

R-Ranch in the Mountains Semi-Annual Owner's Meeting

April 28, 2018, 1:00 P.M.

Minutes

1. Welcome- **Brenda Harned**
2. Opening Prayer- **Eudora LaLonde**
3. Pledge of Allegiance- **Cecil Pacetti**
4. Recognize Curtis Crofts for the sound system- **Brenda Harned**
5. Review Agenda/Amend Agenda/Approve Agenda as written/Accept Agenda as written- **Brenda Harned – Motion was made by Holly Sell to accept the agenda as it is written, Seconded by Eudora LaLonde – All in favor.**
6. Honor Military/Veterans/Public Service Personnel- **Jim Kaminsky**
7. Introduction of Current BOD ; announce that Chris Nickum has resigned and sold ownership & Jim Kaminsky will remain on the board to fill the vacant seat. - **Brenda Harned**
8. Recognize outgoing BOD (Brenda Harned; Cecil Pacetti – Jim Kaminsky) – **Holly Sell**
9. Recognize Volunteers- **Brenda Harned**
10. Introduction of New Executive Director (Blaine Griffith) - **Brenda Harned**
11. Introduction of R-Ranch Staff – **Blaine Griffith**
12. Introduction of Nominating Committee (Iris Koplen, Chris Deos, Hal Barrineau)- **Brenda Harned**
13. Explanation of Election/Voting Procedures- **Iris Koplen**
14. Introduction of Candidates- **Iris Koplen**
15. Ask for Nominations form the Floor- **Iris Koplen – None, nominations are closed.**
16. Individual Candidates Speak- **Iris Koplen**
17. Adjourn for voting- **Brenda Harned 20 min**
18. Reconvene Meeting- **Brenda Harned**
19. 2400 Ownerships to 1200 ownerships, Deed- **Brenda Harned/Bill Poole – No action required by Owners.**
20. Deed Take Back Program – **Brenda Harned – See attachment for details**
21. Announce Oct Owner's Meeting Sat Oct. 27th /Monthly BOD Meeting 3rd Sat each month- **Brenda Harned**
22. Treasurer's Financial Report- **Blaine Griffith – See attached report.**
23. Director's Report- **Blaine Griffith – New health plan for employees, upgrading of Wi-Fi (in progress), updating and synching all social media for events, Bath Houses – Ceiling repair to begin, New blinds in the Boardroom for wedding parties, pool upgrades/maintenance, Roof repairs concluding, Chapel Hill Cabin repair from fallen trees, ensure waivers are signed annually by all owners, RV Storage clean up – 13 towed away to date, Readyng pastures for hay season, RV 1 playground complete, new wireless PA system, new mattresses for Rainbow cabins, Collections activity continuing.**
24. Strategic Planning Committee Report- **Holly Sell/Ron Cagle/Alex Griffin – 5 Main Goals:**
 - a. **Active 900 Owners**
 - b. **Update Infrastructure**
 - c. **Enrich Owner Amenities**
 - d. **Natural Resource Preservation**
 - e. **Complete Rainbow Dam Initiative**
25. Rainbow Dam Committee Report- **Hal Barrineau – Everything submitted to State. State has indicated they will review and reclassify to Category 2 Dam. We can then build Carbonara Island and become exempt. Anticipate water late summer/early fall.**
26. Chapel Hill Cabin Rehab Report- **Anita Curry – 24 cabins have conduit run for electrical upgrade. 34 have been upgraded/improved aesthetically. Now focusing on outside. Fundraiser today, Boston Butts for \$35.**

27. Rodeo Report- **Valorie Lottes** - **Sponsors lined up as well as Vendors. Please sign up to volunteer!**
28. Marketing Committee- **Christy Griffin/ Holly Sell** – Booth at White County Saddle Club, Working closer with Denise to market to wedding attendees, Kudos for Courtney on her job at the January RV show – Over 200 contacts.
29. Upcoming Activities- **Denise Roberson/Tambra Greene/Rachel Morgan**– 21 Revenue producing events, 25 Non-Revenue producing with 9 open spots left. Tambra – Carnival today, all events posted on R-Ranch Owners Facebook page. Rachel – 2018 Summer Camp having Teen focus as well – shoot the hooch, overnight trail ride, canoeing down the Chestatee. Participating in Operation Smile and Operating Train as charity portion of the Summer Camp.
30. Announce 2018 – 2019 Nominating Committee- (Iris Koplen Chairman)-**Brenda Harned** –Select Standing Committee’s Chairman for 2018-2019- **Brenda Harned** - **Hal Barrineau Land Use, Becky Mooney – Accommodations, - Laurie Armstrong – Finance, Policy & Guidelines – Bill Poole, Marketing – Christy Griffin, Owner Concerns – Open**
31. Brief Owner’s Q & A- **Brenda Harned** – “Do we get a copy of the new deed plan? It will be on front desk and is on our website. “How often do we get audited?” Every Year. Why don’t we have an archery range? Go to Board meeting and bring it up for discussion.
32. Announce Election Results- **Iris Koplen** – Elected to BOD 2018 – **Alex Griffin (148), Sue Burton (136), Ashley Spenner (125)**
33. Get the keys from the outgoing BOD- **Brenda Harned**
34. Instruct BOD to go to the board room to elect executive officers- **Brenda Harned**
35. Next BOD Meeting is Saturday, May 19th, 9:30am – **Brenda Harned**
36. Adjourn Meeting- **Brenda Harned – 4:25pm**

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Agenda

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22. Treasurer's Financial Report- **Blaine Griffith/Eudora LaLonde**
23. Director's Report- **Blaine Griffith**
24. Strategic Planning Committee Report- **Holly Sell/Ron Gagle**
25. Rainbow Dam Committee Report- **Hal Barrineau**
26. Chapel Hill Cabin Rehab Report- **Anita Curry**
27. Rodeo Report- **Valorie Lottes**
28. Marketing Committee- **Christy Griffin/ Holly Sell**
29. Upcoming Activities- **Denise Roberson/Tambra Greene**
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37. Adjourn Meeting- **Brenda Harned**

R-Ranch In The Mountains®
Balance Sheet
March 31, 2018

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		306,078.44
Lodge/Event Bank Account		21,446.45
Cabin Project Bank Account		68,363.30
Property Tax Escrow Bank Acct		17,485.42
Payroll Bank Account		2,134.46
Rodeo Project Bank Account		19,040.28
Rainbow Dam/Legal Bank Account		160,945.06
Legal Account		16,089.00
RV Bank Account		130,148.26
RV-6 Project Bank Account		11,737.46
Accounts Receivable		690,360.74
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Total Current Assets		1,444,328.87
Property and Equipment		
Furniture & Fixtures		104,797.28
Vehicles		63,068.00
Machinery & Equipment		359,722.31
Horses & Sports Equipment		76,741.32
Buildings and Improvements		1,185,763.43
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		(1,081,222.36)
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Total Property and Equipment		976,082.30
Other Assets		
Unsold Ranch Memberships		209,081.00
Dam Consulting in Progress		27,737.35
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Total Other Assets		236,818.35
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Total Assets	\$	<u><u>2,657,229.52</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Sales Tax Payable	\$	297.63
Accrued Property Tax		33,926.96
Prepaid Assessments		32,874.60
Cabin - Storm Damage		6,639.47
Other Payables		3,998.70
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Total Current Liabilities		77,737.36
Long-Term Liabilities		
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Total Long-Term Liabilities		0.00
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Unaudited - For Management Purposes Only

R-Ranch In The Mountains®
Balance Sheet
March 31, 2018

Total Liabilities		77,737.36
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	1,744,085.81	
Current Year Net Assets Change	27,534.90	
Total Capital		<u>2,579,607.87</u>
Total Liabilities & Capital	\$	<u><u>2,657,345.23</u></u>

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Assessments	\$ 333,632.92	\$ 270,113.00	63,519.92	\$ 422,134.05	\$ 336,745.00	85,389.05
Assessment - Special Dam A	2,944.49	2,944.49	0.00	7,578.05	7,578.05	0.00
Childrens Rights	0.00	425.00	(425.00)	0.00	725.00	(725.00)
Electric - Usage Fees - RV	3,900.15	3,185.00	715.15	8,824.99	7,565.00	1,259.99
Electric - Usage Fees - Cabin	1,895.00	1,451.00	444.00	3,690.00	3,374.00	316.00
Electric - RV Reimbursement	1,600.30	1,178.00	422.30	8,651.07	7,876.00	775.07
Electric - Cabin Reimburse	667.50	408.00	259.50	2,453.68	1,716.00	737.68
Interest Income	2.73	3.00	(0.27)	7.48	5.00	2.48
Owner Fines & Fees	257.63	140.00	117.63	467.63	148.00	319.63
Late Fees & Finance Charges	3,535.81	1,166.00	2,369.81	8,512.36	2,669.00	5,843.36
Ownership Sales	2,495.00	3,990.00	(1,495.00)	5,485.00	11,970.00	(6,485.00)
Ownership Transfers	5,571.00	1,603.00	3,968.00	10,448.00	3,471.00	6,977.00
RV Moves	450.00	278.00	172.00	755.00	455.00	300.00
Pet Fees	140.00	100.00	40.00	320.00	278.00	42.00
Day Use Income	0.00	15.00	(15.00)	0.00	15.00	(15.00)
Linen Kit Income	0.00	29.00	(29.00)	90.00	194.00	(104.00)
Sales - Ice	114.02	88.00	26.02	192.53	143.00	49.53
Sales - Propane	1,373.87	619.00	754.87	3,847.01	2,174.00	1,673.01
Sales - Souvenirs	175.23	192.00	(16.77)	336.44	237.00	99.44
Sales - Firewood	100.00	141.00	(41.00)	125.00	285.00	(160.00)
Sales - Gate Cards	0.00	10.00	(10.00)	25.00	53.00	(28.00)
Sales - Store	601.27	633.00	(31.73)	1,326.64	1,275.00	51.64
Vending Income	50.00	188.00	(138.00)	895.50	427.00	468.50
RV RI - Monthly Adoption F	480.00	135.00	345.00	1,740.00	450.00	1,290.00
RV - Infrastructure	4,353.34	4,600.00	(246.66)	11,570.06	7,623.00	3,947.06
RV RI - Yearly Adoption Fee	4,353.33	4,600.00	(246.67)	6,153.32	7,623.00	(1,469.68)
RV RI - Guest & Group Fees	575.00	3,822.00	(3,247.00)	1,305.45	9,078.00	(7,772.55)
RV-6 Interest	1.83	2.00	(0.17)	5.56	6.00	(0.44)
Cabin RI - Adoption Fees	2,724.00	1,802.00	922.00	2,606.50	2,832.00	(225.50)
Cabin RI - Guest & Group Fe	2,128.36	1,855.00	273.36	4,095.09	5,659.00	(1,563.91)
Cabin - Infrastructure	2,526.00	1,802.00	724.00	6,108.50	2,832.00	3,276.50
Cabin RI - Cottage Fees	2,633.16	2,350.00	283.16	6,741.92	6,901.00	(159.08)
Cabin - Special Projects (DD	0.00	0.00	0.00	35.00	0.00	35.00
Lodge RI - Wedding Fees	8,725.00	2,217.00	6,508.00	15,475.00	7,567.00	7,908.00
Lodge RI - Group Fees	3,182.00	1,591.00	1,591.00	7,632.00	4,236.00	3,396.00
Lodge RI - Miscellaneous Fe	0.00	0.00	0.00	0.00	60.00	(60.00)
Dam/Legal RI - Interest	31.74	0.00	31.74	97.15	0.00	97.15
Stables RI - Riding Pass Fees	315.00	684.00	(369.00)	600.00	1,584.00	(984.00)
Stables RI - Stall Fees	0.00	11.00	(11.00)	0.00	26.00	(26.00)
Stables RI - Fundraiser Inco	60.00	0.00	60.00	60.00	0.00	60.00
Recovery of Bad Debt	254.01	0.00	254.01	1,930.26	1,526.25	404.01
Rodeo Income - Vendors	100.00	67.00	33.00	100.00	67.00	33.00
Rodeo Income - Sponsors	0.00	1,300.00	(1,300.00)	0.00	1,300.00	(1,300.00)
Rodeo Income - T Shirts	5.00	24.00	(19.00)	13.00	47.00	(34.00)
Miscellaneous Income	0.00	1,170.00	(1,170.00)	0.73	1,170.00	(1,169.27)
Total Revenues	391,954.69	316,931.49	75,023.20	552,434.97	449,965.30	102,469.67
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	391,954.69	316,931.49	75,023.20	552,434.97	449,965.30	102,469.67
Expenses						

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Employee - Payroll/Salary Ex	61,748.23	69,829.00	(8,080.77)	144,342.07	162,935.00	(18,592.93)
Employee - Payroll Tax Expe	5,722.44	6,648.00	(925.56)	14,005.00	15,512.00	(1,507.00)
Employee - Payroll Fees & E	630.50	661.00	(30.50)	1,795.28	1,779.00	16.28
Employee - Health Insurance	3,814.97	6,900.00	(3,085.03)	12,833.75	20,700.00	(7,866.25)
Employee - Workers Comp I	2,461.56	2,210.00	251.56	8,534.68	6,630.00	1,904.68
Commission Expenses	800.00	1,428.00	(628.00)	2,450.00	3,681.00	(1,231.00)
Admin - Accounting Fees	493.20	0.00	493.20	493.20	50.00	443.20
Admin - Bank Fees	52.90	119.00	(66.10)	126.50	209.00	(82.50)
Admin - Business Fees	299.00	45.00	254.00	532.00	360.00	172.00
Admin - Collection Expense	0.00	252.00	(252.00)	0.00	535.00	(535.00)
Admin - Computer Expense	796.08	670.00	126.08	2,110.79	1,095.00	1,015.79
Admin - Dues & Subscriptio	86.30	172.00	(85.70)	99.75	460.00	(360.25)
Admin - Emp Develop & Tra	262.50	100.00	162.50	952.50	300.00	652.50
Admin - Gifts	0.00	40.00	(40.00)	0.00	120.00	(120.00)
Admin - Legal Fees	0.00	100.00	(100.00)	0.00	300.00	(300.00)
Admin - Operate Merchant F	(527.98)	(2.00)	(525.98)	(315.49)	17.00	(332.49)
Admin - Mileage Reimburse	119.00	102.00	17.00	228.20	260.00	(31.80)
Admin - Office Building Rep	0.00	35.00	(35.00)	261.03	152.00	109.03
Admin - Office Expense	1,427.47	603.00	824.47	2,097.21	1,455.00	642.21
Admin - Printing / Copying E	666.95	691.00	(24.05)	1,376.78	1,491.00	(114.22)
Admin - Cell Phone Expense	266.38	141.00	125.38	399.57	423.00	(23.43)
Admin - Shipping / Postage	1,179.06	822.00	357.06	1,907.56	2,185.00	(277.44)
Admin - Telephone / Cable E	1,455.02	1,335.00	120.02	4,341.18	3,958.00	383.18
Lodge - Tax Expense	0.00	0.00	0.00	10,049.00	0.00	10,049.00
Cleaning - Supply Expense	465.11	147.00	318.11	858.82	786.00	72.82
GPM - Equip Rental Expense	750.00	34.00	716.00	750.00	102.00	648.00
GPM - Equip Repair Expense	1,431.77	148.00	1,283.77	2,505.19	4,683.00	(2,177.81)
GPM - Cabin Repair & Main	307.19	139.00	168.19	307.19	303.00	4.19
GPM - Fence / Pasture Expen	400.00	1,390.00	(990.00)	405.56	1,716.00	(1,310.44)
GPM - Fuel Expense	2,212.34	961.00	1,251.34	2,187.34	2,374.00	(186.66)
GPM - General Maintenance	1,121.11	205.00	916.11	1,678.80	590.00	1,088.80
GPM - Grounds/Property Re	311.89	707.00	(395.11)	684.62	832.00	(147.38)
GPM - Keys & Locks	27.77	240.00	(212.23)	27.77	244.00	(216.23)
GPM - Lodge Pool Chemical	753.58	887.00	(133.42)	753.58	914.00	(160.42)
GPM- Lodge Pool Repair &	120.00	120.00	0.00	120.00	151.00	(31.00)
GPM - Lodge Repair & Main	225.24	783.00	(557.76)	249.49	1,644.00	(1,394.51)
GPM - Pest Control Services	510.75	511.00	(0.25)	1,065.85	721.00	344.85
GPM - RV Repair & Maint E	0.00	103.00	(103.00)	0.00	167.00	(167.00)
GPM - Supplies Expense	192.00	10.00	182.00	444.45	610.00	(165.55)
GPM - Tools Expense	109.93	19.00	90.93	119.92	103.00	16.92
GPM - Vehicle Maint & Rep	193.78	701.00	(507.22)	594.71	5,942.00	(5,347.29)
GPM - Maintenance Bldg Re	276.04	0.00	276.04	36.04	0.00	36.04
Owner Events	(184.48)	200.00	(384.48)	(780.70)	200.00	(980.70)
Owners & Board Meeting Ex	19.44	5.00	14.44	23.27	15.00	8.27
Ownership Sales & Transfers	700.29	497.00	203.29	1,339.06	979.00	360.06
Sales & Market Expense	150.00	0.00	150.00	2,241.10	1,995.00	246.10
Sales Expense - Ice	0.00	48.00	(48.00)	93.24	160.00	(66.76)
Sales Expense - Propane	856.12	297.00	559.12	2,168.25	1,100.00	1,068.25
Sales Expense - Souvenirs	0.00	218.00	(218.00)	740.00	597.00	143.00
Sales Expense - Gate Cards	465.87	0.00	465.87	465.87	0.00	465.87
Sales Expense - Firewood	0.00	0.00	0.00	0.00	200.00	(200.00)
Sales Expense - Store	187.11	345.00	(157.89)	743.12	830.00	(86.88)
Sporting Equipment	0.00	48.00	(48.00)	0.00	48.00	(48.00)
Stables - Feed	1,159.07	1,275.00	(115.93)	2,358.37	2,653.00	(294.63)
Stables - Ferrier Expense	930.00	1,390.00	(460.00)	2,595.00	2,770.00	(175.00)
Stables - General Expense	68.06	100.00	(31.94)	364.86	729.00	(364.14)
Stables - Repair & Maintena	202.02	10.00	192.02	466.94	551.00	(84.06)

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Stables - Tack & Equipment	38.83	165.00	(126.17)	26.84	207.00	(180.16)
Stables - Vet Fees / Medicine	1,178.80	1,728.00	(549.20)	1,946.42	2,433.00	(486.58)
Stables - Jr. Wrangler Expens	0.00	0.00	0.00	0.00	3.00	(3.00)
RV RE - Bath Houses	0.00	36.00	(36.00)	0.00	40.00	(40.00)
RV RE - Pad Improvements	1,910.00	200.00	1,710.00	1,910.00	600.00	1,310.00
RV RE - Grounds	0.00	1,847.00	(1,847.00)	0.00	1,847.00	(1,847.00)
RV RE - Roads	0.00	0.00	0.00	350.00	0.00	350.00
RV RE - Improvements	0.00	100.00	(100.00)	751.34	300.00	451.34
RV RE - Miscellaneous	87.11	100.00	(12.89)	87.11	300.00	(212.89)
Cabin RE - Bath Houses	0.00	31.00	(31.00)	0.00	248.00	(248.00)
Cabin RE - Rainbow Cabins	813.00	100.00	713.00	1,053.44	885.00	168.44
Cabin RE - Chapel Hill Cabi	0.00	69.00	(69.00)	0.00	69.00	(69.00)
Cabin RE - Cottages	0.00	56.00	(56.00)	0.00	182.00	(182.00)
Cabin RE - Grounds	0.00	100.00	(100.00)	0.00	300.00	(300.00)
Cabin RE - Roads	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
Cabin RE - Improvements	(250.00)	300.00	(550.00)	(83.00)	900.00	(983.00)
Cabin RE - Miscellaneous	87.10	88.00	(0.90)	100.10	138.00	(37.90)
Lodge RE - Event Decoration	0.00	11.00	(11.00)	0.00	45.00	(45.00)
Lodge RE - Event Coordinati	225.00	0.00	225.00	2,050.00	0.00	2,050.00
Lodge RE - Event Staff	2,653.83	79.00	2,574.83	2,653.83	498.00	2,155.83
Lodge RE - Event Clean/Sup	97.11	0.00	97.11	97.11	242.00	(144.89)
Lodge RE - Event Improvem	85.57	200.00	(114.43)	85.57	200.00	(114.43)
Lodge RE - Event Linens	0.00	43.00	(43.00)	90.00	136.00	(46.00)
Lodge RE - Event Marketing	0.00	0.00	0.00	0.00	50.00	(50.00)
Lodge RE Capital Improvem	0.00	197.00	(197.00)	0.00	5,104.00	(5,104.00)
Dam/Legal RE - Dam	0.00	0.00	0.00	4,482.37	4,482.37	0.00
Dam/Legal RE - Legal	888.53	0.00	888.53	1,522.42	633.89	888.53
Rodeo Expense - Advertising	0.00	128.00	(128.00)	0.00	285.00	(285.00)
Utilities - Electricity-Opera	2,809.30	2,931.00	(121.70)	8,093.89	8,106.00	(12.11)
Utilities - Electricity-RV	4,739.30	3,830.00	909.30	14,595.66	12,869.00	1,726.66
Utilities - Electricity-Cabins	7,495.84	6,407.00	1,088.84	20,295.60	16,193.00	4,102.60
Utilities - Electricity-Lodge	2,195.45	1,518.00	677.45	6,312.08	4,324.00	1,988.08
Utilities - Propane-Operating	1,587.25	1,434.00	153.25	3,727.32	3,560.00	167.32
Utilities - Propane-RV	515.74	379.00	136.74	886.61	947.00	(60.39)
Utilities - Propane-Cabins	421.43	1,434.00	(1,012.57)	706.04	3,560.00	(2,853.96)
Utilities - Propane-Lodge	1,996.25	2,220.00	(223.75)	5,838.80	6,864.00	(1,025.20)
Utilities O - Sewer Treat Plnt	0.00	233.00	(233.00)	0.00	1,086.00	(1,086.00)
Utilities RV- Sewer Treat Pln	0.00	200.00	(200.00)	0.00	600.00	(600.00)
Utilities C - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	600.00	(600.00)
Utilities L - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	600.00	(600.00)
Utilities - Trash Removal	1,140.00	1,079.00	61.00	2,770.00	2,817.00	(47.00)
Utilities - Water Testing Fees	0.00	915.00	(915.00)	1,408.09	2,488.00	(1,079.91)
Utilities - Water Treatment R	0.00	604.00	(604.00)	3,004.69	3,408.00	(403.31)
Insurance - Property	16,270.50	0.00	16,270.50	35,249.00	15,234.00	20,015.00
Property Taxes	8,616.00	8,616.00	0.00	25,848.00	25,848.00	0.00
Operating - Infrastructure	1,017.92	0.00	1,017.92	4,524.19	10,500.00	(5,975.81)
RV - Infrastructure	0.00	0.00	0.00	1,000.00	1,800.00	(800.00)
Cabin - Infrastructure	1,717.18	0.00	1,717.18	3,887.18	0.00	3,887.18
Lodge - Infrastructure	587.43	1,650.00	(1,062.57)	587.43	1,650.00	(1,062.57)
Miscellaneous Expense	1.00	0.00	1.00	1.00	0.00	1.00
Total Expenses	154,641.05	143,867.00	10,774.05	390,087.40	403,498.26	(13,410.86)
Net Operating Income	237,313.64	173,064.49	64,249.15	162,347.57	46,467.04	115,880.53
Other Income/Expense						

For Management Purposes Only

R-Ranch In The Mountains®
 Income Statement
 Compared with Budget
 For the Three Months Ending March 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Bad Debt Expense	<u>86,219.16</u>	<u>0.00</u>	<u>86,219.16</u>	<u>134,812.67</u>	<u>0.00</u>	<u>134,812.67</u>
Net Income	<u>\$ 151,094.48</u>	<u>\$ 173,064.49</u>	<u>(21,970.01)</u>	<u>\$ 27,534.90</u>	<u>\$ 46,467.04</u>	<u>(18,932.14)</u>

R-Ranch In The Mountains
Variance Report
March 2018

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Assessments	333,633	270,113	63,520	422,134	336,745	85,389

The monthly and year to date favorable variances are due to collection of past due assessments and collecting the pro-rated amount at time of sale.

Children's Rights	0	425	(425)	0	725	(725)
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The year to date unfavorable variance is due to owners opting to not renew for a second or third year.

Electric Fees - Summarized	8,063	6,222	1,841	23,620	20,531	3,089
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The monthly and year to date favorable variances are due to more owner reservations in cabins and RV sites as well as slightly higher than anticipated electric billing kw.

Fines, Fees & Finance Charge Income	3,536	1,166	2,370	8,512	2,669	5,843
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The monthly and year to date favorable variances are due to working collection and settlements with some past due accounts to bring them up to date.

Ownership Sales and Transfers Income - Summarized	8,066	5,593	2,473	15,933	15,441	492
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The monthly favorable variance is due to more than anticipated transfers, however is offset by less new sales than projected.

RV Income - Summarized	9,764	13,159	(3,396)	1,302	9,078	(7,776)
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The monthly and year to date unfavorable variances are due to less than anticipated guest and group fees. This is a bad number in the budget for the year.

Cabin Income - Summarized	10,012	7,809	2,203	19,837	18,224	1,613
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The year to date favorable variance is due to more than anticipated guest and group fees as well as cottage fees.

Lodge - Income Summarized	11,907	3,808	8,099	23,107	11,863	11,244
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The monthly and year to date favorable variances are due to more than anticipated groups and weddings deposits.

Stables - Summary	375	695	(320)	660	1,610	(950)
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The year to date unfavorable variance is due to less riding passes sold than anticipated.

**R-Ranch In The Mountains
Variance Report
March 2018**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Employee Expenses - Summarized					
75,178	87,676	12,498	183,961	211,237	27,276

The monthly and year to date favorable variances are due to reducing overtime as well as several eligible employees have not opted to take insurance at this time as was anticipated and a couple of positions not currently filled at this time.

Lodge - Tax Expense					
0	0	0	10,049	0	(10,049)

The year to date unfavorable variance is due to 2017 taxes due on unrelated income not being offset by enough expenses.

Administration Expenses - Summarized					
6,575	5,225	(1,350)	14,610	13,370	(1,240)

The monthly and year to date unfavorable variances are due to higher than anticipated postage, office supplies and accounting fees that were budgeted in different month as well as employee CPR certification being paid for that was unbudgeted.

General Property Management Expenses - Summarized					
8,943	6,958	(1,985)	11,931	21,069	9,138

The year to date favorable variances are due to holding off some additional purchases and repairs until a later time.

Sales Expenses - Summarized					
1,509	908	(601)	4,210	2,887	(1,323)

The monthly unfavorable variance is due to purchase of additional propane due to the colder weather. The year to date unfavorable variance is due to purchasing gate cards and souvenir stock budgeted at a later date.

Stables Expense - Summarized					
3,577	4,668	1,091	7,758	9,346	1,588

The monthly and year to date favorable variances are due to overall less spending.

Cabin - Expenses - Summarized					
900	744	(156)	1,320	3,722	2,402

The year to date favorable variance is due to holding off some purchases and repairs till a later date.

Lodge Expenses - Summarized					
3,061	530	(2,531)	4,977	6,275	1,298

The monthly unfavorable variance is due to higher than anticipated coordination and staff fees due to higher than anticipated groups as stated in the income explanation above. The year to date favorable variance is due to holding off some repairs until a later date.

R-Ranch In The Mountains®
Statement of Cash Flow
For the three Months Ended March 31, 2018

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ 151,094.48	\$ 27,534.90
Adjustments to reconcile net income to net cash provided by operating activities		
Accounts Receivable	22,304.35	32,748.07
Sales Tax Payable	132.43	95.97
Accrued Property Tax	8,616.00	25,848.00
Prepaid Assessments	9,666.94	1,410.86
Prepaid Special Dam Assessment	0.00	(231.00)
Cabin - Storm Damage	(5,690.00)	6,639.47
Other Payables	(288.90)	3,998.70
	<hr/>	<hr/>
Total Adjustments	34,740.82	70,510.07
	<hr/>	<hr/>
Net Cash provided by Operations	185,835.30	98,044.97
	<hr/>	<hr/>
Cash Flows from investing activities		
Used For		
	<hr/>	<hr/>
Net cash used in investing	0.00	0.00
	<hr/>	<hr/>
Cash Flows from financing activities		
Proceeds From		
Used For		
	<hr/>	<hr/>
Net cash used in financing	0.00	0.00
	<hr/>	<hr/>
Net increase <decrease> in cash	\$ 185,835.30	\$ 98,044.97
	<hr/> <hr/>	<hr/> <hr/>
Summary		
Cash Balance at End of Period	\$ 753,968.13	\$ 753,968.13
Cash Balance at Beg of Period	(504,333.73)	(553,975.53)
	<hr/>	<hr/>
Net Increase <Decrease> in Cash	\$ 249,634.40	\$ 199,992.60
	<hr/> <hr/>	<hr/> <hr/>

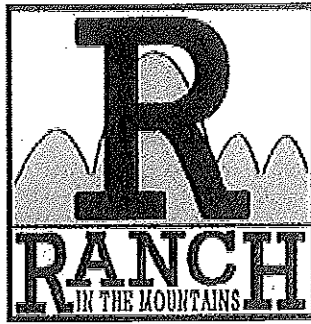


Executive Director Board Report

April Meeting

- Have asked for new health care proposals for employees, current benefits through payroll system have gone up 20% for renewal in June.
- Have received quotes for the tennis/basketball courts, none of which are inexpensive. Have one more idea to try and get the cost down to check on for feasibility.
- In talks with computer services company for new servers that are in the budget this year. This will allow me to gauge the cost benefit of upgrading the internet service coming into the Ranch.
- Working with Sales and Marketing to improve Website calendar and also R-Ranch Facebook page directly for sales and marketing use only.
- Seeking quotes for RV and Chapel Hill bath houses. Ceilings are not in good shape.
- Blinds have been measured and ordered for board room.
- Pool drains completed; pool opened in time for owner weekend
- Repairs to lodge roof have begun; pole barn for hay, and cabin 957, 958 roof damages will be next.
- Signs hung for Pavilion side of property indicating private property and waiver signing in office.
- RV storage RV removal complete. RV storage cleanup scheduled for memorial weekend
- Over-seeding of pastures complete. Fertilization is next step.
- Signs installed in each RV area with their original names.
- RV1 park 90% complete, mulch being brought in
- Still waiting quote from Gerald Palmer to build fence between RV 4 and RV 5 using our existing materials from main entry.
- Cabin 923 deck /938 and picnic table complete/waiting for RV1 playground (storm damage claim). Will close out by sending in invoices and/or pictures and receive back depreciation.
- 24 Chapel Hill cabins have conduit, 12 of those cabins have wire pulled and 6 have been connected to new power. Rain and spring maintenance projects still causing delays.
- New wireless PA system installed in Lodge. Equipment is locked up in cabinet and will be controlled.
- Mattresses for remaining Rainbow cabins are on order and should arrive soon. Mattress covers also have been ordered.
- Front office continuing training in preparation for peak season for new personal. Focus will be on following all P&G and move away from the laxing of rules in the past.
- Collection letters are continually being sent out. The main focus moving forward will be on the oldest accounts past due with the largest amounts.

R-Ranch in the Mountains®
65 R-Ranch Road, Dahlonega, GA 30533
www.rranch.com
706-864-6444



R Ranch in the Mountains Rainbow Lake Dam

28 April 2018 Report

Hal W. Barrineau, P.E., Chairman

Bill Poole, Ron Cagle, Blaine Griffith, Executive Director & Steve Corbin, Maintenance

Historical Information

In 1984 American Reserves, Inc., the developer of R-Ranch in the Mountains, completed construction of the Rainbow Lake Dam. The dam was classified as a Category II dam. In 2003 the Safe Dams Program reclassified Rainbow Lake Dam as a Category I dam, *a dam more likely to result in the loss of life in the event of a sudden breach or failure of the dam*. Subsequent engineering analyses and inspections performed by the Safe Dams Program and our consulting engineers revealed that the dam did not satisfy their requirements for a Category I safe dam. In 2005 the Safe Dams Program notified R-Ranch of the deficiencies and required operational parameters for a Category I dam.

We retained the consulting firm of H & H Resources out of Blairsville, Georgia to help us identify an acceptable path for compliance and ultimately remove us from the jurisdiction of the Safe Dams Program.

This Past Year's Activity

H & H Resources performed the required analyses and provided the design plans and permits for remediation of the dam. Bids were solicited by invitation and the contract was awarded to Headwaters Construction, LLC in the amount of \$160,432.52. The Notice to Proceed was issued and work on the dam remediation was substantially complete on 6 November 2017. The as-built survey of the remediated dam revealed the top of dam elevation was too high in one area by approximately 6 inches. Headwaters Construction, LLC corrected the top of dam elevation and the completed dam work was resurveyed.

Upon completion of the dam remediation the lake bed was surveyed to verify storage capacity below the top of dam elevation of 1629. Our goal was to be no more than 100 acre-feet of lake volume below top of dam. The lake bed survey indicates we are currently at 105.03 acre-feet.

The lake plans indicate the construction of an island that, when completed, will reduce our lake volume to no more than 100 acre-feet.

Current Activity

The required updated dam breach study of no impact to downstream livable structures, the current stage/storage for lake and the as-built survey of the completed remediation work on the dam was submitted to the Georgia Safe Dams Program on 16 April 2018 with a request for inspection. Safe Dams has indicated to our consultant that they may schedule the inspection within the next several weeks.

Upcoming Activity

After Safe Dams conducts their inspection R-Ranch then submits the required certification that the dam has been remediated in accordance with the approved plans and request a reclassification to Category II dam. Upon approval by the Safe Dams program and their reclassification of our dam to Category II we can move forward with construction of the proposed island, lake bed cleanup and fine grading which effectively reduces our lake volume to no more than 100 acre-feet. Upon completion of this activity we resurvey the lake bed to certify the stage/storage capacity and submit to Safe Dams with a request for "Exempt" status. The "Exempt" status effectively removes us from their jurisdiction. Based on our meeting and discussions with Safe Dams representatives, this is the preferred approach they want us to take to reach our goal.

Many thanks to the Owners for their patience and understanding while this process is taking longer than any of us expected. Also thank you to our Executive Directors, Bill Poole, Rick Upton, Steve Corbin and staff and the R-Ranch Board of Directors. A very special thank you to the late Michael Carbonara, our Project Manager. Michael's contribution to this project is immeasurable. Thank you to Jim Kaminski for stepping up to help us with the remaining steps to get us to "Exempt" status.

Rainbow Dam Lake Budget

Our current bank balance for Rainbow Dam is \$159,088.64. The last of the anticipated collectable special assessments were collected with the October 2017 assessments. Expenditures to date have been for dam engineering, surveying, geotechnical investigation; environmental studies, permitting, direct purchase of materials and equipment rental. We anticipate additional minor costs for our consulting engineer to close out the project and construction related costs to complete the island with some costs associated with revegetating the borrow area and exposed shoreline. Budget information was provided by Judy Crofts.

Courtney's Sales Report

Generated By:

Courtney Greene

R-Ranch in the Mountains

Type: Type - Sorted ascending

Close Date	Owner Number	Account Name	Lead Source	Stage	Fiscal Period
Close Month: 3/1/2018 (5 records)					
Type: Ownership (1 record)					
3/22/2018	577	BRIAN HIEBER	Web	Sale Complete	Q1-2018
Type: Transfer (4 records)					
3/9/2018	1208	Kelly & Brittany Miller	Owner Transfer	Transfer Complete	Q1-2018
3/22/2018	44	Roy and Angela Griffin	Owner Transfer	Transfer Complete	Q1-2018
3/24/2018	815	Sunny Parker	Owner Transfer	Transfer Complete	Q1-2018
3/25/2018	744	Chris Gaines	Owner Transfer	Transfer Complete	Q1-2018
Grand Totals (5 records)					

Confidential Information - Do Not Distribute

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Tasks and Appointments

Generated By:
Courtney Greene

R-Ranch in the Mountains

Date	Company / Account	Opportunity	Subject	Priority	Status	Task
Assigned: Courtney Greene (388 records)						
3/1/2018	Jason and Erin Bergstrom	Jason and Erin Bergstrom-	Email	Normal	Completed	1
3/2/2018	Jason and Erin Bergstrom	Jason and Erin Bergstrom-	Call	Normal	Completed	1
3/7/2018	Alfonso Ahuja	-	Email: R-Ranch in the Mountains	Normal	Completed	1
3/7/2018	BRIAN HIEBER	BRIAN HIEBER-	Call	Normal	Completed	1
3/8/2018	Nicole Morris	Nicole Morris-	Email: Ownership Information	Normal	Completed	1
3/9/2018	Timothy Haskins	Timothy Haskins-	Email: Ownership Information	Normal	Completed	1
3/9/2018	Kelly & Brittany Miller	Kelly & Brittany Miller-	Call	Normal	Completed	1
3/9/2018	Kelly & Brittany Miller	Kelly & Brittany Miller-	Tour	Normal	Completed	1
3/10/2018	Tiara Hardin	-	Email: Ownership Information	Normal	Completed	1
3/10/2018	-	-	Email: Open House 2018	Normal	Completed	1
3/10/2018	-	-	Email: Open House 2018	Normal	Completed	1
3/10/2018	Alex & Christy Griffin	-	Email: Open House 2018	Normal	Completed	1
3/10/2018	BRIAN HIEBER	BRIAN HIEBER-	Tour	Normal	Completed	1
3/12/2018	Alex & Christy Griffin	-	Email: Open House 2018	Normal	Completed	1
3/12/2018	Judy Vaughn	-	Mass Email:	Normal	Completed	1
3/12/2018	Tommy Hall	-	Mass Email:	Normal	Completed	1
3/12/2018	Katheleen Ludwig	-	Mass Email:	Normal	Completed	1
3/12/2018	Lisa Boliver	-	Mass Email:	Normal	Completed	1
3/12/2018	Chris Hunt	-	Mass Email:	Normal	Completed	1
3/12/2018	Karen Mckee	-	Mass Email:	Normal	Completed	1
3/12/2018	Bob Finner	-	Mass Email:	Normal	Completed	1
3/12/2018	Amanda Rowland	-	Mass Email:	Normal	Completed	1
3/12/2018	Jasmine Lyon	-	Mass Email:	Normal	Completed	1
3/12/2018	Gregory Norman	-	Mass Email:	Normal	Completed	1
3/12/2018	Sherry Love	-	Mass Email:	Normal	Completed	1

3/12/2018	Tammy Teeters	-	Mass Email:	Normal	Completed	1
3/12/2018	Melanie Clay	-	Mass Email:	Normal	Completed	1
3/12/2018	Tim Henry	-	Mass Email:	Normal	Completed	1
3/12/2018	Stacy Vaughn	-	Mass Email:	Normal	Completed	1
3/12/2018	Kevin Jones	-	Mass Email:	Normal	Completed	1
3/12/2018	Dan Langley	-	Mass Email:	Normal	Completed	1
3/12/2018	Cheryl Hughes	-	Mass Email:	Normal	Completed	1
3/12/2018	Kellie Kindberg	-	Mass Email:	Normal	Completed	1
3/12/2018	Sharon Loyless	-	Mass Email:	Normal	Completed	1
3/12/2018	Lynn Jones	-	Mass Email:	Normal	Completed	1
3/12/2018	Steve Denton	-	Mass Email:	Normal	Completed	1
3/12/2018	Ken Bailey	-	Mass Email:	Normal	Completed	1
3/12/2018	Vonda Klein	-	Mass Email:	Normal	Completed	1
3/12/2018	Lori Thomas	-	Mass Email:	Normal	Completed	1
3/12/2018	Michelle Powell	-	Mass Email:	Normal	Completed	1
3/12/2018	Angela Cunningham	-	Mass Email:	Normal	Completed	1
3/12/2018	brandi eley	-	Mass Email:	Normal	Completed	1
3/12/2018	Dana Werener	-	Mass Email:	Normal	Completed	1
3/12/2018	Holly Adams	-	Mass Email:	Normal	Completed	1
3/12/2018	Seah Green	-	Mass Email:	Normal	Completed	1
3/12/2018	Connie Hunt	-	Mass Email:	Normal	Completed	1
3/12/2018	Sue Nichols	-	Mass Email:	Normal	Completed	1
3/12/2018	Angela Aubrey	-	Mass Email:	Normal	Completed	1
3/12/2018	Don Benken	-	Mass Email:	Normal	Completed	1
3/12/2018	Holly Ogletree	-	Mass Email:	Normal	Completed	1
3/12/2018	Angela Harkley	-	Mass Email:	Normal	Completed	1
3/12/2018	Tracy Reno	-	Mass Email:	Normal	Completed	1
3/12/2018	Tabitha Sargent	-	Mass Email:	Normal	Completed	1
3/12/2018	Johnny Bolton	-	Mass Email:	Normal	Completed	1
3/12/2018	Rebecca Rowe	-	Mass Email:	Normal	Completed	1
3/12/2018	Mark Blanton	-	Mass Email:	Normal	Completed	1
3/12/2018	Jimmy Obrien	-	Mass Email:	Normal	Completed	1

3/12/2018	Dixie Wilson	-	Mass Email:	Normal	Completed	1
3/12/2018	Laura Johnston	-	Mass Email:	Normal	Completed	1
3/12/2018	David O'Brian	-	Mass Email:	Normal	Completed	1
3/12/2018	Stephanie Puri	-	Mass Email:	Normal	Completed	1
3/12/2018	Holly Maddox	-	Mass Email:	Normal	Completed	1
3/12/2018	Ben Cubitt	-	Mass Email:	Normal	Completed	1
3/12/2018	Jody Swords	-	Mass Email:	Normal	Completed	1
3/12/2018	Karen Mathis	-	Mass Email:	Normal	Completed	1
3/12/2018	Teresa Combs	-	Mass Email:	Normal	Completed	1
3/12/2018	Margie Moasantto	-	Mass Email:	Normal	Completed	1
3/12/2018	Dana Powe	-	Mass Email:	Normal	Completed	1
3/12/2018	Tyrone Alford	-	Mass Email:	Normal	Completed	1
3/12/2018	Becky Cerlanek	-	Mass Email:	Normal	Completed	1
3/12/2018	Shannon Rader	-	Mass Email:	Normal	Completed	1
3/12/2018	Jeff Vaughn	-	Mass Email:	Normal	Completed	1
3/12/2018	Troy Fuller	-	Mass Email:	Normal	Completed	1
3/12/2018	Tina Davis	-	Mass Email:	Normal	Completed	1
3/12/2018	Heather Rowland	-	Mass Email:	Normal	Completed	1
3/12/2018	Mary Hampton	-	Mass Email:	Normal	Completed	1
3/12/2018	Renee Anderson	-	Mass Email:	Normal	Completed	1
3/12/2018	Randy Rader	-	Mass Email:	Normal	Completed	1
3/12/2018	Lacy Huskins	-	Mass Email:	Normal	Completed	1
3/12/2018	Al Lise	-	Mass Email:	Normal	Completed	1
3/12/2018	Yvette Hampton	-	Mass Email:	Normal	Completed	1
3/12/2018	Jenn Leahy	-	Mass Email:	Normal	Completed	1
3/12/2018	Linda Parker	-	Mass Email:	Normal	Completed	1
3/12/2018	Melissa Smith	-	Mass Email:	Normal	Completed	1
3/12/2018	Carrie Jensen	-	Mass Email:	Normal	Completed	1
3/12/2018	Monica Klincker	-	Mass Email:	Normal	Completed	1
3/12/2018	Tony Burchotto	-	Mass Email:	Normal	Completed	1
3/12/2018	Destiny keck	-	Mass Email:	Normal	Completed	1
3/12/2018	Paul King	-	Mass Email:	Normal	Completed	1

3/12/2018	Gary Hulsky	-	Mass Email:	Normal	Completed	1
3/12/2018	Joan Wright	-	Mass Email:	Normal	Completed	1
3/12/2018	Chris Price	-	Mass Email:	Normal	Completed	1
3/12/2018	Kathleen Lyons	-	Mass Email:	Normal	Completed	1
3/12/2018	k. Vanderbilt	-	Mass Email:	Normal	Completed	1
3/12/2018	Roy Skinner	-	Mass Email:	Normal	Completed	1
3/12/2018	Mary Scott	-	Mass Email:	Normal	Completed	1
3/12/2018	Ron Pope	-	Mass Email:	Normal	Completed	1
3/12/2018	Donna Shepherd	-	Mass Email:	Normal	Completed	1
3/12/2018	Anita Thompson	-	Mass Email:	Normal	Completed	1
3/12/2018	Cory Gilleland	-	Mass Email:	Normal	Completed	1
3/12/2018	Ronnie Granade	-	Mass Email:	Normal	Completed	1
3/12/2018	Patricia Battle	-	Mass Email:	Normal	Completed	1
3/12/2018	Paula McGuckian	-	Mass Email:	Normal	Completed	1
3/12/2018	Tammie Peppers	-	Mass Email:	Normal	Completed	1
3/12/2018	Susi Marsan	-	Mass Email:	Normal	Completed	1
3/12/2018	John Crow	-	Mass Email:	Normal	Completed	1
3/12/2018	Rebecca Kinsey	-	Mass Email:	Normal	Completed	1
3/12/2018	Donna Wade	-	Mass Email:	Normal	Completed	1
3/12/2018	Morgan Haynes	-	Mass Email:	Normal	Completed	1
3/12/2018	Ashley Brake	-	Mass Email:	Normal	Completed	1
3/12/2018	4278 Woodward Mill Rd	-	Mass Email:	Normal	Completed	1
3/12/2018	Alex Villanueva	-	Mass Email:	Normal	Completed	1
3/12/2018	Adam Eastbrook	-	Mass Email:	Normal	Completed	1
3/12/2018	Ramona Weathers	-	Mass Email:	Normal	Completed	1
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Grand Totals (388 records)						

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Lodge Report for April 2018 Board Meeting

Total Income for March 2018	
Wedding Cash Accounting	\$8,725
Events Cash Accounting	\$3,182
Total Income for March 2018	\$11,907

Total Expenses for March 2018	\$5,187
	\$6,720

Projected Cash Value of Weddings/Events in 2018	
Projected Revenue 2018	\$77,996
Total Income for Q1	\$23,107
Deposits collected for 2019	\$2,200
	(\$52,689)

Total Income for Q1 2018	
Wedding Cash Accounting	\$15,475
Events Cash Accounting	\$7,632
Total Income for YTD Q1	\$23,107

Total Expenses for Q1	\$25,134	(Includes \$10,049.00 for 2017 taxes)
	(\$2,027)	

Avg Cost of Lodge/Month Q1	
Repairs:	\$83
Electric:	\$2,104
Propane:	\$1,946
	\$4,050

~~In March we had 6 Wedding Tours with no bookings~~

2018 Event Summary

We have 16 weddings and 6 Events booked
R Ranch has 25 non-revenue producing events for Owners.

Available Weekends left to book for Weddings or Events:

- 2-Jun
- 14-Jul
- 21-Jul
- 4-Aug
- 11-Aug
- 15-Sep
- 20-Oct
- 8-Dec
- 15-Dec

From: R-Ranch in The Mountains® <webmaster=rranchga.com@mail1.suw15.mcsv.net> on behalf of R-Ranch in The Mountains® <webmaster@rranchga.com>
Sent: Tuesday, April 24, 2018 3:09 PM
To: frontoffice@rranchga.com
Subject: Happenings Around the Ranch 4/24/18



Happenings around the Ranch

Welcome to the R-Ranch weekly newsletter that places all owner events and happenings in one easy to read email! This does not take the place of the R-Ranch calendar, which includes all events, owner and non-owner, such as weddings, etc., but is meant to consolidate owner activities to encourage community and involvement.

We hope to see you there!



Friday, April 27, 7:00-10:00 p.m. Owner's Appreciation Meet and Greet. Grill Room at Lodge! Enjoy finger foods and desserts (BYOB). Great way for new owners to meet their neighbors, talk with BOD candidates, including brief Q&A at 8:00 p.m., and just catch up! This is the 25th anniversary of "Rebuilding the Dream", so we would especially like to invite and recognize owners that were here in

1992. We will have a short video of the aftermath and rebuilding process running throughout the evening.



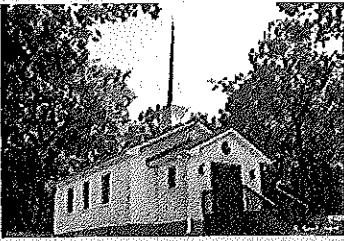
Owners Meeting, Saturday, April 28, 1:00 p.m. at the Lodge. Please attend the biannual meeting to learn what the board, staff and sub-committees have planned for the near term and future. Also hear from each candidate running for the board, last opportunity to cast your vote and learn who will represent the board for the year ahead. Sign up for the R-Ranch Summer Camp--see details below under Save the Date. Carnival fun begins outside with kids activities with \$1 face-painting and carnival crazy hair as well as free games.



Carnival, Saturday, April 28, 5:00-8:00 p.m. Lodge Grill Room: "Carnival Food Court" and "Carnival Midway." Have dinner with us! Your favorite yummy Carnival Foods to enjoy at affordable prices. Fun games for everyone to play in the main lodge. \$ tickets will be sold the day of. Then, 8:00 p.m. at the Lodge: DJ David Richardson- all ages welcome, BYOB and apps to share with your table. Event presented by R-Life.



CHIG FUNDRAISER--Saturday, April 28. Whole, Cooked Boston Butt Sale. Pick yours up at 4:00 p.m. in the area behind the kitchen at the Lodge--- or let us know if you need it frozen to pick up later.



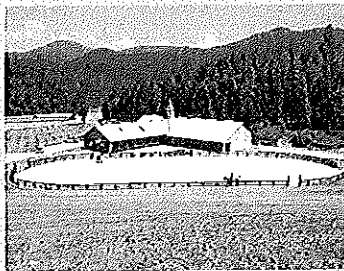
Sunday, April 29, Service at 10:30 a.m., R-Ranch Chapel.



Saturday, May 5, Monthly Lottery. 9:00 a.m., 14 sites available! Location tba.



Saturday, May 5, 1:00 pm, Picnic Pavilion. Cinco de Mayo Potluck. Games and Trivia. Bring a dish to share and BYOB. All ages welcome. "Taco 'Bout A Fiesta"! Event presented by R-Life.



Saturday, May 5, Jr. Wrangler Program begins. Sign up now in progress at Front Office. Ages 4 through 17, \$20 per child for the program. Sessions are the first Saturday of each month through September.



Saturday, May 26, 6:00 pm. Sock Hop at the Lodge. Potluck dinner, BYOB. DJ playing music through the ages. Event presented by R-Life.



Friday and Saturday, June 15-16. SAVE THE DATE!
The Mountain Top Rodeo returns for its 29th year of great Rodeo excitement.



July 16-20, R-Ranch Summer Camp 2018. Sign up at the Lodge on Owners Meeting weekend. Register early and save \$10.00. Get information on FREE camp. Three travel camps for teens, 13-17, limited space of 12 campers for each trip. First Come, First Serve. Early order for camp tee-shirts and program information. Door prize drawing from all names that register on Saturday, April 28th. Volunteers needed! Contact Rachel Morgan mnature100@hotmail.com.

If not otherwise notated in the event details, please call or email the front desk if you have any questions.

We look forward to seeing R owners at Happenings around the Ranch! If you have an event for consideration for the Happenings newsletter, email the front office with event title, date, time, and details. Details are due to the front office by Thursday at 11AM for consideration to include in the Newsletter published weekly..

R- Ranch front office: [706-864-6444](tel:706-864-6444) x221 or frontoffice@ranchga.com.

R-Ranch Stable Report

MAR 01-31, 2018

Summary:

Despite the fact that 9 of 18 available ride days were rained out or were unsafe due to slippery conditions we were only 50 riders below our 4-year average. We continue to have a lot of excited visitors and interest in the horses. I look forward to dryer weather and better availability to ride.

The Stable staff is really performing well unfortunately Ms. Taylor will be moving on in April. We wish her well in her future endeavors. Ms. Jordan Baker will be filling the vacancy come April.

Events:

- ❖ MAR 29-APR 02, Easter weekend and Spring Break:
 - SAT, 31 MAR we finally had some good WX and ground conditions. We had a lot of activity and rides. 39 Riders on just this day. I will brief Easter Weekend and Spring break #s in the APR Board report.

Projects:

- ❖ Fencing: No new issues.
- ❖ Round-Bale Pole-Barn:
 - We are waiting for repairs to the damaged roof to begin.

Maintenance:

- ❖ Stable Hallway Florescent Lighting (MAR 17):
 - We replaced 22 of 26 florescent light tubes. It was pretty interesting considering how high they are. After a short block of instruction in mountaineering techniques Brandon was up the ladder as our climber, I was on Belay, and Taylor supplied new bulbs, received old bulbs, and relocated the anchor for our safety line. It was a good team effort.
 - Three light sets are inoperative and will require repair/replacement by the maintenance team.
- ❖ Wind Vane (MAR 17):
 - As long as we had the mountaineering equipment out and Brandon was willing to exceed the altitude of the florescent light sets we decided to remove the unstable-wind vane from the southern end of the stable roof.
 - Owner Eric Watson stopped by and shared some alternate techniques for our safety line/climbing line. He has a lot of experience in tree removal.
 - All went well and Brandon once again has his feet safely back on the ground.
- ❖ Kubota ATV:
 - MAR 17th we serviced the Kubota, RTV400Ci, 4x4 ATV.

Equine Care:

- ❖ Rehoming:
 - Eldorado: Ms. Nancy Oaks purchased him and has given him a good home here in Lumpkin county.

R-Ranch Stable Report

MAR 01-31, 2018

❖ Bojangles a beloved coral pony:

- On MAR 28th Bojangles had a severe choking event. The Vet and I worked with him until 1:30 AM...we nearly lost him.
- It is unknown what exactly became lodge halfway down his throat but it was difficult to dislodge. Bojangles' esophagus was injured in the process. It has healed and he has regained his appetite.
- Just prior to the event a person and child were seen at the fence IVO the Putt Putt coarse with a bag. She appeared to have fed some horses but departed upon the Marilyn's arrival who was assisting me with the 2nd feeding of our skinny/old guys.
- I have posted some temporary signs directing people to NOT feed our horse. We will post more durable signs soon.

❖ Cougar:

- Security (Larry) called me on the evening of APR 3rd to report a horse with an injured eye.
- Both eyelids on her L-eye were nearly swollen shut and her eye was inflamed and pussy. With assistance from Marilyn I flushed her eye and applied Triple Antibiotic cream.
- We will continue daily treatment.

❖ Dewormer: (Due again May 2018)

- FEB 17: We treated the entire herd with Ivermectin. The new protocol recommended by veterinarians is Ivermectin every quarter and the Fall dose to include treatment for Tape-worm (Ivermectin-Gold) given after the 1st hard-freeze.
- I ordered this Quarters Dewormer from Jeffers once again. They have excellent pricing and we can treat the entire herd for less than \$70.
- The next Quarter's Dewormer will be due in MAY 2018.

❖ Vaccine: (Due May 2018)

- We will administer the next Semi-annual Vaccine to all our horses in MAY. This will protect them from:
 - Eastern Encephalitis.
 - Western Encephalitis.
 - West Nile virus.
 - Tetanus.
 - Rhino (EHV 1 & 4).
 - Influenza.

❖ Farrier / Hoof Care:

- Our interval between shoeing is decreasing as the spring grass starts coming in and growth accelerates. It is now between 7 & 10 weeks. I've attached the Horseshoeing List as Encl-2, see Tab "MAR-APR".

❖ Vet:

- Besides the previously mentioned incident/injury to Bojangles there were no other serious vet related issues.

R-Ranch Stable Report

MAR 01-31, 2018

Herd development/training:

- Our herd count is 31as of the time of this report .
- Suzanne's "Herd report" is attached. Please see Encl-3.

Rider & Pass #s:

2018					TREND					2014-2017 Average (4-Year Ave.)				
Month	Month Riders	Month Passes	Year Riders	Year Passes	MR	MP	YR	YP	Month	Month Riders	Month Passes	Year Riders	Year Passes	
JAN	91	12	91	12					JAN	126	11	126	11	
FEB	68	6	159	18					FEB	87	9	213	26	
MAR	111	9	270	27					MAR	167	23	394	49	
APR									APR	352	56	744	106	
MAY									MAY	362	46	1,076	152	
JUN									JUN	351	54	1,426	209	
JUL									JUL	523	69	1,950	276	
AUG									AUG	277	25	2,197	302	
SEP									SEP	320	41	2,466	346	
OCT									OCT	302	36	2,782	407	
NOV									NOV	252	35	3,034	443	
DEC									DEC	107	15	3,142	458	

KEY	
	: Increase
	: No Change
	: Decrease

R-Ranch Stable Report

MAR 01-31, 2018

❖ Trail Status

As of: MAR 31, 2018

Western Sector (8)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Ridge Loop			
Ridge			
Cotton			
Gary's Loop			
Waterfall			Downed Trees
Knee Knocker			
Indian Mound			
Wild Turkey			Downed Trees
Eastern Sector (13)			
Trail Name	Status	Last Ridden / Cleared	Remarks
High Meadow			
Satterfield			
Jarad			Restrictive downed tree
Burnt Out			Time & Mult. WX Events
RV-7 Bypass			Time & Mult. WX Events
Nemo			
Crystal			
Pennywise			
Nickum's Blunder			
Rustic; Outer & Inner Loops			
Archery			Downed Trees
Wagon Wheel			Downed Trees
Creek Side			
Southern Sector (6)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Rainbow			
Ed Owen			Time & Mult. WX Events
Tire Tree			Time & Mult. WX Events
Gooch Gap			
Piano			
Lake			

R-Ranch Stable Report

MAR 01-31, 2018

Trail Clearance Status Key:		< 2 weeks since last Ridden / Cleared; No adverse WX	
		> 2 Weeks since last Ridden / Cleared; Adverse WX event; Minor Obstacle	
		= Reported / Observed Hazard	

v/r

Herbert L. Kirkover
CSM USA (RET)
Stable Manager

Enclosures:

- Encl-1: Horse Roster (recommend "By Herd" tab/sheet).
- Encl-2: Farrier List
- Encl-3: Herd Report.

Horse Roster, Max-WGT and Ride Times

Status			Horse Info					Ride Times				As of: APR 26, 2018		
PR	S	In	(2)	Corral:		Age	WGT	WL	10:00	11:30	1:00	2:30	Corral:	(2)
			1	Klinger	G	29	1,019	187					Klinger	1
			2	Magic Man	G	19	848	145					Magic man	2
			(6)	<i>Beginner:</i>					10:00	11:30	1:00	2:30	<i>Beginner:</i>	(6)
			3	Bojangle	G	17	630	105					Bojangle	3
			4	Captain	G	20	1,097	190					Captain	4
			5	Cash	G	19	920	146					Cash	5
			6	Frodo	G	18	1,240	211					Frodo	6
			7	Leo	G	15	1,358	251					Leo	7
			8	Redman	G	25	905	166					Redman	8
PR	S	In	(10)	<i>Intermediate:</i>					10:00	11:30	1:00	2:30	<i>Intermediate:</i>	(10)
			9	Cooley	G	15	1,137	206					Cooley	9
			10	Dakota	G	14	1050	192					Dakota	10
			11	Fancy-Girl	M								Fancy-Girl	11
			12	Feather	F	14	1010	184					Feather	12
			13	Jake	G	10	1,174	199					Jake	13
			14	Jeb	G	12	1,117	201					Jeb	14
			15	Nugget	G	16	950	169					Nugget	15
			16	Scarlett	F	19	1,319	227					Scarlett	16
			17	Spirit	G	17	763	131					Spirit	17
			18	Tonka	G	19	1,000	181					Tonka	18
PR	S	In	(12)	<i>Experianced:</i>					10:00	11:30	1:00	2:30	<i>Experianced:</i>	(12)
			19	Chilli	F	17	1,077	198					Chilli	19
			20	Cougar	F	17	1,057	182					Cougar	20
			21	Dart	G	24	1,257	226					Dart	21
			22	Dodge	G	21	900	155					Dodge	22
			23	Ed	G	20	1,025	188					Ed	23
			24	Fancy	F	15	990	174					Fancy	24
			25	Maddie	F	12	1,087	197					Maddie	25
			26	Molly	F	17	1,180	199					Molly	26
			27	Pickles	G	15	1,057	193					Pickles	27
			28	Scoot	G	12	990	175					Scoot	28
			29	Sis	F	18	1,200	215					Sis	29
			30	Thorpe	G	14	1,247	217					Thorpe	30
PR	S	In	(4)	<i>Offline:</i>					10:00	11:30	1:00	2:30	<i>Offline:</i>	(4)
			31	Bella	F	10	1511	264					Bella	31

SW = Shoe + Wedge
BS = Bar shoe
4S = 4 Shoes
DH = Draft horse
DR = Draft Reset

10-WK

As of: 23 APR 2018

3/22/2018	3/29/2018	4/5/2018	4/12/2018	4/19/2018	4/26/2018
Projected					
Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
8-WK	9-WK	10-WK	11-WK	12-WK	13-WK
3-WK	4-WK	5-WK	6-WK	7-WK	8-WK
3-WK	4-WK	5-WK	6-WK	70	1-WK
2-WK	3-WK	4-WK	5-WK	6-WK	7-WK
5-WK	6-WK	7-WK	8-WK	9-WK	10-WK
1-WK	2-WK	3-WK	4-WK	5-WK	6-WK
4-WK	5-WK	6-WK	7-WK	8-WK	9-WK
5-WK	6-WK	7-WK	8-WK	9-WK	10-WK
4-WK	5-WK	6-WK	7-WK	70	1-WK
9-WK	10-WK	11-WK	12-WK	70	1-WK
5-WK	6-WK	7-WK	8-WK	9-WK	10-WK
15-WK	16-WK	17-WK	18-WK	19-WK	20-WK
9-WK	10-WK	1-WK	2-WK	3-WK	4-WK
3-WK	4-WK	5-WK	6-WK	70	1-WK
70	1-WK	2-WK	3-WK	4-WK	5-WK
19-WK	20-WK	21-WK	22-WK	22-WK	23-WK
3-WK	4-WK	5-WK	6-WK	7-WK	8-WK
4-WK	5-WK	6-WK	7-WK	8-WK	9-WK
2-WK	3-WK	4-WK	5-WK	6-WK	7-WK
1-WK	2-WK	3-WK	4-WK	5-WK	6-WK
2-WK	3-WK	4-WK	5-WK	6-WK	7-WK
9-WK	10-WK	11-WK	12-WK	13-WK	14-WK
30	1-WK	1-WK	2-WK	3-WK	4-WK
2-WK	3-WK	4-WK	70	1-WK	2-WK
8-WK	9-WK	10-WK	1-WK	2-WK	3-WK
1-WK	2-WK	3-WK	4-WK	5-WK	6-WK
6-WK	7-WK	8-WK	70	1-WK	2-WK
9-WK	10-WK	11-WK	1-WK	2-WK	3-WK
6-WK	7-WK	8-WK	9-WK	10-WK	11-WK
3-WK	4-WK	5-WK	6-WK	7-WK	8-WK
4-WK	5-WK	6-WK	7-WK	8-WK	9-WK
3-WK	4-WK	5-WK	6-WK	7-WK	8-WK

CF \$210

\$310.00

\$0.00

\$0.00 Carried Fwd

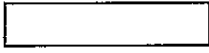
\$140 CF

\$420.00

#REF!

Farrier / Monitor

r Farrier / Shod



MARCH 2018 HERD REPORT

General Health and Welfare

R-Ranch horses have had some health problems this month. Somehow we can go months without an illness or injury, then they hit us in bunches. General health is good for the main herd. Though it has been a cold winter, we have plenty of hay and the herd's weight has maintained well, barring a few individuals. We had a huge period of rides for Easter weekend and spring break week and our horses did great.

Individual Health Issues

Jake: No more choking for Jake. Food change seemed to do the trick

Jeb: We are still treating Jeb for his severe allergies. Dr. Eddy has prescribed steroids and antihistamines and he is improving nicely. Once we can move the herd to their new pastures and cut back on hay, he should be fine.

Sis: Just as we were about to put Sis back out with her crew, she somehow managed to gash open her other leg, high up on the stifle area. How she did this was a total mystery ... again. Rebecca was here feeding but did not see the incident. Herb and I thoroughly checked the round pen and corral and could find no obvious signs where she got this injury. This time her stitches held and we were able to heal this injury without all the bandaging. She has returned to the pasture and is doing well.

Bojangles: Bojangles had a severe choking incident this month and we nearly lost him. Some people were spotted near the fence feeding horses and we suspect he might have been fed a carrot. Though most horses can chew carrots, Bojangles is an old pony and his teeth are very poor. We only feed him soft food and cut up any treats into small pieces. Herb and the vet managed to get him through it, but he couldn't eat much for a few days. We are working hard to get some weight back on him.

There have been a few minor injuries. Two eye scratches which are healing well (Cougar and Cash) and a couple of hoof abscesses, which happen frequently in the spring with wet weather. (Dakota and Jeb). Both of the boy's hooves have healed also.

Behavioral Issues and Training

Fanceypants continues to improve. She has joined the Red Herd and fit in with minimal fuss. I will continue to ride her on the trail and hope to have her ready sometime this summer.

Magic worked hard over Easter and spring break. He is just doing corral rides now, but took many young kids for their first horseback ride and has been gentle and trustworthy.

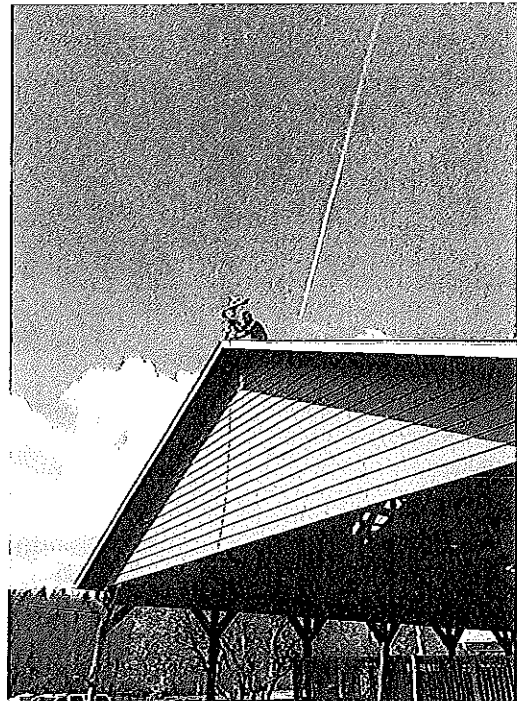
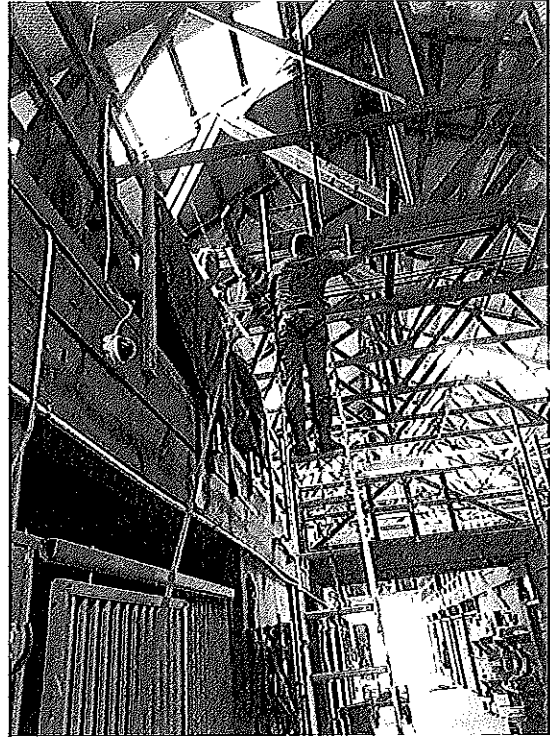
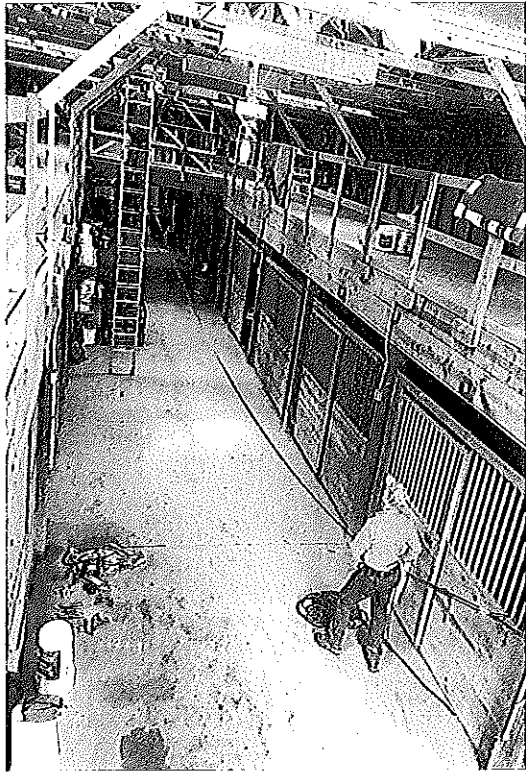
Socks: Sadly, this month we decided to rehome Socks. He has been a good horse for some of his time at R-Ranch, but has long had issues with unpredictable outbursts. He will behave very well for some time, then either buck, lay down or in the incident this month, he reared and fell back on an owner. This owner had ridden him many times, and has handled him very well in the past. We cannot have horses at R-Ranch that act up without any perceivable reason. I believe he will do best where horses are ridden more consistently and where they can devote more attention to him.

Tonka: Tonka has been adjusting to regular riding. Although he has had a few issues, we are figuring him out and he is a great addition to our herd. He will lead small children around the ring beautifully and for the most part does trail work well. Very experienced and somewhat aggressive riders (think cowboys) don't fare so well however. Though he is never mean tempered he just refuses to go anywhere with this type. I recently got on him after he had such a refusal and with only 2 minutes of very gentle persuasion, loped and trotted him around rodeo arena. I took him up a trail for a bit, then rode him back out to Rainbow pasture. He behaved so beautifully it was hard to believe it was the same horse. I feel he just needs a gentle touch and actually does very well with less experienced riders. He is very tolerant with kids and such a sweet horse. He just doesn't respond well to aggressive riding. I continue to work with him and love him more all the time. Since we desperately need corral horses, I think much of his job will be there anyway.

We will continue to get horses ready for our busy season and hope our period of horses popping up with blood pouring out of them is over. It has looked like the set of a zombie movie around the barn lately.

Suzanne Wandersee, Assistant Stable Manager, Trainer and Chief Blood Removal Specialist

(Cold water, laundry soap ASAP, don't let it set)



Maint. Report for March

Put grass seed on hay fields & pastures.

Cut dead trees in Chapel Hill Cabins

pulled wire & wired approx 6 or 7 cabins

pulled Temp. wires to cabins with no power due to running conduit.

Installed post for play ground in RV #1.

Installed speaker system in lodge & ran cables

Repaired broken water lines in numerous cabins

in Chapel Hill Cabins. Installed signs over Ranch

General Maint. worked around all the Rain

Front Office Monthly Report March 2018

- ❖ For the month of March we have had 176 check ins for reservation.
- ❖ We are still working on updating the Check In/Out List from the Reservation system.
- ❖ We would like to encourage any owners that would be willing to help clean up RV Storage we would like to have this done Memorial Day Weekend.
- ❖ We have hired 1 new receptionist. We hope to hire 1 more person soon. And have those both trained soon. We want to have and maintain strong team members who can grasp the Policies and Guidelines and support the Ranch in a positive way.
- ❖ Assisted in processing the assessment payments.
- ❖ Assisted with Electric Meter report prep and meter readings for Quarterly Billing
- ❖ Assisted with Adopted Cabin Key(s) Relocation.

MARCH HOUSEKEEPING REPORT

This month we have cleaned 41 Rainbow Lake singles, 14 Rainbow Lake duplexes, 8 Chapel Hill cabins, and 8 rentals for a total of 71 cabins. We were also able to get 4 more cabins deep cleaned this month as well as getting all the Duplex firepits cleaned out and ready for the peak season. We have had several owners donate kitchenware that we have distributed to a few of the Rainbow Lake cabins. We still have a bit more left to place at the cabins. Cabin 909 and 950 were returned to us. We have gotten them cleaned up, so they can be used for reservations.

We have been having squirrels getting behind the walls in some of the Rainbow cabins. We believe we have identified where they were getting in and maintenance is taking care of the problem areas. The holes where they were getting in have been sprayed with repellent and then sealed.

I have ordered the remaining 25 mattresses needed for the Rainbow Lake cabins. They were ordered from the Original Mattress Factory which is where we ordered the ones from last year. They will be delivered on Monday April 23rd just in time for Owner's Weekend.

In the lodge, all the real candles have been pulled and the wax has been cleaned out of the candle holders so that they will be ready for the battery-operated candles. Curtis has set up the PA system and set up the wireless microphones for the owner's meeting. He also hooked up the speakers maintenance hung into the system. He will be setting it all up in a locked cabinet for safe keeping.

April 2018 Report Accommodations Committee

- April Lottery: Saturday 04/07/18
 - 55 owners
 - 20 of 20 RV spots leased for one year
 - 7 Monthlies RV sites
 - 0 Premium Cabin
 - 1 Total Rehab Cabins

April lottery went smoothly, including signing the contracts.

May will have 14 RV's sites available for lease.

Becky Mooney
Accommodation Committee - Chair