

Retreat Landowners' Association, Inc.  
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis  
Unaudited - Not Final  
As of December 31, 2009

	Actual Results	Budget	Variance
	Twelve Months Ending December 31, 2009	Year Ending December 31, 2009	
<b>Income</b>			
Interest Income	31.28		31.28
Landowner's assessments - 2009	77,750.00	78,400.00	-650.00
Other (includes late fees)	493.00		493.00
Sale of Equipment	350.00		350.00
Transfer Fees	1,000.00		1,000.00
<b>Total Income</b>	<b>79,624.28</b>	<b>78,400.00</b>	<b>1,224.28</b>
<b>Expense</b>			
Accounting	0.00	500.00	-500.00
<b>Administration</b>			
Bank Charges	42.00	35.00	7.00
Copies	194.79	650.00	-455.21
Management Fee	4,200.00	4,200.00	0.00
Membership Directories	581.21	375.00	206.21
Miscellaneous	3,531.50	0.00	3,531.50
Newsletter Expenses	1,197.87	500.00	697.87
Office Supplies	39.77	250.00	-210.23
Postage	542.07	700.00	-157.93
Secretarial	340.00	350.00	-10.00
Website	738.63	100.00	638.63
<b>Total Administration</b>	<b>11,407.84</b>	<b>7,160.00</b>	<b>4,247.84</b>
Depreciation	0.00	0.00	0.00
Donations - Fire Department	21,900.00	22,400.00	-500.00
<b>Environment</b>			
Dry Hydrants	0.00	4,000.00	-4,000.00
Forest Management	0.00	1,000.00	-1,000.00
Tree Chip & Haul	1,500.00	2,000.00	-500.00
<b>Total Environment</b>	<b>1,500.00</b>	<b>7,000.00</b>	<b>-5,500.00</b>
Firehouse Clean Up	0.00	0.00	0.00
Gifts and Memorials	0.00	500.00	-500.00
Membership and Dues	455.00	0.00	455.00
<b>Misc. Fees/Costs</b>			
Insurance	2,271.54	3,000.00	-728.46
Legal Fees	18,304.50	2,000.00	16,304.50
Social Events & Annual Meeting	3,091.45	1,700.00	1,391.45
Utilities	251.53	250.00	1.53
<b>Total Misc. Fees/Costs</b>	<b>23,919.02</b>	<b>6,950.00</b>	<b>16,969.02</b>
<b>Road Maintenance</b>			
Contract Services	255.31	0.00	255.31
Culvert Upgrade	0.00	0.00	0.00
Equipment Fuel	2,272.25	4,500.00	-2,227.75
Equipment Rental	450.00	1,000.00	-550.00
Equipment Repairs & Maintenance	1,930.12	5,000.00	-3,069.88
Equipment Reserve	0.00	5,000.00	-5,000.00
Materials - Road Base	8,927.99	9,000.00	-72.01
Payroll			

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<b>Taxes</b>	451.53	650.00	-198.47
<b>Wage Expense</b>	5,660.00	7,000.00	-1,340.00
<b>Total Payroll</b>	<u>6,111.53</u>	<u>7,650.00</u>	<u>-1,538.47</u>
<b>Signs/Mirrors/Supplies</b>	300.00	300.00	0.00
<b>Total Road Maintenance</b>	<u>20,247.20</u>	<u>32,450.00</u>	<u>-12,202.80</u>
<b>Water Assessment - Annual</b>	0.00	430.00	-430.00
<b>Total Expense</b>	<u>79,429.06</u>	<u>77,390.00</u>	<u>2,039.06</u>
<b>Net Income</b>	<u><u>195.22</u></u>	<u><u>1,010.00</u></u>	<u><u>-814.78</u></u>

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Statement of Assets, Liabilities and Net Assets - Cash Basis  
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**ASSETS**

**Current Assets**

**Checking/Savings**

<b>Checking - Key Bank</b>	4,138.71
<b>Money Market - Key Bank</b>	
Bulwark Ridge	2,090.75
Capital Campaign	4,510.00
Contingency Fund	1,422.00
Equipment Reserve	15,000.00
General Funds	40,399.09

<b>Total Money Market - Key Bank</b>	63,421.84
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<b>Total Cash and Cash Equivalents</b>	67,560.55
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<b>Total Current Assets</b>	67,560.55
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**Property and Equipment**

**Dry Hydrants**

Upper Middle Fork	1,791.00
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**GHAVFD 10,000 Gal Water Tank**

Bulwark Ridge Court	14,124.74
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**Old Equipment**

7,000.00
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**GMC (purchased 2003)**

2,500.00
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**Road Grader (2004)**

43,554.00
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**Pole Barn**

21,870.00
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**Transmission- Pickup**

3,919.37
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**Accumulated Depreciation**

-33,935.00
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<b>Total Property and Equipment</b>	60,824.11
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<b>TOTAL ASSETS</b>	<b>128,384.66</b>
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**LIABILITIES AND NET ASSETS**

**Liabilities**

**Current Liabilities**

<b>Payroll Liabilities</b>	111.74
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<b>Prepaid Assessments</b>	29,050.00
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<b>Total Liabilities</b>	29,161.74
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**Net Assets**

**Unrestricted**

Board Designated - Contingency Fund	6,693.00
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Board Designated - Capital Campaign	4,410.00
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Equipment Reserve	15,000.00
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Operating Funds	50,573.51
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<b>Total Unrestricted</b>	76,676.51
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**Temporarily Restricted**

Bulwark Ridge	2,750.75
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<b>Total Temporarily Restricted</b>	2,750.75
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<b>Total Net Assets</b>	79,427.26
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<b>Retained Earnings</b>	19,600.44
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<b>Net Income</b>	195.22
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<b>Total Equity</b>	99,222.92
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<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>128,384.66</b>
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