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Willow Run R.V. Condominium Association

Profit & Loss

April 2021

05/06/21

Accrual Basis

	Apr 21
Ordinary Income/Expense	
Income	
4000 - Dues	23,865.00
4030 - Gate Cards & Openers	95.00
4051 - Vending Commission - Laundry	14.15
4090 - Late Charges/Finance Charges	257.33
4102 - Miscellaneous Income	12.00
Total Income	24,243.48
Gross Profit	24,243.48
Expense	
6175 - Gate Cards & Openers Expense	520.00
6180 - Insurance	
6530 - Liability Insurance	3,493.28
6180 - Insurance - Other	-463.10
Total 6180 - Insurance	3,030.18
6230 - Licenses and Permits	100.00
6240 - Maintenance	
6242a - Club House Enhancements	419.00
6247 - Park	
6247e - Contracted Service Contract	7,215.73
Total 6247 - Park	7,215.73
6241 - Pool	1,582.50
6240 - Maintenance - Other	404.25
Total 6240 - Maintenance	9,621.48
6300 - Repairs & Maintenance Supplies	
6301 - Maintenance Supplies	62.32
6303 - Repairs - Others	89.14
Total 6300 - Repairs & Maintenance Supplies	151.46
6390 - Utilities	
6400 - Gas & Electric	911.50
6410 - Water	847.81
Total 6390 - Utilities	1,759.31
6560 - Payroll Expenses	
6562 - Maintenance Payroll	442.00
6564 - Office Payroll	449.50
6610 - Payroll Taxes	74.10
Total 6560 - Payroll Expenses	965.60
6580 - Office Expense	
6582 - Maintenance	657.06
Total 6580 - Office Expense	657.06
Total Expense	16,805.09
Net Ordinary Income	7,438.39
Net Income	7,438.39

Willow Run R.V. Condominium Association

Profit & Loss

January through April 2021

	Jan - Apr 21
Ordinary Income/Expense	
Income	
4000 * Dues	95,400.00
4030 * Gate Cards & Openers	95.00
4051 * Vending Commission - Laundry	1,632.53
4090 * Late Charges/Finance Charges	2,330.94
4102 * Miscellaneous Income	697.75
4150 * Legal Fees due from Lot Owners	341.00
Total Income	<u>100,497.22</u>
Gross Profit	100,497.22
Expense	
6175 * Gate Cards & Openers Expense	520.00
6180 * Insurance	
6530 * Liability Insurance	7,306.66
6180 * Insurance - Other	2.00
Total 6180 * Insurance	<u>7,308.66</u>
6230 * Licenses and Permits	243.50
6240 * Maintenance	
6445 * Beaches and Lakes	279.58
6242a * Club House Enhancements	419.00
6247 * Park	
6247a * Snow Plow	527.50
6247e * Contracted Service Contract	20,290.19
Total 6247 * Park	<u>20,817.69</u>
6241 * Pool	1,582.50
6240 * Maintenance - Other	404.25
Total 6240 * Maintenance	<u>23,503.02</u>
6270 * Professional Fees	
6565 * Accounting	3,035.00
6280 * Legal Fees	341.00
Total 6270 * Professional Fees	<u>3,376.00</u>
6300 * Repairs & Maintenance Supplies	
6301 * Maintenance Supplies	166.78
6303 * Repairs - Others	89.14
Total 6300 * Repairs & Maintenance Supplies	<u>255.92</u>
6390 * Utilities	
6400 * Gas & Electric	4,964.18
6410 * Water	2,853.35
6411 * Garbage Disposal	1,005.00
Total 6390 * Utilities	<u>8,822.53</u>
6560 * Payroll Expenses	
6562 * Maintenance Payroll	1,118.00
6564 * Office Payroll	449.50
6610 * Payroll Taxes	130.68
Total 6560 * Payroll Expenses	<u>1,698.18</u>
6575 * Repairs & Maintenance	
6575 * Septic Fields	134.00
6575 * Repairs & Maintenance - Other	4,816.86
Total 6575 * Repairs & Maintenance	<u>4,950.86</u>

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Profit & Loss

January through April 2021

	<u>Jan - Apr 21</u>
6580 - Office Expense	
6265 - Postage	0.00
6581 - Supplies	230.00
6582 - Maintenance	657.06
6580 - Office Expense - Other	330.00
Total 6580 - Office Expense	1,217.06
6600 - Taxes	
6620 - Property Tax	331.36
Total 6600 - Taxes	331.36
Total Expense	52,227.09
Net Ordinary Income	48,270.13
Other Income/Expense	
Other Income	
7000 - Other Income	
7010 - Interest Income	297.57
7020 - Dividend Income	250.00
Total 7000 - Other Income	547.57
Total Other Income	547.57
Net Other Income	547.57
Net Income	48,817.70

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05/06/21

Accrual Basis

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

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1006 - ASSOCIATED CHECKING ACCOUNT	10,773.30
1006a - Club House Fund - Associated	15,274.54
1006 - ASSOCIATED CHECKING ACCOUNT - Other	
Total 1006 - ASSOCIATED CHECKING ACCOUNT	26,047.84
1007 - ASSOCIATED MONEY MARKET ACCOUNT	91,357.45
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	669.74
1009 - Advia Money Market	276,131.93
Total Checking/Savings	394,268.24
Accounts Receivable	
1500 - Accounts Receivable	-63,158.39
1502 - Legal Fees due from lot Members	-9,734.33
1503 - Residency Fines	25,736.40
Total Accounts Receivable	-47,156.32
Total Current Assets	347,111.92
Fixed Assets	
1700 - Fixed Assets	
1701 - Furniture & Fixtures	12,607.14
1702 - Equipment-Maintenance	105,497.92
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	30,810.59
1703 - Pool	196,073.11
1703a - Lakes and Ponds	8,768.00
1704 - Road Improvements	220,681.16
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	862,347.57
Total 1700 - Fixed Assets	386,427.05
Total Fixed Assets	386,427.05
TOTAL ASSETS	733,538.97
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	4,613.11
2000 - Accounts Payable	4,613.11
Total Accounts Payable	4,613.11
Other Current Liabilities	
2300 - Benevolence Fund	717.71

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Accrual Basis

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Balance Sheet
As of April 30, 2021

	<u>Apr 30, 21</u>
2100 - Payroll Liabilities	
2102 - Fed/FICA Taxes Payable	151.42
2103 - WI UC Payable	0.54
2104 - Federal UC Payable	9.39
Total 2100 - Payroll Liabilities	161.35
2201 - Sales Tax Payable	-85.25
Total Other Current Liabilities	793.81
Total Current Liabilities	5,406.92
Total Liabilities	5,406.92
Equity	
1110 - Retained Earnings	532,564.35
3010 - Reserve Funds- Water Project	146,750.00
Net Income	48,817.70
Total Equity	728,132.05
TOTAL LIABILITIES & EQUITY	733,538.97