



**Doerhoff &
Associates CPA**

Jefferson City, MO

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 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

October 9, 2018

Wildwood Lot Owners Association
Profit & Loss
 January through September 2018

	Jan - Sep 18	% of Income
Ordinary Income/Expense		
Income		
0100 · Recording Fee	120.00	0.0%
0101 · Paddle Boats	0.00	0.0%
0160 · Collection Agent	866.60	0.1%
0200 · Laundry	1,821.75	0.2%
0215 · Survey Service	13,055.00	1.6%
0330 · Social Activities	-500.00	-0.1%
0500 · Park Permits	64,411.91	7.9%
0600 · Fine Income	8,745.00	1.1%
0620 · Penalty Fees	-15.07	-0.0%
0930 · Propane Service	2,114.00	0.3%
1000 · Recreation Lots	20,637.00	2.5%
1600 · Storage Units	6,100.00	0.7%
4000 · Services to Lot Owners	185,705.66	22.7%
5000 · Store and Concessions Income	66,349.04	8.1%
6000 · Assessments and Fees	435,056.44	53.1%
7000 · Sales	13,739.11	1.7%
7049 · Clubhouse Fee	350.00	0.0%
Total Income	818,556.44	100.0%
Cost of Goods Sold		
0550 · Park Permit Expense	2,255.35	0.3%
0960 · Propane Cost	2,305.38	0.3%
4060 · Service to Lot Owners	122,933.34	15.0%
5001 · Cost of Goods Sold	148.90	0.0%
5050 · Store and Concessions Cost	46,846.23	5.7%
Total COGS	174,489.20	21.3%
Gross Profit	644,067.24	78.7%
Expense		
0235 · Advertising	220.20	0.0%
0350 · Social Activity	1,251.73	0.2%
0700 · Auto & Vehicle Expense	3,103.03	0.4%
0950 · Board of Directors Meeting Ex	107.75	0.0%
1050 · Recreation Lot Expense	468.74	0.1%
6100 · Bank Charges	10,067.03	1.2%
6150 · Depreciation Expense	27,442.26	3.4%
6170 · Copy Machine Rental	1,809.28	0.2%
6180 · Insurance	88,360.49	10.8%
6200 · Interest Expense	20.91	0.0%
6230 · Licenses and Permits	763.37	0.1%
6250 · Postage and Delivery	1,435.38	0.2%
6270 · Professional Fees	39,751.08	4.9%
6300 · Repairs & Maintenance	21,804.56	2.7%
6400 · Utilities	43,063.59	5.3%
6500 · Supplies	15,877.57	1.9%
6560 · Payroll Expenses	166,213.00	20.3%

Wildwood Lot Owners Association
Profit & Loss
January through September 2018

	Jan - Sep 18	% of Income
6660 • Fuel Reimbursement	169.68	0.0%
6800 • Taxes	95.22	0.0%
6900 • Travel Expense	187.66	0.0%
7050 • Lot Sales	40.46	0.0%
8000 • Fees	2,031.00	0.2%
8500 • Pool Expenses	598.78	0.1%
Total Expense	424,882.77	51.9%
Net Ordinary Income	219,184.47	26.8%
Other Income/Expense		
Other Income		
Deposits	-2,206.44	-0.3%
Other Income	1,769.05	0.2%
Refunds	321.72	0.0%
0900 • Discounts	44.89	0.0%
5200 • Accrual to Cash Income	-128,890.47	-15.7%
9000 • Interest Income	705.59	0.1%
Total Other Income	-128,255.66	-15.7%
Other Expense		
Other Expenses	699.58	0.1%
0155 • Collection Agency	2,563.66	0.3%
5100 • Accrual to Cash COGS	-14,182.15	-1.7%
Total Other Expense	-10,918.91	-1.3%
Net Other Income	-117,336.75	-14.3%
Net Income	101,847.72	12.4%

See Accountant's Report

Wildwood Lot Owners Association
Balance Sheet
As of September 30, 2018

Sep 30, 18

ASSETS	
Current Assets	
Checking/Savings	
C.I.M.R. Central Bank	108,233.84
Callaway Bank - Check	108,405.46
Callaway Bank - Savings 5420	
Callaway Bank - D.N.R. Fee.	2,961.64
Callaway Bank - Pool Repair	1,578.34
Callaway Bank - Savings 5420 - Other	28,703.45
Total Callaway Bank - Savings 5420	33,243.43
Total Checking/Savings	249,882.73
Accounts Receivable	
Account Receivable	
2 Yr Tax Lots	2,083.12
Assessments	436,601.47
Current Assessments	77,945.13
Notes Receivable	27,923.01
Wildwood Services	20,405.46
Account Receivable - Other	26,104.19
Total Account Receivable	591,062.38
Total Accounts Receivable	591,062.38
Other Current Assets	
1400 - Lots For Sale	9,171.41
Total Other Current Assets	9,171.41
Total Current Assets	850,116.52
Fixed Assets	
Buildings and Improvements	
Dam	262,645.12
Equipment	303,249.00
Vehicles	525,299.44
Accumulated Depreciation	143,009.18
Total Fixed Assets	191,275.50
Total Fixed Assets	191,275.50
Other Assets	
Petty Cash	200.00
Total Other Assets	200.00
TOTAL ASSETS	1,041,592.02
<hr/>	
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	21,421.75
Total Accounts Payable	21,421.75
Other Current Liabilities	
2100 - Payroll Liabilities	1,583.66
2200 - Sales Tax Payable	1,221.51
Total Other Current Liabilities	2,805.17
Total Current Liabilities	24,226.92

See Accountant's Report

Wildwood Lot Owners Association
Balance Sheet
As of September 30, 2018

	Sep 30, 18
Long Term Liabilities	
2017 Gravely Mower	5,278.57
Total Long Term Liabilities	5,278.57
Total Liabilities	29,505.49
Equity	
Accrual to Cash - Accts Payable	-21,421.75
Accrual to Cash Accts Rec	591,062.38
1110 - Retained Earnings	-30,882.73
3000 - Opening Bal Equity	371,480.91
Net Income	101,847.72
Total Equity	1,012,086.53
TOTAL LIABILITIES & EQUITY	<u>1,041,592.02</u>

See Accountant's Report

7:57 PM

10/11/18

Accrual Basis

Wildwood Lot Owners Association
Balance Sheet
As of October 11, 2018

	Oct 11, 18
ASSETS	
Current Assets	
Checking/Savings	
C.I.M.R. Central Bank	108,233.84
Callaway Bank - Check	86,788.94
Callaway Bank - Savings 5420	
Callaway Bank - D.N.R. Fee.	3,146.64
Callaway Bank - Pool Repair	1,578.34
Callaway Bank - Savings 5420 - Other	28,703.45
Total Callaway Bank - Savings 5420	33,428.43
Total Checking/Savings	228,451.21
Accounts Receivable	
Account Receivable	
2 Yr Tax Lots	2,083.12
Assessments	436,201.47
Current Assessments	77,380.38
Notes Receivable	28,091.36
Wildwood Services	17,051.87
Account Receivable - Other	26,104.19
Total Account Receivable	586,912.39
Total Accounts Receivable	586,912.39
Other Current Assets	
1400 · Lots For Sale	9,171.41
1499 · Undeposited Funds	5,642.50
Total Other Current Assets	14,813.91
Total Current Assets	830,177.51
Fixed Assets	
Buildings and Improvements	262,645.12
Dam	303,249.00
Equipment	525,299.44
Vehicles	143,009.18
Accumulated Depreciation	-1,042,927.24
Total Fixed Assets	191,275.50
Other Assets	
Petty Cash	200.00
Total Other Assets	200.00
TOTAL ASSETS	1,021,653.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	6,495.05
Total Accounts Payable	6,495.05
Other Current Liabilities	
2100 · Payroll Liabilities	1,583.66
2200 · Sales Tax Payable	1,275.12
Total Other Current Liabilities	2,858.78
Total Current Liabilities	9,353.83

7:57 PM

10/11/18

Accrual Basis

Wildwood Lot Owners Association

Balance Sheet

As of October 11, 2018

	<u>Oct 11, 18</u>
Long Term Liabilities	
2017 Gravely Mower	5,278.57
Total Long Term Liabilities	<u>5,278.57</u>
Total Liabilities	14,632.40
Equity	
Accrual to Cash - Accts Payable	-21,421.75
Accrual to Cash Accts Rec	591,062.38
1110 · Retained Earnings	-30,882.73
3000 · Opening Bal Equity	371,480.91
Net Income	<u>96,781.80</u>
Total Equity	<u>1,007,020.61</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,021,653.01</u></u>