

The Colony at Wiggins Bay Condominium Association, Inc.

Run Date: 08/21/2025
Run Time: 02:04 PM

FUND BALANCE SHEET

As of: 07/31/2025

Assets

Account	Operating	Reserves	Total
CASH			
01000 1ST HORIZON- OPERATING	\$72,121.12	\$0.00	\$72,121.12
01008 1ST HORIZON- RESERVE	\$0.00	\$74,396.88	\$74,396.88
01009 5/3RD CD1 - 4.21% 8/5/25	\$0.00	\$99,999.99	\$99,999.99
01010 5/3RD CD2 - 4.21% 8/5/25	\$0.00	\$5,652.92	\$5,652.92
01011 5/3RD CD3 - 3.68% 12/5/25	\$0.00	\$99,999.99	\$99,999.99
CASH Total	\$72,121.12	\$280,049.78	\$352,170.90
CURRENT ASSETS			
01035 PREPAID INSURANCE ALL	\$119,764.62	\$0.00	\$119,764.62
CURRENT ASSETS Total	\$119,764.62	\$0.00	\$119,764.62
Total Assets:	\$191,885.74	\$280,049.78	\$471,935.52

Liabilities

Account	Operating	Reserves	Total
Liability			
02010 INSURANCE LOAN	\$68,897.50	\$0.00	\$68,897.50
02020 ACCOUNTS PAYABLE	\$4,900.66	\$0.00	\$4,900.66
02025 PPD ASSESSMENT	\$5,959.00	\$0.00	\$5,959.00
Liability Total	\$79,757.16	\$0.00	\$79,757.16
Reserve Funds			
03001 RESERVE FUND- POOL	\$0.00	\$867.86	\$867.86
03002 RESERVE FUND- PAINT	\$0.00	\$93,016.25	\$93,016.25
03003 RESERVE FUND- ROOF	\$0.00	\$130,465.26	\$130,465.26
03004 RESERVE FUND- PAVEMENT SEAL COAT	\$0.00	\$21,758.00	\$21,758.00
03005 RESERVE FUND- RAMP	\$0.00	\$2,472.66	\$2,472.66
03006 RESERVE FUND- UNALLOCATED	\$0.00	\$21,985.84	\$21,985.84
03007 RESERVE FUND- PAVEMENT RESURFACE	\$0.00	\$6,351.27	\$6,351.27
Reserve Funds Total	\$0.00	\$276,917.14	\$276,917.14
Total Liabilities:	\$79,757.16	\$276,917.14	\$356,674.30

Equity

Account	Operating	Reserves	Total
Reserve Interest			
03100 RESERVE INTEREST	\$0.00	\$3,132.64	\$3,132.64
Reserve Interest Total	\$0.00	\$3,132.64	\$3,132.64

MEMBERS EQUITY

Account	Operating	Reserves	Total
03500 Retained Earnings	\$105,924.00	\$0.00	\$105,924.00
MEMBERS EQUITY Total	\$105,924.00	\$0.00	\$105,924.00
Current Year Net Income/(Loss)	\$6,204.58	\$0.00	\$6,204.58
Total Equity:	\$112,128.58	\$3,132.64	\$115,261.22
Total Liabilities & Equity	\$191,885.74	\$280,049.78	\$471,935.52

The Colony at Wiggins Bay Condominium Association, Inc.

Run Date: 08/21/2025
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INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

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)	221,310.00	221,325.00	(15.00)	295,100.00
04005 SPECIAL ASSESSMENT INCOME	0.00	0.00	0.00	15,000.00	0.00	15,000.00	0.00
04015 LATE FEE INCOME	25.00	0.00	25.00	75.00	0.00	75.00	0.00
04016 DELINQUENT INT INCOME	20.62	0.00	20.62	115.21	0.00	115.21	0.00
04025 APPLICATION FEES INCOME	0.00	0.00	0.00	100.00	0.00	100.00	0.00
04042 INTEREST INCOME/RESERVES	148.20	0.00	148.20	3,761.43	0.00	3,761.43	0.00
INCOME Total	73,963.82	73,775.00	188.82	240,361.64	221,325.00	19,036.64	295,100.00
Total Income	73,963.82	73,775.00	188.82	240,361.64	221,325.00	19,036.64	295,100.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE							
05000 MANAGEMENT FEES	850.00	850.00	0.00	5,950.00	5,950.00	0.00	10,200.00
05004 ACCOUNTING FEES	0.00	183.33	183.33	32.55	1,283.31	1,250.76	2,200.00
05005 LEGAL FEES	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
05010 COMMUNITY WEB SITE	1,300.00	83.33	(1,216.67)	1,300.00	583.31	(716.69)	1,000.00
05012 BANK FEES	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
05014 RECLASS RESERVE INTEREST	148.20	0.00	(148.20)	3,761.43	0.00	(3,761.43)	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	735.00	816.69	81.69	1,400.00
05022 MISCELLANEOUS ADMIN	0.00	0.00	0.00	2,125.00	0.00	(2,125.00)	0.00
ADMINISTRATIVE Total	2,403.20	1,316.66	(1,086.54)	14,105.23	9,416.62	(4,688.61)	16,000.00
INSURANCE							
05130 INSURANCE ALL	11,429.52	12,250.00	820.48	79,481.52	85,750.00	6,268.48	147,000.00
05135 INSURANCE APPRAISAL	0.00	0.00	0.00	370.00	400.00	30.00	400.00
INSURANCE Total	11,429.52	12,250.00	820.48	79,851.52	86,150.00	6,298.48	147,400.00
UTILITY							
05200 ELECTRICITY	256.78	400.00	143.22	3,263.73	2,800.00	(463.73)	4,800.00
05202 WASTE MANAGEMENT	276.43	308.33	31.90	1,978.21	2,158.31	180.10	3,700.00
05205 WATER-SEWER	1,403.49	1,250.00	(153.49)	12,670.47	8,750.00	(3,920.47)	15,000.00
UTILITY Total	1,936.70	1,958.33	21.63	17,912.41	13,708.31	(4,204.10)	23,500.00
MAINTENANCE							
05300 JANITORIAL	866.66	916.67	50.01	6,006.64	6,416.69	410.05	11,000.00
05305 PEST CONTROL	497.86	625.00	127.14	2,553.11	4,375.00	1,821.89	7,500.00
05306 TERMITE CONTROL	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
05325 FIRE	0.00	50.00	50.00	222.60	350.00	127.40	600.00
05350 MAINTENANCE & RPR	375.00	833.33	458.33	16,161.61	5,833.31	(10,328.30)	10,000.00
MAINTENANCE Total	1,739.52	2,633.33	893.81	24,943.96	18,433.31	(6,510.65)	31,600.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
LANDSCAPE							
05600 LANDSCAPE MAINTENANCE	976.00	1,008.33	32.33	6,832.00	7,058.31	226.31	12,100.00
05610 IRRIGATION REPAIR	0.00	83.33	83.33	2,232.76	583.31	(1,649.45)	1,000.00
05630 PLANT/MULCH	0.00	500.00	500.00	697.26	3,500.00	2,802.74	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	583.31	(1,766.69)	1,000.00
LANDSCAPE Total	976.00	1,674.99	698.99	12,112.02	11,724.93	(387.09)	26,100.00
POOL							
05700 POOL MAINTENANCE	244.00	416.67	172.67	2,286.50	2,916.69	630.19	5,000.00
05701 POOL REPAIRS	170.38	125.00	(45.38)	19,945.42	875.00	(19,070.42)	1,500.00
POOL Total	414.38	541.67	127.29	22,231.92	3,791.69	(18,440.23)	6,500.00
CONTINGENCY/BAD DEBT							
05800 SPECIAL ASSESSMENT EXPENSE	0.00	0.00	0.00	30,000.00	0.00	(30,000.00)	0.00
CONTINGENCY/BAD DEBT Total	0.00	0.00	0.00	30,000.00	0.00	(30,000.00)	0.00
RESERVE FUNDING							
07500 RESERVES	11,000.00	11,000.00	0.00	33,000.00	33,000.00	0.00	44,000.00
RESERVE FUNDING Total	11,000.00	11,000.00	0.00	33,000.00	33,000.00	0.00	44,000.00
Total Expense	29,899.32	31,374.98	1,475.66	234,157.06	176,224.86	(57,932.20)	295,100.00
Net Income	44,064.50	42,400.02	1,664.48	6,204.58	45,100.14	(38,895.56)	0.00

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

	12/31/2024 (3000) RSV BEG BAL	(7000) CONTRIBUTIONS	EXPENSES	7/31/2025 (3000) RSV BAL	
POOL	\$2,642.93	\$1,301.79	\$3,076.86	\$867.86	POOL RENOVATION
PAINT	\$88,826.00	\$4,190.25		\$93,016.25	
ROOF	\$115,053.00	\$15,412.26		\$130,465.26	
PAVEMENT SEAL COAT	\$20,633.00	\$1,125.00		\$21,758.00	
RAMP	\$0.00	\$2,472.66		\$2,472.66	
UNALLOCATED	\$13,839.07	\$8,146.77		\$21,985.84	
PAVEMENT RESURFACE	\$6,000.00	\$351.27		\$6,351.27	
	\$246,994.00	\$33,000.00	\$3,076.86	\$276,917.14	
UNALLOCATED INTEREST	\$9,594.35	\$3,761.43	\$10,223.14	\$3,132.64	POOL RENOVATION
	\$256,588.35	\$36,761.43	\$13,300.00	\$280,049.78	