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11/04/19

Accrual Basis

Willow Run R.V. Condominium Association

Profit & Loss

October 2019

	Oct 19
Ordinary Income/Expense	
Income	
4000 · Dues	22,590.00
4030 · Gate Cards & Openers	30.00
4051 · Vending Commission - Laundry	444.30
4090 · Late Charges/Finance Charges	352.91
4103 · Clothing	22.00
Total Income	23,439.21
Gross Profit	23,439.21
Expense	
6105 · Social Activities	46.08
6120 · Bank Service Charges	35.00
6180 · Insurance	
6530 · Liability Insurance	3,121.34
Total 6180 · Insurance	3,121.34
6240 · Maintenance	
6242a · Club House Enhancements	134.49
6247 · Park	
6247b · Cut Grass	200.00
6247e · Contracted Service Contract	5,268.12
Total 6247 · Park	5,468.12
6241 · Pool	1,979.10
Total 6240 · Maintenance	7,581.71
6270 · Professional Fees	
6565 · Accounting	875.00
Total 6270 · Professional Fees	875.00
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	172.34
6303 · Repairs - Others	396.94
Total 6300 · Repairs & Maintenance Supplies	569.28
6330 · Repairs	
6340 · Bldg Rprs-Clubhouse & Washrooms	88.50
Total 6330 · Repairs	88.50
6390 · Utilities	
6400 · Gas & Electric	1,553.65
6410 · Water	2,661.67
6415 · Telephone	251.59
Total 6390 · Utilities	4,466.91
6560 · Payroll Expenses	
6562 · Maintenance Payroll	500.00
6564 · Office Payroll	1,414.00
6610 · Payroll Taxes	277.42
Total 6560 · Payroll Expenses	2,191.42
6575 · Repairs & Maintenance	126.90

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Accrual Basis

Willow Run R.V. Condominium Association

Profit & Loss

October 2019

	<u>Oct 19</u>
6580 · Office Expense	
6265 · Postage	0.00
Total 6580 · Office Expense	<u>0.00</u>
Total Expense	<u>19,102.14</u>
Net Ordinary Income	4,337.07
Other Income/Expense	
Other Income	
7000 · Other Income	
7010 · Interest Income	55.78
Total 7000 · Other Income	<u>55.78</u>
Total Other Income	<u>55.78</u>
Net Other Income	<u>55.78</u>
Net Income	<u><u>4,392.85</u></u>

Willow Run R.V. Condominium Association
Profit & Loss
 January through October 2019

	Jan - Oct 19
Ordinary Income/Expense	
Income	
4020 · Fines & Penalties	3,766.14
4000 · Dues	225,760.00
4030 · Gate Cards & Openers	895.00
4051 · Vending Commission - Laundry	1,935.49
4070 · Club House	720.00
4090 · Late Charges/Finance Charges	4,144.17
4101 · Social Activities -	2,059.00
4102 · Miscellaneous Income	1,460.75
4103 · Clothing	144.00
4104 · Mailboxes -	160.00
4150 · Legal Fees due from Lot Owners	4,074.86
Total Income	245,119.41
Gross Profit	245,119.41
Expense	
6103 · Clothes - T-Shirts	611.90
6105 · Social Activities	1,381.47
6115 · Bad Debts	786.25
6120 · Bank Service Charges	59.00
6175 · Gate Cards & Openers Expense	1,078.00
6176 · Grounds Beautification	4,886.56
6180 · Insurance	
6530 · Liability Insurance	12,680.67
6180 · Insurance - Other	24,803.87
Total 6180 · Insurance	37,484.54
6225 · Janitorial Supplies	27.81
6228 · Fuel Purchases	2,050.60
6230 · Licenses and Permits	543.50
6240 · Maintenance	
6445 · Beaches and Lakes	80.00
6242 · Building-Garage & Office	1,612.68
6242a · Club House Enhancements	134.49
6244 · Equipment purchase & rental	500.05
6247 · Park	
6247b · Cut Grass	1,000.00
6247e · Contracted Service Contract	48,375.19
Total 6247 · Park	49,375.19
6241 · Pool	10,554.80
Total 6240 · Maintenance	62,257.21
6260 · Miscellaneous	166.14
6270 · Professional Fees	
6565 · Accounting	8,740.00
6280 · Legal Fees	4,666.16
Total 6270 · Professional Fees	13,406.16
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	7,099.03
6303 · Repairs - Others	2,636.89
Total 6300 · Repairs & Maintenance Supplies	9,735.92
6330 · Repairs	
6340 · Bldg Rprs-Clubhouse & Washrooms	258.50
Total 6330 · Repairs	258.50

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Accrual Basis

Willow Run R.V. Condominium Association

Profit & Loss

January through October 2019

	Jan - Oct 19
6390 · Utilities	
6400 · Gas & Electric	13,313.02
6410 · Water	34,208.71
6411 · Garbage Disposal	10,318.90
6415 · Telephone	2,573.49
Total 6390 · Utilities	60,414.12
6560 · Payroll Expenses	
6561 · Lifeguard Payroll	15,454.50
6562 · Maintenance Payroll	9,365.00
6564 · Office Payroll	8,284.50
6610 · Payroll Taxes	4,846.01
6560 · Payroll Expenses - Other	9.99
Total 6560 · Payroll Expenses	37,960.00
6575 · Repairs & Maintenance	
6576 · Septic Fields	10,511.22
6577 · Water System	1,704.00
6578 · Roads	103.87
6575 · Repairs & Maintenance - Other	168.00
Total 6575 · Repairs & Maintenance	12,487.09
6580 · Office Expense	
6265 · Postage	373.50
6581 · Supplies	611.30
6582 · Maintenance	466.87
6580 · Office Expense - Other	91.75
Total 6580 · Office Expense	1,543.42
Total Expense	247,138.19
Net Ordinary Income	-2,018.78
Other Income/Expense	
Other Income	
7000 · Other Income	
7010 · Interest Income	2,958.67
Total 7000 · Other Income	2,958.67
Total Other Income	2,958.67
Net Other Income	2,958.67
Net Income	939.89

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Accrual Basis

Willow Run R.V. Condominium Association

Balance Sheet

As of October 31, 2019

	Oct 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1006 · ASSOCIATED CHECKING ACCOUNT	
1006a · Club House Fund - Associated	10,723.30
1006 · ASSOCIATED CHECKING ACCOUNT - Other	-7,280.81
Total 1006 · ASSOCIATED CHECKING ACCOUNT	3,442.49
1007 · ASSOCIATED MONEY MARKET ACCOUNT	46,969.60
1000 · Huntington Bank Checking	
1000a · Club House Fund	6,612.30
1000 · Huntington Bank Checking - Other	-6,612.30
Total 1000 · Huntington Bank Checking	0.00
1001 · Petty Cash	61.28
1008 · Advia Reserve Account	2,094.74
1009 · Advia Money Market	205,711.19
Total Checking/Savings	258,279.30
Accounts Receivable	
1500 · Accounts Receivable	-28,636.19
1502 · Legal Fees due from lot Members	-9,734.33
1503 · Residency Fines	25,886.40
Total Accounts Receivable	-12,484.12
Other Current Assets	
1499 · Undeposited Funds	-90.00
Total Other Current Assets	-90.00
Total Current Assets	245,705.18
Fixed Assets	
1700 · Fixed Assets	
1701 · Furniture & Fixtures	12,607.14
1702 · Equipment-Maintenance	105,797.45
1705 · Buildings & Repairs	89,570.42
1706 · Transportation Equipment	10,500.00
1707 · Accumulated Depreciation	-574,011.00
1710 · Other Fixed Assets	
1713 · Mailboxes	15,990.00
1712 · Tennis courts	30,610.59
1703 · Pool	188,590.11
1703a · Lakes and Ponds	8,768.00
1704 · Road Improvements	201,256.16
1708 · Lift Station Equipment	53,051.57
1709 · Water System Improvement	295,893.24
1711 · Septic System Improvement	41,279.90
Total 1710 · Other Fixed Assets	835,439.57
Total 1700 · Fixed Assets	479,903.58
Total Fixed Assets	479,903.58
TOTAL ASSETS	725,608.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	5,767.36
Total Accounts Payable	5,767.36

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Accrual Basis

Willow Run R.V. Condominium Association

Balance Sheet

As of October 31, 2019

	<u>Oct 31, 19</u>
Other Current Liabilities	
2300 · Benevolence Fund	717.71
2100 · Payroll Liabilities	
2101 · WI Withholding	19.60
2102 · Fed/FICA Taxes Payable	343.86
2103 · WI UC Payable	122.50
2104 · Federal UC Payable	194.85
Total 2100 · Payroll Liabilities	<u>680.81</u>
2201 · Sales Tax Payable	-12.36
2210 · Deferred Revenue	24,362.00
Total Other Current Liabilities	<u>25,748.16</u>
Total Current Liabilities	<u>31,515.52</u>
Total Liabilities	31,515.52
Equity	
1110 · Retained Earnings	546,403.35
3010 · Reserve Funds - Water Project	146,750.00
Net Income	939.89
Total Equity	<u>694,093.24</u>
TOTAL LIABILITIES & EQUITY	<u><u>725,608.76</u></u>