

**Willow Run R.V. Condominium Association**  
**Profit & Loss**  
**December 2018**

	Dec 18
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Dues	22,590.00
4051 · Vending Commission - Laundry	586.09
4090 · Late Charges/Finance Charges	442.21
4150 · Legal Fees due from Lot Owners	239.64
<b>Total Income</b>	<u>23,857.94</u>
<b>Gross Profit</b>	23,857.94
<b>Expense</b>	
6240 · Maintenance	
6247 · Park	
6247e · Contracted Service Contract	4,061.08
<b>Total 6247 · Park</b>	<u>4,061.08</u>
<b>Total 6240 · Maintenance</b>	4,061.08
6390 · Utilities	
6400 · Gas & Electric	649.46
<b>Total 6390 · Utilities</b>	649.46
6560 · Payroll Expenses	
6561 · Lifeguard Payroll	324.86
6562 · Maintenance Payroll	247.89
6610 · Payroll Taxes	106.17
6560 · Payroll Expenses - Other	0.00
<b>Total 6560 · Payroll Expenses</b>	<u>678.92</u>
<b>Total Expense</b>	<u>5,389.46</u>
<b>Net Ordinary Income</b>	18,468.48
<b>Net Income</b>	<u><u>18,468.48</u></u>

## Willow Run R.V. Condominium Association

01/03/19

## Profit &amp; Loss

Accrual Basis

January through December 2018

	Jan - Dec 18
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4010 · Expedite fee for unit sale	100.00
4020 · Fines & Penalties	750.00
4190 · Rent Income	100.00
4000 · Dues	271,994.58
4030 · Gate Cards & Openers	403.00
4051 · Vending Commission - Laundry	2,462.19
4070 · Club House	600.00
4090 · Late Charges/Finance Charges	3,885.93
4101 · Social Activities -	1,399.00
4101a · Club House Fund (Income from Special Activities)	346.00
4102 · Miscellaneous Income	167.20
4103 · Clothing	26.00
4104 · Mailboxes -	160.00
4150 · Legal Fees due from Lot Owners	239.64
<b>Total Income</b>	<b>282,633.54</b>
<b>Gross Profit</b>	<b>282,633.54</b>
<b>Expense</b>	
6103 · Clothes - T-Shirts	-10.00
6105 · Social Activities	1,540.58
6115 · Bad Debts	-100.00
6120 · Bank Service Charges	64.00
6175 · Gate Cards & Openers Expense	505.00
6176 · Grounds Beautification	1,103.37
6180 · Insurance	
6530 · Liability Insurance	12,837.17
6180 · Insurance - Other	-24,673.10
<b>Total 6180 · Insurance</b>	<b>-11,835.93</b>
6225 · Janitorial Supplies	1,470.95
6228 · Fuel Purchases	2,331.60
6230 · Licenses and Permits	553.50
6240 · Maintenance	
6445 · Beaches and Lakes	1,223.00
6244 · Equipment purchase & rental	640.48
6247 · Park	
6247e · Contracted Service Contract	57,120.47
<b>Total 6247 · Park</b>	<b>57,120.47</b>
6241 · Pool	42,814.71
6246 · Tennis Courts	46.01
6240 · Maintenance - Other	615.24
<b>Total 6240 · Maintenance</b>	<b>102,459.91</b>
6270 · Professional Fees	
6565 · Accounting	8,270.00
6280 · Legal Fees	1,558.27
<b>Total 6270 · Professional Fees</b>	<b>9,828.27</b>
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	4,170.43
6303 · Repairs - Others	1,625.53
<b>Total 6300 · Repairs &amp; Maintenance Supplies</b>	<b>5,795.96</b>

## Willow Run R.V. Condominium Association

## Profit &amp; Loss

January through December 2018

	Jan - Dec 18
6330 · Repairs	
6340 · Bldg Rprs-Clubhouse & Washrooms	33.34
6330 · Repairs - Other	4.07
<b>Total 6330 · Repairs</b>	<b>37.41</b>
6390 · Utilities	
6395 · Service Update on Lots	3,511.20
6400 · Gas & Electric	14,740.44
6410 · Water	40,334.84
6411 · Garbage Disposal	14,833.17
6415 · Telephone	3,182.25
<b>Total 6390 · Utilities</b>	<b>76,601.90</b>
6560 · Payroll Expenses	
6561 · Lifeguard Payroll	14,768.24
6562 · Maintenance Payroll	8,322.89
6564 · Office Payroll	7,346.25
6610 · Payroll Taxes	5,712.21
6560 · Payroll Expenses - Other	0.00
<b>Total 6560 · Payroll Expenses</b>	<b>36,149.59</b>
6575 · Repairs & Maintenance	
6576 · Septic Fields	1,811.50
6577 · Water System	281.69
6575 · Repairs & Maintenance - Other	1,066.82
<b>Total 6575 · Repairs &amp; Maintenance</b>	<b>3,160.01</b>
6580 · Office Expense	
6265 · Postage	363.52
6581 · Supplies	718.01
6580 · Office Expense - Other	1,894.18
<b>Total 6580 · Office Expense</b>	<b>2,975.71</b>
<b>Total Expense</b>	<b>232,631.83</b>
<b>Net Ordinary Income</b>	<b>50,001.71</b>
Other Income/Expense	
Other Income	
7000 · Other Income	
7010 · Interest Income	1,960.62
<b>Total 7000 · Other Income</b>	<b>1,960.62</b>
<b>Total Other Income</b>	<b>1,960.62</b>
<b>Net Other Income</b>	<b>1,960.62</b>
<b>Net Income</b>	<b>51,962.33</b>

## Willow Run R.V. Condominium Association

## Balance Sheet

As of December 31, 2018

	Dec 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1006 · ASSOCIATED CHECKING ACCOUNT	
1006a · Club House Fund - Associated	8,357.30
1006 · ASSOCIATED CHECKING ACCOUNT - Other	14,626.51
<b>Total 1006 · ASSOCIATED CHECKING ACCOUNT</b>	<b>22,983.81</b>
1007 · ASSOCIATED MONEY MARKET ACCOUNT	105,548.42
1000 · Huntington Bank Checking	
1000a · Club House Fund	6,612.30
1000 · Huntington Bank Checking - Other	-6,612.30
<b>Total 1000 · Huntington Bank Checking</b>	<b>0.00</b>
1001 · Petty Cash	61.28
1008 · Advia Reserve Account	3,798.99
1009 · Advia Money Market	203,473.17
<b>Total Checking/Savings</b>	<b>335,865.67</b>
<b>Accounts Receivable</b>	
1500 · Accounts Receivable	-47,953.95
1502 · Legal Fees due from lot Members	-9,066.33
1503 · Residency Fines	26,036.40
<b>Total Accounts Receivable</b>	<b>-30,983.88</b>
<b>Total Current Assets</b>	<b>304,881.79</b>
<b>Fixed Assets</b>	
<b>1700 · Fixed Assets</b>	
1701 · Furniture & Fixtures	20,371.14
1702 · Equipment-Maintenance	121,900.23
1705 · Buildings & Repairs	100,835.42
1706 · Transportation Equipment	10,500.00
1707 · Accumulated Depreciation	-552,243.00
1710 · Other Fixed Assets	
1713 · Mailboxes	15,990.00
1712 · Tennis courts	30,610.59
1703 · Pool	152,988.11
1703a · Lakes and Ponds	8,768.00
1704 · Road Improvements	171,071.16
1708 · Lift Station Equipment	53,051.57
1709 · Water System Improvement	295,893.24
1711 · Septic System Improvement	21,509.65
<b>Total 1710 · Other Fixed Assets</b>	<b>749,882.32</b>
<b>Total 1700 · Fixed Assets</b>	<b>451,246.11</b>
<b>Total Fixed Assets</b>	<b>451,246.11</b>
<b>TOTAL ASSETS</b>	<b>756,127.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	649.46
<b>Total Accounts Payable</b>	<b>649.46</b>
<b>Other Current Liabilities</b>	
2300 · Benevolence Fund	717.71

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Accrual Basis

**Willow Run R.V. Condominium Association**

**Balance Sheet**

As of December 31, 2018

	<u>Dec 31, 18</u>
<b>2100 · Payroll Liabilities</b>	
2101 · WI Withholding	18.48
2102 · Fed/FICA Taxes Payable	87.64
2103 · WI UC Payable	241.88
2104 · Federal UC Payable	172.58
<b>Total 2100 · Payroll Liabilities</b>	<u>520.58</u>
<b>2201 · Sales Tax Payable</b>	-13.67
<b>Total Other Current Liabilities</b>	<u>1,224.62</u>
<b>Total Current Liabilities</b>	<u>1,874.08</u>
<b>Total Liabilities</b>	1,874.08
<b>Equity</b>	
1110 · Retained Earnings	555,541.49
3010 · Reserve Funds - Water Project	146,750.00
Net Income	51,962.33
<b>Total Equity</b>	<u>754,253.82</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>756,127.90</u></u>