

Retreat Landowners Association Balance Sheet

As of January 31, 2021

Jan 31, 21

ASSETS

Current Assets

Checking/Savings

Checking - Key Bank	56,246.14
Money Market - Key Bank	
Contingency Fund	1,422.00
Equipment Reserve	35,000.00
General Funds	83,609.77

Total Money Market - Key Bank 120,031.77

Total Checking/Savings 176,277.91

Total Current Assets 176,277.91

Fixed Assets

Accumulated Depreciation -123,218.63

Dry Hydrants

Upper Miller Fork 1,791.00

Total Dry Hydrants 1,791.00

Equipment

1993 Champion Road Grader 43,554.00

1994 John Deere 410D 22,814.00

2005 Chevy Snow Plow Truck 18,799.54

Camera 601.80

Misc. Equipment Tools 7,000.00

Total Equipment 92,769.34

GHAVFD 10,000 Gal Water Tank

Leaping Bobcat Lane 14,124.74

Total GHAVFD 10,000 Gal Water Tank 14,124.74

Pole Barn 21,874.00

Total Fixed Assets 7,340.45

TOTAL ASSETS 183,618.36

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Excess Water Reserve Monies 7,478.03

Prepaid Assessments 100.00

Total Other Current Liabilities 7,578.03

Total Current Liabilities 7,578.03

Total Liabilities 7,578.03

Equity

Net Assets

Bulwark Ridge 2,750.75

Contingency Fund 6,693.00

Equipment Reserve 10,000.00

Operating Funds 59,983.51

Total Net Assets 79,427.26

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Cash Basis

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Retained Earnings	55,692.38
Net Income	40,920.69
Total Equity	176,040.33
TOTAL LIABILITIES & EQUITY	183,618.36

Retreat Landowners Association
Profit & Loss
January 2021

	Jan 21	Aug '20 - Jan 21
Income		
Interest Income	1.02	5.36
Landown's Assessment 8/20-7/21	600.00	62,000.00
Other (includes late fees)	0.00	200.00
Special Assessment - GHVFD	100.00	8,150.00
Transfer Fees	100.00	800.00
Total Income	801.02	71,155.36
Cost of Goods Sold		
GHVFD Donation	0.00	8,050.00
Total COGS	0.00	8,050.00
Gross Profit	801.02	63,105.36
Expense		
Accounting	0.00	375.00
Administration		
Bank Charges	0.00	34.00
Copies	0.00	98.59
Management Fee	105.00	675.00
Membership Directories	21.52	21.52
Miscellaneous	271.24	281.24
Office Supplies	0.00	75.50
Postage	16.45	181.05
Website	156.00	156.00
Total Administration	570.21	1,522.90
Environmental		
Forest Management	0.00	543.30
Tree Chip & Haul	2,500.00	7,653.02
Total Environmental	2,500.00	8,196.32
Misc. Fees/Costs		
Insurance	5,111.21	5,111.21
Legal Fees	460.00	1,466.00
Utilities	22.70	137.33
Misc. Fees/Costs - Other	0.00	267.00
Total Misc. Fees/Costs	5,593.91	6,981.54
Road Maintenance		
Contract Services	0.00	1,533.00
Equipment Fuel	864.89	864.89
Equipment Rental	0.00	662.91
Equipment Repairs & Maintenance	0.00	299.11
Labor - Road Maintenance	0.00	1,386.00
Snow Removal	0.00	363.00
Total Road Maintenance	864.89	5,108.91
Total Expense	9,529.01	22,184.67
Net Income	-8,727.99	40,920.69