



**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.

Doerhoff & Associates CPA
Jefferson City, MO

September 11, 2019

Wildwood Lot Owners Association
Balance Sheet
As of August 31, 2019

	Aug 31, 19
ASSETS	
Current Assets	
Checking/Savings	
C.I.M.R. Central Bank	83,218
Callaway Bank - Check	349,142
Callaway Bank - Savings 5420	33,452
Total Checking/Savings	465,812
Accounts Receivable	
Uncollectable A/R	375,195
Account Receivable	248,608
Total Accounts Receivable	623,803
Other Current Assets	
1400 · Lots For Sale	14,454
1499 · Undeposited Funds	1,888
Total Other Current Assets	16,342
Total Current Assets	1,105,957
Fixed Assets	
Buildings and Improvements	262,645
Dam	303,249
Equipment	601,375
Vehicles	143,009
Accumulated Depreciation	-1,115,356
Total Fixed Assets	194,923
Other Assets	
Petty Cash	400
Total Other Assets	400
TOTAL ASSETS	1,301,280
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	10,404
Total Accounts Payable	10,404
Other Current Liabilities	
2200 · Sales Tax Payable	1,127
Total Other Current Liabilities	1,127
Total Current Liabilities	11,531
Long Term Liabilities	
Notes Payable	27,809
Total Long Term Liabilities	27,809
Total Liabilities	39,339
Equity	
Accrual to Cash - Accts Payable	-10,404
Accrual to Cash Accts Rec	623,803
1110 · Retained Earnings	53,211
3000 · Opening Bal Equity	371,481
Net Income	223,849
Total Equity	1,261,940
TOTAL LIABILITIES & EQUITY	1,301,280

See Accountant's Report

Wildwood Lot Owners Association
Profit & Loss
January through August 2019

	Jan - Aug 19	Jan - Aug 18
Ordinary Income/Expense		
Income		
Park Council Fundraising	3,179	0
7059 · Returned Check Charges	-0	0
0100 · Recording Fee	0	120
0101 · Paddle Boats	0	0
0130 · Snow Removal	300	0
0135 · Lot Address Sign	2,500	0
0160 · Collection Agent	-600	867
0200 · Laundry	1,484	1,394
0215 · Survey Service	6,150	11,380
0330 · Social Activities	0	-500
0500 · Park Permits	70,203	60,078
0600 · Fine Income	10,250	7,320
0930 · Propane Service	3,521	1,918
1000 · Recreation Lots	25,439	17,078
1300 · Auctions	40	0
1600 · Storage Units	5,870	5,200
4000 · Services to Lot Owners	66,090	157,009
5000 · Store and Concessions Income	62,357	55,337
6000 · Assessments and Fees	585,602	434,160
7000 · Sales	15,796	13,262
7049 · Clubhouse Fee	300	250
Total Income	858,482	764,871
Cost of Goods Sold		
0550 · Park Permit Expense	3,532	2,255
0960 · Propane Cost	2,843	2,305
4060 · Service to Lot Owners	63,780	107,851
5001 · Cost of Goods Sold	0	149
5050 · Store and Concessions Cost	46,134	43,015
Total COGS	116,288	155,575
Gross Profit	742,194	609,296
Expense		
0110 · Bad Debt Expense	14,421	0
0235 · Advertising	30	220
0350 · Social Activity	1,700	1,252
0700 · Auto & Vehicle Expense	1,358	3,103
0950 · Board of Directors Meeting Ex	0	108
1050 · Recreation Lot Expense	0	469
3600 · Security	78	0
6100 · Bank Charges	10,191	9,285
6150 · Depreciation Expense	24,743	24,393
6160 · Contributions	100	0
6170 · Copy Machine Rental	2,865	1,813
6180 · Insurance	63,825	83,256
6200 · Interest Expense	18	21

See Accountant's Report

Wildwood Lot Owners Association
Profit & Loss
January through August 2019

	Jan - Aug 19	Jan - Aug 18
6230 · Licenses and Permits	1,286	763
6250 · Postage and Delivery	2,772	824
6270 · Professional Fees	18,375	36,336
6300 · Repairs & Maintenance	23,501	18,954
6400 · Utilities	41,505	40,258
6500 · Supplies	15,446	16,102
6560 · Payroll Expenses	133,824	153,524
6660 · Fuel Reimbursement	0	170
6800 · Taxes	1,654	-20
6900 · Travel Expense	125	188
7050 · Lot Sales	5,794	40
8000 · Fees	787	2,031
8500 · Pool Expenses	5,254	565
Total Expense	369,651	393,654
Net Ordinary Income	372,543	215,642
Other Income/Expense		
Other Income		
Deposits	5,227	-3,611
Other Income	3,835	1,329
0900 · Discounts	36	45
5200 · Accrual to Cash Income	-157,132	-130,898
9000 · Interest Income	285	642
Total Other Income	-147,749	-132,493
Other Expense		
Other Expenses	114	178
0155 · Collection Agency	3,573	1,641
5100 · Accrual to Cash COGS	-2,742	-5,308
Total Other Expense	945	-3,489
Net Other Income	-148,694	-129,004
Net Income	223,849	86,638

See Accountant's Report