



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

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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

October 7, 2019

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

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
C.I.M.R. Central Bank	83,218
Callaway Bank - Check	324,071
Callaway Bank - Savings 5420	33,452
Total Checking/Savings	440,741
Accounts Receivable	
Uncollectable A/R	375,195
Account Receivable	242,732
Total Accounts Receivable	617,927
Other Current Assets	
1400 · Lots For Sale	13,713
1499 · Undeposited Funds	-345
Total Other Current Assets	13,368
Total Current Assets	1,072,036
Fixed Assets	
Buildings and Improvements	262,645
Dam	303,249
Equipment	601,375
Vehicles	143,009
Accumulated Depreciation	-1,118,449
Total Fixed Assets	191,830
Other Assets	
Petty Cash	200
Total Other Assets	200
TOTAL ASSETS	1,264,065
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	12,439
Total Accounts Payable	12,439
Other Current Liabilities	
2200 · Sales Tax Payable	1,537
Total Other Current Liabilities	1,537
Total Current Liabilities	13,975
Long Term Liabilities	
Notes Payable	27,281
Total Long Term Liabilities	27,281
Total Liabilities	41,256
Equity	
Accrual to Cash - Accts Payable	-12,439
Accrual to Cash Accts Rec	617,927
1110 · Retained Earnings	53,211
3000 · Opening Bal Equity	371,481
Net Income	192,629
Total Equity	1,222,809
TOTAL LIABILITIES & EQUITY	1,264,065

See Accountant's Report

Wildwood Lot Owners Association
Profit & Loss
January through September 2019

	<u>Jan - Sep 19</u>	<u>Jan - Sep 18</u>
Ordinary Income/Expense		
Income		
Park Council Fundraising	3,346	0
7059 · Returned Check Charges	-0	25
0100 · Recording Fee	0	120
0101 · Paddle Boats	0	0
0130 · Snow Removal	300	0
0160 · Collection Agent	-600	867
0200 · Laundry	1,799	1,822
0215 · Survey Service	7,485	13,055
0330 · Social Activities	0	-500
0500 · Park Permits	73,774	64,542
0600 · Fine Income	10,900	8,745
0930 · Propane Service	3,886	2,114
1000 · Recreation Lots	26,447	20,637
1300 · Auctions	40	0
1600 · Storage Units	6,550	5,990
4000 · Services to Lot Owners	76,924	185,150
5000 · Store and Concessions Income	72,364	66,572
6000 · Assessments and Fees	585,805	434,160
7000 · Sales	24,657	13,739
7049 · Clubhouse Fee	300	350
Total Income	<u>893,977</u>	<u>817,387</u>
Cost of Goods Sold		
0550 · Park Permit Expense	4,784	2,255
0960 · Propane Cost	2,843	2,305
4060 · Service to Lot Owners	76,365	123,398
5001 · Cost of Goods Sold	0	149
5050 · Store and Concessions Cost	50,986	48,169
Total COGS	<u>134,977</u>	<u>176,277</u>
Gross Profit	759,001	641,110
Expense		
Park Council Expenses	147	0
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	11,275	10,092
6150 · Depreciation Expense	27,836	27,442
6160 · Contributions	100	0
6170 · Copy Machine Rental	2,865	2,355
6180 · Insurance	84,090	88,360
6200 · Interest Expense	164	21

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Wildwood Lot Owners Association
Profit & Loss
January through September 2019

	Jan - Sep 19	Jan - Sep 18
6230 · Licenses and Permits	1,286	763
6250 · Postage and Delivery	3,284	1,435
6270 · Professional Fees	21,090	40,357
6300 · Repairs & Maintenance	26,090	23,298
6400 · Utilities	45,822	44,535
6500 · Supplies	16,677	16,556
6560 · Payroll Expenses	150,031	165,603
6660 · Fuel Reimbursement	0	170
6800 · Taxes	1,654	-227
6900 · Travel Expense	992	188
7050 · Lot Sales	7,694	40
8000 · Fees	811	2,031
8500 · Pool Expenses	6,007	599
Total Expense	425,501	428,771
Net Ordinary Income	333,500	212,339
Other Income/Expense		
Other Income		
Deposits	4,932	-2,206
Other Income	3,977	1,769
0900 · Discounts	36	45
5200 · Accrual to Cash Income	-151,256	-128,890
9000 · Interest Income	336	706
Total Other Income	-141,975	-128,577
Other Expense		
Other Expenses	100	178
0155 · Collection Agency	3,573	2,564
5100 · Accrual to Cash COGS	-4,776	-14,182
Total Other Expense	-1,103	-11,441
Net Other Income	-140,871	-117,137
Net Income	192,629	95,203

See Accountant's Report