



R-Ranch in the Mountains

Board of Director's

August 19th, 2023

Agenda

I. CALL TO ORDER– Iris Kopien, President

II. OPENING PRAYER- Monica Hunt

III. PLEDGE OF ALLEGIANCE- Randy Mercier, Vice President

IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA

V. SUSPEND READING June 2023 BOD's Meeting (There was not July meeting)

VI. APPROVE/AMEND/ACCEPT June 2023 BOD MEETING

MINUTES VII. REPORTS – Attached where submitted

a. Financial Report- Blaine Griffith

b. Executive Director's Report

c. R-Ranch Grounds Report

d. Stables report

e. Sales Report

f. Events Report

g. Treasurer's Report

h. President's Report

STANDING COMMITTEE REPORTS – Attached where submitted

1. Accommodations Committee

2. Covenants/Bylaws/Policy & Guidelines Committee

3. Finance Committee

4. Land Use/Fire Wise Committee

5. Marketing Committee

6. Owner's Concerns Committee

7. Nominating Committee

8. Strategic Planning committee

VIII. OLD BUSINESS

a) RV 4 electric update

b) Rainbow cabins 803 & 804 update

- c)Housekeeping Van status
- d)update on cupola
- e)Update on stable house punch list
- f)DD House item removal update
- g)Rental golf carts:status of brakes on the yellow cart - tires on the green golf cart



IX. NEW BUSINESS

- a)Discuss 4th of July concert: Budget vs income and expenses
- b)Pool updates
- c)Broadcasting meetings
- d) Holly hut update
- e)Signage for RV sections

X. OPEN DISCUSSION- Questions submitted by Owners

XI. ADJOURN GENERAL MEETING

Time: _____

The next meeting of the R-Ranch Board of Directors will be held on September 15th, 2023 at 9:30 A.M. in the R-Ranch boardroom.

XII. EXECUTIVE SESSION – yes

XIII. WORKING SESSION – No

Blank



R-Ranch in the Mountains

Board of Directors

June 17th, 2023

Meeting Minutes

I. CALL TO ORDER– Iris Koplen, President

II. OPENING PRAYER- Monica Hunt

III. PLEDGE OF ALLEGIANCE- Randy Mercier, Vice President

IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA

Sue motioned to approve/approve the agenda , Randy Seconded

V. SUSPEND READING May 2023 BOD's Meeting

Monica motioned suspend the reading, Randy Seconded

VI. APPROVE/AMEND/ACCEPT May 2023 BOD MEETING

MINUTES -Sue motioned to approve with the amended owner number of the skid steer question.-typo of the owner number.

Randy Seconded

VII. REPORTS – Attached where submitted

a. Financial Report- Blaine Griffith

There is no financial report- Blaine is on vacation and the Rodeo was the previous weekend.

b. Executive Director's Report

There is no Executive financial report.

c. R-Ranch Grounds Report

d. Stables report

Owner 0529: Asked if the cupola was still leaking and why it has not been addressed. Would like to know why this is not a priority. There is no flashing and daylight is coming through.

Iris replied that accommodations was looking into painting.

Owner 0442: Asked if there is any recourse of the contract?

Iris said it would be addressed. It was an owner who did the cupola. Iris is unsure if they were paid or only reimbursed for material.

e. Sales Report

f. Events Report

g. Treasurer's Report

Debi was not in attendance, nothing to report.

h. President's Report

Iris: Stated the importance of communication and consistency.

- Randy asked about Rodeo numbers, Iris explained that we do not yet. The check for Charlie the rodeo lead was almost the same, we did well.

STANDING COMMITTEE REPORTS – Attached where submitted

1. Accommodations Committee -Jeff Martin Reported:

Has met twice since the May meeting. Cindy and Chris painted to harbor in the memory garden. Cindy and Jeff received approval and license from the Sheriff's department. They raised \$2700 in 2 nights doing the 50/50 raffle. Net was \$1350. All proceeds are to go to the Rainbow Cabins.

There was a big issue with check-ins. They would like for any late check in to be paid but they can come at a later time due to any reason. To allow owners to come at any time in their reservation as long as it is paid. Vince explained that currently if you are late they cancel and rebook you.

Proposed changes 3.6.1- In the event that an owner is unable to check in on the start date of their reservation the owner must call the front office to notify them of the change to their arrival date. The reservation will be held for the new arrival date but all dates of the original reservation must be paid for. An owner may not cancel a portion of the reservation. Upon arrival the owner must check in at the front office or if arriving late must check in by phone and physically check in at the front office by 12 noon the following day.

Owner 0442: If we are charging a fee but have open sites that have been paid for and no one got on them all weekend, how does that happen? Iris responded that multiple sites that were empty are adoption sites that the owner was on vacation. Vince explained that we do have a waiting list but the owners on the list did not want what was available for a multitude of reasons.

Owner concern: Owners are being charged too many fees. Iris explained that the cancellation fee is within 48 hours and this has been in the P&G for a long time.

Owner 1717: How often do we have a waitlist for a site? He suggested this only be changed for Holiday weekends. Vince-Memorial there was a short one, Rodeo was a long one.

Iris explained this will be put on old business for the July meeting.

Adoption program- Jeff Martin: The current paperwork says the office can proxy for you. Would like to change that an adopted site that expires prior to the 10th of the month to allow the owner to extend until the 10th because all lotteries happen in the first 7 days of the month. It will give the owner 3 days to move or give the ranch 2 days to move those

who don't have a vehicle. Monica, Sue and Randy believe owners need to be prepared to move when their adoption is up. Vince suggested the office block 3 days after a lottery spot expires if it ends before the 7th. Monica suggested this discussion be tabled and moved to a working session. Vince is taking over the lottery sheet.

Owner concern: Would like the lottery sheet sent to accommodations to double check before it is published.

Accommodations goals of the year:

Stables- Accommodations voted to organize a project to paint the exterior of the stables. Includes pressure washing (Joe Smith has volunteered to do that) Jim, Kent and an additional owner have offered to paint the stables the same color as the stable house. There is rotted wood and the cupola needs fixing first. Large bushes need to be removed.

Iris: Update on the cupola- It was never replaced. There were rotted boards around it replaced. Jesse Stout let the office know they needed to bring the roofing company back to finish the job, it never happened. He let Blaine know that if a safe lift is provided that he will go back up and replace the panels. Jeff Martin suggested a lift be rented in coordination for painting the top as well.

Inspected the stable house: Provided a punch list of items that need to happen.

Planning to paint all the bathhouses the color of bathhouse 1.

Standardizing the cabins- Vincent stated that the rainbow cabins are standardized but owners continue to bring new items in. Cindy plans to help standardize what owners need in the cabins and not base this just what the office or housekeeping feel is needed. Cindy will forward the proposal to the board and Vincent to review.

Redo the common area fire pit in the rainbow lake cabins.

Upgrade the basement renovations in the basement of the lodge.

Would like to create an accommodation email for concerns and suggestions. Cindy found a box that can be put at the front office for recommendations or concerns specifically for accommodations. It would be a direct line for owners to be able to connect with accommodations.

Jeff will send a copy of all listed to be added to the meeting.

Owner 0875: Made a statement that the director told a new employee while showing the different committees that the only one that makes a difference is the finance committee. She is upset that several committees are working hard without the acknowledgement and there is a large level of disrespect and disconnect happening. Randy let the room know that the board does respect and appreciate the owners and their work.

2. Covenants/Bylaws/Policy & Guidelines Committee

They are working on a few things with accommodations. They are going to have a meeting but the chair is not available to speak. He will plan to have a meeting in July with the entire committee.

3. Finance Committee

Nothing submitted.

4. Land Use/Fire Wise Committee

Firewise : Spoke to Lanier Tech he would like the fire science program coming to the Ranch. We had 68% of the days in the burn season covered with water. There was 1 time to burn and they took it. They burned just shy of 11 acres and burned around 46 structures. We will receive credit for outside education source where we are not burning the volume of the acres but educating outside of our facility that will help in points when we turn in for the fire program. Would like to remind owners to record their firewise hours and to put their ashes in the correct area . A firepit is the safest place for them to go.

Land use: There is dumping still happening at the DD house as well as items that have yet to be removed. Suggests that the office and staff lead by example. Wanted to let owners know that there is material that has been properly dumped, please log your firewise hours.

This committee is more active in the fall. Lance explained we need 118 hours for firewise.

5. Marketing Committee

Gabe: The chair has asked about the budget and how marketing is split in different parts of the ranch. Is the ambassador's program still up and running? Iris let Gabe know the marketing committee can take this over. Tiffany knows someone in website development who is willing to look at the quotes at no charge but would like the requirements for the website. Gabe will email Vincent the questions this person has.

Owner 0529: Asked about heavy marketing that will be happening in Chapel Hill. This owner would like to know what marketing tactics will be used. Owner 0653: Confirmed that the heavy marketing idea came directly in an email to all chapel hill from the E.D.-it was also forwarded to the board.

6. Owner's Concerns Committee

Nothing submitted.

7. Nominating Committee

Does not get started until October- Cindy Manos

8. Strategic Planning committee

Nothing submitted. There is no one on the committee currently.

9. BOARD APPOINTED COMMITTEES

VIII. OLD BUSINESS

a) Re-up proposal by accommodations and P&G

Jeff Martin:

Reiterated his concern. 11 owners have joined together to have this brought back up. The fullness of the sites is good to see. Re-upping you can only receive a site 48 hours before the reservation is up. This does give owners a chance to book 30 days out.

Presented the budget vs actual for 2022 Rv usage and the electrical usage. He believes from the numbers in the budget that we are actually losing \$5.78 per night with a site being open without a reservation.

Proposal: They have taken the reservation extensions and the terms of the reservations and put them together. The re up program becomes a consistent program year round and it is part of the reservation process. You can stay 14 nights (your original reservation), if you would like to add that becomes a reservation extension. Owners must be off site for 3 nights. There should be no reason owners should have to be in storage if sites are available.

Sue: Brought up that even in a 2 week reservation for owners who only come on the weekends you as an owner will still have 2 weekends on property before the extension.

Gabe: Would like the wording changed from 3 days off at the end of a reservation. He believes as long as you are off 3 days in between the time staying on property and leaving it shouldn't matter. Gate keys are not activated or should not be activated except for the times you are signed in.

Randy: Explained the largest upset is that owners needed to physically move their rv off the site.

Sue: Explained usage is more than just electric; Jeff explained that having owners moving back and forth is also a wear and tear. These owners also purchase from the facilities and bring in additional income.

Owner concern: Payment - Owner is concerned about not being able to pay through their bank or having to pay additional for a credit card. {3% fee} Randy explained this is a convenience fee charged by the CC company not the R ranch making money.

Owner 0442: Is the credit to an account for reservations in writing? Iris said no it has always been an office policy. That a reservation credit can only be used for reservations not any other bill. Iris will look into adding this into P&G. Vince will see what the specific objection from the office is for the way they use reservation credits. Iris explained that moving money from one account to another is not a quick process and this is likely the issue.

Owner 0442: This owner is concerned about consistency with all owners, not just individual owners.

Owner 0007: Asked about the re-up only being off season. Monica explained the proposal makes it year round, all in 1 place in the P&G and better verbiage.

Randy asked who would officially write this in the P&G to proof read? Iris explained It should be given to Blaine and he will edit any grammar errors. Sue explained it is posted for 10 days minimum (generally we give 30 days) before it is made into effect.

-Sue motioned to approve the new section 3.4 terms and reservations with the updated note on notes which would also include removing article 15 from the current P&G.

Monica seconded the motion. All in favor. {4 board members}: Barry stated before the meeting that he would approve.

Vince needs Jeff to email the file and he will add it. Iris asked Vince to note the date and which section is being amended.

b) New playground- It is in place. Thank you to Lance Leuiett and Pete Stokes. We still need mulch and timbers around it. Vince believes the mulch has been ordered and will confirm. Vince will look into the meaning of clean mulch for liability reasons.

Owner 0442: The playground in Chapel Hill does not need mulch, why is it needed at the new playground? It was stated the area that the new playground needs it.

c) Rv4 electric update- Materials are ordered. To be done the 2nd week of July (after 4th of July weekend) Iris will follow up on this.

Owner 0442: Will the pipes be removed from the pipes that are going across the water? Iris responded that once they complete all of the project they will and the bridge will be secured.

Owner 0529: Are the duplexes done? Iris and Vincent said no, Blaine is not there to ask why. Vincent will follow up on this and see where this project is at.

Owner 0529: Would like the directors job description posted on the R ranch page for the owners to see. This is the 4th request. Iris explained that the ED reports to the board. The ED is in charge of all the employees and oversees specific jobs. The president of the board is the main person that the ED reports to. The board goes through the president of the board to relay information to the ED, if the president is unable to, the VP takes over that position. If an owner has a concern it is the ED's job to listen to that concern. If it is not resolved then they go to the owner's concern. If the owner's concern has not been able to resolve the issue then it comes to the board.

IX. NEW BUSINESS

a) We are in need of another housekeeping van. The van is having electrical issues and on its last leg. We have had this used van for 6 or 7 years. \$3000 cash is needed since we usually buy from private sellers. Taking \$600 from 5 different accounts.

Sues concern- This is not in the budget, in the past they looked at the accounts and took a certain percentage with money needed. She disagrees with \$500 being taken from accounts that are already in the hole. If money comes from the rodeo account it has to be voted on and must be related to the rodeo.

Owner 0529: Would like the tour van to be used for housekeeping.

Owner 0442: The security vehicle can be used when security is not here.

Randy stated that he had spoken to Blaine about the tires on the green rental golf cart. Vince did not know if it had been addressed. Vincent will speak with the golf cart rental company and have this addressed.

X. OPEN DISCUSSION- Questions submitted by Owners

Owner 0875: why can't I access owner minutes from April. This has been requested to the president. Iris has emailed back and forth with Judy and does not have an answer why these are

not posted yet.

Owner 0653:1.) She is concerned with how the money from parking and ticket sales were collected. There needs to be a more streamlined way. Suggests counting the money and having a receipt before handing it off the employees. 2.) For 2 years she was involved with implementing a \$250 refundable damage deposit for the cabins on Chapel hill. This account should have \$9000 in it. At some point this money has been pulled. 3.) Stable house- would like a timeline on the punchlist. Iris is requesting it be done in the next 2 weeks.

Owner concern: In regards to so many people leaving the Ranch with the buy back program, the owner would like to know the reasoning. Iris informed the owner that they do an exit interview. Iris would like exit interviews to go to owners concerns.

Iris asked if the Chapel Hill work order for the repair on the roof had been completed. It has not. Iris asked if Vincent would look into this.

XI. ADJOURN GENERAL MEETING

Time: 12:49pm

The next meeting of the R-Ranch Board of Directors will be held on July 15th, 2023 at 9:30 A.M. in the R-Ranch boardroom.

XII. EXECUTIVE SESSION – No

XIII. WORKING SESSION – No

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

July 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
4000 Admin - Assessments	22,834.00	32,235.00	(9,401.00)
4001 Admin - Assessments - DBP	10,000.00		10,000.00
4002 Admin - Child Rights	718.67	561.00	155.67
4004 Admin - Interest	48.84	5.00	41.84
4006 Admin - Fines & Fees	262.97	100.00	162.97
4007 Admin - Collection Fees - Recouped	(15.14)		(15.14)
4008 Admin - Late Fees & FC	2,371.09	600.00	1,771.09
4010 Admin - Ownership Sales	7,765.00	2,985.00	4,780.00
4012 Admin - Ownership Transfers	2,161.00	3,435.00	(1,274.00)
4014 Admin - Day Use	10.00	257.00	(247.00)
4016 Admin - Sales - Ice	928.00	900.00	28.00
4018 Admin - Sales - Propane	909.00	400.00	509.00
4020 Admin - Sales - Souvenirs	389.80	220.00	169.80
4022 Admin - Sales - Firewood	120.00	60.00	60.00
4024 Admin - Sales - Gate Cards	150.00	42.00	108.00
4026 Admin - Sales - Store	2,238.44	1,300.00	938.44
4028 Admin - Vending Income	937.00	100.00	837.00
4029 Admin - Golf Cart Rental	1,875.00	360.00	1,515.00
4030 Admin - Stables - Riding Pass	1,641.20	2,079.00	(437.80)
4032 Admin - Stables - Stall Fees	45.00		45.00
4034 Admin - Stables - Fundraiser	100.00	0.00	100.00
4036 Admin - Recovery of Bad Debt		400.00	(400.00)
4038 Admin - RV Adoptions	16,200.00	15,120.00	1,080.00
4040 Admin - Cabin Adoptions	1,980.00	5,040.00	(3,060.00)
4042 Admin - RV Moves	1,335.00	1,600.00	(265.00)
4046 Admin - Sponsored Events		0.00	0.00
4048 Admin - Pet Fees	30.00	150.00	(120.00)
4200 RV - Reservation	9,040.00	10,902.00	(1,862.00)
4202 RV - Electric - Quarterly	7,086.83	6,211.00	875.83
4208 RV - Yearly Adoptions	5,400.00	5,040.00	360.00
4210 RV - Guest & Group	2,707.00	2,688.00	19.00
4212 RV - Interest		2.00	(2.00)
4300 Cabin - Reservation	4,365.00	4,000.00	365.00
4302 Cabin - Electric - Quarterly	1,032.24	634.00	398.24
4306 Cabin - Adoptions	680.00	1,680.00	(1,020.00)
4308 Cabin - Guest & Group	8,155.00	4,728.00	3,427.00
4310 Cabin - Cottage	6,660.00	3,696.00	2,964.00
4400 Lodge - Weddings	26,045.00	8,000.00	18,045.00
4402 Lodge - Events	250.00	500.00	(250.00)
4500 Capital Improve - RV	5,400.00	5,040.00	360.00
4502 Capital Improve - Cabins	660.00	1,680.00	(1,020.00)
4504 Capital Imp - Interest	111.76		111.76

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

July 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
4600 Legal - Admin	250.00	1,184.00	(934.00)
4700 Rodeo - Tickets	371.42	336.00	35.42
4702 Rodeo - Parking		0.00	0.00
4704 Rodeo - Vendors	372.02	0.00	372.02
4706 Rodeo - Sponsors		1,200.00	(1,200.00)
4710 Rodeo - Souvenirs	30.00	0.00	30.00
4712 Rodeo - Refreshments	690.00	0.00	690.00
4900 Admin - Open Credits	6,467.20		6,467.20
Total Income	\$160,784.34	\$125,470.00	\$35,314.34
GROSS PROFIT	\$160,784.34	\$125,470.00	\$35,314.34
Expenses			
Payment 1 (Conversion)	864.83		864.83
Uncategorized Expense	1,852.16		1,852.16
Total Expenses	\$2,716.99	\$0.00	\$2,716.99
NET OPERATING INCOME	\$158,067.35	\$125,470.00	\$32,597.35
Other Expenses			
6000 Employee - Payroll/Salary	64,583.75	69,294.96	(4,711.21)
6002 Employee - Payroll Tax	4,988.48	6,597.00	(1,608.52)
6004 Employee - Payroll Fees & Exp	816.33	970.00	(153.67)
6006 Employee - Benefits	6,929.15	8,000.00	(1,070.85)
6007 Employee - IRA	699.06	1,000.00	(300.94)
6008 Employee - Workers Comp	7,348.36	4,166.00	3,182.36
6010 Employee - Commissions		650.00	(650.00)
6012 Admin - Accounting Fees		2,085.00	(2,085.00)
6014 Admin - Bank Fees	65.60	40.00	25.60
6016 Admin - Business Fees		0.00	0.00
6018 Admin - IT / Phone	1,246.50	2,200.00	(953.50)
6020 Admin - Dues & Subscriptions		1,050.00	(1,050.00)
6022 Admin - Emp Develop & Training	42.80	0.00	42.80
6024 Admin - Acknowledgements	62.73	50.00	12.73
6026 Admin - Merchant Services	1,585.85		1,585.85
6028 Admin - Mileage Reimbursement	33.00	16.00	17.00
6030 Admin - Office Build M&R	342.25	40.00	302.25
6032 Admin - Office Expense	729.09	501.00	228.09
6034 Admin - Printing / Copying	401.06	510.00	(108.94)
6036 Admin - Shipping / Postage	638.64	95.00	543.64
6038 Admin - Internet / Cell	1,881.36	1,719.00	162.36
6044 Admin - Insurance - PL&A	33,301.25	33,767.00	(465.75)
6046 Admin - Property Taxes		9,159.00	(9,159.00)
6048 Admin - Sales - Ice Exp	451.80	532.00	(80.20)
6050 Admin - Sales - Propane Exp		330.00	(330.00)
6052 Admin - Sales - Souvenirs Exp		36.00	(36.00)
6054 Admin - Sales - Gate Cards Exp		300.00	(300.00)

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

July 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6056 Admin - Sales - Firewood Exp		0.00	0.00
6058 Admin - Sales - Store Exp	589.39	297.00	292.39
6059 Admin - Golf Cart Rental Exp	865.00		865.00
6060 Admin - Sporting Equipment		0.00	0.00
6062 GPM - Equip Rental	253.49	34.00	219.49
6064 GPM - Equip Repair	253.37	400.00	(146.63)
6066 GPM - Fence / Pasture	1,616.78	1,800.00	(183.22)
6068 GPM - Fuel	2,381.40	3,400.00	(1,018.60)
6070 GPM - General Maintenance	355.00	500.00	(145.00)
6072 GPM - Grounds / Property Repair	329.88	1,000.00	(670.12)
6074 GPM - Keys & Locks		0.00	0.00
6076 GPM - Lawn & Landscape Svc	9,600.00	9,600.00	0.00
6078 GPM - Pool Chemicals	769.63	800.00	(30.37)
6080 GPM - Pool M&R		75.00	(75.00)
6082 GPM - Pest Control Services		70.00	(70.00)
6086 GPM - Supplies	166.61	400.00	(233.39)
6088 GPM - Tools		0.00	0.00
6090 GPM - Vehicle M&R	208.10	800.00	(591.90)
6092 GPM - Vehicle Tags & Titles		0.00	0.00
6094 GPM - Maint. Bldg M&R		0.00	0.00
6095 GPM - Safety	272.30	140.00	132.30
6096 GPM - Operat Security Contract		0.00	0.00
6098 Operating - Util - Electric	1,865.90	1,634.00	231.90
6100 Operating - Util - Propane	10.00	0.00	10.00
6104 Operating - Util - Trash	1,365.00	1,180.00	185.00
6106 Operating - Util - Wtr Sys M&R	5,607.10	5,135.00	472.10
6108 Operating - Util - Wtr Trt M&R	943.96	750.00	193.96
6110 Operating - Projects & Improve		0.00	0.00
6112 Sales - Sales & Market Exp	508.40	1,000.00	(491.60)
6113 Sales - Mkt Comm Outreach	200.00	0.00	200.00
6114 Housekeeping - Supplies	931.46	850.00	81.46
6116 Stables - Feed	2,417.15	1,375.00	1,042.15
6118 Stables - Ferrer	1,770.00	1,560.00	210.00
6120 Stables - General Expense	782.10	100.00	682.10
6122 Stables - M&R	82.80	7.00	75.80
6124 Stables - Tack & Equipment		216.00	(216.00)
6126 Stables - Vet Fees / Medicine	3,232.59	1,200.00	2,032.59
6128 Stables - Jr. Wrangler		40.00	(40.00)
6130 Stables - Horses		0.00	0.00
6132 Stables - Tools	160.43	0.00	160.43
6134 Owner - Events	159.44	0.00	159.44
6136 Owner - Board/Meetings		5.00	(5.00)
6138 Owner - Sales & Transfers	913.73	500.00	413.73

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

July 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6142 Sponsored Events		0.00	0.00
6200 RV - M&R	866.05	50.00	816.05
6204 RV - Bath Houses	58.85	64.00	(5.15)
6206 RV - Grounds	380.00	100.00	280.00
6208 RV - Roads		0.00	0.00
6210 RV - Utilities - Electric	7,065.12	7,429.00	(363.88)
6212 RV - Utilities - Propane		0.00	0.00
6216 RV - Projects & Improve	4,808.51	0.00	4,808.51
6300 Cabin - M&R		250.00	(250.00)
6302 Cabin - Pest Control Svc		0.00	0.00
6306 Cabin - Bath Houses		333.00	(333.00)
6308 Cabin - Rainbow	1,066.81	308.00	758.81
6310 Cabin - Chapel Hill	19.06	400.00	(380.94)
6312 Cabin - Cottages	234.83	199.00	35.83
6314 Cabin - Grounds		75.00	(75.00)
6316 Cabin - Roads		900.00	(900.00)
6320 Cabin - Utilities - Electric	2,431.28	2,644.00	(212.72)
6322 Cabin - Utilities - Propane		0.00	0.00
6326 Cabin - Projects & Improve	4,072.30	10,000.00	(5,927.70)
6400 Lodge - M&R	829.17	1,200.00	(370.83)
6406 Lodge - Event Decor/Improve	1,888.09	0.00	1,888.09
6408 Lodge - Event Coord/Staff	3,270.00	2,000.00	1,270.00
6410 Lodge - Event Clean/Supply	300.00	200.00	100.00
6412 Lodge - Event Security		0.00	0.00
6414 Lodge - Marketing	90.00	100.00	(10.00)
6416 Lodge - Utilities - Electric	1,946.88	1,892.00	54.88
6418 Lodge - Utilities - Propane		10.00	(10.00)
6424 Lodge - Projects & Improve		15,000.00	(15,000.00)
6500 Capital - Infra Improve		0.00	0.00
6600 Legal - Admin Exp		1,184.00	(1,184.00)
6700 Rodeo - Stock Contract		0.00	0.00
6702 Rodeo - 4L Ticket Split		0.00	0.00
6704 Rodeo - Prize Money		0.00	0.00
6706 Rodeo - Advertising	125.00	0.00	125.00
6708 Rodeo - Security & EMT	500.00	0.00	500.00
6710 Rodeo - Seating		0.00	0.00
6712 Rodeo - Sanitation	375.00	0.00	375.00
6714 Rodeo - Souvenirs Expense		0.00	0.00
6716 Rodeo - Sponsors Exp		0.00	0.00
6718 Rodeo - In-House Exp	145.84	109.00	36.84
6720 Rodeo - Projects & Improve	11,342.95	0.00	11,342.95
6724 Rodeo - Rentals	553.48	0.00	553.48
6726 Rodeo - Insurance		0.00	0.00

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

July 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6728 Rodeo - Refreshments Exp	1,010.98	0.00	1,010.98
6730 Rodeo - Merchant Svc	18.00	724.00	(706.00)
6732 Rodeo - Supplies	289.80	157.00	132.80
Total Other Expenses	\$208,445.85	\$223,303.96	\$ (14,858.11)
NET OTHER INCOME	\$ (208,445.85)	\$ (223,303.96)	\$14,858.11
NET INCOME	\$ (50,378.50)	\$ (97,833.96)	\$47,455.46

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
4000 Admin - Assessments	763,844.46	858,596.00	(94,751.54)
4001 Admin - Assessments - DBP	67,450.00		67,450.00
4002 Admin - Child Rights	1,433.33	2,805.00	(1,371.67)
4004 Admin - Interest	168.12	35.00	133.12
4006 Admin - Fines & Fees	1,324.75	700.00	624.75
4007 Admin - Collection Fees - Recouped	301.84		301.84
4008 Admin - Late Fees & FC	23,136.11	4,200.00	18,936.11
4010 Admin - Ownership Sales	20,395.00	16,915.00	3,480.00
4012 Admin - Ownership Transfers	16,944.50	24,045.00	(7,100.50)
4014 Admin - Day Use	160.00	454.00	(294.00)
4016 Admin - Sales - Ice	2,279.41	2,951.00	(671.59)
4018 Admin - Sales - Propane	8,370.63	6,452.00	1,918.63
4020 Admin - Sales - Souvenirs	1,703.57	1,289.00	414.57
4022 Admin - Sales - Firewood	1,352.00	560.00	792.00
4024 Admin - Sales - Gate Cards	325.00	182.00	143.00
4026 Admin - Sales - Store	10,086.43	7,000.00	3,086.43
4028 Admin - Vending Income	3,407.80	1,769.00	1,638.80
4029 Admin - Golf Cart Rental	6,875.00	1,740.00	5,135.00
4030 Admin - Stables - Riding Pass	6,441.20	8,463.00	(2,021.80)
4032 Admin - Stables - Stall Fees	45.00		45.00
4034 Admin - Stables - Fundraiser	427.00	900.00	(473.00)
4036 Admin - Recovery of Bad Debt	40,572.07	3,100.00	37,472.07
4038 Admin - RV Adoptions	68,675.37	68,040.00	635.37
4040 Admin - Cabin Adoptions	13,968.00	24,300.00	(10,332.00)
4042 Admin - RV Moves	5,200.95	7,710.00	(2,509.05)
4046 Admin - Sponsored Events		0.00	0.00
4048 Admin - Pet Fees	70.00	750.00	(680.00)
4200 RV - Reservation	56,482.50	58,547.00	(2,064.50)
4202 RV - Electric - Quarterly	33,719.64	22,891.00	10,828.64
4208 RV - Yearly Adoptions	23,443.79	22,680.00	763.79
4210 RV - Guest & Group	14,041.00	9,486.00	4,555.00
4212 RV - Interest		14.00	(14.00)
4300 Cabin - Reservation	17,215.00	21,419.00	(4,204.00)
4302 Cabin - Electric - Quarterly	7,076.80	5,557.00	1,519.80
4306 Cabin - Adoptions	6,195.68	8,100.00	(1,904.32)
4308 Cabin - Guest & Group	31,335.09	18,499.00	12,836.09
4310 Cabin - Cottage	25,434.51	20,703.00	4,731.51
4400 Lodge - Weddings	104,618.00	45,000.00	59,618.00
4402 Lodge - Events	3,732.50	6,700.00	(2,967.50)
4500 Capital Improve - RV	22,881.79	22,680.00	201.79
4502 Capital Improve - Cabins	4,656.00	8,100.00	(3,444.00)
4504 Capital Imp - Interest	684.52		684.52

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
4600 Legal - Admin	5,167.50	8,288.00	(3,120.50)
4700 Rodeo - Tickets	67,785.43	55,536.00	12,249.43
4702 Rodeo - Parking	5,604.35	3,740.00	1,864.35
4704 Rodeo - Vendors	5,093.82	5,033.00	60.82
4706 Rodeo - Sponsors	13,060.00	8,633.00	4,427.00
4710 Rodeo - Souvenirs	1,170.00	2,500.00	(1,330.00)
4712 Rodeo - Refreshments	8,481.00	5,540.00	2,941.00
4900 Admin - Open Credits	20,565.58		20,565.58
Total Income	\$1,543,402.04	\$1,402,602.00	\$140,800.04
GROSS PROFIT	\$1,543,402.04	\$1,402,602.00	\$140,800.04
Expenses			
Payment 1 (Conversion)	964.21		964.21
Uncategorized Expense	1,852.16		1,852.16
Total Expenses	\$2,816.37	\$0.00	\$2,816.37
NET OPERATING INCOME	\$1,540,585.67	\$1,402,602.00	\$137,983.67
Other Expenses			
6000 Employee - Payroll/Salary	455,331.68	519,712.20	(64,380.52)
6002 Employee - Payroll Tax	37,209.04	49,477.00	(12,267.96)
6004 Employee - Payroll Fees & Exp	6,513.37	7,275.00	(761.63)
6006 Employee - Benefits	52,918.36	51,500.00	1,418.36
6007 Employee - IRA	3,408.57	7,000.00	(3,591.43)
6008 Employee - Workers Comp	27,508.36	29,162.00	(1,653.64)
6010 Employee - Commissions		4,550.00	(4,550.00)
6012 Admin - Accounting Fees		4,085.00	(4,085.00)
6014 Admin - Bank Fees	350.22	301.00	49.22
6016 Admin - Business Fees	505.00	1,516.00	(1,011.00)
6018 Admin - IT / Phone	21,888.34	15,800.00	6,088.34
6020 Admin - Dues & Subscriptions	6,390.63	2,490.00	3,900.63
6022 Admin - Emp Develop & Training	1,171.80	1,522.00	(350.20)
6024 Admin - Acknowledgements	638.21	300.00	338.21
6026 Admin - Merchant Services	788.44		788.44
6028 Admin - Mileage Reimbursement	33.00	366.00	(333.00)
6030 Admin - Office Build M&R	950.98	593.00	357.98
6032 Admin - Office Expense	2,589.28	3,320.00	(730.72)
6034 Admin - Printing / Copying	3,891.18	3,625.00	266.18
6036 Admin - Shipping / Postage	1,819.31	1,860.00	(40.69)
6038 Admin - Internet / Cell	6,970.65	12,033.00	(5,062.35)
6044 Admin - Insurance - PL&A	101,779.10	101,301.00	478.10
6046 Admin - Property Taxes	36,636.00	60,780.00	(24,144.00)
6048 Admin - Sales - Ice Exp	1,482.50	1,478.00	4.50
6050 Admin - Sales - Propane Exp	6,717.82	4,658.00	2,059.82
6052 Admin - Sales - Souvenirs Exp	824.00	1,148.00	(324.00)
6054 Admin - Sales - Gate Cards Exp		814.00	(814.00)

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6056 Admin - Sales - Firewood Exp	700.00	450.00	250.00
6058 Admin - Sales - Store Exp	4,530.06	3,249.00	1,281.06
6059 Admin - Golf Cart Rental Exp	2,480.00		2,480.00
6060 Admin - Sporting Equipment		400.00	(400.00)
6062 GPM - Equip Rental	3,135.23	838.00	2,297.23
6064 GPM - Equip Repair	11,017.00	7,717.50	3,299.50
6066 GPM - Fence / Pasture	11,024.09	12,585.00	(1,560.91)
6068 GPM - Fuel	13,973.68	11,600.00	2,373.68
6070 GPM - General Maintenance	2,501.98	1,900.00	601.98
6072 GPM - Grounds / Property Repair	5,229.26	3,781.00	1,448.26
6074 GPM - Keys & Locks	556.59	266.00	290.59
6076 GPM - Lawn & Landscape Svc	34,000.00	37,600.00	(3,600.00)
6078 GPM - Pool Chemicals	3,434.14	4,048.00	(613.86)
6080 GPM - Pool M&R	1,335.27	1,792.00	(456.73)
6082 GPM - Pest Control Services	1,176.44	1,548.00	(371.56)
6084 GPM - Roads M&R	1,833.34		1,833.34
6086 GPM - Supplies	4,125.50	3,200.00	925.50
6088 GPM - Tools	656.74	886.00	(229.26)
6090 GPM - Vehicle M&R	8,258.45	7,900.00	358.45
6092 GPM - Vehicle Tags & Titles	276.04	0.00	276.04
6094 GPM - Maint. Bldg M&R	408.82	346.00	62.82
6095 GPM - Safety	1,527.08	980.00	547.08
6096 GPM - Operat Security Contract		200.00	(200.00)
6098 Operating - Util - Electric	16,550.02	13,884.00	2,666.02
6100 Operating - Util - Propane	5,823.02	4,593.00	1,230.02
6104 Operating - Util - Trash	9,087.16	7,939.00	1,148.16
6106 Operating - Util - Wtr Sys M&R	12,685.58	14,614.00	(1,928.42)
6108 Operating - Util - Wtr Trt M&R	6,871.37	5,791.00	1,080.37
6110 Operating - Projects & Improve	9,484.79	30,000.00	(20,515.21)
6112 Sales - Sales & Market Exp	14,851.80	6,500.00	8,351.80
6113 Sales - Mkt Comm Outreach	200.00	500.00	(300.00)
6114 Housekeeping - Supplies	5,751.15	4,750.00	1,001.15
6116 Stables - Feed	11,795.72	9,155.00	2,640.72
6118 Stables - Ferrier	10,070.00	8,847.00	1,223.00
6120 Stables - General Expense	2,461.03	1,390.00	1,071.03
6122 Stables - M&R	94.78	638.00	(543.22)
6124 Stables - Tack & Equipment	427.18	593.00	(165.82)
6126 Stables - Vet Fees / Medicine	12,203.30	6,100.00	6,103.30
6128 Stables - Jr. Wrangler		160.00	(160.00)
6130 Stables - Horses		1,000.00	(1,000.00)
6132 Stables - Tools	956.38	309.00	647.38
6134 Owner - Events	5,059.28	7,800.00	(2,740.72)
6136 Owner - Board/Meetings	97.35	45.00	52.35

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6138 Owner - Sales & Transfers	5,339.63	3,140.00	2,199.63
6142 Sponsored Events		0.00	0.00
6200 RV - M&R	1,928.46	2,468.00	(539.54)
6204 RV - Bath Houses	12,939.04	486.00	12,453.04
6206 RV - Grounds	1,271.96	1,600.00	(328.04)
6208 RV - Roads	10,354.03	5,200.00	5,154.03
6210 RV - Utilities - Electric	50,250.39	42,423.00	7,827.39
6212 RV - Utilities - Propane	865.82	1,338.00	(472.18)
6216 RV - Projects & Improve	26,552.20	56,890.00	(30,337.80)
6300 Cabin - M&R	215.20	599.00	(383.80)
6302 Cabin - Pest Control Svc	6,451.00	6,000.00	451.00
6306 Cabin - Bath Houses	318.43	1,012.00	(693.57)
6308 Cabin - Rainbow	2,128.58	2,922.00	(793.42)
6310 Cabin - Chapel Hill	1,881.95	2,733.00	(851.05)
6312 Cabin - Cottages	1,690.74	397.00	1,293.74
6314 Cabin - Grounds		582.00	(582.00)
6316 Cabin - Roads	5,750.00	3,612.00	2,138.00
6320 Cabin - Utilities - Electric	27,288.60	33,303.00	(6,014.40)
6322 Cabin - Utilities - Propane	149.81	606.00	(456.19)
6326 Cabin - Projects & Improve	55,619.06	20,138.00	35,481.06
6400 Lodge - M&R	19,693.45	5,725.00	13,968.45
6406 Lodge - Event Decor/Improve	4,630.09	1,050.00	3,580.09
6408 Lodge - Event Coord/Staff	20,329.50	14,000.00	6,329.50
6410 Lodge - Event Clean/Supply	9,444.92	5,300.00	4,144.92
6412 Lodge - Event Security	2,000.00	900.00	1,100.00
6414 Lodge - Marketing	612.00	900.00	(288.00)
6416 Lodge - Utilities - Electric	13,943.73	13,157.00	786.73
6418 Lodge - Utilities - Propane	13,208.33	9,550.00	3,658.33
6424 Lodge - Projects & Improve	10,848.72	18,075.00	(7,226.28)
6500 Capital - Infra Improve	1,889.26	24,396.00	(22,506.74)
6600 Legal - Admin Exp	1,274.62	8,288.00	(7,013.38)
6700 Rodeo - Stock Contract	4,000.00	4,167.00	(167.00)
6702 Rodeo - 4L Ticket Split	31,156.48	28,000.00	3,156.48
6704 Rodeo - Prize Money	6,400.00	4,500.00	1,900.00
6706 Rodeo - Advertising	1,060.60	853.00	207.60
6708 Rodeo - Security & EMT	2,020.00	1,500.00	520.00
6710 Rodeo - Seating	5,500.00	5,500.00	0.00
6712 Rodeo - Sanitation	1,871.00	1,145.00	726.00
6714 Rodeo - Souvenirs Expense	1,350.00	2,400.00	(1,050.00)
6716 Rodeo - Sponsors Exp	1,439.00	700.00	739.00
6718 Rodeo - In-House Exp	851.76	2,461.00	(1,809.24)
6720 Rodeo - Projects & Improve	20,206.68	1,500.00	18,706.68
6724 Rodeo - Rentals	553.48	450.00	103.48

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

January - July, 2023

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
6726 Rodeo - Insurance	945.00	1,000.00	(55.00)
6728 Rodeo - Refreshments Exp	3,319.96	2,100.00	1,219.96
6730 Rodeo - Merchant Svc	1,806.95	736.00	1,070.95
6732 Rodeo - Supplies	3,258.57	419.00	2,839.57
6900 Bad Debt Expense	8,724.17		8,724.17
Total Other Expenses	\$1,418,098.63	\$1,456,781.70	\$ (38,683.07)
NET OTHER INCOME	\$ (1,418,098.63)	\$ (1,456,781.70)	\$38,683.07
NET INCOME	\$122,487.04	\$ (54,179.70)	\$176,666.74

R-Ranch In the Mountains®
Rodeo General Ledger
 January - July, 2023

Date	Transaction Type	Num	Spfr	Amount	Class
06/17/2023	Deposit		1050 Rodeo Bank Account	248,17	Rodeo
06/18/2023	Deposit		1050 Rodeo Bank Account	223,00	Rodeo
06/19/2023	Deposit		1050 Rodeo Bank Account	83,18	Rodeo
06/22/2023	Deposit		1050 Rodeo Bank Account	180,84	Rodeo
06/28/2023	Deposit		1050 Rodeo Bank Account	187,82	Rodeo
06/29/2023	Deposit		1050 Rodeo Bank Account	220,08	Rodeo
06/30/2023	Deposit		1050 Rodeo Bank Account	182,87	Rodeo
06/28/2023	Deposit		1050 Rodeo Bank Account	85,73	Rodeo
06/30/2023	Deposit		1050 Rodeo Bank Account	42,28	Rodeo
06/31/2023	Deposit		1050 Rodeo Bank Account	258,98	Rodeo
06/01/2023	Deposit		1050 Rodeo Bank Account	647,84	Rodeo
06/02/2023	Deposit		1050 Rodeo Bank Account	206,47	Rodeo
06/05/2023	Deposit		1050 Rodeo Bank Account	20,58	Rodeo
06/06/2023	Deposit		1050 Rodeo Bank Account	885,18	Rodeo
06/07/2023	Deposit		1050 Rodeo Bank Account	1,020,94	Rodeo
06/08/2023	Deposit		1050 Rodeo Bank Account	785,48	Rodeo
06/09/2023	Deposit		1050 Rodeo Bank Account	883,87	Rodeo
06/10/2023	Journal Entry		1050 Rodeo Bank Account	13,141,00	Rodeo
06/10/2023	Journal Entry		-Spfr-	7,215,00	Rodeo
06/11/2023	Journal Entry		-Spfr-	23,595,00	Rodeo
06/11/2023	Journal Entry		-Spfr-	4,000,00	Rodeo
06/12/2023	Journal Entry		-Spfr-	1,710,70	Rodeo
06/12/2023	Deposit		1050 Rodeo Bank Account	4,822,51	Rodeo
06/12/2023	Deposit		1050 Rodeo Bank Account	7,201,38	Rodeo
06/14/2023	Deposit		1050 Rodeo Bank Account	67,414,81	
				\$	
06/17/2023	Deposit		1050 Rodeo Bank Account	4,85	Rodeo
06/18/2023	Deposit		1050 Rodeo Bank Account	8,70	Rodeo
06/19/2023	Deposit		1050 Rodeo Bank Account	6,00	Rodeo
06/22/2023	Deposit		1050 Rodeo Bank Account	16,00	Rodeo
06/23/2023	Deposit		1050 Rodeo Bank Account	5,00	Rodeo
06/24/2023	Deposit		1050 Rodeo Bank Account	6,00	Rodeo
06/25/2023	Deposit		1050 Rodeo Bank Account	16,00	Rodeo
06/28/2023	Deposit		1050 Rodeo Bank Account	5,00	Rodeo
06/30/2023	Deposit		1050 Rodeo Bank Account	16,00	Rodeo
06/31/2023	Deposit		1050 Rodeo Bank Account	40,00	Rodeo
06/01/2023	Deposit		1050 Rodeo Bank Account	5,00	Rodeo
06/02/2023	Deposit		1050 Rodeo Bank Account	15,00	Rodeo
06/03/2023	Deposit		1050 Rodeo Bank Account	80,00	Rodeo
06/07/2023	Deposit		1050 Rodeo Bank Account	30,00	Rodeo
06/09/2023	Deposit		1050 Rodeo Bank Account	86,45	Rodeo
06/10/2023	Journal Entry		1050 Rodeo Bank Account	1,780,00	Rodeo
06/10/2023	Journal Entry		-Spfr-	-80,00	Rodeo
06/11/2023	Journal Entry		-Spfr-	2,528,00	Rodeo
06/12/2023	Journal Entry		-Spfr-	20,00	Rodeo
06/13/2023	Deposit		1050 Rodeo Bank Account	200,00	Rodeo
06/14/2023	Deposit		1050 Rodeo Bank Account	416,00	Rodeo
06/27/2023	Deposit		1050 Rodeo Bank Account	11,35	Rodeo
				\$	
				8,884,36	

Total for 4708 Rodeo - Tickets
 4708 Rodeo - Parking

Total for 4782 Rodeo - Parking

4704 Rodeo - Vendors

Date	Description	Journal Entry	Account	Amount
06/11/2023	CASH RODEO SATURDAY -Split-	Journal Entry	CASH RODEO SATURDAY -Split- Undeposited Funds	4,721.80 Rodeo
07/10/2023		Sales Receipt	13861	372.02 Rodeo
				\$ 5,093.82
03/09/2023		Sales Receipt	11174	1,400.00 Rodeo
03/15/2023		Sales Receipt	11239	500.00 Rodeo
03/15/2023		Sales Receipt	11240	750.00 Rodeo
03/24/2023		Sales Receipt	11367	2,500.00 Rodeo
03/27/2023		Sales Receipt	11460	200.00 Rodeo
04/14/2023		Sales Receipt	12074	200.00 Rodeo
04/14/2023		Sales Receipt	12091	500.00 Rodeo
05/09/2023		Sales Receipt	12575	650.00 Rodeo
05/09/2023		Sales Receipt	12574	650.00 Rodeo
06/11/2023		Sales Receipt	12819	750.00 Rodeo
06/16/2023		Sales Receipt	12870	400.00 Rodeo
05/26/2023	ATL LOGO WEAR RODEO -Split-	Journal Entry	ATL LOGO WEAR RODEO -Split- Undeposited Funds	1,275.00 Rodeo
05/31/2023		Sales Receipt	13025	756.00 Rodeo
06/01/2023		Sales Receipt	13024	500.00 Rodeo
06/01/2023		Sales Receipt	13037	300.00 Rodeo
06/06/2023	CLOVER FRIDAY RODEO -Split-	Journal Entry	CLOVER FRIDAY RODEO -Split- Undeposited Funds	600.00 Rodeo
06/06/2023		Sales Receipt	13188	500.00 Rodeo
06/10/2023		Sales Receipt	13239	250.00 Rodeo
				\$ 13,690.00

Total for 4708 Rodeo - Sponsors

4710 Rodeo - Souvenirs

01/05/2023		Sales Receipt	0442	10.00 Rodeo
01/21/2023		Sales Receipt	0697	25.00 Rodeo
02/16/2023		Sales Receipt	10894	15.00 Rodeo
02/19/2023		Sales Receipt	10960	15.00 Rodeo
02/28/2023		Sales Receipt	11076	15.00 Rodeo
03/11/2023		Sales Receipt	11210	16.00 Rodeo
03/27/2023		Sales Receipt	11466	10.00 Rodeo
04/02/2023		Sales Receipt	11778	16.00 Rodeo
04/11/2023		Sales Receipt	12037	16.00 Rodeo
04/13/2023		Sales Receipt	12064	10.00 Rodeo
05/06/2023		Sales Receipt	12546	10.00 Rodeo
06/25/2023		Sales Receipt	12841	90.00 Rodeo
06/09/2023	CLOVER FRIDAY RODEO -Split-	Journal Entry	CLOVER FRIDAY RODEO -Split- Undeposited Funds	25.00 Rodeo
06/10/2023		Journal Entry	CASH RODEO FRIDAY Rodeo Plus 6/10/23 -Split- Undeposited Funds	180.00 Rodeo
06/10/2023		Journal Entry	13263	300.00 Rodeo
06/11/2023		Sales Receipt	13263	16.00 Rodeo
06/11/2023	CASH RODEO SATURDAY -Split-	Journal Entry	CASH RODEO SATURDAY -Split- Undeposited Funds	240.00 Rodeo
06/16/2023		Sales Receipt	13362	40.00 Rodeo
06/18/2023		Sales Receipt	13367	20.00 Rodeo
07/03/2023		Sales Receipt	13702	16.00 Rodeo
07/06/2023		Sales Receipt	13824	16.00 Rodeo
				\$ 1,170.80

Total for 4710 Rodeo - Souvenirs

4712 Rodeo - Refreshments

06/09/2023	CLOVER FRIDAY RODEO -Split-	Journal Entry	CLOVER FRIDAY RODEO -Split- Undeposited Funds	606.00 Rodeo
06/10/2023		Journal Entry	Rodeo Plus 6/10/23 -Split- Undeposited Funds	2,010.00 Rodeo
06/10/2023		Journal Entry	CASH RODEO FRIDAY -Split- Undeposited Funds	1,567.00 Rodeo
06/11/2023		Journal Entry	CASH RODEO SATURDAY -Split- Undeposited Funds	2,069.00 Rodeo
				\$ 7,261.88
				Total: \$ 86,623.18

Total for 4712 Rodeo - Refreshments

6728 Rodero - Refreshments Exp

04/13/2023	Check	3044	1050 Rodero Bank Account	50.00 Rodero
06/11/2023	Expenses		1050 Rodero Bank Account	50.00 Rodero
06/10/2023	Check	2071	1050 Rodero Bank Account	2,105.00 Rodero
				<u>\$ 2,205.00</u>

Total for 6728 Rodero - Refreshments Exp
6729 Rodero - Merchant Svc

05/26/2023	Bill	256798	Accounts Payable	70.00 Rodero
06/02/2023	Bill	256177	Accounts Payable	58.00 Rodero
06/10/2023	Bill	256629	Accounts Payable	108.00 Rodero
06/10/2023	Check	2067	1050 Rodero Bank Account	460.50 Rodero
06/23/2023	Check	2073	1050 Rodero Bank Account	1,016.50 Rodero
06/30/2023	Expenses		1050 Rodero Bank Account	67.50 Rodero
				<u>\$ 1,785.95</u>

Total for 6729 Rodero - Merchant Svc
6722 Rodero - Supplies

05/05/2023	Bill	35382	Accounts Payable	60.00 Rodero
05/23/2023	Bill	2028 RODERO SPONSORSH	Accounts Payable	1,225.00 Rodero
05/25/2023	Journal Entry	ATL LOGO WEAR RODERO -Spill-		1,275.00 Rodero
05/26/2023	Bill	2028 RODERO SPONSORSH	Accounts Payable	1,473.50 Rodero
05/26/2023	Vendor Credit	2028RODEO SPONSORSHIP	Accounts Payable	-1,225.00 Rodero
06/02/2023	Check	2053	1050 Rodero Bank Account	105.18 Rodero
06/16/2023	Bill	130165	Accounts Payable	55.11 Rodero
07/13/2023	Bill	3212481	Accounts Payable	18.05 Rodero
07/13/2023	Bill	21956	Accounts Payable	224.05 Rodero
07/13/2023	Bill	2622892	Accounts Payable	21.25 Rodero
07/20/2023	Bill	SAMS B/7/23 1	Accounts Payable	25.65 Rodero
				<u>\$ 3,259.67</u>

Total for 6722 Rodero - Supplies

Total: \$ 64,810.20
Net: 34883.89

**R-Ranch In the Mountains®
Rodeo General Ledger
January - July, 2023**

Date	Transaction Type	Num	Split	Amount	Class
07/10/2023	Transfer		1020 Operating Bank Account	8,000.00	
08/17/2023	Transfer		1020 Operating Bank Account	9,065.04	
				<u>\$ 12,065.04</u>	
1020 Rodeo Bank Account					
Total for 1020 Rodeo Bank Account					
<hr/>					
07/03/2023	Deposit		1020 Rodeo Bank Account	17.18	Rodeo
07/03/2023	Deposit		1020 Rodeo Bank Account	61.53	Rodeo
07/03/2023	Deposit		1020 Rodeo Bank Account	22.71	Rodeo
07/24/2023	Deposit		1020 Rodeo Bank Account	290.00	Rodeo
				<u>\$ 371.42</u>	
4700 Rodeo - Tickets					
07/01/2023	Deposit		1020 Operating Bank Account	130.00	Rodeo
07/02/2023	Deposit		1020 Operating Bank Account	380.00	Rodeo
07/24/2023	Deposit		1020 Rodeo Bank Account	680.00	Rodeo
				<u>\$ 1,190.00</u>	
			Total:	\$ 1,571.42	
<hr/>					
07/01/2023	Check	2072	1020 Rodeo Bank Account	125.00	Rodeo
				<u>\$ 125.00</u>	
6700 Rodeo - Advertising					
07/03/2023	Check	2061	1020 Rodeo Bank Account	250.00	Rodeo
07/07/2023	Check	2060	1020 Rodeo Bank Account	250.00	Rodeo
				<u>\$ 500.00</u>	
6712 Rodeo - Security & EMT					
07/14/2023	Check	2063	1020 Rodeo Bank Account	375.00	Rodeo
				<u>\$ 375.00</u>	
6720 Rodeo - Security & EMT					
07/01/2023	Check	2060	1020 Rodeo Bank Account	10,765.00	Rodeo
				<u>\$ 10,765.00</u>	
6728 Rodeo - Security & EMT					
08/13/2023	Expense	EVENT INS	1020 Operating Bank Account	472.50	Rodeo
				<u>\$ 472.50</u>	
6728 Rodeo - Insurance					
04/13/2023	Check	30742	1020 Operating Bank Account	50.00	Operating
07/11/2023	Check		1020 Rodeo Bank Account	791.00	Rodeo
07/13/2023	Bill	1CWW-KYTT-DJFF	Accounts Payable	216.98	Rodeo
				<u>\$ 1,058.00</u>	
6728 Rodeo - Refinements Exp					
07/14/2023	Check	2064	1020 Rodeo Bank Account	15.00	Rodeo
07/14/2023	Check	2064	1020 Rodeo Bank Account	5.00	Rodeo
				<u>\$ 20.00</u>	
			Total:	\$ 13,395.46	
			Net:	-17765.04	
			From Owner Events:	\$ 9,065.08	
			Additional:	\$ 9,065.04	
<hr/>					
6730 Rodeo - Merchandise Exp					
07/14/2023	Check	2064	1020 Rodeo Bank Account	15.00	Rodeo
07/14/2023	Check	2064	1020 Rodeo Bank Account	5.00	Rodeo
				<u>\$ 20.00</u>	
			Total:	\$ 20.00	
			Net:	-17765.04	
			From Owner Events:	\$ 9,065.08	
			Additional:	\$ 9,065.04	

R-Ranch in the Mountains®

Operating - Quarterly P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
4000 Admin - Assessments	763,844.46	858,596.00	(94,751.54)
4001 Admin - Assessments - DBP	67,450.00		67,450.00
4002 Admin - Child Rights	1,433.33	2,805.00	(1,371.67)
4004 Admin - Interest	168.12	35.00	133.12
4006 Admin - Fines & Fees	1,324.75	700.00	624.75
4007 Admin - Collection Fees - Recouped	301.84		301.84
4008 Admin - Late Fees & FC	23,136.11	4,200.00	18,936.11
4010 Admin - Ownership Sales	20,395.00	16,915.00	3,480.00
4012 Admin - Ownership Transfers	16,944.50	24,045.00	(7,100.50)
4014 Admin - Day Use	160.00	454.00	(294.00)
4016 Admin - Sales - Ice	2,279.41	2,951.00	(671.59)
4018 Admin - Sales - Propane	8,370.63	6,452.00	1,918.63
4020 Admin - Sales - Souvenirs	1,703.57	1,289.00	414.57
4022 Admin - Sales - Firewood	1,352.00	560.00	792.00
4024 Admin - Sales - Gate Cards	325.00	182.00	143.00
4026 Admin - Sales - Store	10,086.43	7,000.00	3,086.43
4028 Admin - Vending Income	3,407.80	1,769.00	1,638.80
4029 Admin - Golf Cart Rental	6,875.00	1,740.00	5,135.00
4030 Admin - Stables - Riding Pass	6,441.20	8,463.00	(2,021.80)
4032 Admin - Stables - Stall Fees	45.00		45.00
4034 Admin - Stables - Fundraiser	427.00	900.00	(473.00)
4036 Admin - Recovery of Bad Debt	40,572.07	3,100.00	37,472.07
4038 Admin - RV Adoptions	68,675.37	68,040.00	635.37
4040 Admin - Cabin Adoptions	13,968.00	24,300.00	(10,332.00)
4042 Admin - RV Moves	5,200.95	7,710.00	(2,509.05)
4046 Admin - Sponsored Events		0.00	0.00
4048 Admin - Pet Fees	70.00	750.00	(680.00)
Total Income	\$1,064,957.54	\$1,042,956.00	\$22,001.54
GROSS PROFIT	\$1,064,957.54	\$1,042,956.00	\$22,001.54
Expenses			
Total Expenses			\$0.00
NET OPERATING INCOME	\$1,064,957.54	\$1,042,956.00	\$22,001.54
Other Expenses			
6000 Employee - Payroll/Salary	455,331.68	519,712.20	(64,380.52)
6002 Employee - Payroll Tax	37,209.04	49,477.00	(12,267.96)
6004 Employee - Payroll Fees & Exp	6,513.37	7,275.00	(761.63)
6006 Employee - Benefits	52,918.36	51,500.00	1,418.36
6007 Employee - IRA	3,408.57	7,000.00	(3,591.43)
6008 Employee - Workers Comp	27,508.36	29,162.00	(1,653.64)
6010 Employee - Commissions		4,550.00	(4,550.00)
6012 Admin - Accounting Fees		4,085.00	(4,085.00)
6014 Admin - Bank Fees	350.22	301.00	49.22

R-Ranch in the Mountains®

Operating - Quarterly P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6016 Admin - Business Fees	505.00	1,516.00	(1,011.00)
6018 Admin - IT / Phone	21,888.34	15,800.00	6,088.34
6020 Admin - Dues & Subscriptions	6,390.63	2,490.00	3,900.63
6022 Admin - Emp Develop & Training	1,171.80	1,522.00	(350.20)
6024 Admin - Acknowledgements	638.21	300.00	338.21
6026 Admin - Merchant Services	788.44		788.44
6028 Admin - Mileage Reimbursement	33.00	366.00	(333.00)
6030 Admin - Office Bulld M&R	950.98	593.00	357.98
6032 Admin - Office Expense	2,589.28	3,320.00	(730.72)
6034 Admin - Printing / Copying	3,891.18	3,625.00	266.18
6036 Admin - Shipping / Postage	1,819.31	1,860.00	(40.69)
6038 Admin - Internet / Cell	6,970.65	12,033.00	(5,062.35)
6044 Admin - Insurance - PL&A	101,779.10	101,301.00	478.10
6046 Admin - Property Taxes	36,636.00	60,780.00	(24,144.00)
6048 Admin - Sales - Ice Exp	1,482.50	1,478.00	4.50
6050 Admin - Sales - Propane Exp	6,717.82	4,658.00	2,059.82
6052 Admin - Sales - Souvenirs Exp	824.00	1,148.00	(324.00)
6054 Admin - Sales - Gate Cards Exp		814.00	(814.00)
6056 Admin - Sales - Firewood Exp	700.00	450.00	250.00
6058 Admin - Sales - Store Exp	4,530.06	3,249.00	1,281.06
6059 Admin - Golf Cart Rental Exp	2,480.00		2,480.00
6060 Admin - Sporting Equipment		400.00	(400.00)
6062 GPM - Equip Rental	3,135.23	838.00	2,297.23
6064 GPM - Equip Repair	11,017.00	7,717.50	3,299.50
6066 GPM - Fence / Pasture	11,024.09	12,585.00	(1,560.91)
6068 GPM - Fuel	13,973.68	11,600.00	2,373.68
6070 GPM - General Maintenance	2,501.98	1,900.00	601.98
6072 GPM - Grounds / Property Repair	5,229.26	3,781.00	1,448.26
6074 GPM - Keys & Locks	556.59	266.00	290.59
6076 GPM - Lawn & Landscape Svc	34,000.00	37,600.00	(3,600.00)
6078 GPM - Pool Chemicals	3,434.14	4,048.00	(613.86)
6080 GPM - Pool M&R	1,335.27	1,792.00	(456.73)
6082 GPM - Pest Control Services	1,176.44	1,548.00	(371.56)
6084 GPM - Roads M&R	1,833.34		1,833.34
6086 GPM - Supplies	4,125.50	3,200.00	925.50
6088 GPM - Tools	656.74	886.00	(229.26)
6090 GPM - Vehicle M&R	8,258.45	7,900.00	358.45
6092 GPM - Vehicle Tags & Titles	276.04	0.00	276.04
6094 GPM - Maint. Bldg M&R	408.82	346.00	62.82
6095 GPM - Safety	1,527.08	980.00	547.08
6096 GPM - Operat Security Contract		200.00	(200.00)
6098 Operating - Util - Electric	16,550.02	13,884.00	2,666.02
6100 Operating - Util - Propane	5,823.02	4,593.00	1,230.02

R-Ranch in the Mountains®

Operating - Quarterly P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6104 Operating - Util - Trash	9,087.16	7,939.00	1,148.16
6106 Operating - Util - Wtr Sys M&R	12,685.58	14,614.00	(1,928.42)
6108 Operating - Util - Wtr Trt M&R	6,871.37	5,791.00	1,080.37
6110 Operating - Projects & Improve	9,484.79	30,000.00	(20,515.21)
6112 Sales - Sales & Market Exp	14,851.80	6,500.00	8,351.80
6113 Sales - Mkt Comm Outreach	200.00	500.00	(300.00)
6114 Housekeeping - Supplies	5,751.15	4,750.00	1,001.15
6116 Stables - Feed	11,795.72	9,155.00	2,640.72
6118 Stables - Ferrier	10,070.00	8,847.00	1,223.00
6120 Stables - General Expense	2,461.03	1,390.00	1,071.03
6122 Stables - M&R	94.78	638.00	(543.22)
6124 Stables - Tack & Equipment	427.18	593.00	(165.82)
6126 Stables - Vet Fees / Medicine	12,203.30	6,100.00	6,103.30
6128 Stables - Jr. Wrangler		160.00	(160.00)
6130 Stables - Horses		1,000.00	(1,000.00)
6132 Stables - Tools	956.38	309.00	647.38
6134 Owner - Events	5,059.28	7,800.00	(2,740.72)
6136 Owner - Board/Meetings	97.35	45.00	52.35
6138 Owner - Sales & Transfers	5,339.63	3,140.00	2,199.63
6142 Sponsored Events		0.00	0.00
Total Other Expenses	\$1,020,305.09	\$1,115,700.70	\$ (95,395.61)
NET OTHER INCOME	\$ (1,020,305.09)	\$ (1,115,700.70)	\$95,395.61
NET INCOME	\$44,852.45	\$ (72,744.70)	\$117,397.15

R-Ranch in the Mountains®

Budget vs. Actuals: 2023 - FY23 P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
4200 RV - Reservation	56,482.50	58,547.00	(2,064.50)
4202 RV - Electric - Quarterly	33,719.64	22,891.00	10,828.64
4208 RV - Yearly Adoptions	23,443.79	22,680.00	763.79
4210 RV - Guest & Group	14,041.00	9,486.00	4,555.00
Total Income	\$127,686.93	\$113,604.00	\$14,082.93
GROSS PROFIT	\$127,686.93	\$113,604.00	\$14,082.93
Expenses			
Total Expenses			\$0.00
NET OPERATING INCOME	\$127,686.93	\$113,604.00	\$14,082.93
Other Expenses			
6200 RV - M&R	1,928.46	2,468.00	(539.54)
6204 RV - Bath Houses	12,939.04	486.00	12,453.04
6206 RV - Grounds	1,271.96	1,600.00	(328.04)
6208 RV - Roads	10,354.03	5,200.00	5,154.03
6210 RV - Utilities - Electric	50,250.39	42,423.00	7,827.39
6212 RV - Utilities - Propane	865.82	1,338.00	(472.18)
6216 RV - Projects & Improve	26,552.20	56,890.00	(30,337.80)
Total Other Expenses	\$104,161.90	\$110,405.00	\$ (6,243.10)
NET OTHER INCOME	\$ (104,161.90)	\$ (110,405.00)	\$6,243.10
NET INCOME	\$23,525.03	\$3,199.00	\$20,326.03

R-Ranch in the Mountains®

Balance Sheet

As of August 19, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 Operating Bank Account	37,204.64
1025 Lodge Bank Account	18,635.58
1030 Cabin Bank Account	35,298.45
1040 Property Tax Escrow Bank Acct	59,023.53
1045 Payroll Bank Account	878.76
1050 Rodeo Bank Account	33,184.26
1055 Capital Improvement / Infrast	199,345.76
1060 Legal Account	72,340.98
1065 RV Bank Account	62,716.66
1070 Operating Contingent	98,588.48
Total Bank Accounts	\$617,217.10
Other Current Assets	
1700 Accumulated Depreciation	-126,163.98
1900 Unsold Ranch Memberships	343,275.00
Uncategorized Asset	1.00
Undeposited Funds	30.90
Total Other Current Assets	\$217,142.92
Total Current Assets	\$834,360.02
Fixed Assets	
1530 Vehicles	36,719.64
1535 Machinery & Equipment	42,932.60
1540 Horses & Sports Equipment	-850.00
1545 Buildings and Improvements	649,172.79
Total Fixed Assets	\$727,975.03
TOTAL ASSETS	\$1,562,335.05
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2050 Prepaid Assessments	-8,267.87
2060 Sales Tax Payable	198.32
2070 Accrued Property Tax	25,541.72
2095 In-House ATM for Events	0.00
2350 Cabin - Refundable Deposit	1,000.00
2470 Prepaid - Other	100.00
Total Other Current Liabilities	\$18,572.17
Total Current Liabilities	\$18,572.17
Total Liabilities	\$18,572.17

R-Ranch in the Mountains®

Cabin - Quarterly P&L

January - July, 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
4300 Cabin - Reservation	17,215.00	21,419.00	(4,204.00)
4302 Cabin - Electric - Quarterly	7,076.80	5,557.00	1,519.80
4306 Cabin - Adoptions	6,195.68	8,100.00	(1,904.32)
4308 Cabin - Guest & Group	31,335.09	18,499.00	12,836.09
4310 Cabin - Cottage	25,434.51	20,703.00	4,731.51
Total Income	\$87,257.08	\$74,278.00	\$12,979.08
GROSS PROFIT	\$87,257.08	\$74,278.00	\$12,979.08
Expenses			
Total Expenses			\$0.00
NET OPERATING INCOME	\$87,257.08	\$74,278.00	\$12,979.08
Other Expenses			
6300 Cabin - M&R	215.20	599.00	(383.80)
6302 Cabin - Pest Control Svc	6,451.00	6,000.00	451.00
6306 Cabin - Bath Houses	318.43	1,012.00	(693.57)
6308 Cabin - Rainbow	2,128.58	2,922.00	(793.42)
6310 Cabin - Chapel Hill	1,881.95	2,733.00	(851.05)
6312 Cabin - Cottages	1,690.74	397.00	1,293.74
6314 Cabin - Grounds		582.00	(582.00)
6316 Cabin - Roads	5,750.00	3,612.00	2,138.00
6320 Cabin - Utilities - Electric	27,288.60	33,303.00	(6,014.40)
6322 Cabin - Utilities - Propane	149.81	606.00	(456.19)
6326 Cabin - Projects & Improve	55,619.06	20,138.00	35,481.06
Total Other Expenses	\$101,493.37	\$71,904.00	\$29,589.37
NET OTHER INCOME	\$ (101,493.37)	\$ (71,904.00)	\$ (29,589.37)
NET INCOME	\$ (14,236.29)	\$2,374.00	\$ (16,610.29)

CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	772	736	775	639	674	720	713	743	746	657	659	729
Suspended	70	106	69	178	149	104	112	85	77	164	163	97
TOTAL UNITS	842	842	844	817	823	824	825	828	823	821	822	826
Status as of:	1/17/20	2/14/20	3/20/20	4/24/20	5/13/20	6/19/20	7/15/20	8/12/20	9/17/20	10/19/20	11/19/20	12/19/20

Goal is 1200 units

Active	743	755	760	722	733	729	758	776	752	610	659	
Option Program					6	6	8	8	8	8	8	
Suspended	86	68	63	88	72	80	51	44	61	203	155	
TOTAL:	829	823	823	810	811	815	817	828	821	821	822	0
Collections	33	40	38	58	57	53	49	43	43	43	43	
TOTAL UNITS	862	863	861	868	868	868	866	871	864	864	865	0
Status as of:	1/15/21	2/18/21	3/18/21	4/22/21	5/13/21	6/18/21	7/16/21	8/20/21	9/16/21	10/21/21	11/17/21	

Goal is 1200 units

Active	677	699	705	609	645	678	692	711	697	578	636	
Option Program	7	6	5	3	3	3	3	4	4	7	6	
Suspended	118	101	90	189	142	112	102	89	100	211	152	
TOTAL:	802	806	800	801	790	793	797	804	801	796	794	0
Collections	63	54	56	55	55	55	55	53	53	53	52	
TOTAL UNITS	865	860	856	856	845	848	852	857	854	849	846	0
Status as of:	1/12/22	2/18/22	3/16/22	4/22/22	5/18/22	6/17/22	7/14/22	8/17/22	9/14/22	10/19/22	11/16/22	

Goal is 1200 units

Active	647	628	651	574	608		657	647			
Option Program	10	11	11	12	12		14	12			
Suspended	98	111	77	158	123		78	86			
TOTAL:	755	750	739	744	743	0	749	745	0	0	0
Bankruptcy	1	1	1	1	1		4	3			
Collections	65	84	82	81	80		72	72			
TOTAL UNITS	820	835	821	825	823	0	821	817	0	0	0
Status as of:	1/19/23	2/16/23	3/16/23	4/20/23	5/17/23		7/14/23	8/16/23			

Goal is 1200 units



Executive Director Board Report – May Meeting

- Have started working with finance for FY24. Gathering information and quotes needed for the committee to develop a proposed budget.
- We have been working with accounting/front office and have Vince ready to go with the new front office system, that we will be looking to launch the online reservation request following Labor Day.
- This may change some office practices in terms of reservation and booking. It will be a learning curve.
- Maintenance painted the hallway in the activities center, lots of storm clean ups and grass cutting and finished up the playgrounds.
- Grass cutting with weed spraying, we will be working on this every week.
- Rodeo went fantastic and was a record year. Always looking forward to next year, but in January.
- Owners' concerns (see last two pages of packet) – about drinking/open containers driving around (golf carts) and inappropriate behavior at the pool, loud music and drunken partying. Not a family environment any longer.
- Staffing updates:
 - 1) We welcome Brett in Maintenance, Lindsey in the Stables, James and Caitlyn in the front office.
 - 2) We said goodbye to Craig in Housekeeping and Ashley in the front office. Alexa will be departing us at the beginning of September.
- Project updates:
 - 1) Wi-Fi – Chapel Hill only. Will need to be budgeted.
 - 2) Chapel Hill Electrical –We have 11 cabins left to be finished with the project. Waiting on funding to continue.
 - 3) Rainbow – working on 803/804 – wiring and lights and showers are going back in along with walls and flooring.
 - 4) RV4 electrical upgrade – hillside completed. Actually did 16 sites and Buddy Shack. Will budget for Creekside for 2024
 - 5) Waster Water Treatment Plant overhaul will take place on October 30th tentatively.
 - 6) Pool – Hopefully starting September 11th
 - 7) Water pump system – waiting on contractor.
 - 8) Lodge – needs work on boiler from spring that was deferred.
 - 9) RV Pavillion.
 - 10) Front office A/C is 21 years old. Quits working periodically, \$7500 and will try and defer to spring.
 - 11) Have to level Cabin 920 as it was adopted and must be before rehab work starts.
 - 12) Deeds – we are still over 1200 (1218), but with Deedback Program, should be under that mark in next 6 months ish. Still have many deeds not in Ranch's name, from when it was 1/2400th, that need foreclosure/PI work/collections or take back. Average Judicial foreclosure about \$3,000 and 6 months (\$1.2 million).

Maint. Report

Cut dead Trees in Log Cabin Area & Cleaned up
Rewired 1/2 RV # 4 Worked on Roads in Old Cabin Area
Roads in Log Cabins Sprayed Weed Killer Through out
Ranch general maint.
cut grass

Sales & Marketing Report

August 2023 (for July)

Sales:

Leads: 181 Online: 160 Phone: 12 Walk-in: 9 Tours: 24

New Sales: 4 YTD: 13

Option Program: 1 YTD: 6 Total in Program: 17

Transfers: 3 YTD: 26

Transfer List: 32 Deedback waitlist: 13 Both list: 2

Tour Feedback:

The Good:

- 1) Stables/Horseback Riding
- 2) scenery
- 3) RV Storage

The Bad:

- 1) Want Pickle Ball
- 2) Website confusing
- 3) Cosmetic issues: basketball courts, woodpecker damage on Rainbow Lake Cabins
- 4) Want to live here

Reasons for Transfer:

- Rising Costs/can't afford.
- Just don't use anymore.
- Moved away.
- Aging Out/Health

Marketing:

- Digital Marketing: summer campaign is going great. Will soon turn our focus onto a fall campaign and have a specific one to highlight cabins.
- Finishing up new marketing brochure by just combining all of our different printouts into one booklet. Cleaner, neater and more organized.

July 2023 BOD Lodge Report

July 2023 Income	
Wedding	\$26,045
Events	\$250
Misc.	\$0
	\$26,295

July 2023 Income	
Total Expenses for the month	\$8,324
Net Revenue	\$17,971

Wedding P&L 2023	
YTD Wedding Revenue	\$78,573
Projected Revenue of Weddings 2023	\$96,500
Total amount yet to book	\$17,927

Event P&L 2023	
YTD Event Revenue	\$3,300
Projected Revenue of Events 2023	\$10,496
Total amount yet to book	\$7,196

Contact Summary

Contacts:		79
	Emails	
	43	R-Ranch Web Site
	12	Here Comes the Guide
	18	Wedding Wire/ The Knot
	0	Direct Emails
	6	Phone Calls
	0	Social Media
Total	79	

Of the contacts:		79
	Weddings	
	Groups	
	Party	
	Reunion/School	
79 Total		

Wedding Tours:		9
Source:	8 Website, 0 Wedding Wire/ 2 Knot/0 HCTG, 3 Phone, Referred	
Status of Tours:	13 booked (HCTG, WW, 2 Knot, 8 Web, 3 Phone)	

2023 Summary		
Weddings	34	
Events	17	
RR Events	16	Owner Events (NON REVENUE)
	67	

The R-Ranch non-revenue events are:
 Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party

2024 Summary		
Weddings	16	
Events	8	
RR Events	16	Owner Events (NON REVENUE)
	40	

The R-Ranch non-revenue events are:
 Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party

Housekeeping Report

July 2023

We cleaned 11 Cottages, 49 Single, 35 Duplex, and 35 Chapel hill cabins this month.

This is a total of 130 Cabins cleaned for the month.

We also waxed chapel hill 1 and 2 bath houses both sides.

Hi Blaine,

I was thinking a lot after our conversation yesterday about the golf cart issues. Is there a way to anonymously send a letter to the board about our feelings with the golf cart issues especially the open container. The underage kids driving is definitely an issue as well as reckless driving and texting while driving but the boards total lack of care about driving with an open container sets them and I would venture to say the ranch up to a lot of liability if someone does cause harm to someone and it is an openly accepted practice by the board. We truly love the ranch but are very nervous with what we saw as mentioned yesterday. I would love to see some changes like we talked about and they may seem drastic but with the way people are driving and acting it has most probably become the norm for a lot and my personal opinion a little to relaxed when they golf carts can cause serious harm.

I would suggest some of the following again may seem extreme but if you don't plan on breaking the rules like we have all agreed too then it shouldn't be an issue for people.

If caught driving underage then that owner number loses the use of any golf cart privileges for any family member/ guest for 1-2 months. The child and parent know the rules and chose to ignore them there was no oops I was going to fast it was a mistake from the very second and should hold a stronger penalty

If found with a regular infraction one warning then onto the fee/ fine and loss of privileges

If found with an open container of any type aka open beer wine hard seltzer or alcohol in a regular cup 6 month loss of carting privileges for all the family members associated.

Again this does seem drastic from where the current standings but it will be even more drastic when we are life flighting a member to ATL after there is a serious issue. Sorry to add more to you but I honestly think even with the rules and responsibility waiver we sign knowingly turning a blind eye sets us all up to a very big liability that I personally am not comfortable with. If you could please pass these feeling along to the board anonymously I would greatly appreciate it as we are not in town next weekend for the board meeting but I would love to hear what there thoughts are or do they want to prioritize unsafe actions by the few to possibly hurt the majority. Thanks and enjoy the vacation!!!

came to my office very upset in the afternoon of Saturday, August 12, 2023. He wanted me to make a list of his concerns to be presented to the Board of Directors (BOD) at the next BOD meeting because he is unable to attend but wants his concerns and those of other owners known on the subject. He stated up front that he did not want any part of being on the board or even trying to be an influencer because he uses the Ranch only during the summer and wants no part of the internal politics of the place. He only wants to have his concerns addressed by the BOD.

- Voiced concerns about how unruly the pool atmosphere has become over the past couple of years. (Inappropriate music, music way too loud, too much drinking, drinking in the pool, glass containers, other questionable behaviors that are not appropriate for children to be exposed to, etc.)
- Has talked to a few other family-oriented owners (did not name names) and says his family and several others are prepared to sell their ownership if the adult party scene at the pool does not return to a more family-friendly atmosphere at least during the day. As it is, he doesn't believe it is a suitable place for children at any time during the day.
- Had a minor altercation with a drunken [redacted] while escorting his 11-year-old daughter to the restroom. (Andrea attempted to push [redacted] in the pool) as he walked by. Also, expressed disappointment with her habit of always trying to set up a margarita stand at the pool.
- He is also very disturbed by the amount of drinking and driving of golf carts around the Ranch in general.

These concerns are not isolated to [redacted] : is only one of several owners who have expressed similar disappointment with the pool area this summer. Most recently was the incident with broken glass in the pool area which resulted in an owners' granddaughter cutting her foot. Blatant disregard for the pool rules is creating untenable circumstances for the owners with children who wish to use the pool.

Vincent Krisiak

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Section 1.12 ALCOHOLIC BEVERAGES.

a) Consuming and/or carrying open containers of alcoholic beverages are prohibited in the following areas:

- 1) All Ranch roads and common parking areas, while operating a vehicle.**
- 2) The Activities Center and all playground areas and at any event in which children and/or teenagers are the main participants.**
- 3) The stable, horse trails, and all other equestrian area**

b) No Owner or guest of an Owner knowingly, directly or through another person, shall furnish, or cause to be furnished any alcoholic beverage to any person under 21 years of age.

c) Any person found to have violated this Section 1.12 may be subject to Section 1.13 below.

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Section 1.13 CONDUCT.

a) **Anyone acting in a disorderly, intoxicated, disruptive, lewd, or vulgar manner may be removed from the R-Ranch at the discretion of the Executive Director. Any Owner witnessing such unacceptable behavior may report it to the Executive Director. Any Owner who has been removed from the property for a second infraction may become subject to Bylaws, Article VIII, Section 8.1.2.**

b) **Social Media Conduct — Owners who post to R-Ranch related social media are expected to be respectful toward their audience, fellow Owners, and R-Ranch staff. Posts are expected to be factual and mindful of the best interests of R-Ranch.**

c) **Outside Actions — Owners involved in any activities outside of R-Ranch, which as determined by a majority of the Board of Directors, are inconsistent with the Values and Mission of R-Ranch or criminal convictions discovered during a background check conducted pursuant to section 1.20, may be subject to immediate suspension by majority vote of the Board of Directors as provided for in the Bylaws, Article VIII, Section 8. I .2 and further action may be taken pursuant to bylaws, Article VIII, section 8.3.**

d) **Any Owner who has been subject to removal pursuant to Section 1.13 a) shall be subject to being charged with Criminal Trespass, pursuant to GA Code 16-7-21 (b) 2, upon any attempt to enter R Ranch property.**

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CHAPEL HILL ADOPTION PROPOSAL

Proposal Date

June 1, 2023

ITEM DESCRIPTION	PRICE
Annual Adoption Fee	\$900
First Right of Refusal (Yearly)	\$500

SUBTOTAL : \$1,400 ANNUALLY

Cabin Rehabilitation Program

Chapel Hill cabins can be adopted up to 10 year for up to \$20,000 rehabilitation (full cabin rehabilitation) based on current price sheet for rehabilitation program. 2 years to rehab the cabin.

First Right of Refusal

1. Cabin must be fully rehabbed and in maintained condition to participate in the program (basic expectations)
2. Owner must maintain interior and exterior of cabin during the time of the extension
3. Deck/cabin must be pressure washed yearly
4. Pesticide treatment must be administered yearly and documented in the office
5. Decks must be painted and stained every 3 years (does not count towards additional time)
6. Exteriors must be painted every 7 years to maintain exterior
7. Maintain grounds - keep area clear of leaves and fallen debris (minimum of 15 feet from structure).
8. Participate in yearly inspection by the accommodation committee

*owner must be in good standing to participate

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CHAPEL HILL ADOPTION PROPOSAL



Short Term Adoption Program

3 month short term adoption of Chapel Hills Rental Cabins

\$100 Adoption fee per month (\$300.00)

Owner will agree to completing the outlined project and needs of the cabin to be completed at the end of the adoption period. Owner is responsible for the entire cost of project up to \$600 (including labor and materials).

If the project is not completed by the end of the agreement then they will be charged \$900.00 to have the job completed by a contractor hired by the R-Ranch.

Example Projects may include: replacing flooring with LVP waterproof flooring (upstairs or down stairs). Adding or updating railings and ladder, updating furniture with approved Ranch furniture, pressure washing exterior and staining porch, replacing blinds throughout, updating bedding, updating lighting throughout.

The goal of this program is to elevate, standardize and complete the 14 rental cabins in Chapel Hill. There will be a limit of 3 cabins available to do short term adoptions at a time. By creating a program like this, it will help to increase revenue on the 3 cabins and will also ensure that the remaining updates are completed in the cabins for future guests. This will also help to improve accommodations for current and future guests.

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