

1:46 PM

Willow Run R.V. Condominium Association

Profit & Loss

October 2021

05/08/23

Accrual Basis

	Oct 21
Ordinary Income/Expense	
Income	
4000 · Dues	23,845.00
4030 · Gate Cards & Openers	10.00
4051 · Vending Commission - Laundry	1,700.60
4090 · Late Charges/Finance Charges	147.04
4101 · Social Activities -	750.00
4102 · Miscellaneous Income	3.00
Total Income	26,455.64
Gross Profit	26,455.64
Expense	
6115 · Bad Debts	-10.45
6176 · Grounds Beautification	145.81
6180 · Insurance	
6530 · Liability Insurance	4,145.02
Total 6180 · Insurance	4,145.02
6228 · Fuel Purchases	408.08
6240 · Maintenance	
6242 · Building-Garage & Office	185.00
6247 · Park	
6247d · General Maintenance	1,386.25
6247e · Contracted Service Contract	6,471.63
Total 6247 · Park	7,857.88
6241 · Pool	371.55
6240 · Maintenance - Other	126.59
Total 6240 · Maintenance	8,541.02
6270 · Professional Fees	
6585 · Accounting	650.00
Total 6270 · Professional Fees	650.00
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	284.67
6303 · Repairs - Others	113.31
Total 6300 · Repairs & Maintenance Supplies	397.98
6390 · Utilities	
6400 · Gas & Electric	641.17
6410 · Water	4,094.86
Total 6390 · Utilities	4,736.03
6560 · Payroll Expenses	
6562 · Maintenance Payroll	702.00
6564 · Office Payroll	1,507.50
6630 · Payroll Taxes	183.67
Total 6560 · Payroll Expenses	2,393.17
6575 · Repairs & Maintenance	
6576 · Septic Fields	52.77
Total 6575 · Repairs & Maintenance	52.77
Total Expense	21,459.43
Net Ordinary Income	4,996.21

1:46 PM

Willow Run R.V. Condominium Association

05/08/23

Profit & Loss

Accrual Basis

October 2021

	<u>Oct 21</u>
Other Income/Expense	
Other Income	
7000 - Other Income	
7010 - Interest Income	108.53
Total 7000 - Other Income	<u>108.53</u>
Total Other Income	<u>108.53</u>
Net Other Income	<u>108.53</u>
Net Income	<u><u>5,104.74</u></u>

1:46 PM

Willow Run R.V. Condominium Association

Profit & Loss

January through October 2021

05/08/23

Accrual Basis

	Jan - Oct 21
Ordinary Income/Expense	
Income	
4010 · Expedite fee for unit sale	100.00
4000 · Dues	235,763.19
4030 · Gate Cards & Openers	1,080.00
4051 · Vending Commission - Laundry	4,163.62
4070 · Club House	500.00
4090 · Late Charges/Finance Charges	3,434.84
4101 · Social Activities -	
4101e · Office Fund	705.00
4101 · Social Activities -- Other	885.00
Total 4101 · Social Activities -	1,590.00
4102 · Miscellaneous Income	780.75
4103 · Clothing	106.00
4104 · Mailboxes -	120.00
4150 · Legal Fees due from Lot Owners	341.00
Total Income	247,979.40
Gross Profit	247,979.40
Expense	
6105 · Social Activities	-949.00
6116 · Bad Debts	95.00
6120 · Bank Service Charges	46.00
6175 · Gate Cards & Openers Expense	1,080.00
6176 · Grounds Beautification	6,983.19
6180 · Insurance	
6530 · Liability Insurance	13,339.68
6180 · Insurance - Other	3,306.00
Total 6180 · Insurance	16,645.68
6228 · Fuel Purchases	1,616.24
6230 · Licenses and Permits	543.50
6240 · Maintenance	
6445 · Beaches and Lakes	8,718.43
6242 · Building-Garage & Office	2,020.30
6242a · Club House Enhancements	705.24
6247 · Park	
6247a · Snow Plow	527.50
6247d · General Maintenance	6,626.25
6247e · Contracted Service Contract	46,781.82
6247 · Park - Other	576.00
Total 6247 · Park	54,511.57
6241 · Pool	17,790.30
6246 · Tennis Courts	180.00
6240 · Maintenance - Other	657.43
Total 6240 · Maintenance	84,583.27
6270 · Professional Fees	
6565 · Accounting	8,740.00
6280 · Legal Fees	1,632.50
Total 6270 · Professional Fees	10,372.50
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	2,126.65
6303 · Repairs - Others	1,702.16
Total 6300 · Repairs & Maintenance Supplies	3,828.81

1:46 PM

05/08/23

Accrual Basis

Willow Run R.V. Condominium Association
Profit & Loss
January through October 2021

	Jan - Oct 21
6330 - Repairs:	
6340 - Bldg Rprs-Clubhouse & Washrooms	197.60
Total 6330 - Repairs	197.60
6390 - Utilities:	
6400 - Gas & Electric	15,024.62
6410 - Water	29,294.12
6411 - Garbage Disposal	5,005.00
Total 6390 - Utilities	49,323.74
6560 - Payroll Expenses:	
6561 - Lifeguard Payroll	17,381.50
6562 - Maintenance Payroll	9,506.50
6564 - Office Payroll	8,163.25
6610 - Payroll Taxes	2,794.84
Total 6560 - Payroll Expenses	37,846.09
6575 - Repairs & Maintenance:	
6576 - Septic Fields	1,925.52
6575 - Repairs & Maintenance - Other	4,691.86
Total 6575 - Repairs & Maintenance	6,617.38
6580 - Office Expense:	
6265 - Postage	167.50
6581 - Supplies	466.23
6582 - Maintenance	657.06
6580 - Office Expense - Other	536.54
Total 6580 - Office Expense	1,827.33
6600 - Taxes:	
6620 - Property Tax	587.22
Total 6600 - Taxes	587.22
Total Expense	221,244.55
Net Ordinary Income	26,734.85
Other Income/Expense:	
Other Income:	
7000 - Other Income	
7010 - Interest Income	1,046.48
Total 7000 - Other Income	1,046.48
Total Other Income	1,046.48
Net Other income	1,046.48
Net Income	27,781.33

Willow Run R.V. Condominium Association

Balance Sheet

As of October 31, 2021

06/08/23

Accrual Basis

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1006 - ASSOCIATED CHECKING ACCOUNT	
1006a - Club House Fund - Associated	11,523.30
1006 - ASSOCIATED CHECKING ACCOUNT - Other	-3,950.70
Total 1006 - ASSOCIATED CHECKING ACCOUNT	7,572.60
1007 - ASSOCIATED MONEY MARKET ACCOUNT	40,361.67
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	1,544.74
1009 - Advia Money Market	244,586.62
Total Checking/Savings	294,126.91
Accounts Receivable	
1500 - Accounts Receivable	-43,005.12
1502 - Legal Fees due from lot Members	-9,734.33
1503 - Residency Fines	25,736.40
Total Accounts Receivable	-27,003.05
Other Current Assets	
1499 - Undeposited Funds	285.00
Total Other Current Assets	285.00
Total Current Assets	267,408.86
Fixed Assets	
1700 - Fixed Assets	
1701 - Furniture & Fixtures	12,607.14
1702 - Equipment-Maintenance	107,604.84
1705 - Buildings & Repairs	94,170.42
1706 - Transportation Equipment	10,500.00
1707 - Accumulated Depreciation	-698,696.00
1710 - Other Fixed Assets	
1713 - Mailboxes	15,990.00
1712 - Tennis courts	30,610.59
1703 - Pool	196,073.11
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	922,472.57
Total 1700 - Fixed Assets	448,658.97
Total Fixed Assets	448,658.97
TOTAL ASSETS	716,067.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	7,687.19
Total Accounts Payable	7,687.19

1:45 PM

Willow Run R.V. Condominium Association

Balance Sheet

05/08/23

As of October 31, 2021

Accrual Basis

	<u>Oct 31, 21</u>
Other Current Liabilities	
2300 - Benevolence Fund	717.71
2100 - Payroll Liabilities	
2101 - WI Withholding	15.77
2102 - Fed/FICA Taxes Payable	425.04
2103 - WI UC Payable	2.65
2104 - Federal UC Payable	209.04
Total 2100 - Payroll Liabilities	<u>652.50</u>
2201 - Sales Tax Payable	<u>-85.25</u>
Total Other Current Liabilities	<u>1,284.96</u>
Total Current Liabilities	<u>8,972.15</u>
Total Liabilities	<u>8,972.15</u>
Equity	
1110 - Retained Earnings	532,564.35
3010 - Reserve Funds - Water Project	146,750.00
Net Income	27,781.33
Total Equity	<u>707,095.68</u>
TOTAL LIABILITIES & EQUITY	<u><u>716,067.83</u></u>