Willow Run RV Condo Association
Cash Flow Report
8/11/17

Prepared by Dave Stachura, Treasurer

Huntington Checking	$3,527.02

(Huntington Checking will be closed when all outstanding checks are cashed)

Associated Money Market	$10,870.79	← should be $89,000.00 see attached 7/31/17 Balance Sheet
Associated Checking	$4,419.76	
Peoples Bank Reserve	$204,016.88	

TREASURER

Willow Run R.V. Condominium Association
Balance Sheet
As of July 31, 2017

		Jul 31, 17
ASSETS		
Current Assets		
Checking/Savings		
1006 · ASSOCIATED CHECKING ACCOUNT		4,419.76
1007 · ASSOCIATED MONEY MARKET ACCOUNT		10,870.79
1000 · Huntington Bank Checking		
1000a · Club House Fund	6,612.30	
1000 · Huntington Bank Checking - Other	-3,085.28	
Total 1000 · Huntington Bank Checking		3,527.02
1001 · Petty Cash		61.28
1005 · Huntington Money Market		89,000.00
1008 · Peoples Reserve Account		204,016.88
Total Checking/Savings		311,895.73
Accounts Receivable		
1500 · Accounts Receivable		-42,058.55
1502 · Legal Fees due from lot Members		2,926.01
1503 · Residency Fines		26,036.40
Total Accounts Receivable		-13,096.14
Total Current Assets		298,799.59
Fixed Assets		
1700 · Fixed Assets		
1701 · Furniture & Fixtures	20,371.14	
1702 · Equipment-Maintenance	86,309.29	
1705 · Buildings & Repairs	96,935.42	
1706 · Transportation Equipment	8,500.00	
1707 · Accumulated Depreciation	-500,481.00	
1710 · Other Fixed Assets		
1713 · Mailboxes	15,990.00	
1712 · Tennis courts	30,610.59	
1703 · Pool	149,488.11	
1703a · Lakes and Ponds	8,768.00	
1704 · Road Improvements	171,071.16	
1708 · Lift Station Equipment	53,051.57	
1709 · Water System Improvement	295,893.24	
1711 · Septic System Improvement	16,676.39	
Total 1710 · Other Fixed Assets	741,549.06	
Total 1700 · Fixed Assets		453,183.91
Total Fixed Assets		453,183.91
TOTAL ASSETS		**751,983.50**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable		2,443.53
Total Accounts Payable		2,443.53
Other Current Liabilities		
2300 · Benevolence Fund		717.71

Willow Run R.V. Condominium Association
Profit & Loss
January through July 2017

			Jan - Jul 17
Ordinary Income/Expense			
Income			
4020 · Fines & Penalties			1,050.00
4000 · Dues			158,130.00
4030 · Gate Cards & Openers			285.00
4051 · Vending Commission - Laundry			275.43
4070 · Club House			523.00
4090 · Late Charges/Finance Charges			2,308.08
4101 · Social Activities -			233.00
4102 · Miscellaneous Income			305.50
4103 · Clothing			28.00
4104 · Mailboxes -			120.00
4150 · Legal Fees due from Lot Owners			5,532.26
Total Income			168,790.27
Gross Profit			168,790.27
Expense			
6105 · Social Activities			1,511.61
6115 · Bad Debts			-10.00
6175 · Gate Cards & Openers Expense			505.00
6176 · Grounds Beautification			206.10
6180 · Insurance			
6530 · Liability Insurance		6,138.00	
6180 · Insurance - Other		2,823.80	
Total 6180 · Insurance			8,961.80
6228 · Fuel Purchases			863.46
6230 · Licenses and Permits			543.50
6240 · Maintenance			
6445 · Beaches and Lakes		2,163.75	
6244 · Equipment purchase & rental		331.09	
6247 · Park			
6247e · Contracted Service Contract	31,405.40		
6247 · Park - Other	875.09		
Total 6247 · Park		32,280.49	
6241 · Pool		7,867.50	
6240 · Maintenance - Other		84.40	
Total 6240 · Maintenance			42,727.23
6270 · Professional Fees			
6565 · Accounting		4,890.00	
6280 · Legal Fees		6,012.26	
6270 · Professional Fees - Other		37.50	
Total 6270 · Professional Fees			10,939.76
6300 · Repairs & Maintenance Supplies			
6301 · Maintenance Supplies		2,165.29	
6303 · Repairs - Others		3,512.31	
Total 6300 · Repairs & Maintenance Supplies			5,677.60
6330 · Repairs			2,314.06

Willow Run R.V. Condominium Association
Profit & Loss
January through July 2017

	Jan - Jul 17	
6390 · Utilities		
6395 · Service Update on Lots	811.80	
6400 · Gas & Electric	7,822.78	
6410 · Water	9,549.24	
6411 · Garbage Disposal	5,359.00	
6415 · Telephone	1,830.41	
Total 6390 · Utilities		25,373.23
6560 · Payroll Expenses		
6561 · Lifeguard Payroll	8,127.75	
6562 · Maintenance Payroll	4,603.75	
6564 · Office Payroll	4,297.75	
6610 · Payroll Taxes	2,946.04	
6560 · Payroll Expenses - Other	0.00	
Total 6560 · Payroll Expenses		19,975.29
6575 · Repairs & Maintenance		
6576 · Septic Fields	2,105.25	
6577 · Water System	909.90	
6578 · Roads	75.62	
6575 · Repairs & Maintenance - Other	92.03	
Total 6575 · Repairs & Maintenance		3,182.80
6580 · Office Expense		
6265 · Postage	275.13	
6581 · Supplies	739.35	
6580 · Office Expense - Other	489.42	
Total 6580 · Office Expense		1,503.90
6600 · Taxes		
6630 · Sales Tax	28.90	
Total 6600 · Taxes		28.90
Total Expense		124,304.24
Net Ordinary Income		44,486.03
Other Income/Expense		
Other Income		
7000 · Other Income		
7010 · Interest Income	243.14	
Total 7000 · Other Income		243.14
Total Other Income		243.14
Net Other Income		243.14
Net Income		**44,729.17**