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11/08/22

Accrual Basis

Willow Run R.V. Condominium Association

Profit & Loss

October 2022

	Oct 22
Ordinary Income/Expense	
Income	
4000 · Dues	23,845.00
4030 · Gate Cards & Openers	65.00
4051 · Vending Commission - Laundry	1,143.26
4090 · Late Charges/Finance Charges	182.16
4102 · Miscellaneous Income	10.00
Total Income	<u>25,245.42</u>
Gross Profit	25,245.42
Expense	
6180 · Insurance	
6530 · Liability Insurance	3,635.45
Total 6180 · Insurance	<u>3,635.45</u>
6240 · Maintenance	
6247 · Park	
6247d · General Maintenance	937.50
6247e · Contracted Service Contract	4,443.86
Total 6247 · Park	<u>5,381.36</u>
6241 · Pool	3,410.32
Total 6240 · Maintenance	<u>8,791.68</u>
6300 · Repairs & Maintenance Supplies	
6303 · Repairs - Others	895.77
Total 6300 · Repairs & Maintenance Supplies	<u>895.77</u>
6390 · Utilities	
6400 · Gas & Electric	862.27
Total 6390 · Utilities	<u>862.27</u>
6560 · Payroll Expenses	
6562 · Maintenance Payroll	357.50
6564 · Office Payroll	1,354.51
6610 · Payroll Taxes	141.18
Total 6560 · Payroll Expenses	<u>1,853.19</u>
6575 · Repairs & Maintenance	452.76
Total Expense	<u>16,491.12</u>
Net Ordinary Income	8,754.30
Other Income/Expense	
Other Income	
7000 · Other Income	
7070 · Refunds - IRS	95.84
Total 7000 · Other Income	<u>95.84</u>
Total Other Income	<u>95.84</u>
Net Other Income	<u>95.84</u>
Net Income	<u><u>8,850.14</u></u>

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Accrual Basis

Willow Run R.V. Condominium Association

Profit & Loss

January through October 2022

	Jan - Oct 22
Ordinary Income/Expense	
Income	
4020 · Fines & Penalties	375.00
4000 · Dues	237,582.00
4030 · Gate Cards & Openers	1,210.00
4051 · Vending Commission - Laundry	3,123.83
4070 · Club House	650.00
4080 · Playground	1,538.63
4090 · Late Charges/Finance Charges	2,027.36
4101 · Social Activities -	
4101e · Office Fund	320.00
4101f · Pork Chop Dinner	210.00
4101 · Social Activities - - Other	804.00
Total 4101 · Social Activities -	1,334.00
4102 · Miscellaneous Income	52.00
4104 · Mailboxes -	40.00
4150 · Legal Fees due from Lot Owners	707.50
Total Income	248,640.32
Gross Profit	248,640.32
Expense	
6105 · Social Activities	-19.03
6115 · Bad Debts	13,526.93
6175 · Gate Cards & Openers Expense	1,080.00
6176 · Grounds Beautification	1,735.10
6180 · Insurance	
6530 · Liability Insurance	15,102.68
6180 · Insurance - Other	735.80
Total 6180 · Insurance	15,838.48
6228 · Fuel Purchases	1,864.98
6230 · Licenses and Permits	713.50
6240 · Maintenance	
6445 · Beaches and Lakes	3,921.57
6242 · Building-Garage & Office	2,916.99
6247 · Park	
6247d · General Maintenance	6,974.00
6247e · Contracted Service Contract	47,846.94
Total 6247 · Park	54,820.94
6241 · Pool	18,822.47
6240 · Maintenance - Other	328.29
Total 6240 · Maintenance	80,810.26
6270 · Professional Fees	
6565 · Accounting	8,065.00
6280 · Legal Fees	3,934.50
Total 6270 · Professional Fees	11,999.50
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	4,537.92
6303 · Repairs - Others	2,602.75
6300 · Repairs & Maintenance Supplies - Other	87.64
Total 6300 · Repairs & Maintenance Supplies	7,228.31

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Willow Run R.V. Condominium Association
Profit & Loss
January through October 2022

	<u>Jan - Oct 22</u>
6390 · Utilities	
6400 · Gas & Electric	15,470.81
6410 · Water	27,234.82
6411 · Garbage Disposal	9,323.00
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Total 6390 · Utilities	52,028.63
6560 · Payroll Expenses	
6561 · Lifeguard Payroll	19,191.00
6562 · Maintenance Payroll	12,119.25
6564 · Office Payroll	8,361.24
6610 · Payroll Taxes	3,308.45
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Total 6560 · Payroll Expenses	42,979.94
6575 · Repairs & Maintenance	
6576 · Septic Fields	1,075.00
6577 · Water System	76.46
6575 · Repairs & Maintenance - Other	448.57
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Total 6575 · Repairs & Maintenance	1,600.03
6580 · Office Expense	
6265 · Postage	190.68
6581 · Supplies	1,158.24
6582 · Maintenance	717.42
6580 · Office Expense - Other	393.03
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Total 6580 · Office Expense	2,459.37
6600 · Taxes	
6620 · Property Tax	199.69
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Total 6600 · Taxes	199.69
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Total Expense	234,045.69
Net Ordinary Income	14,594.63
Other Income/Expense	
Other Income	
7000 · Other Income	
7010 · Interest Income	694.42
7070 · Refunds - IRS	95.84
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Total 7000 · Other Income	790.26
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Total Other Income	790.26
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Net Other Income	790.26
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Net Income	<u>15,384.89</u>

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Accrual Basis

Willow Run R.V. Condominium Association
Balance Sheet
As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1006 · ASSOCIATED CHECKING ACCOUNT	
1006a · Club House Fund - Associated	12,727.30
1006 · ASSOCIATED CHECKING ACCOUNT - Other	-1,653.49
Total 1006 · ASSOCIATED CHECKING ACCOUNT	11,073.81
1007 · ASSOCIATED MONEY MARKET ACCOUNT	18,366.30
1000 · Closed-Huntington Bank Checking	
1000a · Closed-Club House Fund	6,612.30
1000 · Closed-Huntington Bank Checking - Other	-6,612.30
Total 1000 · Closed-Huntington Bank Checking	0.00
1001 · Petty Cash	61.28
1008 · Advia Reserve Account	3,847.57
1009 · Advia Money Market	218,858.43
Total Checking/Savings	252,207.39
Accounts Receivable	
1500 · Accounts Receivable	-49,011.63
1502 · Legal Fees due from lot Members	375.14
1503 · Residency Fines	2,100.00
Total Accounts Receivable	-46,536.49
Total Current Assets	205,670.90
Fixed Assets	
1700 · Fixed Assets	
1701 · Furniture & Fixtures	12,606.09
1702 · Equipment-Maintenance	133,588.94
1705 · Buildings & Repairs	140,720.42
1706 · Transportation Equipment	27,727.75
1707 · Accumulated Depreciation	-759,341.05
1710 · Other Fixed Assets	
1713 · Mailboxes	15,990.00
1712 · Tennis courts	30,610.59
1703 · Pool	200,117.65
1703a · Lakes and Ponds	8,768.00
1704 · Road Improvements	226,681.16
1708 · Lift Station Equipment	53,051.57
1709 · Water System Improvement	295,893.24
1711 · Septic System Improvement	95,404.90
Total 1710 · Other Fixed Assets	926,517.11
Total 1700 · Fixed Assets	481,819.26
Total Fixed Assets	481,819.26
TOTAL ASSETS	687,490.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	792.27
Total Accounts Payable	792.27
Other Current Liabilities	
2300 · Benevolence Fund	717.71

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Willow Run R.V. Condominium Association
Balance Sheet
As of October 31, 2022

11/08/22

Accrual Basis

	<u>Oct 31, 22</u>
2100 · Payroll Liabilities	
2101 · WI Withholding	4.81
2102 · Fed/FICA Taxes Payable	341.98
2103 · WI UC Payable	2.06
2104 · Federal UC Payable	225.94
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Total 2100 · Payroll Liabilities	574.79
2201 · Sales Tax Payable	-137.08
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Total Other Current Liabilities	1,155.42
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Total Current Liabilities	1,947.69
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Total Liabilities	1,947.69
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Equity	
1110 · Retained Earnings	523,407.58
3010 · Reserve Funds - Water Project	146,750.00
Net Income	15,384.89
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Total Equity	685,542.47
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TOTAL LIABILITIES & EQUITY	687,490.16
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