

The Colony at Wiggins Bay Condominium Association, Inc.

Run Date: 05/19/2025
Run Time: 03:35 PM

FUND BALANCE SHEET

As of: 04/30/2025

Assets

Account	Operating	Reserves	Total
CASH			
01000 1ST HORIZON- OPERATING	\$112,926.25	\$0.00	\$112,926.25
01007 PNC RESERVE CD- 4/11/25 4.652%	\$0.00	\$204,877.56	\$204,877.56
01008 1ST HORIZON- RESERVE	\$0.00	\$63,053.66	\$63,053.66
CASH Total	\$112,926.25	\$267,931.22	\$380,857.47
CURRENT ASSETS			
01035 PREPAID INSURANCE ALL	\$38,386.94	\$0.00	\$38,386.94
CURRENT ASSETS Total	\$38,386.94	\$0.00	\$38,386.94
Total Assets:	\$151,313.19	\$267,931.22	\$419,244.41

Liabilities

Account	Operating	Reserves	Total
Liability			
02020 ACCOUNTS PAYABLE	\$25,494.32	\$0.00	\$25,494.32
02025 PPD ASSESSMENT	\$11,418.00	\$0.00	\$11,418.00
Liability Total	\$36,912.32	\$0.00	\$36,912.32

Reserve Funds

03001 RESERVE FUND- POOL	\$0.00	\$433.93	\$433.93
03002 RESERVE FUND- PAINT	\$0.00	\$91,619.50	\$91,619.50
03003 RESERVE FUND- ROOF	\$0.00	\$125,327.84	\$125,327.84
03004 RESERVE FUND- PAVEMENT SEAL COAT	\$0.00	\$21,383.00	\$21,383.00
03005 RESERVE FUND- RAMP	\$0.00	\$1,648.44	\$1,648.44
03006 RESERVE FUND- UNALLOCATED	\$0.00	\$9,047.11	\$9,047.11
03007 RESERVE FUND- PAVEMENT RESURFACE	\$0.00	\$6,234.18	\$6,234.18
Reserve Funds Total	\$0.00	\$255,694.00	\$255,694.00

Total Liabilities:	\$36,912.32	\$255,694.00	\$292,606.32
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Equity

Account	Operating	Reserves	Total
Reserve Interest			
03100 RESERVE INTEREST	\$0.00	\$12,237.22	\$12,237.22
Reserve Interest Total	\$0.00	\$12,237.22	\$12,237.22
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)	\$8,476.87	\$0.00	\$8,476.87
Total Equity:	\$114,400.87	\$12,237.22	\$126,638.09
Total Liabilities & Equity	\$151,313.19	\$267,931.22	\$419,244.41

The Colony at Wiggins Bay Condominium Association, Inc.

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INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
04000 QUARTERLY ASSESSMENTS	73,770.00	73,775.00	(5.00)	147,540.00	147,550.00	(10.00)	295,100.00
04015 LATE FEE INCOME	25.00	0.00	25.00	50.00	0.00	50.00	0.00
04016 DELINQUENT INT INCOME	20.62	0.00	20.62	94.59	0.00	94.59	0.00
04025 APPLICATION FEES INCOME	0.00	0.00	0.00	100.00	0.00	100.00	0.00
04042 INTEREST INCOME/RESERVES	99.34	0.00	99.34	2,642.87	0.00	2,642.87	0.00
INCOME Total	73,914.96	73,775.00	139.96	150,427.46	147,550.00	2,877.46	295,100.00

Total Income	73,914.96	73,775.00	139.96	150,427.46	147,550.00	2,877.46	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	3,400.00	3,400.00	0.00	10,200.00
05004 ACCOUNTING FEES	0.00	183.33	183.33	32.55	733.32	700.77	2,200.00
05005 LEGAL FEES	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
05010 COMMUNITY WEB SITE	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
05012 BANK FEES	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
05014 RECLASS RESERVE INTEREST	99.34	0.00	(99.34)	2,642.87	0.00	(2,642.87)	0.00
05017 FEES TO DIV. OF FLS&C	0.00	0.00	0.00	120.00	200.00	80.00	200.00
05018 ANNUAL CORPORATE FEE	0.00	0.00	0.00	61.25	0.00	(61.25)	0.00
05020 OFFICE EXPENSE	105.00	116.67	11.67	420.00	466.68	46.68	1,400.00
ADMINISTRATIVE Total	1,054.34	1,316.66	262.32	6,696.67	5,466.64	(1,230.03)	16,000.00

INSURANCE

05130 INSURANCE ALL	11,430.01	12,250.00	819.99	45,193.00	49,000.00	3,807.00	147,000.00
05135 INSURANCE APPRAISAL	0.00	0.00	0.00	370.00	0.00	(370.00)	400.00
INSURANCE Total	11,430.01	12,250.00	819.99	45,563.00	49,000.00	3,437.00	147,400.00

UTILITY

05200 ELECTRICITY	441.79	400.00	(41.79)	2,439.24	1,600.00	(839.24)	4,800.00
05202 WASTE MANAGEMENT	276.43	308.33	31.90	1,148.92	1,233.32	84.40	3,700.00
05205 WATER-SEWER	1,697.34	1,250.00	(447.34)	7,721.70	5,000.00	(2,721.70)	15,000.00
UTILITY Total	2,415.56	1,958.33	(457.23)	11,309.86	7,833.32	(3,476.54)	23,500.00

MAINTENANCE

05300 JANITORIAL	0.00	916.67	916.67	2,600.00	3,666.68	1,066.68	11,000.00
05305 PEST CONTROL	(593.57)	625.00	1,218.57	805.11	2,500.00	1,694.89	7,500.00
05306 TERMITE CONTROL	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
05325 FIRE	0.00	50.00	50.00	222.60	200.00	(22.60)	600.00
05350 MAINTENANCE & RPR	7,665.00	833.33	(6,831.67)	14,489.53	3,333.32	(11,156.21)	10,000.00
MAINTENANCE Total	7,071.43	2,633.33	(4,438.10)	18,117.24	10,533.32	(7,583.92)	31,600.00

LANDSCAPE

05600 LANDSCAPE MAINTENANCE	976.00	1,008.33	32.33	3,904.00	4,033.32	129.32	12,100.00
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Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05610 IRRIGATION REPAIR	1,712.76	83.33	(1,629.43)	1,712.76	333.32	(1,379.44)	1,000.00
05630 PLANT/MULCH	697.26	500.00	(197.26)	697.26	2,000.00	1,302.74	6,000.00
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	2,350.00	333.32	(2,016.68)	1,000.00
LANDSCAPE Total	3,386.02	1,674.99	(1,711.03)	8,664.02	6,699.96	(1,964.06)	26,100.00
POOL							
05700 POOL MAINTENANCE	318.50	416.67	98.17	1,142.50	1,666.68	524.18	5,000.00
05701 POOL REPAIRS	17,138.30	125.00	(17,013.30)	28,457.30	500.00	(27,957.30)	1,500.00
POOL Total	17,456.80	541.67	(16,915.13)	29,599.80	2,166.68	(27,433.12)	6,500.00
RESERVE FUNDING							
07500 RESERVES	11,000.00	11,000.00	0.00	22,000.00	22,000.00	0.00	44,000.00
RESERVE FUNDING Total	11,000.00	11,000.00	0.00	22,000.00	22,000.00	0.00	44,000.00
Total Expense	53,814.16	31,374.98	(22,439.18)	141,950.59	103,699.92	(38,250.67)	295,100.00
Net Income	20,100.80	42,400.02	(22,299.22)	8,476.87	43,850.08	(35,373.21)	0.00

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

	12/31/2024 (3000) RSV BEG BAL	(7000) CONTRIBUTIONS	EXPENSES	4/30/2025 (3000) RSV BAL	
POOL	\$2,642.93	\$867.86	\$3,076.86	\$433.93	2/25 POOL RENOVATION
PAINT	\$88,826.00	\$2,793.50		\$91,619.50	
ROOF	\$115,053.00	\$10,274.84		\$125,327.84	
PAVEMENT SEAL COAT	\$20,633.00	\$750.00		\$21,383.00	
RAMP	\$0.00	\$1,648.44		\$1,648.44	
UNALLOCATED	\$13,839.07	\$5,431.18	\$10,223.14	\$9,047.11	2/25 POOL RENOVATION
PAVEMENT RESURFACE	\$6,000.00	\$234.18		\$6,234.18	
	\$246,994.00	\$22,000.00	\$13,300.00	\$255,694.00	
UNALLOCATED INTEREST	\$9,594.35	\$2,642.87		\$12,237.22	
	\$256,588.35	\$24,642.87	\$13,300.00	\$267,931.22	