

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of January 31, 2014

ASSETS

Current Assets

Checking/Savings

Checking - Key Bank 2,572.14

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 35,991.98

Total Money Market - Key Bank 43,038.73

Total Cash and Cash Equivalents 45,610.87

Total Current Assets 45,610.87

Property and Equipment

Dry Hydrants

Upper Middle Fork 1,791.00

GHAVFD 10,000 Gal Water Tank

Leaping Bobcat Lane 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 -84,828.00

Total Property and Equipment 33,346.91

TOTAL ASSETS 78,957.78

LIABILITIES AND NET ASSETS

Liabilities

Current Liabilities

Payroll Liabilities 0.00

Prepaid Assessments 0.00

Total Liabilities 0.00

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 -24,207.57

Net Income 23,738.09

Total Equity 78,957.78

TOTAL LIABILITIES AND NET ASSETS 78,957.78

Retreat Landowners Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
As of January 31, 2014

	Actual Results Period Ending Jan 31, 2014	Budget Year Ending July 31, 2014	Variance
Income			
Interest Income	499.89		499.89
Landowner's assessments - 2010	250.00		250.00
Landowner's assessments - 2011	500.00		500.00
Landowner's assessments - 2012	145.83		145.83
Landowner Assessment 08/12 - 07/13	1,275.00		1,275.00
Landowner Assessment 08/13 - 07/14	59,900.00	65,100.00	-5,200.00
Other (includes late fees)	0.00		0.00
Sale of Equipment	0.00		0.00
Special Assessment (GHVFD)	19,800.00		19,800.00
Transfer Fees	200.00		200.00
Total Revenues	82,570.72	65,100.00	17,470.72
 GHVFD Donation	 -19,800.00		
Net Revenues	62,770.72	65,100.00	17,470.72
 Expense			
Accounting	0.00	250.00	-250.00
 Administration			
Bank Charges	32.50	100.00	-67.50
Copies	106.62	250.00	-143.38
Management Fee	3,500.00	4,200.00	-700.00
Membership Directories	308.13	350.00	-41.87
Miscellaneous	1,426.87	1,000.00	426.87
Newsletter Expenses	305.99	500.00	-194.01
Office Supplies	0.00	250.00	-250.00
Postage	156.93	750.00	-593.07
Secretarial	140.00	350.00	-210.00
Website	280.00	1,000.00	-720.00
Total Administration	6,257.04	8,750.00	-2,492.96
 Depreciation		0.00	0.00
 Environment			
Dry Hydrants	0.00	500.00	-500.00
Forest Management	0.00	0.00	0.00
Tree Chip & Haul	1,339.45	4,000.00	-2,660.55
Total Environment	1,339.45	4,500.00	-3,160.55
 Firehouse Clean Up	0.00	0.00	0.00
Gifts and Memorials	0.00	0.00	0.00
Membership and Dues	0.00	0.00	0.00
 Misc. Fees/Costs			
Insurance	5,501.28	6,500.00	-998.72
Legal Fees	3,673.50	22,000.00	-18,326.50
Social Events & Annual Meeting	1,001.02	1,500.00	-498.98

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Utilities	100.49	200.00	-99.51
Total Misc. Fees/Costs	10,276.29	30,200.00	-19,923.71
Road Maintenance			
Contract Services	4,294.69	11,000.00	-6,705.31
Culvert Upgrade	20.17	0.00	20.17
Equipment Fuel	2,465.28	3,500.00	-1,034.72
Equipment Rental	0.00	0.00	0.00
Equipment Repairs & Maintenance	2,570.98	4,500.00	-1,929.02
Equipment Reserve	0.00	1,700.00	-1,700.00
Gates at Pole Barn	0.00	0.00	0.00
Materials - Road Base	646.90	0.00	646.90
Road Repair after Flood	11,161.83	0.00	11,161.83
Payroll			
Taxes	0.00	0.00	0.00
Wage Expense	0.00	0.00	0.00
Total Payroll	0.00	0.00	0.00
Signs/Mirrors/Supplies	0.00	250.00	-250.00
Total Road Maintenance	21,159.85	20,950.00	209.85
Water Assessment - Annual	0.00	450.00	-450.00
Total Expense	39,032.63	65,100.00	-26,067.37
Net Income	23,738.09	0.00	23,738.09