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Willow Run R.V. Condominium Association

05/04/23

Profit & Loss

Accrual Basis

April 2023

	Apr 23
Ordinary Income/Expense	
Income	
4000 * Dues	23,845.00
4030 * Gate Cards & Openers	45.00
4051 * Vending Commission - Laundry	64.66
4090 * Late Charges/Finance Charges	274.46
4102 * Miscellaneous Income	2.00
4150 * Legal Fees due from Lot Owners	1,404.85
Total Income	25,625.97
Gross Profit	25,625.97
Expense	
6180 * Insurance	
6330 * Liability Insurance	3,664.15
Total 6180 - Insurance	3,664.15
6240 * Maintenance	
6247 * Park	
6247d * General Maintenance	742.50
6247e * Contracted Service Contract	4,443.86
Total 6247 * Park	5,186.36
Total 6240 - Maintenance	5,186.36
6270 * Professional Fees	
6280 * Legal Fees	1,404.85
Total 6270 - Professional Fees	1,404.85
6390 * Utilities	
6400 * Gas & Electric	927.06
6410 * Water	2,233.99
Total 6390 * Utilities	3,161.05
6560 * Payroll Expenses	
6562 * Maintenance Payroll	312.00
6564 * Office Payroll	756.00
6610 * Payroll Taxes	89.40
Total 6560 * Payroll Expenses	1,157.40
6580 * Office Expense	
6582 * Maintenance	826.03
6580 * Office Expense- Other	8.39
Total 6580 - Office Expense	834.42
Total Expense	15,467.23
Net Ordinary Income	10,218.74
Other Income/Expense	
Other Income	
7000 * Other Income	
7010 * Interest Income	10.42
Total 7000 * Other Income	10.42
Total Other Income	10.42
Net Other Income	10.42
Net Income	10,229.16

Willow Run R.V. Condominium Association

Profit & Loss

January through April 2023

05/04/23

Accrual Basis

	Jan - Apr 23
Ordinary Income/Expense:	
Income	
4000 - Dues	94,715.00
4030 - Gate Cards & Openers	45.00
4051 - Vending Commission - Laundry	183.61
4090 - Late Charges/Finance Charges	832.44
4102 - Miscellaneous Income	2.00
4150 - Legal Fees due from Lot Owners	2,077.69
Total Income	97,855.74
Gross Profit	97,855.74
Expense:	
6105 - Social Activities	93.57
6180 - Insurance:	
6530 - Liability Insurance	7,328.30
6180 - Insurance - Other	483.10
Total 6180 - Insurance	7,791.40
6230 - Licenses and Permits	143.50
6240 - Maintenance:	
6445 - Beaches and Lakes	1,575.00
6242a - Club House Enhancements	578.05
6247 - Park:	
6247d - General Maintenance	1,537.50
6247e - Contracted Service Contract	19,997.37
Total 6247 - Park	21,534.87
6240 - Maintenance - Other	347.55
Total 6240 - Maintenance	24,029.47
6270 - Professional Fees:	
6665 - Accounting	1,320.00
6280 - Legal Fees	2,077.69
Total 6270 - Professional Fees	3,397.69
6300 - Repairs & Maintenance Supplies:	
6301 - Maintenance Supplies	644.58
6303 - Repairs - Others	666.49
Total 6300 - Repairs & Maintenance Supplies	1,311.07
6390 - Utilities:	
6400 - Gas & Electric	3,890.56
6410 - Water	7,803.40
6411 - Garbage Disposal	1,032.00
Total 6390 - Utilities	12,726.06
6560 - Payroll Expenses:	
6562 - Maintenance Payroll	1,014.00
6564 - Office Payroll	756.00
6610 - Payroll Taxes	148.15
Total 6560 - Payroll Expenses	1,918.15
6575 - Repairs & Maintenance:	
6576 - Septic Fields	360.00
6575 - Repairs & Maintenance - Other	25.28
Total 6575 - Repairs & Maintenance	385.28

Willow Run R.V. Condominium Association

05/04/23

Balance Sheet

Accrual Basis

As of April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings:	
1006 - ASSOCIATED CHECKING ACCOUNT	12,632.30
1006a - Club House Fund - Associated	1,406.70
1006 - ASSOCIATED CHECKING ACCOUNT - Other	
Total 1006 - ASSOCIATED CHECKING ACCOUNT	14,039.00
1007 - ASSOCIATED MONEY MARKET ACCOUNT	63,413.49
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	61.26
1008 - Advia Reserve Account	6,034.86
1009 - Advia Money Market	247,948.66
Total Checking/Savings	331,496.29
Accounts Receivable	
1500 - Accounts Receivable	-52,243.16
1502 - Legal Fees due from lot Members	375.14
1503 - Residency Fines	2,100.00
Total Accounts Receivable	-59,768.02
Other Current Assets	
1504 - Due from City of Elkhorn	570.00
Total Other Current Assets	570.00
Total Current Assets	272,300.27
Fixed Assets	
1700 - Fixed Assets:	
1701 - Furniture & Fixtures	15,018.60
1702 - Equipment-Maintenance	134,026.77
1705 - Buildings & Repairs	141,566.67
1706 - Transportation Equipment	27,727.76
1707 - Accumulated Depreciation	-759,341.05
1710 - Other Fixed Assets	
1711 - Mailboxes	15,890.00
1712 - Tennis courts	30,610.69
1703 - Pool	200,117.65
1703a - Lakes and Ponds	8,768.00
1704 - Road Improvements	226,681.16
1708 - Lift Station Equipment	63,051.57
1709 - Water System Improvement	295,893.24
1711 - Septic System Improvement	95,422.80
Total 1710 - Other Fixed Assets	929,535.01
Total 1700 - Fixed Assets	488,533.95
Total Fixed Assets	488,533.95
TOTAL ASSETS	760,834.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	3,091.05
Total Accounts Payable	3,091.05