

8:58 AM

05/01/20

Accrual Basis

# Willow Run R.V. Condominium Association

## Profit & Loss

April 2020

	Apr 20
<b>Ordinary Income/Expense</b>	
Income	
4000 - Dues	23,845.00
4051 - Vending Commission - Laundry	52.66
4090 - Late Charges/Finance Charges	371.65
<b>Total Income:</b>	<b>24,269.31</b>
<b>Gross Profit</b>	<b>24,269.31</b>
Expense	
6180 - Insurance	
6530 - Liability Insurance	3,128.96
<b>Total 6180 - Insurance</b>	<b>3,128.96</b>
6230 - Licenses and Permits	10.00
6240 - Maintenance	
6247 - Park	
6247e - Contracted Service Contract	4,106.62
<b>Total 6247 - Park</b>	<b>4,106.62</b>
<b>Total 6240 - Maintenance</b>	<b>4,106.62</b>
6300 - Repairs & Maintenance Supplies	
6301 - Maintenance Supplies	902.33
6303 - Repairs - Others	86.49
<b>Total 6300 - Repairs &amp; Maintenance Supplies</b>	<b>988.82</b>
6390 - Utilities	
6400 - Gas & Electric	737.39
<b>Total 6390 - Utilities</b>	<b>737.39</b>
6560 - Payroll Expenses	
6562 - Maintenance Payroll	350.00
6564 - Office Payroll	259.00
6510 - Payroll Taxes	55.11
<b>Total 6560 - Payroll Expenses</b>	<b>664.11</b>
6580 - Office Expense	
6581 - Supplies	227.72
6580 - Office Expense - Other	1,753.10
<b>Total 6580 - Office Expense</b>	<b>1,980.82</b>
<b>Total Expense:</b>	<b>11,616.72</b>
<b>Net Ordinary Income</b>	<b>12,652.59</b>
<b>Net Income</b>	<b>12,652.59</b>

## Willow Run R.V. Condominium Association

## Profit &amp; Loss

05/01/20

January through April 2020

Accrual Basis

	Jan - Apr 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4020 · Fines & Penalties	817.94
4000 · Dues	95,950.00
4051 · Vending Commission - Laundry	222.16
4090 · Late Charges/Finance Charges	1,676.86
4150 · Legal Fees due from Lot Owners	586.10
<b>Total Income</b>	<b>99,252.86</b>
<b>Gross Profit</b>	<b>99,252.86</b>
<b>Expense</b>	
6120 · Bank Service Charges	0.00
6180 · Insurance	
6630 · Liability Insurance	6,257.91
6180 · Insurance - Other	463.10
<b>Total 6180 · Insurance</b>	<b>6,721.01</b>
6230 · Licenses and Permits	253.60
6240 · Maintenance	
6242a · Club House Enhancements	110.81
6247 · Park	
6247e · Contracted Service Contract	16,426.48
<b>Total 6247 · Park</b>	<b>16,426.48</b>
<b>Total 6240 · Maintenance</b>	<b>16,537.29</b>
6260 · Miscellaneous	817.94
6270 · Professional Fees	
6665 · Accounting	2,670.00
6280 · Legal Fees	-1,333.67
<b>Total 6270 · Professional Fees</b>	<b>1,336.43</b>
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	2,077.72
6303 · Repairs - Others	732.76
<b>Total 6300 · Repairs &amp; Maintenance Supplies</b>	<b>2,810.48</b>
6390 · Utilities	
6395 · Service Update on Lots	2,452.00
6400 · Gas & Electric	3,217.88
6410 · Water	4,072.53
6411 · Garbage Disposal	1,317.00
<b>Total 6390 · Utilities</b>	<b>11,059.41</b>
6560 · Payroll Expenses	
6562 · Maintenance Payroll	993.75
6564 · Office Payroll	259.00
6610 · Payroll Taxes	114.00
<b>Total 6560 · Payroll Expenses</b>	<b>1,366.75</b>
6575 · Repairs & Maintenance	150.76
6580 · Office Expense	
6265 · Postage	27.00
6581 · Supplies	232.66
6580 · Office Expense - Other	1,853.10
<b>Total 6580 · Office Expense</b>	<b>2,112.76</b>

8:59 AM

**Willow Run R.V. Condominium Association**

**Profit & Loss**

05/01/20

January through April 2020

Accrual Basis

	Jan - Apr 20
6600 - Taxes	
6640 - Federal Tax	295.00
Total 6600 - Taxes	295.00
Total Expense	43,461.33
Net Ordinary Income	55,791.53
Other Income/Expense	
Other Income	
7000 - Other Income	
7010 - Interest Income	739.34
Total 7000 - Other Income	739.34
Total Other Income	739.34
Net Other Income	739.34
Net Income	56,530.87

## Willow Run R.V. Condominium Association

## Balance Sheet

05/01/20

As of April 30, 2020

Accrual Basis

	Apr 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1006 - ASSOCIATED CHECKING ACCOUNT	
1006a - Club House Fund - Associated	10,723.30
1006 - ASSOCIATED CHECKING ACCOUNT - Other	10,715.24
<b>Total 1006 - ASSOCIATED CHECKING ACCOUNT</b>	<b>21,438.54</b>
1007 - ASSOCIATED MONEY MARKET ACCOUNT	97,302.99
1000 - Huntington Bank Checking	
1000a - Club House Fund	6,612.30
1000 - Huntington Bank Checking - Other	-6,612.30
<b>Total 1000 - Huntington Bank Checking</b>	<b>0.00</b>
1001 - Petty Cash	61.28
1008 - Advia Reserve Account	2,094.74
1009 - Advia Money Market	229,455.20
<b>Total Checking/Savings</b>	<b>350,352.75</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	-46,369.97
1502 - Legal Fees due from lot Members	-9,734.33
1503 - Residency Fines	25,886.40
<b>Total Accounts Receivable</b>	<b>-30,217.90</b>
<b>Total Current Assets</b>	<b>320,134.85</b>
<b>Fixed Assets</b>	
<b>1700 - Fixed Assets</b>	
1701 - Furniture & Fixtures	12,607.14
1702 - Equipment-Maintenance	105,497.92
1705 - Buildings & Repairs	89,570.42
1706 - Transportation Equipment	10,500.00
1707 - Accumulated Depreciation	-632,513.00
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
<b>Total 1710 - Other Fixed Assets</b>	<b>835,439.57</b>
<b>Total 1700 - Fixed Assets</b>	<b>421,102.05</b>
<b>Total Fixed Assets</b>	<b>421,102.05</b>
<b>TOTAL ASSETS</b>	<b>741,236.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 - Accounts Payable	737.39
<b>Total Accounts Payable</b>	<b>737.39</b>
<b>Other Current Liabilities</b>	
2300 - Benevolence Fund	717.71

9:01 AM

05/01/20

Accrual Basis

**Willow Run R.V. Condominium Association**  
**Balance Sheet**  
**As of April 30, 2020**

	<u>Apr 30, 20</u>
2100 - Payroll Liabilities	
2102 - Fed/FICA Taxes Payable	94.18
2103 - WI UC Payable	4.87
2104 - Federal UC Payable	7.49
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<b>Total 2100 - Payroll Liabilities</b>	<b>106.54</b>
2201 - Sales Tax Payable	-44.16
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<b>Total Other Current Liabilities</b>	<b>780.09</b>
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<b>Total Current Liabilities</b>	<b>1,517.48</b>
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<b>Total Liabilities</b>	<b>1,517.48</b>
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<b>Equity</b>	
1110 - Retained Earnings	536,438.55
3010 - Reserve Funds - Water Project	146,750.00
Net Income	56,530.87
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<b>Total Equity</b>	<b>739,719.42</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>741,236.90</b>
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