

The Colony at Wiggins Bay Condominium Association, Inc.

Run Date: 03/19/2025
Run Time: 06:25 PM

FUND BALANCE SHEET

As of: 02/28/2025

Assets

Account	Operating	Reserves	Total
CASH			
01000 1ST HORIZON- OPERATING	\$71,270.43	\$0.00	\$71,270.43
01007 PNC RESERVE CD- 4/11/25 4.652%	\$0.00	\$204,149.03	\$204,149.03
01008 1ST HORIZON- RESERVE	\$0.00	\$65,158.87	\$65,158.87
CASH Total	\$71,270.43	\$269,307.90	\$340,578.33
CURRENT ASSETS			
01025 QUARTERLY ASSESSMENT RECVBL	\$4,918.00	\$0.00	\$4,918.00
01035 PREPAID INSURANCE ALL	\$61,246.96	\$0.00	\$61,246.96
CURRENT ASSETS Total	\$66,164.96	\$0.00	\$66,164.96
Total Assets:	\$137,435.39	\$269,307.90	\$406,743.29

Liabilities

Account	Operating	Reserves	Total
Liability			
02020 ACCOUNTS PAYABLE	\$29,335.22	\$0.00	\$29,335.22
02025 PPD ASSESSMENT	\$7,377.00	\$0.00	\$7,377.00
Liability Total	\$36,712.22	\$0.00	\$36,712.22

Reserve Funds

03001 RESERVE FUND- POOL	\$0.00	\$3,076.86	\$3,076.86
03002 RESERVE FUND- PAINT	\$0.00	\$90,222.75	\$90,222.75
03003 RESERVE FUND- ROOF	\$0.00	\$120,190.42	\$120,190.42
03004 RESERVE FUND- PAVEMENT SEAL COAT	\$0.00	\$21,008.00	\$21,008.00
03005 RESERVE FUND- RAMP	\$0.00	\$824.22	\$824.22
03006 RESERVE FUND- UNALLOCATED	\$0.00	\$16,554.66	\$16,554.66
03007 RESERVE FUND- PAVEMENT RESURFACE	\$0.00	\$6,117.09	\$6,117.09
Reserve Funds Total	\$0.00	\$257,994.00	\$257,994.00

Total Liabilities:	\$36,712.22	\$257,994.00	\$294,706.22
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Equity

Account	Operating	Reserves	Total
Reserve Interest			
03100 RESERVE INTEREST	\$0.00	\$11,313.90	\$11,313.90
Reserve Interest Total	\$0.00	\$11,313.90	\$11,313.90

MEMBERS EQUITY

03500 Retained Earnings	\$105,924.00	\$0.00	\$105,924.00
MEMBERS EQUITY Total	\$105,924.00	\$0.00	\$105,924.00

Account	Operating	Reserves	Total
Current Year Net Income/(Loss)	(\$5,200.83)	\$0.00	(\$5,200.83)
Total Equity:	\$100,723.17	\$11,313.90	\$112,037.07
Total Liabilities & Equity	\$137,435.39	\$269,307.90	\$406,743.29

The Colony at Wiggins Bay Condominium Association, Inc.

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INCOME STATEMENT

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
04000 QUARTERLY ASSESSMENTS	0.00	0.00	0.00	73,770.00	73,775.00	(5.00)	295,100.00
04025 APPLICATION FEES INCOME	0.00	0.00	0.00	100.00	0.00	100.00	0.00
04042 INTEREST INCOME/RESERVES	893.89	0.00	893.89	1,719.55	0.00	1,719.55	0.00
INCOME Total	893.89	0.00	893.89	75,589.55	73,775.00	1,814.55	295,100.00

Total Income	893.89	0.00	893.89	75,589.55	73,775.00	1,814.55	295,100.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE							
05000 MANAGEMENT FEES	850.00	850.00	0.00	1,700.00	1,700.00	0.00	10,200.00
05004 ACCOUNTING FEES	32.55	183.33	150.78	32.55	366.66	334.11	2,200.00
05005 LEGAL FEES	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
05010 COMMUNITY WEB SITE	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
05012 BANK FEES	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
05014 RECLASS RESERVE INTEREST	893.89	0.00	(893.89)	1,719.55	0.00	(1,719.55)	0.00
05017 FEES TO DIV. OF FLS&C	0.00	0.00	0.00	120.00	200.00	80.00	200.00
05020 OFFICE EXPENSE	105.00	116.67	11.67	210.00	233.34	23.34	1,400.00
ADMINISTRATIVE Total	1,881.44	1,316.66	(564.78)	3,802.10	2,833.32	(968.78)	16,000.00

INSURANCE

05130 INSURANCE ALL	11,430.05	12,250.00	819.95	22,332.98	24,500.00	2,167.02	147,000.00
05135 INSURANCE APPRAISAL	370.00	0.00	(370.00)	370.00	0.00	(370.00)	400.00
INSURANCE Total	11,800.05	12,250.00	449.95	22,702.98	24,500.00	1,797.02	147,400.00

UTILITY

05200 ELECTRICITY	808.67	400.00	(408.67)	1,538.89	800.00	(738.89)	4,800.00
05202 WASTE MANAGEMENT	276.43	308.33	31.90	596.06	616.66	20.60	3,700.00
05205 WATER-SEWER	2,941.26	1,250.00	(1,691.26)	4,338.27	2,500.00	(1,838.27)	15,000.00
UTILITY Total	4,026.36	1,958.33	(2,068.03)	6,473.22	3,916.66	(2,556.56)	23,500.00

MAINTENANCE

05300 JANITORIAL	800.00	916.67	116.67	1,800.00	1,833.34	33.34	11,000.00
05305 PEST CONTROL	455.53	625.00	169.47	1,027.45	1,250.00	222.55	7,500.00
05306 TERMITE CONTROL	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
05325 FIRE	222.60	50.00	(172.60)	222.60	100.00	(122.60)	600.00
05350 MAINTENANCE & RPR	5,699.19	833.33	(4,865.86)	6,824.53	1,666.66	(5,157.87)	10,000.00
MAINTENANCE Total	7,177.32	2,633.33	(4,543.99)	9,874.58	5,266.66	(4,607.92)	31,600.00

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	83.33	83.33	0.00	166.66	166.66	1,000.00
05630 PLANT/MULCH	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
05640 TREE TRIMMING	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05650 LANDSCAPE LGHT AND ELEC	0.00	83.33	83.33	2,350.00	166.66	(2,183.34)	1,000.00
LANDSCAPE Total	976.00	1,674.99	698.99	4,302.00	3,349.98	(952.02)	26,100.00
POOL							
05700 POOL MAINTENANCE	412.00	416.67	4.67	824.00	833.34	9.34	5,000.00
05701 POOL REPAIRS	7,048.50	125.00	(6,923.50)	8,511.50	250.00	(8,261.50)	1,500.00
POOL Total	7,460.50	541.67	(6,918.83)	9,335.50	1,083.34	(8,252.16)	6,500.00
RESERVE FUNDING							
07500 RESERVES	13,300.00	0.00	(13,300.00)	24,300.00	11,000.00	(13,300.00)	44,000.00
RESERVE FUNDING Total	13,300.00	0.00	(13,300.00)	24,300.00	11,000.00	(13,300.00)	44,000.00
Total Expense	46,621.67	20,374.98	(26,246.69)	80,790.38	51,949.96	(28,840.42)	295,100.00
Net Income	(45,727.78)	(20,374.98)	(25,352.80)	(5,200.83)	21,825.04	(27,025.87)	0.00

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.
2025 RESERVE SCHEDULE

	12/31/2024 (3000) RSV BEG BAL	(7000) CONTRIBUTIONS	EXPENSES	2/28/2025 (3000) RSV BAL
POOL	\$2,642.93	\$433.93		\$3,076.86
PAINT	\$88,826.00	\$1,396.75		\$90,222.75
ROOF	\$115,053.00	\$5,137.42		\$120,190.42
PAVEMENT SEAL COAT	\$20,633.00	\$375.00		\$21,008.00
RAMP	\$0.00	\$824.22		\$824.22
UNALLOCATED	\$13,839.07	\$2,715.59		\$16,554.66
PAVEMENT RESURFACE	\$6,000.00	\$117.09		\$6,117.09
	\$246,994.00	\$11,000.00	\$0.00	\$257,994.00
UNALLOCATED INTEREST	\$9,594.35	\$1,719.55		\$11,313.90
	\$256,588.35	\$12,719.55	\$0.00	\$269,307.90