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# Willow Run R.V. Condominium Association

10/07/21

## Profit & Loss

Accrual Basis

September 2021

	<u>Sep 21</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Dues	23,845.00
4030 · Gate Cards & Openers	35.00
4090 · Late Charges/Finance Charges	290.90
4102 · Miscellaneous Income	14.00
<b>Total Income</b>	<u>24,184.90</u>
<b>Gross Profit</b>	24,184.90
<b>Expense</b>	
6105 · Social Activities	-2,215.78
6115 · Bad Debts	10.45
6120 · Bank Service Charges	12.00
6180 · Insurance	
6530 · Liability Insurance	-1,652.00
6180 · Insurance - Other	-735.80
<b>Total 6180 · Insurance</b>	<u>-2,387.80</u>
6240 · Maintenance	
6242 · Building-Garage & Office	530.00
6247 · Park	
6247d · General Maintenance	842.00
6247e · Contracted Service Contract	4,314.42
<b>Total 6247 · Park</b>	<u>5,156.42</u>
<b>Total 6240 · Maintenance</b>	5,686.42
6300 · Repairs & Maintenance Supplies	
6303 · Repairs - Others	606.88
<b>Total 6300 · Repairs &amp; Maintenance Supplies</b>	<u>606.88</u>
6390 · Utilities	
6400 · Gas & Electric	1,629.27
6410 · Water	4,569.16
6411 · Garbage Disposal	450.00
<b>Total 6390 · Utilities</b>	<u>6,648.43</u>
6560 · Payroll Expenses	
6561 · Lifeguard Payroll	3,920.00
6562 · Maintenance Payroll	1,274.00
6564 · Office Payroll	1,162.50
6610 · Payroll Taxes	532.00
<b>Total 6560 · Payroll Expenses</b>	<u>6,888.50</u>
6580 · Office Expense	30.00
<b>Total Expense</b>	<u>15,279.10</u>
<b>Net Ordinary Income</b>	8,905.80
<b>Other Income/Expense</b>	
<b>Other Income</b>	
7000 · Other Income	
7010 · Interest Income	0.37
<b>Total 7000 · Other Income</b>	<u>0.37</u>
<b>Total Other Income</b>	0.37
<b>Net Other Income</b>	0.37
<b>Net Income</b>	<u><u>8,906.17</u></u>

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Accrual Basis

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

	<u>Jan - Sep 21</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4010 · Expedite fee for unit sale	100.00
4000 · Dues	211,918.19
4030 · Gate Cards & Openers	1,070.00
4051 · Vending Commission - Laundry	2,463.02
4070 · Club House	500.00
4090 · Late Charges/Finance Charges	3,287.80
4101 · Social Activities -	135.00
4101e · Office Fund	705.00
4102 · Miscellaneous Income	777.75
4103 · Clothing	106.00
4104 · Mailboxes -	120.00
4150 · Legal Fees due from Lot Owners	341.00
<b>Total Income</b>	<u>221,523.76</u>
<b>Gross Profit</b>	221,523.76
<b>Expense</b>	
6105 · Social Activities	-949.00
6115 · Bad Debts	105.45
6120 · Bank Service Charges	46.00
6175 · Gate Cards & Openers Expense	1,080.00
6176 · Grounds Beautification	6,837.38
6180 · Insurance	
6530 · Liability Insurance	9,444.66
6180 · Insurance - Other	3,306.00
<b>Total 6180 · Insurance</b>	<u>12,750.66</u>
6228 · Fuel Purchases	1,208.16
6230 · Licenses and Permits	543.50
6240 · Maintenance	
6445 · Beaches and Lakes	8,718.43
6242 · Building-Garage & Office	1,091.45
6242a · Club House Enhancements	705.24
6247 · Park	
6247a · Snow Plow	527.50
6247d · General Maintenance	5,240.00
6247e · Contracted Service Contract	40,310.19
6247 · Park - Other	576.00
<b>Total 6247 · Park</b>	<u>46,653.69</u>
6241 · Pool	17,418.75
6240 · Maintenance - Other	404.25
<b>Total 6240 · Maintenance</b>	<u>74,991.81</u>
6270 · Professional Fees	
6565 · Accounting	7,350.00
6280 · Legal Fees	488.00
<b>Total 6270 · Professional Fees</b>	<u>7,838.00</u>
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	1,384.05
6303 · Repairs - Others	1,255.43
<b>Total 6300 · Repairs &amp; Maintenance Supplies</b>	<u>2,639.48</u>
6330 · Repairs	
6340 · Bldg Rprs-Clubhouse & Washrooms	197.60
<b>Total 6330 · Repairs</b>	<u>197.60</u>

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Accrual Basis

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

	<u>Jan - Sep 21</u>
6390 · Utilities	
6400 · Gas & Electric	14,383.45
6410 · Water	25,199.26
6411 · Garbage Disposal	5,005.00
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Total 6390 · Utilities	44,587.71
6560 · Payroll Expenses	
6561 · Lifeguard Payroll	17,381.50
6562 · Maintenance Payroll	8,804.50
6564 · Office Payroll	6,655.75
6610 · Payroll Taxes	2,748.87
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Total 6560 · Payroll Expenses	35,590.62
6575 · Repairs & Maintenance	
6576 · Septic Fields	1,084.00
6575 · Repairs & Maintenance - Other	4,691.86
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Total 6575 · Repairs & Maintenance	5,775.86
6580 · Office Expense	
6265 · Postage	167.50
6581 · Supplies	466.23
6582 · Maintenance	657.06
6580 · Office Expense - Other	536.54
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Total 6580 · Office Expense	1,827.33
6600 · Taxes	
6620 · Property Tax	587.22
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Total 6600 · Taxes	587.22
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Total Expense	195,657.78
Net Ordinary Income	25,865.98
Other Income/Expense	
Other Income	
7000 · Other Income	
7010 · Interest Income	830.82
7020 · Dividend Income	250.00
7070 · Refunds - IRS	137.70
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Total 7000 · Other Income	1,218.52
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Total Other Income	1,218.52
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Net Other Income	1,218.52
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Net Income	<u>27,084.50</u>

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## Willow Run R.V. Condominium Association

## Balance Sheet

As of September 30, 2021

10/07/21

Accrual Basis

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1006 · ASSOCIATED CHECKING ACCOUNT	
1006a · Club House Fund - Associated	10,773.30
1006 · ASSOCIATED CHECKING ACCOUNT - Other	6,112.27
<b>Total 1006 · ASSOCIATED CHECKING ACCOUNT</b>	16,885.57
1007 · ASSOCIATED MONEY MARKET ACCOUNT	40,361.33
1000 · Closed-Huntington Bank Checking	
1000a · Closed-Club House Fund	6,612.30
1000 · Closed-Huntington Bank Checking - Other	-6,612.30
<b>Total 1000 · Closed-Huntington Bank Checking</b>	0.00
1001 · Petty Cash	61.28
1008 · Advia Reserve Account	669.74
1009 · Advia Money Market	295,586.30
<b>Total Checking/Savings</b>	353,564.22
<b>Accounts Receivable</b>	
1500 · Accounts Receivable	-47,485.84
1502 · Legal Fees due from lot Members	-9,734.33
1503 · Residency Fines	25,736.40
<b>Total Accounts Receivable</b>	-31,483.77
<b>Total Current Assets</b>	322,080.45
<b>Fixed Assets</b>	
<b>1700 · Fixed Assets</b>	
1701 · Furniture & Fixtures	12,607.14
1702 · Equipment-Maintenance	106,014.87
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	41,279.90
<b>Total 1710 · Other Fixed Assets</b>	868,347.57
<b>Total 1700 · Fixed Assets</b>	392,944.00
<b>Total Fixed Assets</b>	392,944.00
<b>TOTAL ASSETS</b>	<b>715,024.45</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 · Accounts Payable	6,128.43
<b>Total Accounts Payable</b>	6,128.43
Other Current Liabilities	
2300 · Benevolence Fund	717.71

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Accrual Basis

**Willow Run R.V. Condominium Association**  
**Balance Sheet**  
As of September 30, 2021

	<u>Sep 30, 21</u>
<b>2100 · Payroll Liabilities</b>	
2101 · WI Withholding	455.82
2102 · Fed/FICA Taxes Payable	1,185.48
2103 · WI UC Payable	26.37
2104 · Federal UC Payable	197.04
<b>Total 2100 · Payroll Liabilities</b>	<u>1,864.71</u>
<b>2201 · Sales Tax Payable</b>	-85.25
<b>Total Other Current Liabilities</b>	<u>2,497.17</u>
<b>Total Current Liabilities</b>	<u>8,625.60</u>
<b>Total Liabilities</b>	8,625.60
<b>Equity</b>	
1110 · Retained Earnings	532,564.35
3010 · Reserve Funds - Water Project	146,750.00
Net Income	27,084.50
<b>Total Equity</b>	<u>706,398.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>715,024.45</u></u>