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04/04/23  
Accrual Basis

Willow Run R.V. Condominium Association  
Profit & Loss  
March 2023

	Mar 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Dues	23,845.00
4051 · Vending Commission - Laundry	6.44
4090 · Late Charges/Finance Charges	271.20
4150 · Legal Fees due from Lot Owners	385.34
<b>Total Income</b>	<u>24,507.98</u>
<b>Gross Profit</b>	24,507.98
<b>Expense</b>	
6230 · Licenses and Permits	37.50
6240 · Maintenance	
6242a · Club House Enhancements	436.67
6247 · Park	
6247d · General Maintenance	457.50
6247e · Contracted Service Contract	6,665.79
<b>Total 6247 · Park</b>	<u>7,123.29</u>
6240 · Maintenance - Other	341.55
<b>Total 6240 · Maintenance</b>	<u>7,901.51</u>
6270 · Professional Fees	
6280 · Legal Fees	385.34
<b>Total 6270 · Professional Fees</b>	<u>385.34</u>
6300 · Repairs & Maintenance Supplies	
6301 · Maintenance Supplies	251.34
6303 · Repairs - Others	553.63
<b>Total 6300 · Repairs &amp; Maintenance Supplies</b>	<u>804.97</u>
6390 · Utilities	
6400 · Gas & Electric	1,000.45
6410 · Water	1,758.79
<b>Total 6390 · Utilities</b>	<u>2,759.24</u>
6560 · Payroll Expenses	
6562 · Maintenance Payroll	286.00
6610 · Payroll Taxes	23.93
<b>Total 6560 · Payroll Expenses</b>	<u>309.93</u>
6575 · Repairs & Maintenance	25.28
<b>Total Expense</b>	<u>12,223.77</u>
<b>Net Ordinary Income</b>	<u>12,284.21</u>
<b>Net Income</b>	<u>12,284.21</u>

## Willow Run R.V. Condominium Association

## Profit &amp; Loss

04/04/23

January through March 2023

Accrual Basis

	Jan - Mar 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 * Dues	71,535.00
4051 * Vending Commission - Laundry	128.95
4090 * Late Charges/Finance Charges	685.87
4150 * Legal Fees due from Lot Owners	672.84
<b>Total Income</b>	<b>73,022.66</b>
<b>Gross Profit</b>	<b>73,022.66</b>
<b>Expense</b>	
6105 * Social Activities	93.57
<b>6180 * Insurance</b>	
6530 * Liability Insurance	3,664.15
6180 * Insurance - Other	463.10
<b>Total 6180 * Insurance</b>	<b>4,127.25</b>
6230 * Licenses and Permits	143.50
<b>6240 * Maintenance</b>	
6445 * Beaches and Lakes	1,575.00
6242a * Club House Enhancements	578.05
6247 * Park	
6247d * General Maintenance	795.00
6247e * Contracted Service Contract	15,553.51
<b>Total 6247 * Park</b>	<b>16,348.51</b>
6240 * Maintenance - Other	341.55
<b>Total 6240 * Maintenance</b>	<b>18,843.11</b>
<b>6270 * Professional Fees</b>	
6565 * Accounting	1,320.00
6280 * Legal Fees	672.84
<b>Total 6270 * Professional Fees</b>	<b>1,992.84</b>
<b>6300 * Repairs &amp; Maintenance Supplies</b>	
6301 * Maintenance Supplies	303.46
6303 * Repairs - Others	666.49
<b>Total 6300 * Repairs &amp; Maintenance Supplies</b>	<b>969.95</b>
<b>6390 * Utilities</b>	
6400 * Gas & Electric	2,983.60
6410 * Water	5,569.41
6411 * Garbage Disposal	1,032.00
<b>Total 6390 * Utilities</b>	<b>9,565.01</b>
<b>6560 * Payroll Expenses</b>	
6562 * Maintenance Payroll	702.00
6610 * Payroll Taxes	58.75
<b>Total 6560 * Payroll Expenses</b>	<b>760.75</b>

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Accrual Basis

# Willow Run R.V. Condominium Association

## Profit & Loss

January through March 2023

	<u>Jan - Mar 23</u>
6575 - Repairs & Maintenance	
6576 - Septic Fields	360.00
6575 - Repairs & Maintenance - Other	25.28
	<u>385.28</u>
Total 6575 - Repairs & Maintenance	385.28
6580 - Office Expense	330.00
	<u>330.00</u>
Total Expense	<u>37,211.26</u>
Net Ordinary Income	35,811.40
Net Income	<u><u>35,811.40</u></u>

## Willow Run R.V. Condominium Association

04/04/23

## Balance Sheet

Accrual Basis

As of March 31, 2023

	<u>Mar 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1006 - ASSOCIATED CHECKING ACCOUNT	
1006a - Club House Fund - Associated	12,632.30
1006 - ASSOCIATED CHECKING ACCOUNT - Other	3,160.69
<b>Total 1006 - ASSOCIATED CHECKING ACCOUNT</b>	<u>15,792.99</u>
1007 - ASSOCIATED MONEY MARKET ACCOUNT	68,373.02
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>	<u>0.00</u>
1001 - Petty Cash	61.28
1008 - Advia Reserve Account	6,034.86
1009 - Advia Money Market	243,755.18
<b>Total Checking/Savings</b>	<u>334,017.33</u>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	-71,662.15
1502 - Legal Fees due from lot Members	375.14
1503 - Residency Fines	2,100.00
<b>Total Accounts Receivable</b>	<u>-69,187.01</u>
<b>Total Current Assets</b>	<u>264,830.32</u>
<b>Fixed Assets</b>	
1700 - Fixed Assets	
1701 - Furniture & Fixtures	15,018.80
1702 - Equipment-Maintenance	133,588.94
1705 - Buildings & Repairs	140,720.42
1706 - Transportation Equipment	27,727.75
1707 - Accumulated Depreciation	-759,341.05
1710 - Other Fixed Assets	
1713 - Mailboxes	15,990.00
1712 - Tennis courts	30,610.59
1703 - Pool	200,117.65
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	98,422.80
<b>Total 1710 - Other Fixed Assets</b>	<u>929,535.01</u>
<b>Total 1700 - Fixed Assets</b>	<u>487,249.87</u>
<b>Total Fixed Assets</b>	<u>487,249.87</u>
<b>TOTAL ASSETS</b>	<u><u>752,080.19</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 - Accounts Payable	3,494.21
<b>Total Accounts Payable</b>	<u>3,494.21</u>
<b>Other Current Liabilities</b>	
2300 - Benevolence Fund	717.71

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Accrual Basis

Willow Run R.V. Condominium Association

Balance Sheet

As of March 31, 2023

	Mar 31, 23
<b>2100 - Payroll Liabilities</b>	
2102 - Fed/FICA Taxes Payable	43.76
2103 - WI UC Payable	0.84
2104 - Federal UC Payable	4.19
<b>Total 2100 - Payroll Liabilities</b>	<u>48.79</u>
<b>2201 - Sales Tax Payable</b>	-190.16
<b>Total Other Current Liabilities</b>	<u>676.34</u>
<b>Total Current Liabilities</b>	<u>4,070.55</u>
<b>Total Liabilities</b>	4,070.55
<b>Equity</b>	
1110 - Retained Earnings	565,448.24
3010 - Reserve Funds - Water Project	146,750.00
Net Income	35,811.40
<b>Total Equity</b>	<u>748,009.64</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>752,080.19</u></u>