

R-Ranch

Board of Director's Meeting

April 27, 2019

Meeting Minutes

- I. CALL TO ORDER- 9:30 A.M.-** President, Holly Sell
- II. OPENING PRAYER-** Carolyn Ponte
- III. PPEDGE OF ALLEGIANCE-** Jim Kaminsky
- IV. Review/APPROVE/AMEND/ACCEPT AGENDA-** Motion made by Jim Kaminsky to approve the agenda, Seconded by Ashley Spenner
- V. SUSPEND READING MARCH 2019 BOD Meeting Minutes –** Motion made by Eudora LaLonde to suspend the reading, Seconded by Sue Burton
- VI. APPROVE/AMEND/ACCEPT MARCH 2019 BOD MEETING MINUTES –** Motion made to approve/amend/accept by Sue Burton, Seconded by Carolyn Ponte
- VII. REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith
 - b. Executive Director's Report – Will be presented at the Owner's Meeting
 - 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 – Motion made by Sue Burton to accept changes to Policy & Guidelines as attached regarding Group Reservations. All in favor.
- 3. Finance Committee
- 4. Land Use/Fire Wise Committee
- 5. Marketing Committee
- 6. Owner's Concerns Committee
- 7. Nominating Committee
- 8. Strategic Planning committee – Asset management update

BOARD APPOINTED COMMITTEE

- a) Rodeo Committee

b) Rainbow Dam Committee

VIII. OLD BUSINESS – No old business

IX. NEW BUSINESS – No new business

X. ADJOURN GENERAL MEETING

Time: _____

The next meeting of the R-ranch board of Directors will be held on May 18, 2019 at 9:30 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION- NO

Changes to Policy and Guidelines
Suggested by Accommodation Committee

**ARTICLE II
GUESTS**

Current version:

Section 2.1 NUMBER OF GUESTS ALLOWED. (Amended 3/28/2015)

Owners of R-Ranch may bring a maximum of four guests per visit without charge. Five or more guests will be charged a prevailing fee as set forth by the Board of Directors.

Proposed:

Section 2.1 NUMBER OF GUESTS ALLOWED. (Amended 3/28/2015)

Owners of R-Ranch may bring a maximum of four guests per visit without charge. Five or more guests will be considered a "Group" (Article XII).

Section 2.2 GUEST REGISTRATION.

All guests must register with the office at the time of arrival. See **ARTICLE I, Section 1.6** for information about waivers.

Section 2.3 RANCH USE BY GUESTS.

Guests may not use R-Ranch unless they are accompanied by the owner.

Section 2.4 GUEST CHARGES.

Guests will be charged at the prevailing guest rate if occupying a separate cabin, RV site or tent site.

Section 2.5 GUEST CABIN RESERVATIONS.

Advance cabin reservations for guests on Holiday and/or R-Ranch Event Weekends will be made only for the Chapel Hill Cabins; however, upon arrival guests may occupy, at the prevailing guest rate, a Rainbow Lake Cabin on a space available basis.

Article XII Groups

Section 12.1 GROUP RESERVATIONS

A Group is defined as the following:

- Five or more non-owners, or non-owners with a reservation for an event

Section 12.2 PRIOR APPROVAL. (Amended 3/28/2015) All owner and non-owner groups must have prior approval from the Executive Director before using R-Ranch facilities.

Section 12.3 GROUP REGISTRATION. All groups must register with the office at the time of arrival.

Section 12.4 Group Day Use

Groups utilizing R-Ranch amenities for the day will be charged at the prevailing rate set forth by the Board of Directors.

Section 12.5 GROUP RESERVATIONS

A Group/Event for Owners/non-owners can reserve the following accommodations up to one year in advance:

- **6 reservations** for any of the combinations below:
 - Rainbow Cabins: up to 6, limit to one Duplex (both sides), 2 cottages, 2 Singles (duplex counts as 2 reservations)
 - Chapel Hill Cabin: up to 6
 - RV: Maximum 2
- **5 days** prior to the event, the group can call Reservations to check if there is any availability in Rainbow, Chapel Hill, or RV and reserve additional spaces. Limitations may be implemented at the discretion of the Executive Director.
- **Any exceptions for larger groups will be at the discretion of the Executive Director and Board of Directors.**

NOTE: Group/event may not make reservations for Holidays and/or R-Ranch event weekends.

Payment of Group Reservation:

- Owner event: 50% deposit at time of reservation, balance due 30 days prior to the event
- Non-owner: 100% payment at time of reservation
- If cancellation is within 60 days of event, 100% refund. Cancellation 31-59 days of event 50% refund, cancellation 30 days or less, no refund (owners or non-owners)

The individual(s), including Owners, booking any event are responsible for the conduct and behavior of their guests.

All parties are to return cabin keys to the R-Ranch office at departure. Do not leave keys in the cabin during or after stay.

Section 3.3 RESERVATION DEADLINES.

Accommodations reservations may be made up to thirty (30) days in advance of arrival. The date of arrival is Day 1; count backwards 30 days to determine the earliest date a reservation may be made. Reservations can only be made with the Ranch office during normal operating hours, either in person or by phone. No reservations will be accepted on the answering machine. A specific site can be requested if available. No owner can be bumped from a reserved site without the approval of the owner who made the site reservation. Except as provided in Section 12.5

Section 3.10 OWNER ONLY RESERVATIONS.

Reservations may only be made by an owner. Except as provided in Section 12.5

R-Ranch In The Mountains@ 9
Balance Sheet
April 30, 2019

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		245,618.66
Lodge Bank Account		5,656.15
Cabin Project Bank Account		62,671.29
Property Tax Escrow Bank Acct		63,939.53
Payroll Bank Account		1,584.36
Rodeo Project Bank Account		20,983.78
Rainbow Dam Bank Account		95,795.26
Cap Imp/Legal Account		116,576.70
RV Bank Account		159,151.40
RV-6 Project Bank Account		11,761.68
Accounts Receivable		429,566.92
Prepaid Expenses		17,146.68
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Total Current Assets		1,230,952.41
Property and Equipment		
Furniture & Fixtures		112,068.44
Vehicles		33,182.00
Machinery & Equipment		381,233.07
Horses & Sports Equipment		61,007.14
Buildings and Improvements		1,440,692.16
Fixed Assets - Cabin		57,370.36
Fixed Assets - Inf		9,041.26
Fixed Assets - Lodge		52,027.81
Fixed Assets - RV		105,307.49
Fixed Assets - RV6		30,902.56
Fixed Assets - Stable		6,642.34
Fixed Assets - Rodeo		5,920.50
Accumulated Depreciation		(1,171,111.03)
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Total Property and Equipment		1,124,284.10
Other Assets		
Unsold Ranch Memberships		608,465.00
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Total Other Assets		608,465.00
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Total Assets	\$	<u>2,963,701.51</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	135.25
Sales Tax Payable		277.84
Accrued Property Tax		57,232.00
Special Purchases Earmarked		2,400.00
Prepaid Assessments		35,536.17
Other Payables		243.00
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Total Current Liabilities		95,824.26
Long-Term Liabilities		
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Total Long-Term Liabilities		0.00

Unaudited - For Management Purposes Only

R-Ranch In The Mountains® 9
Balance Sheet
April 30, 2019

Total Liabilities 95,824.26

Capital

Lodge Retained Earning 114,029.32
RV Retained Earnings 176,067.78
RV 6 Retained Earnings 93,672.97
Cabin Retained Earning 117,338.80
Stable Retained Earnings 16,177.37
Infrastructure Retained Earn 16,415.49
Legal Retained Earnings 23,995.81
Dam Retained Earnings 250,289.62
Undesignated Net Assets 2,020,440.81
Current Year Net Assets Change 39,564.99

Total Capital 2,867,992.96

Total Liabilities & Capital \$ 2,963,817.22

R-Ranch In The Mountains® 9
Income Statement
Compared with Budget
For the Four Months Ending April 30, 2019

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Assessments	\$ 135,334.10	\$ 153,117.58	(17,783.48)	\$ 550,479.61	\$ 533,271.84	17,207.77
Assessment - Special Dam A	0.00	0.00	0.00	1,011.50	1,011.50	0.00
Electric - Usage Fees - RV	3,620.00	4,130.00	(510.00)	11,815.10	12,954.99	(1,139.89)
Electric - Usage Fees - Cabin	975.00	1,768.60	(793.60)	3,914.04	5,458.60	(1,544.56)
Electric - RV Reimbursement	2,941.48	5,222.74	(2,281.26)	11,061.90	13,873.81	(2,811.91)
Electric - Cabin Reimburseme	979.30	1,235.34	(256.04)	2,338.04	3,689.02	(1,350.98)
Interest Income	9.97	5.47	4.50	25.14	12.95	12.19
Owner Fines & Fees	100.00	215.35	(115.35)	300.00	682.98	(382.98)
Late Fees & Finance Charges	1,790.99	1,975.52	(184.53)	4,932.74	10,487.88	(5,555.14)
Ownership Sales	7,335.00	1,000.00	6,335.00	10,425.00	5,600.00	4,825.00
Ownership Transfers	4,447.52	3,654.00	793.52	7,246.52	14,616.00	(7,369.48)
RV Moves	636.88	625.00	11.88	1,261.88	1,380.00	(118.12)
Pet Fees	50.00	200.00	(150.00)	260.00	520.00	(260.00)
Sales - Ice	126.16	160.75	(34.59)	271.03	353.28	(82.25)
Sales - Propane	617.56	769.50	(151.94)	3,126.94	3,361.59	(234.65)
Sales - Souvenirs	126.16	336.32	(210.16)	214.94	672.76	(457.82)
Sales - Firewood	120.00	150.00	(30.00)	230.00	275.00	(45.00)
Sales - Gate Cards	25.00	0.00	25.00	50.00	25.00	25.00
Sales - Store	805.31	918.27	(112.96)	2,235.08	2,244.90	(9.82)
Vending Income	70.00	0.00	70.00	734.50	895.50	(161.00)
RV RI - Monthly Adoption F	480.00	1,120.00	(640.00)	960.00	2,860.00	(1,900.00)
RV RI - Yearly Adoption Fee	9,477.50	9,600.00	(122.50)	17,227.50	18,000.00	(772.50)
RV RI - Guest & Group Fees	854.00	1,048.55	(194.55)	1,896.00	2,354.00	(458.00)
RV-6 Interest	1.96	1.89	0.07	7.34	7.45	(0.11)
Cabin RI - Adoption Fees	3,510.00	5,460.00	(1,950.00)	5,280.00	7,620.00	(2,340.00)
Cabin RI - Guest & Group Fe	2,425.23	3,185.88	(760.65)	5,012.81	7,280.97	(2,268.16)
Cabin RI - Cottage Fees	2,747.00	2,538.40	208.60	9,943.85	9,280.32	663.53
Cabin - Special Projects (DD	0.00	0.00	0.00	0.00	35.00	(35.00)
Lodge RI - Wedding Fees	9,325.00	9,000.00	325.00	16,430.00	22,500.00	(6,070.00)
Lodge RI - Group Fees	500.00	1,000.00	(500.00)	5,238.00	2,000.00	3,238.00
Lodge RI - Miscellaneous Fe	0.00	0.00	0.00	60.00	0.00	60.00
RV Adopt - Infra/Cap Imp	9,477.50	9,600.00	(122.50)	17,227.50	18,000.00	(772.50)
Cabin Adopt - Infra/Cap Imp	3,510.00	5,460.00	(1,950.00)	5,280.00	7,620.00	(2,340.00)
Dam - Interest	21.27	0.00	21.27	94.07	0.00	94.07
Stables RI - Riding Pass Fees	930.00	1,063.75	(133.75)	1,950.00	1,753.75	196.25
Stables RI - Fundraiser Inco	150.00	0.00	150.00	885.00	0.00	885.00
Recovery of Bad Debt	0.00	0.00	0.00	2,433.84	0.00	2,433.84
Rodeo Income - Vendors	200.00	500.00	(300.00)	500.00	600.00	(100.00)
Rodeo Income - Sponsors	700.00	0.00	700.00	700.00	0.00	700.00
Rodeo Income - T Shirts	0.00	0.00	0.00	8.00	0.00	8.00
Total Revenues	204,419.89	225,062.91	(20,643.02)	703,067.87	711,299.09	(8,231.22)
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	204,419.89	225,062.91	(20,643.02)	703,067.87	711,299.09	(8,231.22)
Expenses						
Employee - Payroll/Salary Ex	42,841.32	48,390.00	(5,548.68)	183,175.41	217,754.00	(34,578.59)
Employee - Payroll Tax Expe	4,166.05	4,606.73	(440.68)	18,682.09	20,730.19	(2,048.10)
Employee - Payroll Fees & E	371.04	476.00	(104.96)	2,258.50	2,294.86	(36.36)
Employee - Benefits	4,130.65	4,500.00	(369.35)	16,349.81	18,000.00	(1,650.19)
Employee - Workers Comp I	1,326.57	4,847.00	(3,520.43)	6,977.44	16,975.00	(9,997.56)

For Management Purposes Only

R-Ranch In The Mountains® 9
Income Statement
Compared with Budget
For the Four Months Ending April 30, 2019

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Commission Expenses	900.00	2,997.62	(2,097.62)	6,981.75	4,670.50	2,311.25
Admin - Accounting Fees	1,700.00	0.00	1,700.00	1,700.00	500.00	1,200.00
Admin - Bank Fees	37.70	191.90	(154.20)	98.00	318.40	(220.40)
Admin - Business Fees	750.00	300.00	450.00	1,345.00	832.00	513.00
Admin - Computer Expense	1,730.76	580.95	1,149.81	3,947.81	4,691.74	(743.93)
Admin - Dues & Subscriptio	294.42	0.00	294.42	872.21	99.75	772.46
Admin - Gifts	119.21	20.00	99.21	744.26	80.00	664.26
Admin - Legal Fees	0.00	50.00	(50.00)	0.00	100.00	(100.00)
Admin - Operate Merchant F	(567.08)	0.00	(567.08)	(796.41)	0.00	(796.41)
Admin - Mileage Reimburse	269.15	37.00	232.15	280.70	148.00	132.70
Admin - Office Build Rep/M	18.64	0.00	18.64	58.64	0.00	58.64
Admin - Office Expense	624.82	283.69	341.13	1,425.07	2,380.90	(955.83)
Admin - Printing / Copying E	342.40	490.61	(148.21)	1,669.28	1,867.39	(198.11)
Admin - Cell Phone Expense	212.76	180.00	32.76	675.40	720.00	(44.60)
Admin - Shipping / Postage	0.00	300.00	(300.00)	1,596.43	2,200.00	(603.57)
Admin - Telephone / Cable E	1,402.11	1,450.00	(47.89)	5,725.70	5,800.00	(74.30)
Cleaning - Supply Expense	181.25	285.00	(103.75)	1,425.24	1,125.00	300.24
GPM - Equip Rental Expense	34.57	34.00	0.57	136.32	886.00	(749.68)
GPM - Equip Repair Expense	1,211.42	1,200.00	11.42	6,888.64	3,950.00	2,938.64
GPM - Cabin Repair & Main	0.00	0.00	0.00	278.90	375.00	(96.10)
GPM - Fence / Pasture Expen	0.00	2,000.00	(2,000.00)	7,631.66	2,400.00	5,231.66
GPM - Fuel Expense	0.00	0.00	0.00	2,986.66	2,700.00	286.66
GPM - General Maintenance	152.19	1,200.00	(1,047.81)	1,763.19	3,000.00	(1,236.81)
GPM - Grounds/Property Re	0.00	1,100.00	(1,100.00)	959.32	5,345.00	(4,385.68)
GPM - Keys & Locks	0.00	25.00	(25.00)	7.42	50.00	(42.58)
GPM - Lawn Svc & Landscap	3,447.50	3,500.00	(52.50)	3,703.93	3,500.00	203.93
GPM - Lodge Pool Chemical	0.00	400.00	(400.00)	873.31	1,200.00	(326.69)
GPM- Lodge Pool Repair &	7,023.55	1,400.00	5,623.55	7,023.55	7,100.00	(76.45)
GPM - Lodge Rep/Maint/Sup	3.16	1,250.00	(1,246.84)	2,964.68	1,500.00	1,464.68
GPM - Pest Control Services	0.00	0.00	0.00	745.34	0.00	745.34
GPM - Pest Control Services	0.00	0.00	0.00	0.00	720.74	(720.74)
GPM - Road Repair Expense	1,316.10	0.00	1,316.10	11,302.10	10,800.00	502.10
GPM - Supplies Expense	338.78	100.00	238.78	866.73	300.00	566.73
GPM - Tools Expense	761.36	0.00	761.36	1,098.99	125.00	973.99
GPM - Vehicle Maint & Rep	522.74	900.00	(377.26)	1,459.92	1,800.00	(340.08)
GPM - Operat Security Contr	1,232.00	1,381.78	(149.78)	5,516.49	5,527.12	(10.63)
GPM - RV Security Contract	1,232.00	1,381.78	(149.78)	5,516.52	5,527.12	(10.60)
GPM - Cabin Security Contra	1,232.00	1,381.78	(149.78)	5,516.49	5,527.12	(10.63)
GPM - Lodge Security Contr	1,232.00	1,381.78	(149.78)	3,712.50	5,527.12	(1,814.62)
Owner Events	576.05	600.00	(23.95)	(95.35)	600.00	(695.35)
Owners & Board Meeting Ex	0.00	200.00	(200.00)	27.05	215.00	(187.95)
Ownership Sales & Transfers	208.35	600.00	(391.65)	1,338.47	1,650.00	(311.53)
Sales & Market Expense	118.93	0.00	118.93	690.99	945.00	(254.01)
Sales Expense - Ice	78.15	0.00	78.15	78.15	93.24	(15.09)
Sales Expense - Propane	265.85	827.76	(561.91)	1,866.71	2,995.88	(1,129.17)
Sales Expense - Souvenirs	0.00	0.00	0.00	0.00	740.00	(740.00)
Sales Expense - Gate Cards	0.00	0.00	0.00	0.00	450.00	(450.00)
Sales Expense - Store	479.74	429.51	50.23	1,513.60	1,172.63	340.97
Stables - Feed	1,033.47	1,200.00	(166.53)	4,687.51	3,600.00	1,087.51
Stables - Ferrier Expense	980.00	1,170.00	(190.00)	3,500.00	3,765.00	(265.00)
Stables - General Expense	38.48	175.00	(136.52)	460.36	534.58	(74.22)
Stables - Repair & Maintena	0.00	0.00	0.00	47.15	3,450.00	(3,402.85)
Stables - Tack & Equipment	125.00	150.00	(25.00)	6,891.19	7,300.00	(408.81)
Stables - Vet Fees / Medicine	2,135.04	1,500.00	635.04	5,752.72	3,460.00	2,292.72
Stables - Jr. Wrangler Expens	0.00	100.00	(100.00)	9.42	100.00	(90.58)
Stables - Horses	700.00	0.00	700.00	1,640.00	0.00	1,640.00
Stables - Tools	0.00	0.00	0.00	39.40	200.00	(160.60)

For Management Purposes Only

R-Ranch In The Mountains® 9
Income Statement
Compared with Budget
For the Four Months Ending April 30, 2019

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
RV - Bath Houses	103.52	0.00	103.52	598.75	100.00	498.75
RV - Pad Improvements	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)
RV - Grounds	0.00	0.00	0.00	2,710.70	2,500.00	210.70
RV - Roads	0.00	0.00	0.00	0.00	350.00	(350.00)
RV - Improvements	0.00	0.00	0.00	209.02	400.00	(190.98)
RV - Miscellaneous	9.45	0.00	9.45	(20.55)	0.00	(20.55)
Cabin - Bath Houses	155.28	0.00	155.28	1,419.65	100.00	1,319.65
Cabin - Rainbow Cabins	746.49	325.00	421.49	2,069.66	1,365.00	704.66
Cabin - Chapel Hill Cabins	0.00	1,200.00	(1,200.00)	50.88	1,230.00	(1,179.12)
Cabin - Cottages	0.00	180.00	(180.00)	49.95	380.00	(330.05)
Cabin - Grounds	0.00	100.00	(100.00)	3,534.88	400.00	3,134.88
Cabin - Roads	0.00	2,600.00	(2,600.00)	0.00	2,975.00	(2,975.00)
Cabin - Improvements	0.00	2,500.00	(2,500.00)	750.00	2,500.00	(1,750.00)
Lodge - Event Decor/Improv	2,247.93	1,272.00	975.93	2,097.18	1,544.00	553.18
Lodge - Event Coord/Staff	2,708.86	1,150.00	1,558.86	11,801.51	2,950.00	8,851.51
Lodge - Event Clean/Supply	27.08	40.00	(12.92)	27.08	160.00	(132.92)
Lodge - Event Security	88.00	150.00	(62.00)	88.00	150.00	(62.00)
Lodge - Event Improvements	94.75	0.00	94.75	94.75	0.00	94.75
Lodge - Event Marketing	50.00	150.00	(100.00)	438.65	150.00	288.65
Dam Expenses	1,213.99	1,213.99	0.00	4,933.19	4,933.19	0.00
Legal Expenses	852.50	0.00	852.50	1,947.50	0.00	1,947.50
Utilities - Electricity-Opera	2,818.08	2,497.77	320.31	12,649.84	10,591.66	2,058.18
Utilities - Electricity-RV	4,026.02	3,785.61	240.41	16,955.03	18,381.27	(1,426.24)
Utilities - Electricity-Cabins	4,352.74	5,749.71	(1,396.97)	21,206.44	26,045.31	(4,838.87)
Utilities - Electricity-Lodge	1,689.28	1,825.66	(136.38)	7,484.38	8,137.74	(653.36)
Utilities - Propane-Operating	375.02	1,476.53	(1,101.51)	4,523.58	5,203.85	(680.27)
Utilities - Propane-RV	198.75	255.96	(57.21)	1,052.86	1,142.57	(89.71)
Utilities - Propane-Cabins	406.43	154.34	252.09	726.64	860.38	(133.74)
Utilities - Propane-Lodge	633.29	1,829.57	(1,196.28)	6,759.77	7,668.37	(908.60)
Utilities RV- Sewer Treat Pln	0.00	200.00	(200.00)	368.84	400.00	(31.16)
Utilities C - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	400.00	(400.00)
Utilities - Trash Removal	845.00	930.00	(85.00)	2,535.00	3,490.00	(955.00)
Utilities - Water Testing Fees	0.00	1,251.00	(1,251.00)	178.12	2,659.09	(2,480.97)
Utilities - Water Treatment R	0.00	230.10	(230.10)	3,004.69	3,234.79	(230.10)
Insurance - Property	0.00	7,200.00	(7,200.00)	39,319.50	28,800.00	10,519.50
Property Taxes	10,000.00	10,000.00	0.00	40,000.00	40,000.00	0.00
Operating - Infrastructure	1,912.57	0.00	1,912.57	4,189.23	0.00	4,189.23
RV - Infrastructure	874.62	10,184.00	(9,309.38)	3,151.29	16,436.00	(13,284.71)
Cabin - Infrastructure	714.45	0.00	714.45	3,007.21	0.00	3,007.21
Total Expenses	124,474.30	154,226.13	(29,751.83)	554,505.58	598,057.50	(43,551.92)
Net Operating Income	79,945.59	70,836.78	9,108.81	148,562.29	113,241.59	35,320.70
Other Income/Expense						
Bad Debt Expense	38,935.89	0.00	38,935.89	108,997.30	0.00	108,997.30
Net Income	\$ 41,009.70	\$ 70,836.78	(29,827.08)	\$ 39,564.99	\$ 113,241.59	(73,676.60)

April 30, 2019

R-Ranch in the Mountains Trial Balance reflects the following:

1020 Cash - Operating

Checkbook Balance	245,618.66	
GL Balance	<u>245,618.66</u>	
Difference	-	Ties

1025 Cash - Lodge / Events

Checkbook Balance	5,656.15	
GL Balance	<u>5,656.15</u>	
Difference	-	Ties

1030 Cash - Cabins

Checkbook Balance	62,671.29	
GL Balance	<u>62,671.29</u>	
Difference	-	Ties

1040 Cash - Property Tax

Checkbook Balance	63,939.53	
GL Balance	<u>63,939.53</u>	
Difference	-	Ties

1045 Cash - Payroll

Checkbook Balance	1,584.36	
GL Balance	<u>1,584.36</u>	
Difference	-	Ties

1050 Cash - Rodeo

Cash	20,983.78	
GL Balance Dam Account	<u>20,983.78</u>	
Difference	-	Ties

1055 Rainbow Dam

Cash	95,795.26	
GL Balance Dam Account	<u>95,795.26</u>	
Difference	-	Ties

1060 Legal/Cap Imp/Infra Account

Cash Legal	14,141.50	
Cash Cap Imp / Infra	102,435.20	
GL Balance	<u>116,576.70</u>	
Difference	-	Ties

1065 Cash - RV Bank

Checkbook Balance	159,151.40	
GL Balance RV	<u>159,151.40</u>	
Difference	-	Ties

1070 Cash - RV 6 Project

Checkbook Balance	11,761.68	
GL Balance RV	<u>11,761.68</u>	
Difference	-	Ties

1160 Other Receivables

From G/L

-
-
-

Ties

2480-1 Other Payables

PSK Enterprise/Konika payment for remaining lease	4,865.40
January	(288.90)
February	(288.90)
March	(288.90)
April	(288.90)
May	(288.90)
June	(288.90)
July	(288.90)
August	(288.90)
September	(288.90)
October	(288.90)
November	(288.90)
December	(288.90)
	Jan-19 (288.90)
	Feb-19 (288.90)
	Mar-19 (288.90)
	Apr-19 (288.90)

From G/L
Difference

(243.00)
-
(0.00)

Doesn't Tie

Accrued Expenses

2210 feb Sales Tax	277.84
2390 January Property Tax	10,000.00
2390 February Property Tax	10,000.00
2390 March Property Tax	10,000.00
2390 April Property Tax	10,000.00
2390 May Property Tax	
2390 June Property Tax	
2390 July Property Tax	
2390 August Property Tax	
2390 September Property Tax	
2390 October Property Tax	
2390 November Property Tax	8,616.00
2390 December Property Tax	8,616.00

Sales Tax Accrual
Property Tax From GL
Difference

(277.84)
(57,232.00)
-

Ties

R-Ranch In The Mountains® 9
General Ledger Trial Balance
As of Apr 30, 2019

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Account ID	Account Description	Debit Amt	Credit Amt
1000	Petty Cash	200.00	
1010	Register Cash	300.00	
1020	Operating Bank Account	245,618.66	
1025	Lodge Bank Account	5,656.15	
1030	Cabin Project Bank Accoun	62,671.29	
1040	Property Tax Escrow Bank	63,939.53	
1045	Payroll Bank Account	1,584.36	
1050	Rodeo Project Bank Accou	20,983.78	
1055	Rainbow Dam Bank Accou	95,795.26	
1060	Cap Imp/Legal Account	116,576.70	
1065	RV Bank Account	159,151.40	
1070	RV-6 Project Bank Account	11,761.68	
1100	Accounts Receivable	429,566.92	
1400	Prepaid Expenses	17,146.68	
1500	Furniture & Fixtures	112,068.44	
1530	Vehicles	33,182.00	
1535	Machinery & Equipment	381,233.07	
1540	Horses & Sports Equipmen	61,007.14	
1545	Buildings and Improvement	1,440,692.16	
1550	Fixed Assets - Cabin	57,370.36	
1551	Fixed Assets - Inf	9,041.26	
1552	Fixed Assets - Lodge	52,027.81	
1553	Fixed Assets - RV	105,307.49	
1554	Fixed Assets - RV6	30,902.56	
1555	Fixed Assets - Stable	6,642.34	
1556	Fixed Assets - Rodeo	5,920.50	
1700	Accumulated Depreciation		1,171,111.03
1900	Unsold Ranch Membership	608,465.00	
2000	Accounts Payable		135.25
2210	Sales Tax Payable		277.84
2390	Accrued Property Tax		57,232.00
2400-1	Special Purchases Earmar		2,400.00
2450-1	Prepaid Assessments		35,536.17
2480-1	Other Payables		243.00
3801	Lodge Retained Earning		114,029.32
3802	RV Retained Earnings		176,067.78
3803	RV 6 Retained Earnings		93,672.97
3804	Cabin Retained Earning		117,338.80
3805	Stable Retained Earnings		16,177.37
3806	Infrastructure Retained Ear		16,415.49
3807	Legal Retained Earnings		23,995.81
3808	Dam Retained Earnings		250,289.62
3905	Undesignated Net Assets		2,020,440.81
4010-1	Assessments		550,479.61
4010-6	Assessment - Special Dam		1,011.50
4100-2	Electric - Usage Fees - RV		11,815.10
4100-3	Electric - Usage Fees - Cab		3,914.04
4115-2	Electric - RV Reimburseme		11,061.90
4115-3	Electric - Cabin Reimburse		2,338.04
4120-1	Interest Income		25.14
4125-1	Owner Fines & Fees		300.00
4130-1	Late Fees & Finance Charg		4,932.74
4135-1	Ownership Sales		10,425.00
4140-1	Ownership Transfers		7,246.52
4145-1	RV Moves		1,261.88
4150-1	Pet Fees		260.00
4170-1	Sales - Ice		271.03
4175-1	Sales - Propane		3,126.94
4180-1	Sales - Souvenirs		214.94
4185-1	Sales - Firewood		230.00
4190-1	Sales - Gate Cards		50.00
4195-1	Sales - Store		2,235.08
4200-1	Vending Income		734.50

R-Ranch In The Mountains® 9
General Ledger Trial Balance
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Account ID	Account Description	Debit Amt	Credit Amt
4205-2	RV RI - Monthly Adoption F		960.00
4210-2	RV RI - Yearly Adoption Fe		17,227.50
4215-2	RV RI - Guest & Group Fee		1,896.00
4230-8	RV-6 Interest		7.34
4300-3	Cabin RI - Adoption Fees		5,280.00
4305-3	Cabin RI - Guest & Group		5,012.81
4310-3	Cabin RI - Cottage Fees		9,943.85
4400-4	Lodge RI - Wedding Fees		16,430.00
4410-4	Lodge RI - Group Fees		5,238.00
4420-4	Lodge RI - Miscellaneous F		60.00
4500-5	RV Adopt - Infra/Cap Imp		17,227.50
4510-5	Cabin Adopt - Infra/Cap Im		5,280.00
4610-6	Dam - Interest		94.07
4620-1	Stables RI - Riding Pass Fe		1,950.00
4630-1	Stables RI - Fundraiser Inc		885.00
4700-1	Recovery of Bad Debt		2,433.84
4725-7	Rodeo Income - Vendors		500.00
4730-7	Rodeo Income - Sponsors		700.00
4740-7	Rodeo Income - T Shirts		8.00
6001-1	Employee - Payroll/Salary	183,175.41	
6005-1	Employee - Payroll Tax Exp	18,682.09	
6010-1	Employee - Payroll Fees &	2,258.50	
6015-1	Employee - Benefits	16,349.81	
6020-1	Employee - Workers Comp	6,977.44	
6025-1	Commission Expenses	6,981.75	
6100-1	Admin - Accounting Fees	1,700.00	
6105-1	Admin - Bank Fees	98.00	
6110-1	Admin - Business Fees	1,345.00	
6120-1	Admin - Computer Expense	3,947.81	
6125-1	Admin - Dues & Subscriptio	872.21	
6135-1	Admin - Gifts	744.26	
6145-1	Admin - Operate Merchant		796.41
6150-1	Admin - Mileage Reimburs	280.70	
6155-1	Admin - Office Build Rep/M	58.64	
6160-1	Admin - Office Expense	1,425.07	
6165-1	Admin - Printing / Copying	1,669.28	
6170-1	Admin - Cell Phone Expens	675.40	
6175-1	Admin - Shipping / Postage	1,596.43	
6180-1	Admin - Telephone / Cable	5,725.70	
6200-1	Cleaning - Supply Expense	1,425.24	
6300-1	GPM - Equip Rental Expen	136.32	
6305-1	GPM - Equip Repair Expen	6,888.64	
6310-3	GPM - Cabin Repair & Mai	278.90	
6315-1	GPM - Fence / Pasture Exp	7,631.66	
6320-1	GPM - Fuel Expense	2,986.66	
6325-1	GPM - General Maintenanc	1,763.19	
6330-1	GPM - Grounds/Property R	959.32	
6335-1	GPM - Keys & Locks	7.42	
6340-1	GPM - Lawn Svc & Landsc	3,703.93	
6345-1	GPM - Lodge Pool Chemic	873.31	
6350-1	GPM- Lodge Pool Repair &	7,023.55	
6355-4	GPM - Lodge Rep/Maint/Su	2,964.68	
6365-1	GPM - Pest Control Service	745.34	
6370-1	GPM - Road Repair Expen	11,302.10	
6385-1	GPM - Supplies Expense	866.73	
6390-1	GPM - Tools Expense	1,098.99	
6395-1	GPM - Vehicle Maint & Rep	1,459.92	
6410-1	GPM - Operat Security Con	5,516.49	
6410-2	GPM - RV Security Contrac	5,516.52	
6410-3	GPM - Cabin Security Cont	5,516.49	
6410-4	GPM - Lodge Security Cont	3,712.50	
6420-1	Owner Events		95.35
6425-1	Owners & Board Meeting E	27.05	
6430-1	Ownership Sales & Transfe	1,338.47	

R-Ranch In The Mountains® 9
General Ledger Trial Balance
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Account ID	Account Description	Debit Amt	Credit Amt
6435-1	Sales & Market Expense	690.99	
6440-1	Sales Expense - Ice	78.15	
6445-1	Sales Expense - Propane	1,866.71	
6465-1	Sales Expense - Store	1,513.60	
6500-1	Stables - Feed	4,687.51	
6505-1	Stables - Ferrier Expense	3,500.00	
6510-1	Stables - General Expense	460.36	
6515-1	Stables - Repair & Mainten	47.15	
6520-1	Stables - Tack & Equipmen	6,891.19	
6525-1	Stables - Vet Fees / Medici	5,752.72	
6530-1	Stables - Jr. Wrangler Expe	9.42	
6535-1	Stables - Horses	1,640.00	
6540-1	Stables - Tools	39.40	
6600-2	RV - Bath Houses	598.75	
6610-2	RV - Grounds	2,710.70	
6625-2	RV - Improvements	209.02	
6655-2	RV - Miscellaneous		20.55
6705-3	Cabin - Bath Houses	1,419.65	
6710-3	Cabin - Rainbow Cabins	2,069.66	
6715-3	Cabin - Chapel Hill Cabins	50.88	
6720-3	Cabin - Cottages	49.95	
6725-3	Cabin - Grounds	3,534.88	
6740-3	Cabin - Improvements	750.00	
6800-4	Lodge - Event Decor/Impro	2,097.18	
6802-4	Lodge - Event Coord/Staff	11,801.51	
6810-4	Lodge - Event Clean/Suppl	27.08	
6815-4	Lodge - Event Security	88.00	
6820-4	Lodge - Event Improvemen	94.75	
6830-4	Lodge - Event Marketing	438.65	
6905-6	Dam Expenses	4,933.19	
6910-5	Legal Expenses	1,947.50	
7100-1	Utilities - Electricity-Opera	12,649.84	
7100-2	Utilities - Electricity-RV	16,955.03	
7100-3	Utilities - Electricity-Cabins	21,206.44	
7100-4	Utilities - Electricity-Lodge	7,484.38	
7110-1	Utilities - Propane-Operatin	4,523.58	
7110-2	Utilities - Propane-RV	1,052.86	
7110-3	Utilities - Propane-Cabins	726.64	
7110-4	Utilities - Propane-Lodge	6,759.77	
7200-2	Utilities RV- Sewer Treat PI	368.84	
7205-1	Utilities - Trash Removal	2,535.00	
7210-1	Utilities - Water Testing Fe	178.12	
7215-1	Utilities - Water Treatment	3,004.69	
7300-1	Insurance - Property	39,319.50	
7305-1	Property Taxes	40,000.00	
7800 - 1	Operating - Infrastructure	4,189.23	
7800 - 2	RV - Infrastructure	3,151.29	
7800 - 3	Cabin - Infrastructure	3,007.21	
7999-1	Bad Debt Expense	108,997.30	
	Total:	4,799,227.73	4,799,343.44