



**Doerhoff &
Associates CPA**
...Think Differently

1301 Southwest Blvd
Jefferson City, MO 65109
PHONE (573) 634-4006
FAX (573) 634-8299

www.Doerhoffcpa.com

Doerhoff & Associates CPA

Board of Directors
Wildwood Lot Owners Association
Steedman MO 65077

The accompanying financial statements of Wildwood Lot Owners Association are not subjected to an audit, review, or compilation engagement and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equity, revenues, and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Bert Doerhoff CPA, PC
Jefferson City, MO

May 8, 2019

Wildwood Lot Owners Association
Balance Sheet
As of April 30, 2019

	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
C.I.M.R. Central Bank	100,053
Callaway Bank - Check	355,073
Callaway Bank - Savings 5420	28,715
Total Checking/Savings	483,842
Accounts Receivable	
Uncollectable A/R	320,180
Account Receivable	
Assessments	338,505
Current Assessments	66,789
Notes Receivable	15,344
Wildwood Services	6,830
Account Receivable - Other	2,130
Total Account Receivable	429,598
Total Accounts Receivable	749,778
Other Current Assets	
1400 - Lots For Sale	9,856
1499 - Undeposited Funds	103
Total Other Current Assets	9,959
Total Current Assets	1,243,578
Fixed Assets	
Buildings and Improvements	262,645
Dam	303,249
Equipment	535,877
Vehicles	143,009
Accumulated Depreciation	-1,098,688
Total Fixed Assets	146,093
Other Assets	
Petty Cash	500
Total Other Assets	500
TOTAL ASSETS	1,390,171
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	13,356
Total Accounts Payable	13,356
Other Current Liabilities	
2100 - Payroll Liabilities	1,991
2200 - Sales Tax Payable	262
Total Other Current Liabilities	2,253
Total Current Liabilities	15,610
Long Term Liabilities	
2017 Gravely Mower	5,279
Total Long Term Liabilities	5,279
Total Liabilities	20,888

See Accountant's Report

Wildwood Lot Owners Association
Balance Sheet
As of April 30, 2019

	<u>Apr 30, 19</u>
Equity	
Accrual to Cash - Accts Payable	787
Accrual to Cash Accts Rec	750,095
1110 - Retained Earnings	53,211
3000 - Opening Bal Equity	371,481
Net Income	193,710
	<hr/>
Total Equity	1,369,283
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>1,390,171</u>

See Accountant's Report

Wildwood Lot Owners Association

Profit & Loss

January through April 2019

	<u>Jan - Apr 19</u>
Ordinary Income/Expense	
Income	
7059 - Returned Check Charges	25
0130 - Snow Removal	300
0200 - Laundry	777
0215 - Survey Service	3,690
0500 - Park Permits	29,196
0600 - Fine Income	1,775
0930 - Propane Service	1,954
1000 - Recreation Lots	17,386
1600 - Storage Units	2,970
4000 - Services to Lot Owners	22,834
5000 - Store and Concessions Income	12,234
6000 - Assessments and Fees	583,888
7000 - Sales	5,184
7049 - Clubhouse Fee	250
Total Income	<u>682,463</u>
Cost of Goods Sold	
0550 - Park Permit Expense	92
0960 - Propane Cost	1,359
4060 - Service to Lot Owners	32,074
5050 - Store and Concessions Cost	11,922
Total COGS	<u>45,447</u>
Gross Profit	637,016
Expense	
8550 - Bank Service Charges	15
0110 - Bad Debt Expense	3,463
3600 - Security	78
6100 - Bank Charges	4,210
6150 - Depreciation Expense	8,075
6160 - Contributions	100
6170 - Copy Machine Rental	1,910
6180 - Insurance	29,767
6230 - Licenses and Permits	867
6250 - Postage and Delivery	1,625
6270 - Professional Fees	11,146
6300 - Repairs & Maintenance	9,870
6400 - Utilities	20,998
6500 - Supplies	6,715
6560 - Payroll Expenses	47,942
6800 - Taxes	1,033
8000 - Fees	100
8500 - Pool Expenses	2,535
Total Expense	<u>150,449</u>

See Accountant's Report

Wildwood Lot Owners Association
Profit & Loss
January through April 2019

	<u>Jan - Apr 19</u>
Net Ordinary Income	486,567
Other Income/Expense	
Other Income	
Deposits	435
Other Income	1,172
0900 - Discounts	12
5200 - Accrual to Cash Income	-283,424
9000 - Interest Income	164
Total Other Income	-281,640
Other Expense	
Other Expenses	100
0155 - Collection Agency	2,669
5100 - Accrual to Cash COGS	8,449
Total Other Expense	11,218
Net Other Income	-292,857
Net Income	<u><u>193,710</u></u>

See Accountant's Report