

Retreat Landowners' Association, Inc.  
Statement of Assets, Liabilities and Net Assets - Cash Basis  
As of July 31, 2012

**ASSETS**

**Current Assets**

**Checking/Savings**

Checking - Key Bank 889.21

**Money Market - Key Bank**

Bulwark Ridge 1,114.75

Capital Campaign 4,510.00

Contingency Fund 1,422.00

Equipment Reserve 0.00

General Funds 52,957.33

**Total Money Market - Key Bank** 60,004.08

**Total Cash and Cash Equivalents** 60,893.29

**Other Current Assets**

Attorney Retainer 1,272.00

**Total Other Current Assets** 1,272.00

**Total Current Assets** 62,165.29

**Property and Equipment**

**Dry Hydrants**

Upper Middle Fork 1,791.00

**GHAVFD 10,000 Gal Water Tank**

Bulwark Ridge Court 14,124.74

1994 John Deere 410D 22,814.00

Camera 601.80

Old Equipment 7,000.00

GMC (purchased 2003) 2,500.00

Road Grader (2004) 43,554.00

Pole Barn 21,870.00

Transmission- Pickup 3,919.37

Accumulated Depreciation -60,787.00

**Total Property and Equipment** 57,387.91

**TOTAL ASSETS** 119,553.20

**LIABILITIES AND NET ASSETS**

**Liabilities**

**Current Liabilities**

Payroll Liabilities -310.62

**Total Liabilities** -310.62

**Net Assets**

**Unrestricted**

Board Designated - Contingency Fund 6,693.00

Board Designated - Capital Campaign 4,410.00

Equipment Reserve 15,000.00

Operating Funds 50,573.51

**Total Unrestricted** 76,676.51

**Temporarily Restricted**

Bulwark Ridge 2,750.75

**Total Temporarily Restricted** 2,750.75

**Total Net Assets** 79,427.26

Retained Earnings 16,393.76

Net Income 24,042.80

**Total Equity** 119,863.82

**TOTAL LIABILITIES AND NET ASSETS** 119,553.20

Retreat Landowners' Association, Inc.  
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis  
As of July 31, 2012

	Actual Results Period Ending July 31, 2012	Budget Year Ending December 31, 2012	Variance
<b>Income</b>			
Interest Income	386.95		386.95
Landowner's assessments - 2010			0.00
Landowner's assessments - 2011	1,750.00	5,000.00	-3,250.00
Landowner's assessments - 2012	52,655.34	55,500.00	-2,844.66
Other (includes late fees)			0.00
Sale of Equipment			0.00
Special Assessment (GHVFD)	15,345.00	22,000.00	
Transfer Fees	400.00		400.00
<b>Total Revenues</b>	<b>70,537.29</b>	<b>82,500.00</b>	<b>-11,962.71</b>
 GHVFD Donation	 -15,245.00	 -22,000.00	
<b>Net Revenues</b>	<b>55,292.29</b>	<b>60,500.00</b>	<b>-11,962.71</b>
 <b>Expense</b>			
Accounting	0.00	250.00	-250.00
 Administration			
Bank Charges	36.50	40.00	-3.50
Copies	31.00	650.00	-619.00
Management Fee	2,450.00	4,200.00	-1,750.00
Membership Directories	0.00	300.00	-300.00
Miscellaneous	543.39	1,000.00	-456.61
Newsletter Expenses	609.29	1,250.00	-640.71
Office Supplies	0.00	250.00	-250.00
Postage	508.98	1,000.00	-491.02
Secretarial	80.00	350.00	-270.00
Website	365.93	750.00	-384.07
<b>Total Administration</b>	<b>4,625.09</b>	<b>9,790.00</b>	<b>-5,164.91</b>
 Depreciation		0.00	0.00
 Environment			
Dry Hydrants	0.00	0.00	0.00
Forest Management	0.00	500.00	-500.00
Tree Chip & Haul	1,719.74	2,500.00	-780.26
<b>Total Environment</b>	<b>1,719.74</b>	<b>3,000.00</b>	<b>-1,280.26</b>
 Firehouse Clean Up	0.00	0.00	0.00
Gifts and Memorials	0.00	0.00	0.00
Membership and Dues	0.00	200.00	-200.00
 Misc. Fees/Costs			
Insurance	5,134.24	6,000.00	-865.76
Legal Fees	10,399.87	15,000.00	-4,600.13
Social Events & Annual Meeting	2,008.74	2,000.00	8.74
Utilities	113.77	300.00	-186.23
<b>Total Misc. Fees/Costs</b>	<b>17,656.62</b>	<b>23,300.00</b>	<b>-5,643.38</b>

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<b>Road Maintenance</b>			
<b>Contract Services</b>	0.00	0.00	0.00
<b>Culvert Upgrade</b>	0.00	0.00	0.00
<b>Equipment Fuel</b>	525.45	4,000.00	-3,474.55
<b>Equipment Rental</b>	0.00	0.00	0.00
<b>Equipment Repairs &amp; Maintenance</b>	1,353.53	4,500.00	-3,146.47
<b>Equipment Reserve</b>	0.00	5,000.00	-5,000.00
<b>Gates at Pole Barn</b>	243.64	800.00	-556.36
<b>Materials - Road Base</b>	0.00	0.00	0.00
<b>Payroll</b>			
<b>Taxes</b>	329.33	1,000.00	-670.67
<b>Wage Expense</b>	4,305.00	10,000.00	-5,695.00
<b>Total Payroll</b>	4,634.33	11,000.00	-6,365.67
<b>Signs/Mirrors/Supplies</b>	41.09	200.00	-158.91
<b>Total Road Maintenance</b>	6,798.04	25,500.00	-18,701.96
<b>Water Assessment - Annual</b>	450.00	430.00	20.00
<b>Total Expense</b>	31,249.49	62,470.00	-31,220.51
<b>Net Income</b>	<b>24,042.80</b>	<b>-1,970.00</b>	<b>26,012.80</b>