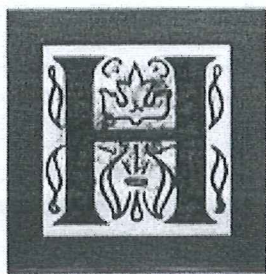


**LAKE WILDWOOD ASSOCIATION, INC.**  
**ANNUAL FINANCIAL STATEMENTS**  
**Year Ended September 30, 2019**

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*HOPKINS & ASSOCIATES*  
*Certified Public Accountants*

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Granville, IL 61326

1718 Peoria St.  
Peru, IL 61354

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Princeton, IL 61356

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**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Lake Wildwood Association, Inc.  
Varna, Illinois 61375

We have audited the accompanying balance sheet of Lake Wildwood Association, Inc. as of September 30, 2019 and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluation the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluation the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lake Wildwood Association, Inc. as of September 30, 2019, and the changes in its fund balances and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other-Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Budgetary Comparison Schedule, Notes to Budgetary Comparison Schedules, and Comparative Schedule of Revenues and Expenses on pages 16 – 32 are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The Supplementary Information on Future Major Repairs and Replacements on page 33 is not a required part of the basic financial statements of Lake Wildwood Association, Inc. but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

*Hopkins & Assoc.*

Granville, Illinois  
December 23, 2019

**LAKE WILDWOOD ASSOCIATION, INC.**  
**BALANCE SHEET**  
**September 30, 2019**

ASSETS	OPERATING FUND	REPLACEMENT FUND	SWIMMING FUND	TOTAL
<b>Current Assets:</b>				
Cash and Money Markets (Note 2)	\$ 527,938	\$ -	\$ 142,696	\$ 670,634
Certificate of Deposits (Note 2)	523,624	157,398	-	681,022
Receivables:				
Member Dues (Note 5)	211,149	42,514	11,480	265,143
Allowance for Doubtful Accounts (Note 5)	(171,720)	(34,011)	(2,031)	(207,762)
Lots Held for Sale (Note 4)	2,000	-	-	2,000
<b>Long-Term Assets:</b>				
Capital Assets (Note 3):				
Land, Buildings, & Equipment	-	3,586,563	1,535,936	5,122,499
Accumulated Depreciation	-	(2,430,387)	(116,648)	(2,547,035)
<b>Total Assets</b>	<b>\$ 1,092,991</b>	<b>\$ 1,322,077</b>	<b>\$ 1,571,433</b>	<b>\$ 3,986,501</b>
<b>LIABILITIES</b>				
<b>Current Liabilities:</b>				
Accrued Wages (Note 5)	\$ 16,370	\$ -	\$ -	\$ 16,370
Accrued Payroll Taxes (Note 5)	701	-	-	701
Accrued Vacation Pay (Note 5)	11,552	-	-	11,552
Accrued Sales Tax (Note 5)	242	-	-	242
Garden Bricks (Note 5)	-	3,166	-	3,166
Member Deposits (Note 5)	14,152	-	-	14,152
Deferred Member Dues (Note 1)	386,718	101,773	46,842	535,333
Current Portion of Debt (Note 9)	-	11,323	42,609	53,932
<b>Total Current Liabilities</b>	<b>\$ 429,735</b>	<b>\$ 116,262</b>	<b>\$ 89,451</b>	<b>\$ 635,448</b>
Notes Payable, Less Current Portion (Note 9)	-	43,363	1,077,056	1,120,419
<b>Total Liabilities</b>	<b>\$ 429,735</b>	<b>\$ 159,625</b>	<b>\$ 1,166,507</b>	<b>\$ 1,755,867</b>
<b>FUND BALANCE</b>				
Restricted	\$ -	\$ 1,162,452	\$ 404,926	\$ 1,567,378
Unrestricted	663,256	-	-	663,256
<b>Total Fund Balances</b>	<b>\$ 663,256</b>	<b>\$ 1,162,452</b>	<b>\$ 404,926</b>	<b>\$ 2,230,634</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 1,092,991</b>	<b>\$ 1,322,077</b>	<b>\$ 1,571,433</b>	<b>\$ 3,986,501</b>

See accompanying notes to basic financial statements.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>SWIMMING FUND</u>	<u>TOTAL</u>
<b>OPERATING REVENUES</b>				
Membership Dues	\$ 927,635	\$ 227,963	\$ 112,420	\$ 1,268,018
Other Income (Sch 1)	353,271	632	-	353,903
<b>Total Operating Revenues</b>	<u>\$ 1,280,906</u>	<u>\$ 228,595</u>	<u>\$ 112,420</u>	<u>\$ 1,621,921</u>
<b>OPERATING EXPENSES</b>				
Administration	\$ 427,249	\$ 1,231	\$ -	\$ 428,480
Market and Promotion	2,423	-	-	2,423
Maintenance	340,309	161,581	-	501,890
Security	145,998	5,903	-	151,901
Sunbeam	22,580	-	-	22,580
Lodge	755	-	-	755
Marina/Pavilion/Bait House/Concession	22,737	-	-	22,737
Campground	37,601	-	-	37,601
Beaches and Recreation	27,976	-	-	27,976
Fish and Wildlife	13,035	-	-	13,035
Lakes	-	97,115	-	97,115
Pool	72,590	1,933	39,383	113,906
<b>Total Operating Expenses</b>	<u>\$ 1,113,253</u>	<u>\$ 267,763</u>	<u>\$ 39,383</u>	<u>\$ 1,420,399</u>
<b>EXCESS (DEFICIENCY) OF OPERATING REVENUE OVER OPERATING EXPENSES</b>	<u>\$ 167,653</u>	<u>\$ (39,168)</u>	<u>\$ 73,037</u>	<u>\$ 201,522</u>
<b>OTHER REVENUES (EXPENSES)</b>				
Interest Revenue	\$ -	\$ 20,483	\$ 939	\$ 21,422
Sale of Lots	-	8,000	-	8,000
Interest Expense	-	(1,186)	(49,190)	(50,376)
Bad Debt Expense	(50,763)	-	-	(50,763)
<b>Total Other Revenues (Expenses)</b>	<u>\$ (50,763)</u>	<u>\$ 27,297</u>	<u>\$ (48,251)</u>	<u>\$ (71,717)</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	<u>\$ 116,890</u>	<u>\$ (11,871)</u>	<u>\$ 24,786</u>	<u>\$ 129,805</u>
<b>BEGINNING FUND BALANCES</b>	<u>546,366</u>	<u>1,174,323</u>	<u>380,140</u>	<u>2,100,829</u>
<b>ENDING FUND BALANCES</b>	<u>\$ 663,256</u>	<u>\$ 1,162,452</u>	<u>\$ 404,926</u>	<u>\$ 2,230,634</u>

See accompanying notes to basic financial statements.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**STATEMENT OF CASH FLOWS**  
September 30, 2019

	OPERATING FUND	REPLACEMENT FUND	SWIMMING FUND	TOTAL
<b>Cash Flows From Operating Activities:</b>				
Excess (Deficiency) of Revenues Over Expenses	\$ 116,890	\$ (11,871)	\$ 24,786	\$ 129,805
Adjustments to Reconcile Excess of Revenues Over Expenses to Net Cash Provided by Operating Activities:				
Depreciation	-	110,406	39,383	149,789
(Increase) Decrease in Receivables	12,114	4,604	(1,887)	14,831
Increase (Decrease) in Payables	-	-	-	-
Increase (Decrease) in Payroll Liabilities	(10,472)	-	-	(10,472)
Increase (Decrease) in Tax Liabilities	(603)	-	-	(603)
Increase (Decrease) in Deferred Member Dues	489	16,293	-	16,782
Increase (Decrease) in Deposits	(4,630)	2,135	-	(2,495)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>\$ 113,788</u>	<u>\$ 121,567</u>	<u>\$ 62,282</u>	<u>\$ 297,637</u>
<b>Cash Flows From Investing Activities:</b>				
Acquisition of Equipment and Other Capital Improvements	\$ -	\$ (197,271)	\$ -	\$ (197,271)
Change in Lots Held for Sale	-	-	-	-
<b>Net Cash Provided (Used) by Investing Activities</b>	<u>\$ -</u>	<u>\$ (197,271)</u>	<u>\$ -</u>	<u>\$ (197,271)</u>
<b>Cash Flows From Financing Activities:</b>				
Proceeds from Loan Financing	\$ -	\$ 60,171	\$ -	\$ 60,171
Principal Payments on Loans	-	(5,485)	(41,001)	(46,486)
<b>Net Cash Provided (Used) by Financing Activities</b>	<u>\$ -</u>	<u>\$ 54,686</u>	<u>\$ (41,001)</u>	<u>\$ 13,685</u>
<b>Net Increase (Decrease) in Cash</b>	\$ 113,788	\$ (21,018)	\$ 21,281	\$ 114,051
<b>Cash and Equivalents, Beginning of Year</b>	<u>937,774</u>	<u>178,416</u>	<u>121,415</u>	<u>1,237,605</u>
<b>Cash and Equivalents, End of Year</b>	<u>\$ 1,051,562</u>	<u>\$ 157,398</u>	<u>\$ 142,696</u>	<u>\$ 1,351,656</u>
<b>Supplemental Disclosures</b>				
Interest Paid	\$ -	\$ -	\$ -	\$ -
Income Taxes Paid	\$ -	\$ -	\$ -	\$ -

See accompanying notes to basic financial statements.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 1 - Summary of Significant Accounting Policies**

A. General

Lake Wildwood Association, Inc. (“Lake Wildwood”) was incorporated March 22, 1968, in the State of Illinois to further the interests of owners of real estate in the Lake Wildwood subdivision located in Marshall County, Illinois. Lake Wildwood Association is a Homeowners Association, governed by Restrictive Covenants, By-Laws, and Rules and Regulations. The Association has accepted title to certain common properties located within the subdivision from the developer and now operates and maintains these common properties for the benefit and use of its members. The development consists of 1,605 residential units located in Varna, Illinois.

B. Basis of Accounting and Budgeting

The accrual basis of accounting is used by the Association to record activity throughout the year. The accrual basis of accounting is also used for the preparation of financial statements and tax returns. The cash basis of accounting is used by the Association for budgeting purposes. Actual expenses did not exceed budgeted amounts in any fund.

C. 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:

1. Operating Fund – This fund is used to account for financial resources available for the general operations of the Association. Disbursements from the Operating Fund are generally at the discretion of the Board and General Manager.
2. Replacement Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements. Disbursements from the Replacement Fund are generally restricted to designated purposes.
3. Swimming Pool Fund – This fund was created in fiscal year 2016. This fund will account for dues received to pay off the swimming pool loan.

D. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in the U.S. requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure 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 may differ from those estimates.



**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 1 - Summary of Significant Accounting Policies (Continued)**

E. Capital Assets

Capital assets are reported at either historical cost or estimated historical cost. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Purchases of capital assets for amounts less than the threshold level are expensed in the year purchased. Other costs, incurred for repairs and maintenance, are expensed as incurred. Real and common area property acquired by the Association at no cost from the developer is not capitalized on the Association's financial statements. Depreciation on all assets that exceed the threshold level of \$500 is provided on the straight-line or declining balance basis over the following estimated useful lives:

<b>Capital Asset</b>	<b>Years</b>
Land Improvements	12 - 15
Buildings & Improvements	20 - 39
Autos, Tractors & Trucks	5
Other Equipment	5 - 15

The Association has considered possible impairments to its capital assets and asserts that there are none known or anticipated.

F. Member Assessments

Assessments are charged to members annually and due on March 1<sup>st</sup>. Member dues are reflected in income on a prorated monthly basis as earned, causing a deferred member dues liability at year end for five months of dues. Member assessments were \$800 per lot in fiscal year 2019. To present financial position accurately and match assessments to operating expenses, an allowance for doubtful accounts is established for any March billings not collected at September 30<sup>th</sup>.

G. Donated Services

Although a substantial number of directors and other volunteers have donated significant amounts of time on behalf of the Association, no amounts have been reflected in the financial statements because no objective basis is available to measure the value of these services.

H. Cash and Cash Equivalents and Interest Income

For purposes of the Statement of Cash Flows, cash and cash equivalents include all cash on hand; cash in checking and money market accounts and cash invested in certificates of deposit. Interest income is allocated among the Replacement Reserve and Swimming Pool funds.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 1 - Summary of Significant Accounting Policies (Continued)**

I. Income Taxes

In accordance with Section 528 of the Internal Revenue Code, the Association may elect to be treated as a homeowners association or a regular corporation. This section of the Code permits the Association to be treated as a tax-exempt organization with respect to income from dues, fees, and assessments from member owners of residential lots or units. This election is made based on whether a tax savings is realized. For the year ended September 30, 2019, the election was made to file as a homeowners association.

**Note 2 - Cash, Money Market, Savings, and Certificates of Deposit**

At September 30, 2019, the Association had the following checking and money market accounts:

<u>Account</u>	<u>Interest Rate</u>	<u>Bank Balance</u>	<u>Book Balance</u>
Corporate Checking	0.00%	\$ 17,539	\$ 17,608
Payroll Checking	0.00%	132,339	56,437
Corporate Checking	0.00%	235,507	23,517
Money Market 1	0.15%	10,129	10,129
Money Market 2	0.13%	14,562	14,562
Money Market 3	1.25%	252,046	252,046
Money Market 5	0.80%	139,659	139,659
Money Market 6	0.45%	10,000	10,000
Money Market 7	2.10%	146,021	146,021
Savings	0.25%	5	5
Savings	0.00%	500	500
Petty Cash		-	150
<b>Total Cash and Money Market</b>		<u>\$ 958,307</u>	<u>\$ 670,634</u>

Bank balance is the balance at the bank as of September 30, 2019 and book balance is the balance of Lake Wildwood as of September 30, 2019. The major divergence between book and bank balances consisted of outstanding checks and deposits in transit. Certificates of deposit were held at several financial institutions. The following is a list of certificates of deposits for the Association as of September 30, 2019.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 2 - Cash, Money Market, Savings, and Certificates of Deposit (Continued)**

<u>CD</u>	<u>Interest Rate</u>	<u>Bank Balance</u>	<u>Book Balance</u>
Bank of Speer	1.49%	\$ 155,703	\$ 155,703
Bank of Speer	2.38%	105,962	105,962
TIAA Bank	2.27%	160,396	160,396
CIBC Bank	2.53%	258,961	258,961
<b>Total CD Balances</b>		<u><u>\$ 681,022</u></u>	<u><u>\$ 681,022</u></u>

Cash and investments are categorized in accordance with risk factors. Deposits are insured by the FDIC to \$250,000 per bank. There is a small excess of \$250,000 at two of the financial institutions that are uncollateralized.

		<u>Bank Balance</u>	<u>Book Balance</u>
<b>Type 1 -</b>	Fully insured by FDIC	\$ 1,615,657	\$ 1,331,030
<b>Type 2 -</b>	Secured by securities pledged to the Association but in the bank's name	-	-
<b>Type 3 -</b>	Uncollateralized	23,672	20,626
		<u><u>\$ 1,639,329</u></u>	<u><u>\$ 1,351,656</u></u>

**Note 3 - Capital Assets**

The Association's Capital Assets are valued at historical cost or estimated historical cost, if actual cost is not known. A detailed listing is on file with the Association's bookkeeper. All purchases of capital assets are budgeted for and recorded in the Replacement Reserve Fund, Capital Improvements Fund, or Swimming Pool Fund. The related depreciation expense is also recorded in the Replacement Reserve Fund or Swimming Pool Fund.

The current year additions to capital assets consisted of a 2019 F550 with plow, \$60,702; a grasshopper mower, \$10,057; boat slips, \$65,290; garbage surrounds, \$11,450, and dam face repairs, \$49,772. Current year deletions were a 2011 Ford truck, mower, and outdated office equipment.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 3 - Capital Assets (Continued)**

	<b><u>COST BASIS</u></b>			
	<b><u>Beginning</u></b>		<b><u>Deletions</u></b>	<b><u>End</u></b>
	<b><u>of Year</u></b>	<b><u>Additions</u></b>		<b><u>of Year</u></b>
	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>
Land	277,760	-	-	277,760
Administration				
Office Building	32,450	-	1,522	30,928
Office Equipment	56,326	-	23,678	32,648
Fire Station	53,680	-	-	53,680
Maintenance				
Maintenance Building	103,267	-	-	103,267
Automotive Equipment	175,425	60,702	62,732	173,395
Maintenance Equipment	311,301	10,057	18,443	302,915
Security	143,047	-	-	143,047
Pool	1,588,882	-	-	1,588,882
Lake and Recreation				
Bath House & Dump Station	128,992	-	-	128,992
Lodge	565,631	-	-	565,631
Pavilion	113,226	-	-	113,226
Equipment	779,543	65,290	-	844,833
Silt Pond	205,038	-	-	205,038
Fish House	19,734	-	-	19,734
Bridge	12,962	-	-	12,962
Road Improvements	41,844	-	-	41,844
Tennis Courts and Fences	77,196	-	-	77,196
Boat Ramp/Dock	27,443	-	-	27,443
Campground	30,063	11,450	-	41,513
Shaw Creek Basin	16,900	-	-	16,900
Land Improvements	270,893	49,772	-	320,665
<b>GrandTotal</b>	<b><u>\$ 5,031,603</u></b>	<b><u>\$ 197,271</u></b>	<b><u>\$ 106,375</u></b>	<b><u>\$ 5,122,499</u></b>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 3 - Capital Assets (Continued)**

**ACCUMULATED DEPRECIATION**

	<u>Beginning of Year</u>	<u>Additions</u>	<u>Deletions</u>	<u>End of Year</u>
Administration				
Office Building	\$ 20,104	\$ 492	\$ 1,522	\$ 19,074
Office Equipment	56,326	-	23,678	32,648
Fire Station	31,608	739	-	32,347
Maintenance				
Maintenance Building	41,392	3,136	-	44,528
Automotive Equipment	165,345	22,220	62,732	124,833
Maintenance Equipment	261,286	25,092	18,443	267,935
Security	92,325	5,903	-	98,228
Pool	79,865	40,741	-	120,606
Lake and Recreation				
Bath and Comfort House & Dump Station	123,920	481	-	124,401
Lodge	312,558	15,230	-	327,788
Pavilion	81,076	3,887	-	84,963
Equipment	764,282	6,236	-	770,518
Silt Pond	201,887	3,151	-	205,038
Fish House	16,978	405	-	17,383
Bridge	12,962	-	-	12,962
Road Improvements	41,131	402	-	41,533
Tennis Courts and Fences	66,626	1,621	-	68,247
Boat Ramp/Dock	27,443	-	-	27,443
Campground	25,954	1,233	-	27,187
Shaw Creek Basin	16,706	78	-	16,784
Land Improvements	63,847	18,742	-	82,589
<b>GrandTotal</b>	<b><u>\$ 2,503,621</u></b>	<b><u>\$ 149,789</u></b>	<b><u>\$ 106,375</u></b>	<b><u>\$ 2,547,035</u></b>

Depreciation is allocated to the following functions: General Administration, \$1,231; Maintenance, \$50,448; Security, \$5,903; Lake and Recreation, \$51,466; and Pool \$40,741.

**Note 4 - Lots Acquired From Members for Nonpayment**

Under the restrictive covenants and by-laws, the Association may acquire members' lots if payment of membership fees and mowing charges are in arrears. As of September 30, 2019, the Association is holding two of these lots at a value of \$1,000 per lot.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 5 - Other Receivables and Payables**

At September 30, 2019, the following receivables and payables recorded are:

- Accounts Receivable (net) – Member dues and fees billed but not paid of \$265,143 offset by the allowance for doubtful accounts of \$207,762.
- Accrued Payroll Tax Liabilities – Federal and state payroll taxes due at year end related to current fiscal year.
- Accrued Wages and Vacation Pay – Unpaid wages and vacation pay for work performed in the current fiscal year.
- Accrued Sales Tax – Sales tax due for current year-end.
- Member Deposits – Refundable deposits to members for lodge use, spot survey, damages, and spot surveys. Also, the campground committee has a small amount of money used for the pancake fundraiser included in Lake Wildwood’s cash. The amount is offset as a liability due to the campground included in member deposits.
- Garden Bricks – Members paid for bricks to be placed at the old pool site.

**Note 6 - Deferred Compensation Program**

The Association has a Simplified Employee Pension Plan (defined contribution) and contributes 3% of salaries and wages of eligible employees. During the fiscal year ended September 30, 2019, the Association contributed \$9,884 to the plan.

**Note 7 - Disbursements in Excess of Budget**

For the fiscal year ended September 30, 2019, disbursements exceeded budgeted amounts in the Operating Fund in the following categories: Sunbeam, Marina, and Pool. In total, the Operating Fund disbursements did not exceed the budget. Disbursements did not exceed expenditures in the Replacement Reserve, Capital Improvements, and Swimming Pool Funds.

**Note 8 - Risk Management**

The Association faces several types of risk. The following is a discussion of the nature of the risks, the significance to the Association, and the policies in place to reduce the risk:

- 1) Custodial credit risk for deposits is the risk that in the event of bank failure, the deposits may be in peril. The Association’s policy is to either keep deposit amounts below F.D.I.C. insurance levels at a specific institution or to require the institution pledge securities to insure the deposits in excess of F.D.I.C. levels. The results are disclosed in Note 2. This risk is minimal.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 8 - Risk Management (Continued)**

- 2) Interest rate risk is the risk that interest rate changes may adversely affect the fair value of investments and debt. Since the Association's investments are all cash or cash equivalents, the risk to investments is minimal. Sudden increases in interest rates would not adversely affect the Association since there is no long-term debt on the books at year-end. However, need for future loans to replace infrastructure or equipment could make the Association susceptible to interest rate increases. This interest rate risk is minimal at this time.
- 3) Concentration of credit risk is the risk of loss attributed to the magnitude of the Association's financial involvement with a single entity. No particular entity has a significant impact on financial performance. This risk is minimal.
- 4) Risk of loss of fixed assets is the risk that fire, wind, theft, etc. may reduce or eliminate the value of buildings, property, equipment, and other assets. The Association has comprehensive insurance coverage to minimize this risk. During the past three years, settlements have been less than coverage.
- 5) Risks of claims and judgments is the risk that the assets of the Association may be impaired due to an employee or officer's actions or failure to act. This risk is minimized by the comprehensive coverage provided by private carriers.

**Note 9 - Long-Term Debt**

Truck Loan

During fiscal year 2019, the Association obtained a loan with LaSalle State Bank for a new Ford F550 Truck. The principal issued was \$60,271 with an annual interest rate of 4%. Payments of \$1,111.73 are due monthly. The loan maturity is 5 years. The repayment schedule is as follows:

<u>FY Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 11,323	\$ 2,018	\$ 13,341
2021	11,797	1,544	13,341
2022	12,284	1,057	13,341
2023	12,791	550	13,341
2024	6,491	179	6,670
<b>Total</b>	<b>\$ 54,686</b>	<b>\$ 5,348</b>	<b>\$ 60,034</b>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 9 - Long-Term Debt (Continued)**

Swimming Pool Loan

During fiscal year 2016, the Association obtained a loan with LaSalle State Bank for construction of the new swimming pool. The Association did not receive a lump sum from the loan but rather draws on the loan to pay the contractors totaling \$1,200,000. Interest and principal payments will begin in May 2018. The loan has a 20 year maturity with a fixed interest rate of 4.18% the first 10 years and then the rate will adjust to the 10 year US Treasury + 2.39% but no higher than 6.57%. The Association started to bill dues for the swimming pool loan in fiscal year 2016 and expects to pay the loan from the collected dues. The repayment schedule is as follows:

<u>FY Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 42,609	\$ 47,582	\$ 90,191
2021	44,545	45,646	90,191
2022	46,433	43,758	90,191
2023	48,400	41,790	90,190
2024	50,343	39,848	90,191
2025-2029	283,823	171,187	455,010
2030-2034	350,932	110,156	461,088
2035-2037	252,580	24,072	276,652
<b>Total</b>	<b>\$ 1,119,665</b>	<b>\$ 524,039</b>	<b>\$ 1,643,704</b>

Total Debt Summary for the Fiscal Year:

<u>Loan</u>	<u>Beg. Of Year</u>	<u>Issued</u>	<u>Principal</u>	<u>End of Year</u>	<u>Interest</u>
Pool Loan	\$ 1,160,666	\$ -	\$ (41,001)	\$ 1,119,665	\$ 49,190
Truck	-	60,171	(5,485)	54,686	1,186
	<u>\$ 1,160,666</u>	<u>\$ 60,171</u>	<u>\$ (46,486)</u>	<u>\$ 1,174,351</u>	<u>\$ 50,376</u>

**Note 10 - Replacement Fund**

The Association requires the accumulation of funds for major repairs and replacement of Association assets. When funds are needed, the Association has the right to increase annual assessments, pass special assessments, or delay replacement until funds are available. In 2019, the Association assessed each member \$25 which was dedicated to the Replacement Fund and \$127.09 which was dedicated for capital improvements. The Association also assessed \$70 for the swimming pool. For 2020, member dues are \$825 of which \$151.57 is for capital improvements, \$26 for Replacement Reserve, and \$70 for the Swimming Pool. The assessment for capital improvements has been included in the Replacement Reserve Fund for purposes of this report. Replacement funds are accumulated based on estimated future costs to repair or replace, recognizing such estimates could vary and the variances could be material.



**LAKE WILDWOOD ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2019**

**Note 10** - **Replacement Fund (Continued)**

The fund balance of the Replacement Reserve Fund was \$1,162,452 at September 30, 2019. This fund balance consists of \$157,398 invested in CD's, \$8,503 in net accounts receivable, and fixed assets with a net book value of \$1,156,176 less deferred member dues of \$101,773, \$3,166 in garden brick deposits, and \$54,686 loan balance.

During the fiscal year ended September 30, 2015, the Association engaged a consulting firm to study the adequacy of the replacement reserve. This study estimated the remaining useful lives and the cost of future major repairs and replacements. See Schedule 6 for estimated useful lives and replacement costs.

The Association defines Capital Improvements as single purchase or construction events to improve membership services within the Association. The Board recognizes that any future capital improvement is discretionary as compared to a capital replacement. Expenditures for a capital improvement are therefore indeterminate until a contractual commitment occurs. This study included only those known near-term capital improvements for reserve analysis together with the estimated future costs to replace the numerous existing common elements.

The study recommended the Board increase reserve contributions by \$32,500 for 2016 through 2020. The Association has diligently funded reserves for capital expenditures in the past and the Association will not allow a deficit in reserves to result. The purpose of the study was to determine the future amounts of reasonable reserve contributions.

**Note 11** - **Subsequent Events**

The Association has evaluated subsequent events through December 16, 2019, the date which the financial statements were available to be issued.

**Note 12** - **Board of Directors**

The Association is governed by a volunteer, elected Board of Directors. As of September 30, 2019 the Board consisted of the following five members:

Chris Martel - Chairman  
Manny Singh - Secretary  
Brian Eaggleston - Treasurer  
Adam Watkins  
Mike Kucinic

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**YEAR ENDED SEPTEMBER 30, 2019**

	2019			
	BUDGET	BUDGETARY BASIS ACTUAL	VARIANCE OVER (UNDER)	GAAP BASIS ACTUAL
<b>REVENUES</b>				
<b>Administration</b>				
2019 Membership Dues	\$ 927,558	\$ 893,091	\$ (34,467)	\$ 927,635
2018 Membership Dues	30,000	14,873	(15,127)	-
2017 Membership Dues	10,000	4,332	(5,668)	-
2016 Membership Dues	4,000	93	(3,907)	-
Boat Slips Rental	38,000	46,700	8,700	47,384
Storage Rental	8,500	9,450	950	9,750
Membership Applications	9,750	10,860	1,110	10,850
Building Fees	5,500	6,730	1,230	6,730
Registration Decals	25,000	37,090	12,090	37,145
Miscellaneous Income	5,000	9,182	4,182	7,537
Finance & Late Charges	19,000	18,052	(948)	26,210
Collection Charge	35,000	28,667	(6,333)	41,725
Credit Card Income	1,500	2,310	810	2,307
<b>Total Administration</b>	<b>\$ 1,118,808</b>	<b>\$ 1,081,430</b>	<b>\$ (37,378)</b>	<b>\$ 1,117,273</b>
<b>Market and Promotion</b>				
Promotional Items	\$ 1,500	\$ 130	\$ (1,370)	\$ 130
<b>Total Market and Promotion</b>	<b>\$ 1,500</b>	<b>\$ 130</b>	<b>\$ (1,370)</b>	<b>\$ 130</b>
<b>Maintenance</b>				
Mowing Late Fee	\$ 7,000	\$ 5,599	\$ (1,401)	\$ 3,100
Truck Fill	600	800	200	800
Garbage Fee Income	5,000	5,474	474	5,474
Lot Mowing Income	35,000	33,717	(1,283)	34,900
<b>Total Maintenance</b>	<b>\$ 47,600</b>	<b>\$ 45,590</b>	<b>\$ (2,010)</b>	<b>\$ 44,274</b>
<b>Security</b>				
Land Fines	\$ 7,000	\$ 14,641	\$ 7,641	\$ 13,107
Marine Fines	1,500	612	(888)	200
<b>Total Security</b>	<b>\$ 8,500</b>	<b>\$ 15,253</b>	<b>\$ 6,753</b>	<b>\$ 13,307</b>
<b>Sunbeam</b>				
Classified Ad	\$ 350	\$ 561	\$ 211	\$ 568
Placement Ad	14,500	14,003	(497)	14,837
Other Income	600	594	(6)	629
<b>Total Sunbeam</b>	<b>\$ 15,450</b>	<b>\$ 15,158</b>	<b>\$ (292)</b>	<b>\$ 16,034</b>
<b>Lodge</b>				
Lodge Rental Income	\$ 4,000	\$ 2,850	\$ (1,150)	\$ 2,850
<b>Marina/Pavilion/Bait House</b>				
Gas Receipts/Marina	\$ 15,000	\$ 19,881	\$ 4,881	\$ 19,289
<b>Total Marina/Pavilion/Bait House</b>	<b>\$ 15,000</b>	<b>\$ 19,881</b>	<b>\$ 4,881</b>	<b>\$ 19,289</b>
<b>Concessions</b>				
Food Sales	\$ 2,500	\$ 1,677	\$ (823)	\$ 3,278
Bait	2,500	-	(2,500)	-
<b>Total Concessions</b>	<b>\$ 5,000</b>	<b>\$ 1,677</b>	<b>\$ (3,323)</b>	<b>\$ 3,278</b>

LAKE WILDWOOD ASSOCIATION, INC.  
 OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES  
 YEAR ENDED SEPTEMBER 30, 2019

	2019			
	BUDGET	BUDGETARY BASIS ACTUAL	VARIANCE OVER (UNDER)	GAAP BASIS ACTUAL
<b>Revenues (Continued)</b>				
<b>Campground</b>				
Mem Daily Ele Sites	\$ 1,650	\$ 1,843	\$ 193	\$ 1,843
Same Site Camping	48,960	47,460	(1,500)	47,097
Summer Seasonal Site	4,800	5,159	359	5,259
Winter Seasonal Camp	-	200	200	200
Guest Ele Camp Sites	1,625	190	(1,435)	190
Guest Non-ele Sites	800	485	(315)	485
Primitive Seasonal	680	1,625	945	1,745
<b>Total Campground</b>	<u>\$ 58,515</u>	<u>\$ 56,962</u>	<u>\$ (1,553)</u>	<u>\$ 56,819</u>
<b>Recreation</b>				
NYE Dance	\$ 2,200	\$ 1,421	\$ (779)	\$ 1,421
Casino Night	900	1,596	696	1,596
Adult Pool Party	1,000	755	(245)	755
Hog Roast	3,500	3,880	380	3,880
<b>Total Recreation</b>	<u>\$ 7,600</u>	<u>\$ 7,652</u>	<u>\$ 52</u>	<u>\$ 7,652</u>
<b>Uncollectible Dues &amp; Fees</b>	<u>(50,000)</u>	<u>-</u>	<u>50,000</u>	<u>(50,763)</u>
<b>Total Revenues</b>	<u>\$ 1,231,973</u>	<u>\$ 1,246,583</u>	<u>\$ 14,610</u>	<u>\$ 1,230,143</u>
<b>EXPENSES</b>				
<b>Administration</b>				
Publications/Dues	\$ 4,000	\$ 4,530	\$ (530)	\$ 4,530
Admin Salaries	158,085	147,388	10,697	138,751
Cell	2,100	2,210	(110)	2,210
S.U.T.A.	9,926	1,425	8,501	1,425
F.U.T.A.	1,442	1,128	314	1,128
Employee Health Insurance	60,000	47,439	12,561	47,439
FICA Employer Share	38,625	38,339	286	38,339
Continuing Education	2,300	380	1,920	380
Employee Pension	11,700	9,884	1,816	9,884
Legal Fees	10,000	6,620	3,380	6,620
Audit Fees	6,400	6,500	(100)	6,500
Bookkeep Fees	7,000	6,770	230	6,770
Dam Inspections	5,500	3,534	1,966	3,534
Collection Fees	26,000	61,561	(35,561)	61,561
Office Expenses	6,000	6,177	(177)	6,177
General Liability	54,630	50,042	4,588	50,042
Postage	6,500	4,638	1,862	4,638
Printing	6,000	7,041	(1,041)	7,041
Office Tele Bus @ 3	9,500	11,362	(1,862)	11,362
Equipment Repair	4,500	429	4,071	429
Travel	5,000	3,410	1,590	3,410
Property Taxes	1,000	3,020	(2,020)	3,020
Admin. Misc. Expense	1,000	4,141	(3,141)	4,106
Employee Appreciation	1,250	1,018	232	1,018
Credit Card Expense	1,500	2,511	(1,011)	2,511
State Income Tax	4,000	606	3,394	606
Refunds & Returns	1,500	556	944	556
Micro Bilt, Data Base, Web	-	3,013	(3,013)	3,013
QB Online & Finance App	-	249	(249)	249
<b>Total Administration Expense</b>	<u>\$ 445,458</u>	<u>\$ 435,921</u>	<u>\$ 9,537</u>	<u>\$ 427,249</u>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**YEAR ENDED SEPTEMBER 30, 2019**

EXPENSES (CONTINUED)	2019			
	BUDGETARY			GAAP BASIS
	BUDGET	BASIS ACTUAL	VARIANCE OVER (UNDER)	
<b>Market and Promotion</b>				
Web Site Fees	\$ 4,740	\$ -	\$ 4,740	\$ -
Promotional Items	1,700	423	1,277	423
Marketing	2,000	2,000		2,000
<b>Total Market and Promotion Expense</b>	<b>\$ 8,440</b>	<b>\$ 2,423</b>	<b>\$ 6,017</b>	<b>\$ 2,423</b>
<b>Maintenance</b>				
Maintenance Salaries	\$ 191,580	\$ 174,888	\$ 16,692	\$ 174,642
Uniforms	2,000	1,775	225	1,775
Electrical	18,085	20,587	(2,502)	20,587
Water	23,060	10,108	12,952	10,108
Propane	14,000	12,070	1,930	12,070
Unleaded Gas	5,775	4,514	1,261	4,514
Diesel Fuel	10,350	9,576	774	9,576
Petroleum Products	2,000	623	1,377	623
Vehicle Repair	10,600	4,308	6,292	4,308
Vehicle Licenses	3,500	2,022	1,478	2,022
Cleaning & Sanitation Supplies	8,500	3,567	4,933	3,567
Supplies	5,500	6,456	(956)	6,456
Equipment Purchase	4,000	7,119	(3,119)	7,119
Equipment Repair	9,500	9,306	194	9,306
Dredge	20,000	-	20,000	-
Building Maintenance	7,000	8,595	(1,595)	8,595
Landscaping	5,000	1,800	3,200	1,800
Gravel and Material	5,000	4,121	879	4,121
Hot/Cold Patch	15,000	12,401	2,599	12,401
Salt and Cinders	10,000	14,447	(4,447)	14,447
Waste Disposal	8,710	8,948	(238)	8,948
Contract Services	12,065	16,426	(4,361)	16,426
Chemicals/Water	2,500	2,904	(404)	2,904
Maintenance Projects	10,000	3,994	6,006	3,994
<b>Total Maintenance Expense</b>	<b>\$ 403,725</b>	<b>\$ 340,555</b>	<b>\$ 63,170</b>	<b>\$ 340,309</b>
<b>Security</b>				
Security Salaries	\$ 160,995	\$ 143,504	\$ 17,491	\$ 142,124
Uniforms	600	342	258	342
Equipment Repair	1,000	1,630	(630)	1,630
Security Systems	2,500	1,599	901	1,599
Dish	500	303	197	303
<b>Total Security Expense</b>	<b>\$ 165,595</b>	<b>\$ 147,378</b>	<b>\$ 18,217</b>	<b>\$ 145,998</b>
<b>Sunbeam</b>				
Layout Expense	\$ -	\$ -	\$ -	\$ -
Postage	6,000	5,783	217	5,783
Printing Expense	15,000	16,166	(1,166)	16,166
Photo Contest	700	631	69	631
<b>Total Sunbeam Expense</b>	<b>\$ 21,700</b>	<b>\$ 22,580</b>	<b>\$ (880)</b>	<b>\$ 22,580</b>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**YEAR ENDED SEPTEMBER 30, 2019**

EXPENSES (CONTINUED)	2019			
	BUDGET	BUDGETARY BASIS ACTUAL	VARIANCE OVER (UNDER)	GAAP BASIS ACTUAL
<b>Lodge</b>				
Supplies	\$ 500	\$ -	\$ 500	\$ -
Building Maintenance	2,000	244	1,756	244
Pest Control	650	511	139	511
<b>Total Lodge Expense</b>	<b>\$ 3,150</b>	<b>\$ 755</b>	<b>\$ 2,395</b>	<b>\$ 755</b>
<b>Marina/Pavilion/Bait House</b>				
Equipment Repair	\$ 1,300	\$ 429	\$ 871	\$ 429
Contract Services	450	-	450	-
Gas Dispense	15,000	21,548	(6,548)	21,548
Sales Tax	-	661	(661)	760
<b>Total Marina/Pavilion/Bait House</b>	<b>\$ 16,750</b>	<b>\$ 22,638</b>	<b>\$ (5,888)</b>	<b>\$ 22,737</b>
<b>Campground</b>				
Electric-Propane	\$ 19,915	\$ 19,980	\$ (65)	\$ 19,980
Water	6,940	4,099	2,841	4,099
Equipment Repair	3,065	1,804	1,261	1,804
Waste	3,225	4,542	(1,317)	4,542
Contract Services	1,500	6,162	(4,662)	6,162
Gravel	1,500	1,014	486	1,014
Mulch	1,500	-	1,500	-
<b>Total Campground Expense</b>	<b>\$ 37,645</b>	<b>\$ 37,601</b>	<b>\$ 44</b>	<b>\$ 37,601</b>
<b>Recreation</b>				
Supplies	\$ 750	\$ 632	\$ 118	\$ 632
Coffee Supplies	450	45	405	45
Equipment Purchase	750	566	184	566
Fireworks	6,500	6,971	(471)	6,971
Halloween	600	553	47	553
Christmas Potluck	1,800	2,139	(339)	2,139
New Years Eve	2,400	2,620	(220)	2,620
Easter Egg Hunt	1,300	1,162	138	1,162
Fish Derby	700	648	52	648
Fish Fry	900	825	75	825
Pool Party	250	258	(8)	258
Hog Roast	4,700	4,963	(263)	4,963
Adult Pool Party	2,000	2,214	(214)	2,214
Casino Night	1,600	2,907	(1,307)	2,907
Venitian Night	1,000	100	900	100
Travel	450	200	250	200
Entertainment & Miscellaneous	2,600	1,173	1,427	1,173
<b>Total Recreation Expense</b>	<b>\$ 28,750</b>	<b>\$ 27,976</b>	<b>\$ 774</b>	<b>\$ 27,976</b>
<b>Fish and Wildlife</b>				
Fish	\$ 6,000	\$ 11,435	\$ (5,435)	\$ 11,435
Fish Shocking Survey	5,000	-	5,000	-
Fish Cribs	2,000	-	2,000	-
Lake Chemical Treatment	20,000	1,600	18,400	1,600
<b>Total Fish and Wildlife</b>	<b>\$ 33,000</b>	<b>\$ 13,035</b>	<b>\$ 19,965</b>	<b>\$ 13,035</b>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**YEAR ENDED SEPTEMBER 30, 2019**

EXPENSES (CONTINUED)	2019			
	BUDGET	BUDGETARY BASIS ACTUAL	VARIANCE OVER (UNDER)	GAAP BASIS ACTUAL
<b>Pool (Continued)</b>				
Part-Time Lifeguards	\$ 43,260	\$ 45,246	\$ (1,986)	\$ 45,037
Equipment Purchase	3,000	9,100	(6,100)	9,100
Building Maintenance	4,500	4,598	(98)	4,598
Pool/Chemicals	15,000	13,275	1,725	13,275
Lifeguard Reimbursement	2,000	580	1,420	580
<b>Total Pool Expense</b>	<u>\$ 67,760</u>	<u>\$ 72,799</u>	<u>\$ (5,039)</u>	<u>\$ 72,590</u>
<b>Total Expenses</b>	<u>\$ 1,231,973</u>	<u>\$ 1,123,661</u>	<u>\$ 108,312</u>	<u>\$ 1,113,253</u>
<b>Net Income</b>	<u>\$ -</u>	<u>\$ 122,922</u>	<u>\$ 122,922</u>	<u>\$ 116,890</u>

See accompanying note to budgetary comparison schedules.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**CAPITAL IMPROVEMENTS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**YEAR ENDED SEPTEMBER 30, 2019**

	2019			
	BUDGET	BUDGETARY BASIS ACTUAL	VARIANCE OVER (UNDER)	GAAP BASIS ACTUAL
<b>REVENUES</b>				
<b>Capital Improvement Fund</b>				
2019 Membership Dues	\$ 203,978	\$ 196,402	\$ (7,576)	\$ 204,542
2018 Membership Dues	-	3,294	3,294	-
2017 Membership Dues	-	901	901	-
2016 Membership Dues	-	2	2	-
<b>Total Revenues</b>	<u>\$ 203,978</u>	<u>\$ 200,599</u>	<u>\$ (3,379)</u>	<u>\$ 204,542</u>
<b>EXPENSES</b>				
<b>Maintenance</b>				
Road Project - Chip & Seal	\$ 115,000	\$ 110,496	\$ 4,504	\$ 110,496
Road Project - Reconstruct	-	637	(637)	637
Ford Truck	-	60,702	(60,702)	-
Grass Hopper Mower	15,000	10,057	4,943	-
Steel Doors	9,100	11,450	(2,350)	-
<b>Total Lake Expense</b>	<u>\$ 139,100</u>	<u>\$ 193,342</u>	<u>\$ (54,242)</u>	<u>\$ 111,133</u>
<b>Beautification Capital</b>				
Renovate Old Pool Site	\$ -	\$ 575	\$ (575)	\$ 575
Boat Slips	64,000	65,290	-	-
<b>Total Beautification Capital</b>	<u>\$ 64,000</u>	<u>\$ 65,865</u>	<u>\$ (575)</u>	<u>\$ 575</u>
<b>Lake Capital</b>				
Dam Repairs	\$ 42,000	\$ 49,772	\$ (7,772)	\$ -
Consultant	5,000	-	5,000	-
319 Siltation Basin	21,000	311	20,689	311
Inlet Seawall	-	6,996	(6,996)	6,996
Clean Out Inlet Dredge Basins	102,000	38,342	63,658	38,342
<b>Total Lake Expense</b>	<u>\$ 170,000</u>	<u>\$ 95,421</u>	<u>\$ 74,579</u>	<u>\$ 45,649</u>
<b>Depreciation</b>				
Depreciation Expense	\$ -	\$ -	\$ -	\$ 47,287
<b>Total Operating Expenses</b>	<u>\$ 373,100</u>	<u>\$ 354,628</u>	<u>\$ 19,762</u>	<u>\$ 204,644</u>
<b>Other Sources (Uses)</b>				
Transfer In	\$ 173,487	\$ -	\$ (173,487)	\$ -
Sale of Assets	10,000	8,000	(2,000)	8,000
Proceeds from Debt Financing	-	60,171	60,171	-
Ford Truck - Principal	(14,365)	(5,485)	8,880	-
Ford Truck - Interest	-	(1,186)	(1,186)	(1,186)
<b>Total Other Sources (Uses)</b>	<u>\$ 169,122</u>	<u>\$ 61,500</u>	<u>\$ (107,622)</u>	<u>\$ 6,814</u>
<b>Net Income (Loss)</b>	<u>\$ -</u>	<u>\$ (92,529)</u>	<u>\$ (130,763)</u>	<u>\$ 6,712</u>

See accompanying note to budgetary comparison schedules.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**REPLACEMENT RESERVE - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**YEAR ENDED SEPTEMBER 30, 2019**

	2019			
	BUDGET	BUDGETARY BASIS ACTUAL	VARIANCE OVER (UNDER)	GAAP BASIS ACTUAL
<b>REVENUES</b>				
<b>Reserve Fund Amenities</b>				
2019 Membership Dues	\$ 40,125	\$ 38,635	\$ (1,490)	\$ 23,421
2016 Membership Dues	-	9	9	-
Lot Sales	7,000	-	(7,000)	-
Soft Serve Ice Cream	-	632	632	632
<b>Total Revenues</b>	<u>\$ 47,125</u>	<u>\$ 39,276</u>	<u>\$ (7,849)</u>	<u>\$ 24,053</u>
<b>EXPENSES</b>				
<b>Other</b>				
Soft Serve Machine	\$ -	\$ -	\$ -	\$ -
Depreciation Expense	-	-	-	63,119
<b>Total Other Expense</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 63,119</u>
<b>Total Expenses</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 63,119</u>
<b>Other Sources (Uses)</b>				
Transfer	\$ (173,487)	\$ -	\$ (173,487)	\$ -
Interest Revenue	15,000	17,646	2,646	20,483
<b>Total Other Sources (Uses)</b>	<u>\$ (158,487)</u>	<u>\$ 17,646</u>	<u>\$ (170,841)</u>	<u>\$ 20,483</u>
<b>Net Income (Loss)</b>	<u>\$ (111,362)</u>	<u>\$ 56,922</u>	<u>\$ (178,690)</u>	<u>\$ (18,583)</u>

See accompanying note to budgetary comparison schedules.



**LAKE WILDWOOD ASSOCIATION, INC.**  
**SWIMMING POOL RESERVE - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**YEAR ENDED SEPTEMBER 30, 2019**

	2019			
	BUDGETARY			GAAP BASIS ACTUAL
	BUDGET	BASIS ACTUAL	VARIANCE OVER (UNDER)	
<b>REVENUES</b>				
<b>Swimming Pool Reserve</b>				
2019 Membership Dues	\$ 112,350	\$ 108,176	\$ (4,174)	\$ 112,420
2018 Membership Dues	2,500	1,804	(696)	-
2017 Membership Dues	500	547	47	-
2016 Membership Dues	-	6	6	-
<b>Total Revenues</b>	<u>\$ 115,350</u>	<u>\$ 110,533</u>	<u>\$ (4,817)</u>	<u>\$ 112,420</u>
<b>EXPENSES</b>				
<b>Swimming Pool</b>				
Swimming Pool	\$ -	\$ -	\$ -	\$ -
Depreciation	-	-	-	39,383
<b>Total Expenses</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,383</u>
<b>Other Sources (Uses)</b>				
Interest Revenue	\$ 1,300	\$ 939	\$ (361)	\$ 939
Loan Principal	(39,334)	(41,001)	1,667	-
Loan Interest	(50,857)	(49,190)	(1,667)	(49,190)
<b>Total Other Sources (Uses)</b>	<u>\$ (88,891)</u>	<u>\$ (89,252)</u>	<u>\$ (361)</u>	<u>\$ (48,251)</u>
<b>Net Income (Loss)</b>	<u>\$ 26,459</u>	<u>\$ 21,281</u>	<u>\$ (5,178)</u>	<u>\$ 24,786</u>

See accompanying note to budgetary comparison schedules.

**LAKE WILDWOOD  
SUPPLEMENTARY INFORMATION  
NOTES TO BUDGETARY COMPARISON SCHEDULES  
Year Ended September 30, 2019**

**Note A - Budget to Actual Reconciliation**

An explanation of the difference between budgetary basis revenues and expenditures and revenues and expenditures determined in accordance with generally accepted accounting principles follows:

	<u>Operating Fund</u>	<u>Replacement Reserve</u>	<u>Swimming Reserve</u>
Budgetary basis revenue (inflow)	\$ 1,246,583	\$ 239,875	\$ 110,533
Differences - budget to GAAP:			
Increase (Decrease) in net accounts receivable	34,812	7,148	1,887
(Increase) Decrease in deferred members dues	(489)	(16,293)	-
Other	-	(2,135)	-
<b>Total revenue (GAAP Basis)</b>	<u>\$ 1,280,906</u>	<u>\$ 228,595</u>	<u>\$ 112,420</u>
Budgetary basis expenditures (outflows)	\$ 1,123,661	\$ 354,628	\$ -
Increase (Decrease) in Payroll Liabilities	(10,472)	-	-
Increase (Decrease) in Payables	64	-	-
Depreciation Expense	-	110,406	39,383
Capital Asset Purchases	-	(197,271)	-
<b>Total Expenditures (GAAP Basis)</b>	<u>\$ 1,113,253</u>	<u>\$ 267,763</u>	<u>\$ 39,383</u>

**Note B - Budgetary Process**

The Operating Budget was approved by the Board on September 8, 2018. The budget was not amended. More information is available in Note 1 (B) to the financial statements.

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<u>2019 GAAP</u>	<u>2018 GAAP</u>	<u>2017 GAAP</u>
<b>REVENUES</b>			
<b>Administration</b>			
Membership Dues	\$ 927,635	\$ 910,395	\$ 909,902
Boat Slips Rental	47,384	30,700	27,270
Storage Rental	9,750	9,090	6,675
Membership Applications	10,850	8,000	7,500
Building Fees	6,730	3,650	2,035
Registration Decals	37,145	27,070	27,002
Miscellaneous Income	7,537	7,156	10,781
Finance & Late Charge	26,210	17,252	14,226
Collection Charge	41,725	39,638	27,408
Credit Card Income	2,307	1,550	1,412
<b>Total Administration</b>	<u>\$ 1,117,273</u>	<u>\$ 1,054,501</u>	<u>\$ 1,034,211</u>
<b>Market and Promotion</b>			
Promotional Items	\$ 130	\$ 4,085	\$ 428
<b>Total Market and Promotion</b>	<u>\$ 130</u>	<u>\$ 4,085</u>	<u>\$ 428</u>
<b>Maintenance</b>			
Mowing Late Fee	\$ 3,100	\$ 8,300	\$ 8,900
Truck Fill	800	90	80
Garbage Fee Income	5,474	5,018	6,451
Lot Mowing Income	34,900	36,000	36,350
<b>Total Maintenance</b>	<u>\$ 44,274</u>	<u>\$ 49,408</u>	<u>\$ 51,781</u>
<b>Security</b>			
Land Fines	\$ 13,107	\$ 16,859	\$ 8,149
Marine Fines	200	750	1,250
<b>Total Security</b>	<u>\$ 13,307</u>	<u>\$ 17,609</u>	<u>\$ 9,399</u>
<b>Sunbeam</b>			
Classified Ad	\$ 568	\$ 491	\$ 233
Placement Ad	14,837	15,863	16,919
Other	629	669	565
<b>Total Sunbeam</b>	<u>\$ 16,034</u>	<u>\$ 17,023</u>	<u>\$ 17,717</u>
<b>Lodge</b>			
Lodge Rental Income	\$ 2,850	\$ 3,120	\$ 4,890
<b>Marina/Pavilion/Bait House</b>			
Gas Receipts/Marina	\$ 19,289	\$ 20,304	\$ 15,763
<b>Total Marina/Pavilion/Bait House</b>	<u>\$ 19,289</u>	<u>\$ 20,304</u>	<u>\$ 15,763</u>
<b>Concessions</b>			
Food Sales	\$ 3,278	\$ 5,299	\$ 89,183
Bait	-	-	-
<b>Total Total Concessions</b>	<u>\$ 3,278</u>	<u>\$ 5,299</u>	<u>\$ 89,183</u>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<u>2019</u> <u>GAAP</u>	<u>2018</u> <u>GAAP</u>	<u>2017</u> <u>GAAP</u>
<b>Revenues (Continued)</b>			
<b>Campground</b>			
Mem Daily Ele Sites	\$ 1,843	\$ 2,460	\$ 1,210
Same Site Camping	47,097	46,400	46,400
Summer Seasonal Site	5,259	4,027	3,077
Guest Ele Camp Sites	190	1,400	905
Guest Non-ele Sites	485	445	785
Primitive Seasonal	1,945	600	400
<b>Total Campground</b>	<u>\$ 56,819</u>	<u>\$ 55,332</u>	<u>\$ 52,777</u>
<b>Recreation</b>			
Casino Night	\$ 1,596	\$ -	\$ -
NYE Dance	1,421	1,747	2,155
Family Beach Day	-	920	754
Adult Pool Party	755	1,270	1,454
Hog Roast	3,880	-	-
Recreation Miscellaneous	-	-	603
<b>Total Recreation</b>	<u>\$ 7,652</u>	<u>\$ 3,937</u>	<u>\$ 4,966</u>
Bad Debt Expense	<u>(50,763)</u>	<u>(62,066)</u>	<u>(11,715)</u>
<b>Total Revenues</b>	<u>\$ 1,230,143</u>	<u>\$ 1,168,552</u>	<u>\$ 1,269,400</u>
<b>EXPENSES</b>			
<b>Administration</b>			
Publications/Dues	\$ 4,530	\$ 3,616	\$ 7,090
Admin Salaries	138,751	127,438	127,868
Cell Phone	2,210	2,210	2,210
S.U.T.A.	1,425	4,264	5,254
F.U.T.A.	1,128	1,137	1,393
Employee Health Insurance	47,439	46,958	54,572
FICA Employer Share	38,339	37,483	38,744
Continuing Education	380	799	631
Employee Pension	9,884	10,165	10,006
Legal Fees	6,620	8,843	11,997
Audit Fees	6,500	6,380	5,500
Bookkeep Fees	6,770	9,420	7,025
Dam Inspections	3,534	4,676	5,755
Collection Fees	61,561	63,044	52,476
Office Expenses	6,177	5,293	5,256
General Liability	50,042	59,996	52,258
Postage	4,638	5,508	4,622
Printing	7,041	6,532	7,272

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<u>2019</u> <u>GAAP</u>	<u>2018</u> <u>GAAP</u>	<u>2017</u> <u>GAAP</u>
<b>EXPENSES (CONTINUED)</b>			
<b>Administration (Continued)</b>			
Office Tele Bus @ 3	\$ 11,362	\$ 9,900	\$ 8,071
Equipment Repair	429	-	-
Travel	3,410	3,561	3,376
Property Taxes	3,020	967	565
Admin. Misc. Expense	4,106	1,908	921
Employee Appreciation	1,018	727	817
Credit Card Expense	2,511	1,727	1,356
Refunds & Returns	556	1,776	1,672
State Income Tax	606	752	347
Micro Bilt, Data Base, Web	3,013	-	-
QB Online & Finance App	249	-	-
<b>Total Administration Expense</b>	<u>\$ 427,249</u>	<u>\$ 425,080</u>	<u>\$ 417,054</u>
<b>Market and Promotion</b>			
Web Site Fees	\$ -	\$ 4,640	\$ 1,396
Promotional Items	423	2,498	289
Marketing	2,000	-	-
<b>Total Market and Promotion Expense</b>	<u>\$ 2,423</u>	<u>\$ 7,138</u>	<u>\$ 1,685</u>
<b>Maintenance</b>			
Maintenance salaries	\$ 174,642	\$ 172,987	\$ 162,557
Uniforms	1,775	1,297	204
Electrical	20,587	45,014	42,413
Water	10,108	17,016	17,842
Propane	12,070	13,483	11,736
Unleaded Gas	4,514	5,095	3,224
Diesel Fuel	9,576	13,083	5,858
Petroleum Products	623	77	905
Vehicle Repair	4,308	8,985	5,531
Vehicle Licenses	2,022	2,007	1,907
Cleaning Supplies	3,567	3,845	3,305
Supplies	6,456	5,856	2,832
Equipment Purchase	7,119	5,592	550
Equipment Repair	9,306	4,851	9,002
Dredge	-	22,500	14,364
Building Maintenance	8,595	5,413	2,369
Landscaping	1,800	2,103	20,185
Gravel and Material	4,121	5,396	2,276
Hot/Cold Patch	12,401	17,157	9,166
Salt and Cinders	14,447	7,428	8,534
Waste Disposal	8,948	10,502	11,031
Contract Services	16,426	8,544	11,242
Chemicals/Water	2,904	-	2,378
Maintenance Projects	3,994	12,712	50,109
<b>Total Maintenance Expense</b>	<u>\$ 340,309</u>	<u>\$ 390,943</u>	<u>\$ 399,520</u>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<u>2019</u> <u>GAAP</u>	<u>2018</u> <u>GAAP</u>	<u>2017</u> <u>GAAP</u>
<b>EXPENSES (CONTINUED)</b>			
<b>Security</b>			
Security Salaries	\$ 142,124	\$ 143,802	\$ 131,705
Uniforms	342	701	644
Equipment Repair	1,630	643	1,257
Security System	1,599	666	432
Direct TV	303	267	240
<b>Total Security Expense</b>	<u>\$ 145,998</u>	<u>\$ 146,079</u>	<u>\$ 134,278</u>
<b>Sunbeam</b>			
Layout Expense	\$ -	\$ 18,681	\$ 18,829
Postage	5,783	5,293	5,484
Printing Expense	16,166	14,937	13,294
Miscellaneous Expense	631	537	575
<b>Total Sunbeam Expense</b>	<u>\$ 22,580</u>	<u>\$ 39,448</u>	<u>\$ 38,182</u>
<b>Lodge</b>			
Supplies	\$ -	\$ -	\$ 101
Building Maintenance	244	2,472	908
Pest Control	511	511	511
<b>Total Lodge Expense</b>	<u>\$ 755</u>	<u>\$ 2,983</u>	<u>\$ 1,520</u>
<b>Marina Concession</b>			
Perishables	\$ -	\$ -	\$ 59,588
Non Perishable Supplies	-	-	8,270
Bait Supplies	-	-	812
Personnel Management	-	921	35,942
Credit Card Expense	-	-	318
<b>Total Marina Concession Expense</b>	<u>\$ -</u>	<u>\$ 921</u>	<u>\$ 104,930</u>
<b>Marina/Pavilion/Bait House/Concession</b>			
Equipment Repair	\$ 429	\$ 363	\$ -
Contract Services	-	339	603
Gas Dispense	21,548	17,592	11,960
Sales Tax	760	1,385	11,314
<b>Total Marina/Pavilion/Bait House</b>	<u>\$ 22,737</u>	<u>\$ 19,679</u>	<u>\$ 23,877</u>
<b>Campground</b>			
Electric	\$ 19,980	\$ -	\$ -
Water	4,099	-	-
Equipment Repair	1,804	3,107	1,771
Waste	4,542	-	-
Contract Services	6,162	1,572	2,307
Gravel	1,014	1,478	-
Mulch	-	1,150	639
<b>Total Campground Expense</b>	<u>\$ 37,601</u>	<u>\$ 7,307</u>	<u>\$ 4,717</u>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**OPERATIONS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<u>2019</u> <u>GAAP</u>	<u>2018</u> <u>GAAP</u>	<u>2017</u> <u>GAAP</u>
<b>EXPENSES (CONTINUED)</b>			
<b>Recreation</b>			
Supplies	\$ 632	\$ 996	\$ 944
Coffee Supplies	45	88	109
Equipment Purchase	566	956	349
Fireworks	6,971	6,500	6,500
Halloween	553	510	251
Christmas Potluck	2,139	1,849	985
New Years Eve	2,620	2,122	2,540
Easter Egg Hunt	1,162	1,075	1,452
Fish Derby/Garage Sale/Fish Fry	648	168	573
Fourth of July	-	222	300
Pool Party	258	262	118
Fish Fry	825	-	-
Casino Night	2,907	-	-
St. Patty's Dinner	-	-	401
Adult Pool Party	2,214	3,471	3,370
Family Beach Party	-	1,936	1,443
Ventian Night	100	546	588
Hog Roast	4,963	-	-
Travel & Miscellaneous	1,373	748	130
<b>Total Recreation Expense</b>	<u>\$ 27,976</u>	<u>\$ 21,449</u>	<u>\$ 20,053</u>
<b>Fish and Wildlife</b>			
Fish	\$ 11,435	\$ 9,277	\$ 5,452
Miscellaneous	1,600	7,499	3,376
<b>Total Fish and Wildlife</b>	<u>\$ 13,035</u>	<u>\$ 16,776</u>	<u>\$ 8,828</u>
<b>Pool</b>			
Lifegaurds	\$ 45,037	\$ 38,931	\$ 43,205
Equipment Purchase	9,100	1,748	8,462
Equipment Repair	-	-	-
Building Maintenance	4,598	4,823	3,790
Pool/Chemicals	13,275	10,316	12,999
Contract Services	-	-	900
Lifeguard Reimbursement	580	525	350
<b>Total Pool Expense</b>	<u>\$ 72,590</u>	<u>\$ 56,343</u>	<u>\$ 69,706</u>
<b>Total Expenses</b>	<u>\$ 1,113,253</u>	<u>\$ 1,134,146</u>	<u>\$ 1,224,350</u>
<b>Net Income</b>	<u>\$ 116,890</u>	<u>\$ 34,406</u>	<u>\$ 45,050</u>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**CAPITAL IMPROVEMENTS - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<b>2019 GAAP</b>	<b>2018 GAAP</b>	<b>2017 GAAP</b>
<b>REVENUES</b>			
Membership Dues	\$ 204,542	\$ 196,789	\$ 115,904
<b>Total Revenues</b>	<b>\$ 204,542</b>	<b>\$ 196,789</b>	<b>\$ 115,904</b>
<b>EXPENSES</b>			
<b>Admin</b>			
50 Year Anniversary	\$ -	\$ 20,354	\$ -
<b>Total East Beach Capital</b>	<b>\$ -</b>	<b>\$ 20,354</b>	<b>\$ -</b>
<b>Maintenance</b>			
Parking Lot Inlet	\$ -	\$ -	\$ -
Interest Payments on Back Hoe	-	-	787
Garbage Surrounds	-	-	1,285
Road Project - Chip & Seal	110,496	89,556	75,451
Road Project - Reconstruct	637	26,625	27,508
<b>Total Maintenance Expense</b>	<b>\$ 111,133</b>	<b>\$ 116,181</b>	<b>\$ 105,031</b>
<b>Beautification Capital</b>			
Renovate Old Pool Site	\$ 575	\$ 3,696	\$ -
<b>Total Beautification Capital</b>	<b>\$ 575</b>	<b>\$ 3,696</b>	<b>\$ -</b>
<b>East Beach Capital Fund</b>			
Rope Fence Beach 1 Parking	\$ -	\$ 427	\$ -
<b>Total East Beach Capital</b>	<b>\$ -</b>	<b>\$ 427</b>	<b>\$ -</b>
<b>Lake</b>			
Tanglewood Basin A	\$ -	\$ 4,586	\$ -
319 Siltation Basin	311	7,793	-
Technical Specialist	-	1,200	-
Inlet Seawall	6,996	-	-
Software & GPS Handheld	-	-	510
Clean Inlet Dredge Basin	38,342	-	-
Contract Dredge - A&B Basins	-	-	43,378
Contract Eng. Damn Maintenance	-	-	5,200
<b>Total Lake Expense</b>	<b>\$ 45,649</b>	<b>\$ 13,579</b>	<b>\$ 49,088</b>
<b>Depreciation</b>			
Depreciation Expense	\$ 47,287	\$ 25,491	\$ 9,575
<b>Total Operating Expenses</b>	<b>\$ 204,644</b>	<b>\$ 179,728</b>	<b>\$ 163,694</b>
<b>Other Sources (Uses)</b>			
Transfer In	\$ -	\$ 206,832	\$ 50,000
Sale of Assets	8,000	-	-
Ford Truck - Interest	(1,186)	-	-
<b>Total Other Sources (Uses)</b>	<b>\$ 6,814</b>	<b>\$ 206,832</b>	<b>\$ 50,000</b>
<b>Net Income (Loss)</b>	<b>\$ 6,712</b>	<b>\$ 223,893</b>	<b>\$ 2,210</b>



**LAKE WILDWOOD ASSOCIATION, INC.**  
**REPLACEMENT RESERVE - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<u>2019</u> <u>GAAP</u>	<u>2018</u> <u>GAAP</u>	<u>2017</u> <u>GAAP</u>
<b>REVENUES</b>			
Membership Dues	\$ 23,421	\$ -	\$ 38,767
Other	632	761	-
<b>Total Revenues</b>	<u>\$ 24,053</u>	<u>\$ 761</u>	<u>\$ 38,767</u>
<b>EXPENSES</b>			
<b>Depreciation</b>			
Depreciation Expense	\$ 63,119	\$ 61,797	\$ 65,666
	<u>63,119</u>	<u>61,797</u>	<u>65,666</u>
<b>Total Operating Expenses</b>	<u>\$ 63,119</u>	<u>\$ 61,797</u>	<u>\$ 65,666</u>
<b>Other Sources (Uses)</b>			
Transfer	\$ -	\$ (206,832)	\$ (50,000)
Lot Sales	-	13,000	-
Interest Revenue	20,483	11,491	11,926
<b>Total Other Sources (Uses)</b>	<u>\$ 20,483</u>	<u>\$ (182,341)</u>	<u>\$ (38,074)</u>
<b>Net Income (Loss)</b>	<u>\$ (18,583)</u>	<u>\$ (243,377)</u>	<u>\$ (64,973)</u>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**SWIMMING RESERVE - COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES**  
**FOR THE YEARS ENDED 2019, 2018, AND 2017**

	<u>2019</u> <u>GAAP</u>	<u>2018</u> <u>GAAP</u>	<u>2017</u> <u>GAAP</u>
<b>REVENUES</b>			
Membership Dues	\$ 112,420	\$ 112,303	\$ 88,748
<b>Total Revenues</b>	<u>\$ 112,420</u>	<u>\$ 112,303</u>	<u>\$ 88,748</u>
<b>EXPENSES</b>			
<b>Depreciation</b>			
Depreciation Expense	\$ 39,383	\$ 39,383	\$ 37,882
	<u>\$ 39,383</u>	<u>\$ 39,383</u>	<u>\$ 37,882</u>
<b>Total Expenses</b>	<u>\$ 39,383</u>	<u>\$ 39,383</u>	<u>\$ 37,882</u>
<b>Other Sources (Uses)</b>			
Interest Revenue	\$ 939	\$ 875	\$ 1,380
Loan Principal	-	-	-
Loan Interest	(49,190)	(50,857)	(27,711)
<b>Total Other Sources (Uses)</b>	<u>\$ (48,251)</u>	<u>\$ (49,982)</u>	<u>\$ (26,331)</u>
<b>Net Income (Loss)</b>	<u>\$ 24,786</u>	<u>\$ 22,938</u>	<u>\$ 24,535</u>

**LAKE WILDWOOD ASSOCIATION, INC.**  
**SUPPLEMENTARY INFORMATION ON FUTURE**  
**MAJOR REPAIRS AND REPLACEMENTS**  
**September 30, 2019**

The Association's Board of Directors authorized the completion of a Full Reserve Study of Lake Wildwood Association, Inc. located in Varna, Illinois. An independent architectural engineering consulting firm completed the study, with an effective date of July 20, 2015. Replacement costs were based on the estimated costs to repair or replace the existing property at the date of the study. Removal and disposal costs were included where applicable. Estimated current replacement costs have been revised since that date. Estimated future replacement costs take into account the effects of inflation on local market rates for materials, labor, and equipment at an annual rate of 2.6% until the date the property will require repair or replacement.

The following information is based on the study and presents significant information about the property.

<u>Property</u>	<u>Estimated Remaining Useful Life in Years</u>	<u>Estimated Current Replacement Cost</u>	<u>Estimated Future Replacement Cost</u>
Building Elements	1 to 30	\$ 594,500	\$ 1,316,304
Asphalt Pavement	7	2,966,400	6,875,564
Other Property Site Elements	1 to 26	1,810,075	3,863,581
Maintenance Equipment	1 to 24	377,500	1,148,298
Pool Elements	1 to 20	<u>366,725</u>	<u>491,285</u>
<b>Totals</b>		<u><u>\$ 6,115,200</u></u>	<u><u>\$ 13,695,032</u></u>