

Retreat Landowners Association
Balance Sheet
As of January 31, 2023

	<u>Jan 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Key Bank	91,625.22
Money Market - Key Bank	
Contingency Fund	1,422.00
Equipment Reserve	5,000.00
General Funds	60,126.82
Total Money Market - Key Bank	<u>66,548.82</u>
Total Checking/Savings	<u>158,174.04</u>
Total Current Assets	158,174.04
Fixed Assets	
Accumulated Depreciation	-146,059.63
Dry Hydrants	
Upper Miller Fork	1,791.00
Total Dry Hydrants	<u>1,791.00</u>
Equipment	
1993 Champion Road Grader	43,554.00
1994 John Deere 410D	22,814.00
2005 Chevy Snow Plow Truck	18,799.54
2013 John Deere 772G	93,330.00
Camera	601.80
Misc. Equipment Tools	7,000.00
Total Equipment	<u>186,099.34</u>
GHAVFD 10,000 Gal Water Tank	
Leaping Bobcat Lane	14,124.74
Total GHAVFD 10,000 Gal Water Tank	<u>14,124.74</u>
Pole Barn	21,874.00
Total Fixed Assets	<u>77,829.45</u>
TOTAL ASSETS	<u><u>236,003.49</u></u>
LIABILITIES & EQUITY	
Equity	
Net Assets	
Contingency Fund	1,422.00
Equipment Reserve	5,000.00
Flood Damage Repairs Reserve	7,478.03
Operating Funds	60,122.88
Total Net Assets	<u>74,022.91</u>
Retained Earnings	53,569.41
Net Income	108,411.17
Total Equity	<u>236,003.49</u>
TOTAL LIABILITIES & EQUITY	<u><u>236,003.49</u></u>

Retreat Landowners Association
Profit & Loss
January 2023

	Jan 23	Aug '22 - Jan 23
Income		
Designated Donation	4,068.75	20,819.50
Donation Income - EVBOR	0.00	5,550.00
Interest Income	0.57	43.86
Landown's Assessment 8/21-7/22	0.00	300.00
Landown's Assessment 8/22-7/23	1,675.00	103,800.00
Sale of Equipment	0.00	1,000.00
Special Assessment - GHVFD	100.00	7,300.00
Transfer Fees	0.00	300.00
Total Income	5,844.32	139,113.36
Gross Profit	5,844.32	139,113.36
Expense		
Accounting	90.00	697.50
Administration		
Bank Charges	0.00	0.00
Management Fee	90.00	570.00
Membership Directories	0.00	77.77
Miscellaneous	0.00	179.09
Postage	8.40	63.59
Secretarial	0.00	60.00
Website	192.00	192.00
Total Administration	290.40	1,142.45
Donations - Fire Department	0.00	6,900.00
Environmental		
Fire Restoration	0.00	6,053.59
Tree Chip & Haul	0.00	1,400.00
Total Environmental	0.00	7,453.59
Misc. Fees/Costs		
Insurance	1,945.00	2,847.27
Legal Fees	200.00	1,457.50
Social Events & Annual Meeting	0.00	76.16
Utilities	94.69	196.96
Misc. Fees/Costs - Other	0.00	0.27
Total Misc. Fees/Costs	2,239.69	4,578.16
Road Maintenance		
Contract Services	497.50	2,461.00
Equipment Fuel	2,399.28	5,530.18
Equipment Repairs & Maintenance	81.42	619.31
Labor - Road Maintenance	0.00	1,320.00
Total Road Maintenance	2,978.20	9,930.49
Total Expense	5,598.29	30,702.19
Net Income	246.03	108,411.17