

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
Income			
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
Total Revenues	70,537.29	82,500.00	-11,962.71
 GHVFD Donation	 -15,245.00	 -22,000.00	
Net Revenues	55,292.29	60,500.00	-11,962.71
 Expense			
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
Total Administration	4,625.09	9,790.00	-5,164.91
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
Total Environment	1,719.74	3,000.00	-1,280.26
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
Total Misc. Fees/Costs	17,656.62	23,300.00	-5,643.38

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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
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Total Cash and Cash Equivalents	60,893.29
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Other Current Assets

Attorney Retainer	1,272.00
Total Other Current Assets	1,272.00

Total Current Assets	62,165.29
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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
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LIABILITIES AND NET ASSETS

Liabilities

Current Liabilities

Payroll Liabilities	-310.62
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Total Liabilities	-310.62
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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
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Temporarily Restricted

Bulwark Ridge	2,750.75
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Total Temporarily Restricted	2,750.75
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Total Net Assets	79,427.26
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Retained Earnings	16,393.76
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Net Income	24,042.80
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Total Equity	119,863.82
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TOTAL LIABILITIES AND NET ASSETS	119,553.20
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Road Maintenance			
Contract Services	0.00	0.00	0.00
Culvert Upgrade	0.00	0.00	0.00
Equipment Fuel	525.45	4,000.00	-3,474.55
Equipment Rental	0.00	0.00	0.00
Equipment Repairs & Maintenance	1,353.53	4,500.00	-3,146.47
Equipment Reserve	0.00	5,000.00	-5,000.00
Gates at Pole Barn	243.64	800.00	-556.36
Materials - Road Base	0.00	0.00	0.00
Payroll			
Taxes	329.33	1,000.00	-670.67
Wage Expense	4,305.00	10,000.00	-5,695.00
Total Payroll	4,634.33	11,000.00	-6,365.67
Signs/Mirrors/Supplies	41.09	200.00	-158.91
Total Road Maintenance	6,798.04	25,500.00	-18,701.96
Water Assessment - Annual	450.00	430.00	20.00
Total Expense	31,249.49	62,470.00	-31,220.51
Net Income	24,042.80	-1,970.00	26,012.80