



**WILLIAM
OWENS &
COMPANY**

**CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION**

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**WILD ACRES LAKES PROPERTY AND
HOMEOWNER'S ASSOCIATION, INC.**

Financial Statements
and Supplementary Information

For the Fiscal Year Ended April 30, 2024

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Wild Acres Lakes Property and Homeowner's Association, Inc.
Dingmans Ferry, Pennsylvania

Opinion

We have audited the accompanying financial statements of Wild Acres Lakes Property and Homeowner's Association, Inc. (the Association) which comprise the statement of assets, liabilities, and fund balances- modified cash basis as of April 30, 2024, and the related statements of revenues, expenses, and changes in fund balances - modified cash basis for the fiscal year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, and fund balances of Wild Acres Lakes Property and Homeowner's Association, Inc. as of April 30, 2024, and its revenues, expenses, and changes in fund balances for the fiscal year then ended in accordance with the modified cash basis of accounting as described in Note 2.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Wild Acres Lakes Property and Homeowner's Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis of Accounting

We draw attention to Note 2 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Future Major Repairs and Replacements

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements as discussed on page 19 are adequate to meet such future costs because that determination is outside the scope of our audit. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the modified cash basis of accounting described in Note 2, and for determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for 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 Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Wild Acres Lakes Property and Homeowner's Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Wild Acres Lakes Property and Homeowner's Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. Schedules 1 to 7 are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of the Association's 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 the modified cash basis of accounting. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Required Supplementary Information

The modified cash basis of accounting requires that supplementary information on Future Major Repairs and Replacements on page 19 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

William Owens & Co, CPA's

William Owens and Company
Certified Public Accountants
Carbondale, Pennsylvania
August 23, 2024

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

STATEMENTS OF ASSETS, LIABILITIES, AND FUND BALANCES — MODIFIED CASH BASIS
April 30, 2024

ASSETS

Current Assets:

Cash and Cash Equivalents
Due From Other Funds
Prepaid Expenses

	<u>OPERATING FUND</u>	<u>CAPITAL FUND</u>	<u>FIXED ASSET FUND</u>	<u>ELIMINATIONS</u>	<u>TOTAL</u>
	\$ 1,490,684	\$ 3,188,997	-	-	\$ 4,679,681
	-	13,073	-	(13,073)	-
	9,326	-	-	-	9,326
Total Current Assets	<u>1,500,010</u>	<u>3,202,070</u>	<u>-</u>	<u>(13,073)</u>	<u>4,689,007</u>

Other Assets:

Certificate of Deposit
Certificate of Deposit - Restricted for South Pond Dam
Certificate of Deposit - Restricted for North Lake Dam

	16,000	-	-	-	16,000
	-	30,000	-	-	30,000
	-	50,014	-	-	50,014
Total Other Assets	<u>16,000</u>	<u>80,014</u>	<u>-</u>	<u>-</u>	<u>96,014</u>

Fixed Assets:

Property and Equipment
Less: Accumulated Depreciation

	-	-	1,556,947	-	1,556,947
	-	-	(861,012)	-	(861,012)
Net Fixed Assets	<u>-</u>	<u>-</u>	<u>695,935</u>	<u>-</u>	<u>695,935</u>

Total Assets

	<u>\$ 1,516,010</u>	<u>\$ 3,282,084</u>	<u>\$ 695,935</u>	<u>\$ (13,073)</u>	<u>\$ 5,480,956</u>
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See Accompanying Notes and Independent Auditor's Report

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

STATEMENTS OF ASSETS, LIABILITIES, AND FUND BALANCES — MODIFIED CASH BASIS
April 30, 2024

LIABILITIES AND FUND BALANCES

	OPERATING FUND	CAPITAL FUND	FIXED ASSET FUND	ELIMINATIONS	TOTAL
<u>Current Liabilities:</u>					
Accounts Payable and Accrued Expenses	\$ 74,527	\$ 18,756	-	-	\$ 93,283
Renters Escrow Payable	90,216	-	-	-	90,216
Due to Other Funds	13,073	-	-	(13,073)	-
Deferred Revenue- Owner Dues	866,848	-	-	-	866,848
Total Current Liabilities	<u>1,044,664</u>	<u>18,756</u>	<u>-</u>	<u>(13,073)</u>	<u>1,050,347</u>
Total Liabilities	<u>1,044,664</u>	<u>18,756</u>	<u>-</u>	<u>(13,073)</u>	<u>1,050,347</u>
<u>Fund Balances:</u>					
Designated	-	3,263,328	695,935	-	3,959,263
Undesignated	471,346	-	-	-	471,346
Total Fund Balances	<u>471,346</u>	<u>3,263,328</u>	<u>695,935</u>	<u>-</u>	<u>4,430,609</u>
Total Liabilities and Fund Balances	<u>\$ 1,516,010</u>	<u>\$ 3,282,084</u>	<u>\$ 695,935</u>	<u>\$ (13,073)</u>	<u>\$ 5,480,956</u>

See Accompanying Notes and Independent Auditor's Report

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES — MODIFIED CASH BASIS
 For the Fiscal Year Ended April 30, 2024

	OPERATING FUND	CAPITAL FUND	FIXED ASSET FUND	ELIMINATIONS	TOTAL
<u>Revenues:</u>					
Dues and Late Charges	\$ 1,808,589	\$ -	\$ -	\$ -	\$ 1,808,589
Dam Assessment	-	40,381	-	-	40,381
Transfer Fees	-	59,345	-	-	59,345
Other Revenues	103,496	21,473	-	-	124,969
Total Revenues	1,912,085	121,199	-	-	2,033,284
<u>Expenses:</u>					
Administration	516,493	-	-	-	516,493
Security	353,438	-	-	-	353,438
Maintenance	373,731	-	-	-	373,731
Recreation	197,034	-	-	-	197,034
Capital Expenditures	-	494,410	-	-	494,410
Depreciation Expense	-	-	65,938	-	65,938
Total Expenses	1,440,696	494,410	65,938	-	2,001,045
Excess/(Deficiency) of Revenues Over/(Under) Expenses	471,389	(373,211)	(65,938)	-	32,240
Beginning Fund Balances	298,276	3,439,850	660,243	-	4,398,369
Transfer Between Funds	(298,319)	196,689	101,630	-	-
Ending Fund Balances	\$ 471,346	\$ 3,263,328	\$ 695,935	\$ -	\$ 4,430,609

See Accompanying Notes and Independent Auditor's Report

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

Notes to the Financial Statements
For the Fiscal Year Ended April 30, 2024

NOTE 1. ORGANIZATION

Wild Acres Lakes Property and Homeowner's Association, Inc. (the Association) is a not-for-profit corporation which was incorporated under the laws of the Commonwealth of Pennsylvania and which, on August 20, 1987, assumed ownership of all the amenities and common areas in the Wild Acres development. The development is located in Dingmans Ferry, PA, and encompasses approximately 3,300 acres and 58 miles of roads. It is the purpose and responsibility of the Association to maintain and improve the amenities and common areas for the benefit of its members. The Association consists of all property owners within the development. These lot owners are required by covenants in their deeds to belong to the Association and pay dues.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Presentation

The Association has adopted the modified cash basis of accounting for tax and financial reporting purposes. Consequently, certain revenues and the related assets are recognized when received rather than when earned. This differs from Generally Accepted Accounting Principles. Expenditures are recognized when the obligation is incurred. Consequently, the Association has not recognized accounts receivable and their related effects on earnings in the accompanying financial statements. Prepaid expenses, certificates of deposits, fixed assets, accounts payable and accrued expenses, renters escrow payable, and deferred revenue are recorded as assets and liabilities in addition to cash.

1. OPERATING FUND

The Operating Fund is the principal fund and is used to account for all operations not required to be recorded within other funds. All debt service payments and fixed asset acquisitions are reported as transfers to the Fixed Asset Fund.

2. CAPITAL FUND

The Capital Fund is used to account for capital projects or expenses authorized in a special budget approved by the general membership. Moneys recorded in this fund are from specific capital assessments, board approved transfers from the Operating Fund, or proceeds from obligations.

This segregation identifies the capital character of these expenditures and precludes the lapsing of the budget at the end of the year for projects that have not been completed.

3. FIXED ASSET FUND

The Fixed Asset Fund is used to account for the Association's investment in fixed assets as well as for the debt incurred to acquire or construct them.

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

Notes to the Financial Statements
For the Fiscal Year Ended April 30, 2024

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Property and Equipment

Fixed assets have been recorded in the Fixed Asset Fund at cost. Those assets acquired as part of the purchase described in Note 1, have been recorded based on an allocation of relative fair value since no allocation was made in the sales agreement. These assets include personal property such as vehicles and equipment; and common real property such as administration and maintenance buildings, a clubhouse with indoor pool, outdoor pools, and roadways. Depreciation has been recorded in the Fixed Asset Fund on the straight line basis over the estimated useful life of the various assets.

C. Common Property

Wild Acres Lakes Property and Homeowner's Association, Inc. has adopted the accounting principles prescribed by the audit and accounting guide, Audits of Common Interest Realty Associations, issued by the American Institute of Certified Public Accountants.

The Association's policy is to expense improvements to common real property whether or not directly associated with the lots in the year the costs incurred.

Common property recognized as assets in these financial statements includes common real property such as administration and maintenance buildings, a clubhouse with indoor pool, outdoor pools, and land.

Common property not recognized as assets in these financial statements includes the tennis area, other amenities, and the roads and other common areas located within the development.

Although the Association is responsible for the repair and replacement of the common real property, it is unable to sell or otherwise dispose of this property without a vote of the membership.

D. Income Taxes

The Association may elect to file a Form 1120H, as a homeowners' association, under IRS Code Section 528 or file Form 1120 under IRS Code Section 277. Under the homeowner's association election, the Association is taxed on its net nonexempt function income at a flat rate of 30%. Exempt function income, which consists primarily of members' assessments is not taxable. As a corporation filing under Section 277, the Association is generally taxed only on net non-membership income, such as interest income, at regular federal corporate rates. Membership income may be excluded from taxation if certain elections are made.

The Association elected to file Form 1120H under Section 528 for the fiscal year ended April 30, 2024.

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

Notes to the Financial Statements
For the Fiscal Year Ended April 30, 2024

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Estimates

The preparation of financial statements in conformity with the modified cash basis of accounting requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

F. Capital Improvement Fees

In accordance with Pennsylvania law, the capital transfer fee charged by the Association upon transfer of property within the Association, must be used for the repair and replacement of existing assets. In accordance with this law, all funds collected by the Association have been recorded as revenue in the Capital Fund.

G. Date of Management Review

Management has evaluated subsequent events through August 23, 2024, the date on which the financial statements were available for issue and determined that no events have occurred subsequent to April 30, 2024, that would require adjustments to, or disclosure in the financial statements.

NOTE 3. CASH AND CASH EQUIVALENTS

The Association's investment policies are governed by its by-laws. Cash and cash equivalents are defined as those funds available for the Association's use on demand or that can be converted to funds available on demand within ninety days.

The Association maintains its cash balances at local financial institutions. Each institution is insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000.

As of April 30, 2024, the Association maintains a portion of its cash reserves in a money market fund held by Citizens Bank which totaled \$2,461,821. The fund is a "government money market fund," and as such is required to invest at least 99.5% of its total assets in securities issued or guaranteed as to principal and interest by the U.S government or its agencies or instrumentalities, repurchase agreements collateralized solely by cash and/or government securities, and cash. The funds held in this account are highly liquid and readily available for current use. Therefore, the Association considers these funds to be cash equivalents.

Per Citizens Bank's money market fund prospectus, an investor could lose money by investing in the fund. Although the fund seeks to preserve the value of the investment of \$1.00 per share, it cannot guarantee it will do so. An investment in the fund is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency.

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

Notes to the Financial Statements
For the Fiscal Year Ended April 30, 2024

NOTE 3. CASH AND CASH EQUIVALENTS (continued)

A three-level valuation hierarchy has been established under the modified cash basis of accounting that prioritizes the inputs to valuation techniques used to measure fair value. For investments in the money market fund, the Association utilized Level 1 inputs, consisting of unadjusted quoted prices in active markets for identical assets and having the highest priority. Level 2 and 3 inputs were not utilized.

NOTE 4. MEMBER DUES

The dues receivable are reserved 100% as detailed historical data necessary to project the collection rate has not been calculated by the Association. Although legal steps are being taken to collect these funds, the Association is unable to determine their collectability and has chosen to reserve all of the outstanding dues receivable and reflect income on the cash basis. Payments received prior to April 30, 2024 related to future dues assessments are recorded on the statements of assets, liabilities, and fund balances – modified cash basis as deferred revenue– owner dues.

NOTE 5. FIXED ASSETS

Fixed assets consist of the following:

Buildings	\$ 553,855
Equipment	119,882
Land	362,240
Swimming Pools	37,247
Vehicles	<u>483,723</u>
Total Property and Equipment	<u>1,556,947</u>
Less: Accumulated Depreciation	<u>(861,012)</u>
Net Fixed Assets	<u>\$ 695,935</u>

Depreciation expense for the fiscal year ended April 30, 2024 totaled \$65,938.

NOTE 6. ADVERTISING

Advertising costs are charged to operations when incurred and amounted to \$791 for the year ended April 30, 2024.

NOTE 7. ECONOMIC DEPENDENCY

The Association's members are primarily from Northeastern Pennsylvania, New Jersey, and New York. The ability of these members to honor their obligations to the Association is dependent on the economy of the region. Substantially all of the Association's revenues

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

Notes to the Financial Statements
For the Fiscal Year Ended April 30, 2024

NOTE 7. ECONOMIC DEPENDENCY (continued)

are derived from homeowners in the development. The Association has the right to file a lien on the property of any owner who fails to pay assessments.

NOTE 8. COMMITMENTS AND CONTINGENCIES

The Pennsylvania Department of Environmental Protection is currently in the process of reviewing plans prepared by the Association's engineering firm for repairs to the dams within the Association. At this time, the amount of funds necessary for such repairs has not been determined, however, it is believed that such repairs may be significant in dollar value.

NOTE 9. LITIGATION, CLAIMS AND ASSESSMENTS

In the normal course of business, the Association may periodically be named as a defendant in litigation. In the opinion of management, currently, the impact of any such matters, if adversely determined, would not have a material adverse effect on the combined financial statements of operations of the Association.

NOTE 10. RESTRICTED CERTIFICATES OF DEPOSIT

The reserve fund certificates of deposit are assigned as collateral to the Commonwealth Pennsylvania Department of Environmental Resources Bureau of Dams and Waterway Management for bonding as required by the Association's permit with the Department of Environmental Protection under provisions of the Dam Safety and Encroachments Act and Clean Streams Law to construct, operate and maintain a dam or water obstruction. The liability upon this bond shall continue for the duration of the operation of all dams.

SUPPLEMENTARY INFORMATION

SCHEDULE 1

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

SCHEDULE OF DUES INCOME — BUDGET AND ACTUAL — MODIFIED CASH BASIS

For the Fiscal Year Ended April 30, 2024

	OPERATING FUND		
	ANNUAL BUDGET	YEAR-TO- DATE ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Current Dues	\$ 1,610,233	\$ 1,688,031	\$ 77,798
Prior Dues	37,001	120,558	83,557
	<u>\$ 1,647,234</u>	<u>\$ 1,808,589</u>	<u>\$ 161,355</u>

SCHEDULE 2

SCHEDULE OF OTHER REVENUE — BUDGET AND ACTUAL — MODIFIED CASH BASIS

For the Fiscal Year Ended April 30, 2024

	OPERATING FUND		
	ANNUAL BUDGET	YEAR-TO- DATE ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Resale Certificate Fee	\$ 5,000	\$ 18,750	\$ 13,750
Interest Income	500	8,967	8,467
Cable TV	15,000	11,684	(3,316)
Recreation, Concession, and Game Room	10,100	7,411	(2,689)
Violation Assessments	18,011	18,115	104
Miscellaneous Income	25,200	38,569	13,369
	<u>\$ 73,811</u>	<u>\$ 103,496</u>	<u>\$ 29,685</u>

See Accompanying Notes and Independent Auditor's Report

SCHEDULE 3

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

SCHEDULE OF ADMINISTRATION EXPENSES — BUDGET AND ACTUAL — MODIFIED CASH BASIS

For the Fiscal Year Ended April 30, 2024

OPERATING FUND

	ANNUAL BUDGET	DATE ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Administrative Salaries	\$ 180,000	\$ 202,700	\$ (22,700)
Payroll Taxes	19,000	18,496	504
Payroll Services	5,500	5,239	261
Benefits	17,005	13,140	3,865
Reserve Study	7,995	7,995	-
Supplies	6,500	7,535	(1,035)
Postage	9,575	12,227	(2,652)
Printing	3,500	1,853	1,647
Computer Expense	18,500	21,303	(2,803)
Newsletter Costs	4,500	3,695	805
Insurance	165,000	150,807	14,193
Accounting Fees	16,600	18,766	(2,166)
Legal Fees	28,000	20,842	7,158
Legal Judgments	1,000	274	726
Income and Real Estate Taxes	1,000	33	967
Advertising	2,100	791	1,309
Collection Fees and Credit Card Fees	100	6,281	(6,181)
Utilities	5,000	5,887	(887)
Telephone	5,000	2,340	2,660
Cellular Service	500	462	38
Maintenance - Copier	3,200	4,122	(922)
Dues and Membership	350	-	350
Bank and Finance Charges	2,800	218	2,582
Late Fee Expense	200	20	180
Builders Packet	2,500	850	1,650
Employee Screening Fees	400	(56)	456
Meeting Costs	1,200	1,231	(31)
Contributions	500	-	500
Appreciation Day	1,200	917	283
Continuing Education	1,000	616	384
Internet	1,400	1,096	304
Membership Badges	3,300	3,521	(221)
Water Charges	1,200	1,472	(272)
Rental Tools & Equipment	60	-	60
Exterminator	100	493	(393)
Collection Court Costs	7,685	-	7,685
Vehicle Fuel & Mileage	500	61	439
Vehicle Registration	100	-	100
Vehicle Repairs & Maintenance	1,000	-	1,000
Web Page	1,000	1,266	(266)
	<u>\$ 526,070</u>	<u>\$ 516,493</u>	<u>\$ 9,577</u>

See Accompanying Notes and Independent Auditor's Report

SCHEDULE 4

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

SCHEDULE OF SECURITY EXPENSES — BUDGET AND ACTUAL — MODIFIED CASH BASIS
For the Fiscal Year Ended April 30, 2024

	OPERATING FUND		
	ANNUAL BUDGET	YEAR-TO- DATE ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Benefits	\$ 52,000	\$ 15,266	\$ 36,734
Payroll Taxes	34,000	26,658	7,342
Camera Repairs and Maintenance	4,000	3,847	153
Cellular Service	500	840	(340)
Computer Repairs and Maintenance	1,500	11	1,489
Continuing Education	500	330	170
Equipment	1,600	(487)	2,087
Repairs and Maintenance	6,000	5,336	664
Salaries	285,000	272,990	12,010
Supplies	3,600	1,703	1,897
Telephone	4,700	1,259	3,441
Uniforms	2,000	1,612	388
Utilities	3,000	3,048	(48)
Vehicle Fuel and Mileage	15,000	13,247	1,753
Vehicle Repair and Registration	10,200	7,778	2,422
	<u>\$ 423,600</u>	<u>\$ 353,438</u>	<u>\$ 70,162</u>

See Accompanying Notes and Independent Auditor's Report

SCHEDULE 5

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

SCHEDULE OF MAINTENANCE EXPENSES — BUDGET AND ACTUAL — MODIFIED CASH BASIS
For the Fiscal Year Ended April 30, 2024

	OPERATING FUND		
	ANNUAL BUDGET	YEAR-TO- DATE ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Benefits	23,000	8,995	14,005
Building Repairs and Maintenance	22,000	15,481	6,519
Cellular Service	500	577	(77)
Continuing Education	500	-	500
Contract Services	15,000	12,524	2,476
Dam Repairs and Inspections	10,800	5,921	4,879
Drainage	4,000	1,248	2,752
Environmental	1,000	-	1,000
Exterminator	1,000	-	1,000
Grounds Maintenance	9,000	1,945	7,055
Payroll Taxes	20,000	20,365	(365)
Permits	500	-	500
Road and Drainage Repairs	100,000	50,266	49,734
Salaries	180,000	160,117	19,883
Sanitation	22,000	25,026	(3,026)
Signs, Other	1,000	661	339
Snow Removal	50,000	15,074	34,926
Supplies - Maintenance	6,500	5,256	1,244
Telephone	1,200	1,013	187
Tools and Equipment	14,500	5,872	8,628
Uniforms	1,000	271	729
Utilities	10,000	14,284	(4,284)
Vehicle Fuel	20,000	17,919	2,081
Vehicle Registration	1,900	169	1,731
Vehicle Repairs and Maintenance	12,000	10,747	1,253
	<u>\$ 527,400</u>	<u>\$ 373,731</u>	<u>\$ 153,669</u>

See Accompanying Notes and Independent Auditor's Report

SCHEDULE 6

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

SCHEDULE OF RECREATION EXPENSES — BUDGET AND ACTUAL — MODIFIED CASH BASIS
For the Fiscal Year Ended April 30, 2024

	OPERATING FUND		
	ANNUAL BUDGET	YEAR-TO- DATE ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Carnival/4th of July Event	\$ 6,300	\$ 5,524	\$ 776
Concession Expenses	12,000	1,634	10,366
Concession Payroll Taxes	2,800	-	2,800
Concession Salaries	5,000	-	5,000
Continuing Education	-	315	(315)
Lake Treatments	27,000	25,500	1,500
Lake and Beaches Maintenance	3,500	863	2,637
Payroll Taxes	11,000	6,994	4,006
Pool Chairs	11,200	9,800	1,400
Pool Chemicals	875	-	875
Pool Maintenance	36,000	35,814	186
Pool and Lake Testing	4,200	3,856	344
Recreation Functions	5,000	3,930	1,070
Salaries	75,000	60,724	14,276
Supplies	4,500	3,626	874
Swim Team	1,000	-	1,000
Telephone	1,100	1,303	(203)
Uniforms	1,000	211	789
Equipment R&M	1,200	117	1,083
Beautification	1,300	663	637
Utilities	34,000	36,160	(2,160)
	<u>\$ 243,975</u>	<u>\$ 197,034</u>	<u>\$ 46,941</u>

See Accompanying Notes and Independent Auditor's Report

SCHEDULE 7

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

CAPITAL FUND — SCHEDULE OF CAPITAL PROJECT REVENUES, EXPENSES, AND FUND BALANCE — MODIFIED CASH BASIS
For the Fiscal Year Ended April 30, 2024

Project	Beginning Fund Balance	Transfer to/		Current and Prior Dues	Transfer Fees	Current Year Expenditures (Interest)	Ending Fund Balance
		from other Funds	from other Undesignated				
Reserve Fund	\$ 150,000	-	\$ 50,000	\$ -	-	-	\$ 200,000
Dam Reserve	2,195,135	-	-	40,381	-	266,509	1,969,007
Roads	116,158	119,328	-	-	-	-	235,486
Emergency Storm Fund	53,104	-	-	-	-	-	53,104
Pool 1 Repairs and Pool 2 Tennis	50,000	-	-	-	-	32,973	17,027
Pool 2 Deck	23,000	-	-	-	-	-	23,000
Pool 1 Coping	115,000	-	-	-	-	-	115,000
Clubhouse	100,000	(100,000)	-	-	-	-	-
Ford 450 Mason Dump Truck	-	-	100,000	-	-	101,630	(1,630)
Clubhouse Project	-	359,616	100,000	-	-	41,296	418,320
Clubhouse Repair	188,224	(188,224)	-	-	-	-	-
Indoor Pool Bathroom/Sauna	71,392	(71,392)	-	-	-	-	-
Fawn Lake Beach Repairs	25,000	-	-	-	-	17,810	7,190
Pool 2 Resurfacing	85,000	-	35,000	-	-	120,000	-
Capital Reserve - Undesignated	267,837	178,991	(285,000)	-	59,345	(5,651)	236,824
	\$ 3,439,850	\$ 298,319	\$ -	\$ 40,381	\$ 59,345	\$ 574,567	\$ 3,263,328

See Accompanying Notes and Independent Auditor's Report

WILD ACRES LAKES PROPERTY AND HOMEOWNER'S ASSOCIATION, INC.

REQUIRED SUPPLEMENTARY INFORMATION ON
 FUTURE MAJOR REPAIRS AND REPLACEMENTS (UNAUDITED)
 For the Fiscal Year Ended April 30, 2024

The Association (with the assistance of an independent firm) prepared two studies in May 2019, one study for roads and the other for the remaining common property components of the Association, to estimate the remaining useful lives and replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study and have not been updated since that date.

Actual expenditures for such items may vary from the estimated amounts and the variations may be material. If additional funds are needed, the Association has the right to increase regular assessments, levy special assessments, borrow, or delay major repairs and replacements until funds are available. The Association's governing documents do not require the accumulation of funds to finance future major repairs and replacements. After thorough discussion and analysis, the board of directors have decided to fund the reserves using the threshold funding method, which is a method of funding that attempts to fund the reserves at a level which allows items to be replaced as needed without exhausting the reserve balance. A provision has been made within both studies to account for .25% interest and 3% inflation on items to be replaced.

The following information is based on the studies and presents significant information about the components of common property as of the date of the study.

Components	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost
Streets/Asphalt	1-14	\$ 2,781,763
Roofing	13-16	156,891
Fencing	13	16,500
Recreation/Pool	3-20	435,699
Equipment	0-19	759,244
Building Components	0-18	167,500
Grounds Components	7	75,001
Heating/Air Conditioners	4-7	33,500
Generators	19	37,225
Total		<u>\$ 4,463,323</u>

At April 30, 2024, the Association had designated funds for repair and replacement of the above items in the amount of \$3,269,011, which is a pooled account that has been allocated to specific projects. According to both of the reserve studies mentioned above, the necessary required funding using the threshold method in roads for 2024/2025 is \$824,735 and the remaining common property components for 2024/2025 is \$304,145.