCOUNTING FEES	200.00	200.00	0.00	2,175.00	2,000.00	(175.00)	2,000.00
05005 LEGAL FEES	0.00	83.37	83.37	420.70	1,000.00	579.30	1,000.00
05010 COMMUNITY WEB SITE	0.00	0.00	0.00	1,550.00	0.00	(1,550.00)	0.00
05012 BANK FEES	20.00	0.00	(20.00)	282.50	400.00	117.50	400.00
05014 RECLASS RESERVE INTEREST	800.50	0.00	(800.50)	9,594.35	0.00	(9,594.35)	0.00
05017 FEES TO DIV. OF FLS&C	0.00	0.00	0.00	120.00	0.00	(120.00)	0.00
05018 ANNUAL CORPORATE FEE	0.00	0.00	0.00	61.25	0.00	(61.25)	0.00
05020 OFFICE EXPENSE	75.00	8.37	(66.63)	600.00	100.00	(500.00)	100.00
ADMINISTRATIVE Total	1,095.50	291.74	(803.76)	14,803.80	3,500.00	(11,303.80)	3,500.00
INSURANCE							
05130 INSURANCE ALL	10,902.93	0.00	(10,902.93)	53,588.27	0.00	(53,588.27)	0.00
05135 INSURANCE APPRAISAL	0.00	0.00	0.00	370.00	0.00	(370.00)	0.00
INSURANCE Total	10,902.93	0.00	(10,902.93)	53,958.27	0.00	(53,958.27)	0.00

UTILITY							
05200 ELECTRICITY	509.11	383.37	(125.74)	4,541.71	4,600.00	58.29	4,600.00
05202 WASTE MANAGEMENT	276.43	308.37	31.94	3,263.70	3,700.00	436.30	3,700.00
05205 WATER-SEWER	1,291.98	1,083.37	(208.61)	14,672.62	13,000.00	(1,672.62)	13,000.00
UTILITY Total	2,077.52	1,775.11	(302.41)	22,478.03	21,300.00	(1,178.03)	21,300.00

MAINTENANCE							
05300 JANITORIAL	800.00	916.63	116.63	11,170.00	11,000.00	(170.00)	11,000.00
05305 PEST CONTROL	591.84	500.00	(91.84)	12,016.87	6,000.00	(6,016.87)	6,000.00
05306 TERMITE CONTROL	0.00	208.37	208.37	0.00	2,500.00	2,500.00	2,500.00
05325 FIRE	0.00	0.00	0.00	303.75	0.00	(303.75)	0.00
05350 MAINTENANCE & RPR	1,763.97	833.37	(930.60)	9,027.87	10,000.00	972.13	10,000.00
05352 INS CLAIMS EXPENSE	0.00	0.00	0.00	14,785.00	0.00	(14,785.00)	0.00
MAINTENANCE Total	3,155.81	2,458.37	(697.44)	47,303.49	29,500.00	(17,803.49)	29,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
LANDSCAPE							
05600 LANDSCAPE MAINTENANCE	976.00	1,250.00	274.00	14,100.00	15,000.00	900.00	15,000.00
05610 IRRIGATION REPAIR	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
05630 PLANT/MULCH	5,460.00	500.00	(4,960.00)	7,113.56	6,000.00	(1,113.56)	6,000.00
05640 TREE TRIMMING	0.00	500.00	500.00	5,300.00	6,000.00	700.00	6,000.00
05650 LANDSCAPE LGHT AND ELEC	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
LANDSCAPE Total	6,436.00	2,416.74	(4,019.26)	26,513.56	29,000.00	2,486.44	29,000.00
POOL							
05700 POOL MAINTENANCE	400.00	416.63	16.63	5,200.00	5,000.00	(200.00)	5,000.00
05701 POOL REPAIRS	0.00	83.37	83.37	1,237.38	1,000.00	(237.38)	1,000.00
POOL Total	400.00	500.00	100.00	6,437.38	6,000.00	(437.38)	6,000.00
RESERVE FUNDING							
07500 RESERVES	0.00	0.00	0.00	44,000.00	44,000.00	0.00	44,000.00
RESERVE FUNDING Total	0.00	0.00	0.00	44,000.00	44,000.00	0.00	44,000.00
Total Expense	24,067.76	7,441.96	(16,625.80)	215,494.53	133,300.00	(82,194.53)	133,300.00
Net Income	(23,267.26)	(7,441.96)	(15,825.30)	73,345.82	130,700.00	(57,354.18)	130,700.00

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.
2024 RESERVE SCHEDULE

	01/24 (3000) RSV BEG BAL	(7000) CONTRIBUTIONS	EXPENSES	12/31/2024 (3000) RSV BAL
POOL	\$2,642.93			\$2,642.93
PAINT	\$79,226.00	\$9,600.00		\$88,826.00
ROOF	\$91,053.00	\$24,000.00		\$115,053.00
PAVEMENT	\$23,033.00	\$3,600.00		\$26,633.00
UNALLOCATED	\$7,039.07	\$6,800.00		\$13,839.07
UNALLOCATED INTEREST	\$202,994.00	\$44,000.00	\$0.00	\$246,994.00
	\$0.00	\$9,594.35		\$9,594.35
	\$202,994.00	\$53,594.35	\$0.00	\$256,588.35