

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.
Naples, Florida

FINANCIAL STATEMENTS
DECEMBER 31, 2024

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.
Naples, Florida

C O N T E N T S

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT	PAGE #s
FINANCIAL STATEMENTS	
Balance Sheet	1
Statement of Revenues, Expenses, and Changes in Fund Balance	2
Statement of Cash Flows	3
NOTES TO FINANCIAL STATEMENTS	4-8
SUPPLEMENTARY INFORMATION	
Future Repairs and Replacements	9

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
The Colony at Wiggins Bay Condominium Association, Inc.
Naples, Florida

Management is responsible for the accompanying financial statements of The Colony at Wiggins Bay Condominium Association, Inc., which comprise the balance sheet as of December 31, 2024, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property on page 9 be presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. The information is the responsibility of management. The required supplementary information was subject to our compilation engagement; however, we have not audited or reviewed the required supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on it.

Price & Associates

Certified Public Accountants, LLC

St Petersburg, FL 33702

July 31, 2025

The Colony at Wiggins Bay Condominium Association, Inc.
Naples, Florida

BALANCE SHEET
December 31, 2024

	Operating Fund	Reserve Fund	Total
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	\$ 49,948	\$ 54,043	\$ 103,991
Certificate of deposit	-	202,545	202,545
Owners' maintenance assessments (Less allowance of doubtful accounts of \$0)	-	-	-
Prepaid expenses	77,298	-	77,298
Total current assets	<u>127,246</u>	<u>256,588</u>	<u>383,834</u>
TOTAL ASSETS	<u>\$ 127,246</u>	<u>\$ 256,588</u>	<u>\$ 383,834</u>
LIABILITIES AND FUND BALANCES			
CURRENT LIABILITIES			
Accounts payable	9,028	-	9,028
Prepaid assessments	12,295	-	12,295
Total current liabilities	<u>21,323</u>	<u>-</u>	<u>21,323</u>
FUND BALANCES	<u>105,923</u>	<u>256,588</u>	<u>362,511</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 127,246</u>	<u>\$ 256,588</u>	<u>\$ 383,834</u>

The Colony at Wiggins Bay Condominium Association, Inc.
Naples, Florida

**STATEMENTS OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Operating Fund	Reserve Fund	Total
REVENUES			
Members' assessments	\$ 220,000	\$ -	\$ 220,000
Insurance proceeds	14,785	-	14,785
Interest income	-	9,594	9,594
Other income	461	-	461
Total revenues	235,246	9,594	244,840
EXPENSES			
Accounting Fees	\$ 2,175	\$ -	\$ 2,175
Legal Fees	421	-	421
Community Web Site	1,550	-	1,550
Bank Fees	283	-	283
Fee to Div. of FLS&C	120	-	120
Annual Corporate Fee	61	-	61
Office Expense	600	-	600
Insurance all	53,588	-	53,588
Insurance appraisal	370	-	370
Electricity	4,542	-	4,542
Waste Management	3,264	-	3,264
Water-Sewer	14,673	-	14,673
Janitorial	11,170	-	11,170
Pest Control	12,017	-	12,017
Fire	304	-	304
Maintenance & RPR	9,028	-	9,028
Ins Claims Expense	14,785	-	14,785
Landscape Maintenance	14,100	-	14,100
Plant/Mulch	7,113	-	7,113
Tree Trimming	5,300	-	5,300
Pool Maintenance	5,200	-	5,200
Pool Repairs	1,237	-	1,237
Reserve Expenses	-	-	-
Total expenses	161,901	-	161,901
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	73,345	9,594	82,939
BEGINNING FUND BALANCES	32,578	202,994	235,572
REPLACEMENT AND RESERVE FUND ASSESSMENTS	-	44,000	44,000
ENDING FUND BALANCES	\$ 105,923	\$ 256,588	\$ 362,511

The Colony at Wiggins Bay Condominium Association, Inc.
Naples, Florida

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Operating Fund	Reserve Fund	Total
CASH PROVIDED (USED) BY OPERATIONS			
Excess (deficit) of revenues over expenses	\$ 73,345	\$ 9,594	\$ 82,939
Adjustment to reconcile excess of revenues over expenses to net cash provided by operating activities:			
Increase (decrease) in:			
Prepaid expenses	(77,298)	-	(77,298)
Accounts payable	9,028	-	9,028
Prepaid assessments	12,295	-	12,295
TOTAL CASH PROVIDED (USED) BY OPERATIONS	17,370	9,594	26,964
CASH PROVIDED (USED) BY INVESTING ACTIVITIES			
Purchase of certificate of deposit	-	(9,545)	(9,545)
TOTAL CASH PROVIDED (USED) BY INVESTING ACTIVITIES	-	(9,545)	(9,545)
CASH PROVIDED (USED) BY FINANCING ACTIVITIES			
Interfund receivable/payable	(6,186)	6,186	-
Proceeds from replacement and reserve assessments	-	44,000	44,000
TOTAL CASH PROVIDED (USED) BY FINANCING ACTIVITIES	(6,186)	50,186	44,000
NET INCREASE (DECREASE) IN CASH	11,184	50,235	61,419
TOTAL CASH, beginning of year	38,764	3,808	42,572
TOTAL CASH, end of year	\$ 49,948	\$ 54,043	\$ 103,991

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.

Naples, Florida

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 1 - ORGANIZATION

The Colony at Wiggins Bay Condominium Association, Inc. (The Association) is a not-for-profit corporation incorporated in the State of Florida in June 24, 1985. The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of the Association located in Naples, Florida. The Association consists of 30 residential units located in Naples, Florida.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund is used to account for financial resources available for the general operations of the Association.

Reserve Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

Recognition of Revenue

The Association records revenue in accordance with Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers* (Topic 606) of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC).

Member Assessments

Association members are assessed annually (payable quarterly) to provide funds for the Association's operating expenses (member assessments are revenue transactions and subject to ASC 606) and for ongoing capital assessments for future major repairs and replacements to the common property (ownership transactions). The annual assessments are determined by the Board of Directors based on the annual budget process. For the year ended December 31, 2024, the quarterly assessments to owners were \$2,200 for a total annual assessment of \$220,000 for operating expenses and \$44,000 for replacement and reserve fund assessments.

Assessment receivables at the balance sheet date (\$0 at 12/31/24 and \$0 at 12/31/23) are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are thirty days or more delinquent. The Association uses the allowance method for recognizing bad debts and accounts for uncollectible assessments as credit losses. It is estimated that \$0 was uncollectible at year-end and that amount has been recorded in the financial statements. Interest and late fees are charged on past due accounts in accordance with the Association's covenants. Any excess assessments at year-end are retained by the Association for use in future years.

Assessments for 2025 received prior to December 31, 2024 are recorded as prepaid assessments and are recorded as prepaid assessments and are not recorded as revenue until earned. Prepaid assessments on December 31, 2024 totaled \$12,295.

See independent accountant's compilation report

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.
Naples, Florida

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Ownership Transactions

Proceeds from replacement and reserve fund assessments are accounted for as owner transactions because of various rights and obligations of the members/unit owners making such payments. Ownership transactions are recognized as changes in fund balances when collected.

Property and Equipment

The Association capitalizes all property and equipment to which it has title or other evidence of ownership, with the exception of real property directly associated with the units. Common personal property and equipment are stated at cost.

Cash and Cash Equivalents

For purposes of the Statements of Cash Flows, the Association considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Interest Earned

The Association's policy is to allocate interest earned to the operating and reserve fund in proportion to the interest-bearing deposits of each fund.

Subsequent Events

The date to which events occurring after the balance sheet date have been evaluated for possible adjustment to the financial statements or disclosure is the report date, which is the date on which the financial statements were available to be issued.

NOTE 3 - INCOME TAXES

The Association filed its federal income tax return as a homeowner's association under Section 528 of the Internal Revenue Code. Under Section 528, income from unit assessments is not taxable to the association and expenses related to providing the services required of the association are not deductible ("exempt function" income and expense). Generally, all other income not received by pro rata assessments of the association members net of any expenses directly related to the generation of such income is fully taxable to the extent such net income exceeds \$100 ("non-exempt function" income and expenses). For 2024, the Association had no federal tax liability. The Association's tax returns are subject to examination by the Internal Revenue Service, generally for three years after filing. At December 31, 2024, the tax returns for the fiscal years ended 2022 through 2024 are subject to examination.

NOTE 4 - UNINSURED ACCOUNT BALANCES

Accounts at financial institutions are secured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2024, the Association's cash balances did not exceed the federal depository insurance coverage of \$250,000.

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.
Naples, Florida

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 - USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

The Colony at Wiggins Bay Condominium Association, Inc.
Naples, Florida

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 - CERTIFICATES OF DEPOSIT

At December 31, 2024, the Association held investments in marketable securities that were classified as held to maturity and consisted of the following:

	Amortized Cost	Unrecognized Holding Gains	Unrecognized Holding Losses	Estimated Fair Value
Investments - certificates of deposit	202,545	-	-	202,545
Total held-to-maturity securities	<u>\$ 202,545</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 202,545</u>

During the year ended December 31, 2024, held-to-maturity securities were sold for total proceeds of \$0. The gross realized gains and losses totaled \$0. For purposes of determining gross realized gains, the cost of securities sold is based on specific identification. Also, the risk of credit loss is zero since the securities are held at FDIC insured institutions.

Contractual maturities of held-to-maturity securities at December 31, 2024 are as follows:

	Net Carrying Amount
Due in one year or less	<u>\$ 202,545</u>
Total investments in held-to-maturity securities	<u>\$ 202,545</u>

The Colony at Wiggins Bay Condominium Association, Inc.
Naples, Florida

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 7 - RESERVE FUND

Chapter 718.112(1)(f)2 of the Florida Statutes requires that the annual budget include reserves for capital expenditures and deferred maintenance unless the majority of the voting interests of the association, at a duly called meeting of the association at which a quorum is attained, vote to waive, in whole or in part, such reserve requirement.

Chapter 718.112(1)(f)3 further states that "reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a vote of the majority of the voting interests present at a duly called meeting of the association."

The board is funding for major repairs and replacements over the remaining useful lives of the components based on estimates of future replacement costs, and considering amounts previously accumulated in the reserve fund.

Funds are being accumulated in the reserve fund based on estimated future costs for repairs and replacements of common property components. Actual expenditures and investments income may vary from estimated amounts, and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacement until funds are available.

Current reserve activity is as follows:

<u>Components</u>	<u>Balance</u>	<u>Amount</u>	<u>Expenditures/</u>	<u>Interest</u>	<u>Balance</u>
	<u>1/1/2024</u>	<u>Funded</u>	<u>Transfers</u>	<u>Earned</u>	<u>12/31/2024</u>
Pool	\$ 2,643	\$ -	\$ -	\$ -	\$ 2,643
Paint	79,226	9,600			88,826
Roof	91,053	24,000			115,053
Pavement	23,033	3,600			26,633
Unallocated	7,039	6,800			13,839
Interest	-	-	-	9,594	9,594
Total	<u>\$ 202,994</u>	<u>\$ 44,000</u>	<u>\$ -</u>	<u>\$ 9,594</u>	<u>\$ 256,588</u>

THE COLONY AT WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.
Naples, Florida

SUPPLEMENTAL INFORMATION

The Colony at Wiggins Bay Condominium Association, Inc.
Naples, Florida

SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
(Unaudited)
DECEMBER 31, 2024

The board of directors has estimated the remaining useful lives and the replacement costs of the components of the common property. The estimates were based on discussion with outside contractors and board of directors input.

The following table is based on these estimated values, and presents significant information about the components of the common property.

<u>Components</u>	Estimated Remaining Useful Life (Years)	Estimated Replacement Cost	2025 Funding Requirement	Components of Fund Balance 12/31/2024
Pool	10	\$ 20,000	\$ 1,736	\$ 2,643
Paint	2	100,000	5,587	88,826
Roof	9	300,000	20,550	115,053
Pavement - Seal Coat	1	7,500	1,500	6,000
Pavement - Resurface	20	30,000	468	20,633
Ramp Rebuild	16	52,750	3,297	-
General	5	40,000	8,000	-
Unallocated	-	-	-	13,839
Interest	-	-	-	9,594
Total		<u>\$ 550,250</u>	<u>\$ 41,138</u>	<u>\$ 256,588</u>

A professional study to determine the adequacy of the current funding program for replacement and deferred maintenance of the Association's common areas was not conducted in 2024.