

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
<b>Income</b>			
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
<b>Total Revenues</b>	<b>82,570.72</b>	<b>65,100.00</b>	<b>17,470.72</b>
GHVFD Donation	-19,800.00		
<b>Net Revenues</b>	<b>62,770.72</b>	<b>65,100.00</b>	<b>17,470.72</b>
<b>Expense</b>			
Accounting	0.00	250.00	-250.00
<b>Administration</b>			
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
<b>Total Administration</b>	<b>6,257.04</b>	<b>8,750.00</b>	<b>-2,492.96</b>
Depreciation		0.00	0.00
<b>Environment</b>			
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
<b>Total Environment</b>	<b>1,339.45</b>	<b>4,500.00</b>	<b>-3,160.55</b>
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
<b>Misc. Fees/Costs</b>			
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

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

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