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04/01/21  
Accrual Basis

Willow Run R.V. Condominium Association  
**Profit & Loss**  
March 2021

|                                     | Mar. 21   |
|-------------------------------------|-----------|
| Ordinary Income/Expense             |           |
| Income                              |           |
| 4000 - Dues                         | 23,845.00 |
| 4051 - Vending Commission - Laundry | 5.06      |
| 4090 - Late Charges/Finance Charges | 305.78    |
| Total Income                        | 24,155.84 |
| Gross Profit                        | 24,155.84 |
| Expense                             |           |
| 6180 - Insurance                    |           |
| 6530 - Liability Insurance          | 30.00     |
| 6180 - Insurance - Other            | 465.10    |
| Total 6180 - Insurance              | 495.10    |
| 6230 - Licenses and Permits         | 143.50    |
| 6240 - Maintenance                  |           |
| 6445 - Beaches and Lakes            | 279.58    |
| 6247 - Park                         |           |
| 6247e - Contracted Service Contract | 4,229.82  |
| Total 6247 - Park                   | 4,229.82  |
| Total 6240 - Maintenance            | 4,509.40  |
| 6270 - Professional Fees            |           |
| 6565 - Accounting                   | 1,415.00  |
| Total 6270 - Professional Fees      | 1,415.00  |
| 6390 - Utilities                    |           |
| 6400 - Gas & Electric               | 670.56    |
| Total 6390 - Utilities              | 670.56    |
| 6560 - Payroll Expenses             |           |
| 6562 - Maintenance Payroll          | 260.00    |
| 6610 - Payroll Taxes                | 21.45     |
| Total 6560 - Payroll Expenses       | 281.45    |
| 6580 - Office Expense               |           |
| 6581 - Supplies                     | 230.00    |
| 6580 - Office Expense - Other       | 330.00    |
| Total 6580 - Office Expense         | 560.00    |
| Total Expense                       | 8,075.01  |
| Net Ordinary Income                 | 16,080.83 |
| Other Income/Expense                |           |
| Other Income                        |           |
| 7000 - Other Income                 |           |
| 7010 - Interest Income              | 0.69      |
| Total 7000 - Other Income           | 0.69      |
| Total Other Income                  | 0.69      |
| Net Other Income                    | 0.69      |
| Net Income                          | 16,081.52 |

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## Willow Run R.V. Condominium Association

04/01/21

## Profit &amp; Loss

Accrual Basis

January through March 2021

|                                                        | Jan - Mar 21     |
|--------------------------------------------------------|------------------|
| <b>Ordinary Income/Expense</b>                         |                  |
| <b>Income</b>                                          |                  |
| 4000 - Dues                                            | 71,535.00        |
| 4051 - Vending Commission - Laundry                    | 1,818.38         |
| 4090 - Late Charges/Finance Charges                    | 2,163.61         |
| 4102 - Miscellaneous Income                            | 685.75           |
| 4150 - Legal Fees due from Lot Owners                  | 341.00           |
| <b>Total Income</b>                                    | <b>76,343.74</b> |
| <b>Gross Profit</b>                                    | <b>76,343.74</b> |
| <b>Expense</b>                                         |                  |
| 6180 - Insurance                                       |                  |
| 6530 - Liability Insurance                             | 3,813.38         |
| 6180 - Insurance - Other                               | 466.10           |
| <b>Total 6180 - Insurance</b>                          | <b>4,279.48</b>  |
| 6230 - Licenses and Permits                            | 143.50           |
| 6240 - Maintenance                                     |                  |
| 6445 - Beaches and Lakes                               | 279.58           |
| 6242a - Club House Enhancements                        | 0.00             |
| 6247 - Park                                            |                  |
| 6247a - Snow Plow                                      | 527.50           |
| 6247e - Contracted Service Contract                    | 13,074.46        |
| <b>Total 6247 - Park</b>                               | <b>13,601.96</b> |
| <b>Total 6240 - Maintenance</b>                        | <b>13,881.54</b> |
| 6270 - Professional Fees                               |                  |
| 6565 - Accounting                                      | 2,335.00         |
| 6280 - Legal Fees                                      | 341.00           |
| <b>Total 6270 - Professional Fees</b>                  | <b>2,676.00</b>  |
| 6300 - Repairs & Maintenance Supplies                  |                  |
| 6301 - Maintenance Supplies                            | 42.46            |
| <b>Total 6300 - Repairs &amp; Maintenance Supplies</b> | <b>42.46</b>     |
| 6390 - Utilities                                       |                  |
| 6400 - Gas & Electric                                  | 4,052.68         |
| 6410 - Water                                           | 1,353.69         |
| 6411 - Garbage Disposal                                | 1,005.00         |
| <b>Total 6390 - Utilities</b>                          | <b>6,411.37</b>  |
| 6560 - Payroll Expenses                                |                  |
| 6562 - Maintenance Payroll                             | 676.00           |
| 6610 - Payroll Taxes                                   | 58.58            |
| <b>Total 6560 - Payroll Expenses</b>                   | <b>734.58</b>    |
| 6575 - Repairs & Maintenance                           | 4,816.86         |
| 6580 - Office Expense                                  |                  |
| 6265 - Postage                                         | 0.00             |
| 6581 - Supplies                                        | 230.00           |
| 6580 - Office Expense - Other                          | 330.00           |
| <b>Total 6580 - Office Expense</b>                     | <b>560.00</b>    |

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Accrual Basis

# Willow Run R.V. Condominium Association

## Profit & Loss

January through March 2021

|                           | Jan - Mar 21 |
|---------------------------|--------------|
| 6600 - Taxes              |              |
| 6620 - Property Tax       | 331.36       |
| Total 6600 - Taxes        | 331.36       |
| Total Expense             | 33,876.15    |
| Net Ordinary Income       | 42,467.59    |
| Other Income/Expense      |              |
| Other Income              |              |
| 7000 - Other Income       |              |
| 7010 - Interest Income    | 194.17       |
| 7020 - Dividend Income    | 250.00       |
| Total 7000 - Other Income | 444.17       |
| Total Other Income        | 444.17       |
| Net Other Income          | 444.17       |
| Net Income                | 42,911.76    |

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Accrual Basis

## Willow Run R.V. Condominium Association

## Balance Sheet

As of March 31, 2021

|                                                | Mar 31, 21        |
|------------------------------------------------|-------------------|
| <b>ASSETS</b>                                  |                   |
| Current Assets                                 |                   |
| Checking/Savings                               |                   |
| 1006 - ASSOCIATED CHECKING ACCOUNT             |                   |
| 1006a - Club House Fund - Associated           | 10,773.30         |
| 1006 - ASSOCIATED CHECKING ACCOUNT - Other     | 13,585.67         |
| Total 1006 - ASSOCIATED CHECKING ACCOUNT       | 24,358.97         |
| 1007 - ASSOCIATED MONEY MARKET ACCOUNT         | 81,357.45         |
| 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                      | 272,243.53        |
| Total Checking/Savings                         | 378,690.97        |
| Accounts Receivable                            |                   |
| 1500 - Accounts Receivable                     | -45,294.75        |
| 1502 - Legal Fees due from lot Members         | -9,734.33         |
| 1503 - Residency Fines                         | 25,736.40         |
| Total Accounts Receivable                      | -29,292.68        |
| Total Current Assets                           | 349,398.29        |
| Fixed Assets                                   |                   |
| 1700 - Fixed Assets:                           |                   |
| 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                | -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                       | 214,681.16        |
| 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                | 856,347.57        |
| Total 1700 - Fixed Assets                      | 375,827.05        |
| Total Fixed Assets                             | 375,827.05        |
| <b>TOTAL ASSETS</b>                            | <b>725,225.34</b> |
| <b>LIABILITIES &amp; EQUITY</b>                |                   |
| Liabilities                                    |                   |
| Current Liabilities                            |                   |
| Accounts Payable                               |                   |
| 2000 - Accounts Payable                        | 2,155.14          |
| Total Accounts Payable                         | 2,155.14          |
| Other Current Liabilities                      |                   |
| 2300 - Benevolence Fund                        | 717.71            |

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Accrual Basis

Willow Run R.V. Condominium Association

Balance Sheet

As of March 31, 2021

|                                      | Mar 31, 21 |
|--------------------------------------|------------|
| 2100 - Payroll Liabilities           |            |
| 2102 - Fed/FICA Taxes Payable        | 39.78      |
| 2103 - WI UC Payable                 | 2.81       |
| 2104 - Federal UC Payable            | 4.04       |
| Total 2100 - Payroll Liabilities     | 46.63      |
| 2201 - Sales Tax Payable             | 85.26      |
| Total Other Current Liabilities      | 679.09     |
| Total Current Liabilities            | 2,834.23   |
| Total Liabilities                    | 2,834.23   |
| Equity                               |            |
| 1110 - Retained Earnings             | 532,729.35 |
| 3010 - Reserve Funds - Water Project | 146,750.00 |
| Net Income                           | 42,911.76  |
| Total Equity                         | 722,391.11 |
| TOTAL LIABILITIES & EQUITY           | 725,225.34 |