

R-Ranch

Board of Director's Meeting

August 17, 2019

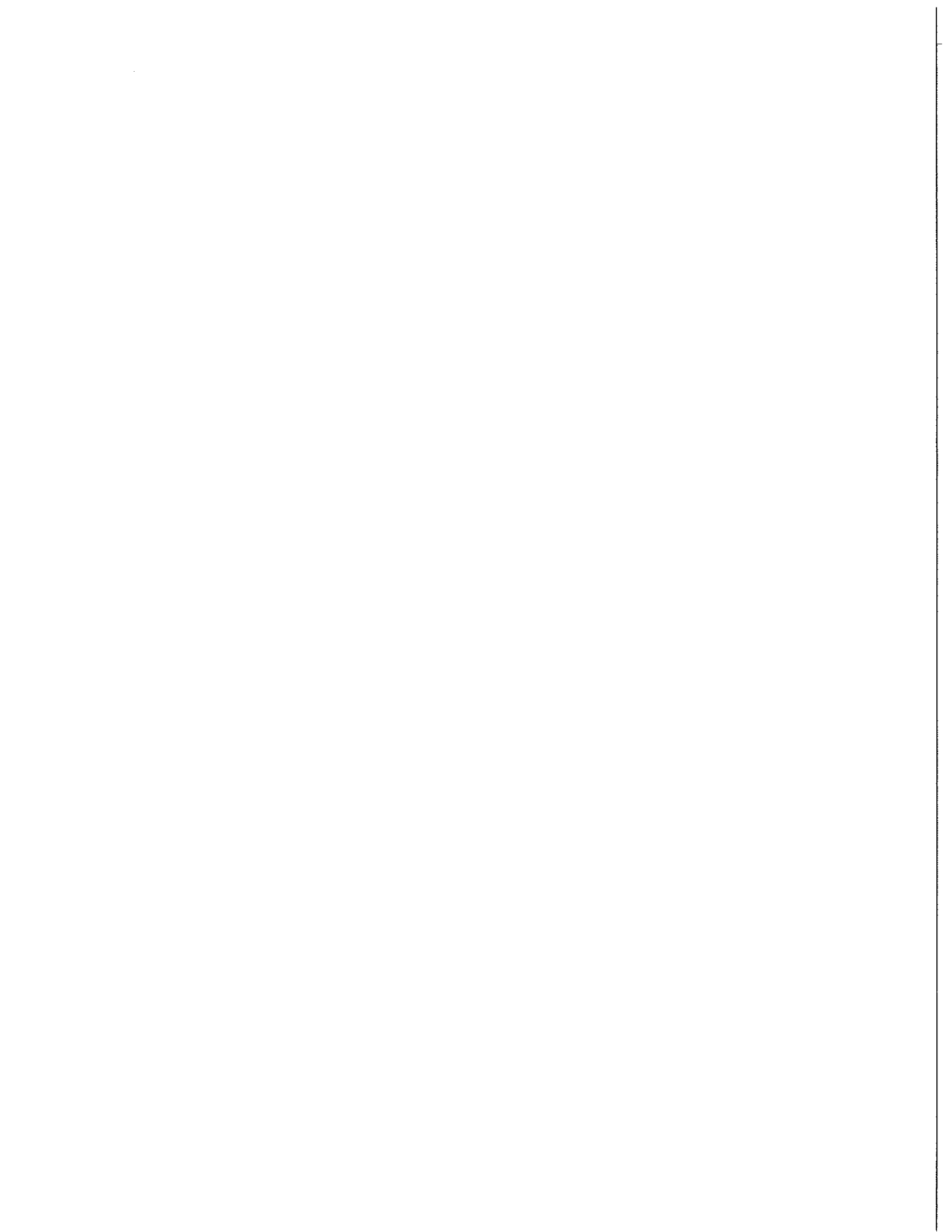
Meeting Minutes

- I. **CALL TO ORDER- 9:30 A.M.-** President, Valorie Lottes (**Absent – Carolyn Ponte**) Alex Griffin
Via Phone
- II. **OPENING PRAYER-** Cecil Pacetti
- III. **PPEDGE OF ALLEGIANCE-** Randy Mercier
- IV. **Review/APPROVE/AMEND/ACCEPT AGENDA-** Motion made by – Randy Mercier, Second
by Ashley Spenner
- V. **SUSPEND READING JULY 2019 BOD Meeting Minutes -** Motion made by Sue Burton-
Second by Randy Mercier
- VI. **APPROVE/AMEND/ACCEPT JULY 2019 BOD MEETING MINUTES** Motion made by Marc
Armstrong- Second by Ashely Spenner

Introductions – New Staff

- i. Katherine Newhouse – Ginny replacement (Event Coordinator)
 - ii. Henry – has taken over lottery & Dade County
 - iii. Jeremy Satterfield – Sales and Marketing Director
 - iv. Housekeeping did hire new person this week. We are currently fully staffed
 - v. AR Clerk – Jason Thomas
- VII. **REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith – Report Submitted
 - a. Asking for an Operating Contingent Account for low revenue months
 - b. Owner count down due to unpaid Electrical Bills & Fines.
 - b. Executive Director's Report
 - a. Bill Poole – 1085 – Possible lead on a cost scenario to stock Rainbow Lake with
Fish
 - 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
 - a. Replacing markers in RV 2 & 4 – Looking at the 24th to paint them.
2. Covenants/Bylaws/Policy & Guidelines Committee
 - a. Asking that the board come together to review the P&G. Each board member to review and present the items that we would like changed. Goal is to have a revision by Oct Owners Meeting. The changes will not be in effect until 30 days after they are published, due to current rules
 - b. Jim Kaminsky has volunteered to work with Bill Poole & Andrew Spenner.
 - i. Board will have 10 days to review and submit requests to President
 - ii. Aug 31st – submit requested changes to Committee.
 - iii. Announce changes at owners meeting in October
3. Finance Committee
 - a. Meetings began last week, gathering budget requests from committees
4. Land Use/Fire Wise Committee
 - a. Looking to have fire wise document the upcoming prescribed burn. Schedule & people involved.
5. Marketing Committee
6. Owner's Concerns Committee
7. Nominating Committee
 - a. Iris talking to owners to peek interest in running for the board.
8. Strategic Planning committee – Asset management update
 - a. Tax break on unused property – Deadline to file is April 1st. We need to achieve the land survey before the deadline to meet the requirement.
 - b. Blaine suggested to have a meeting to discuss to identify the potential land.
9. Asset Management. (Attached Proposal)
 - a. Proposal was received. Time for decision to be made.
 - b. Nov 15th is the date needed to write the check. Funds would need to be available by then.
 - c. All in favor to approve the proposal and expenditure.

BOARD APPOINTED COMMITTEE

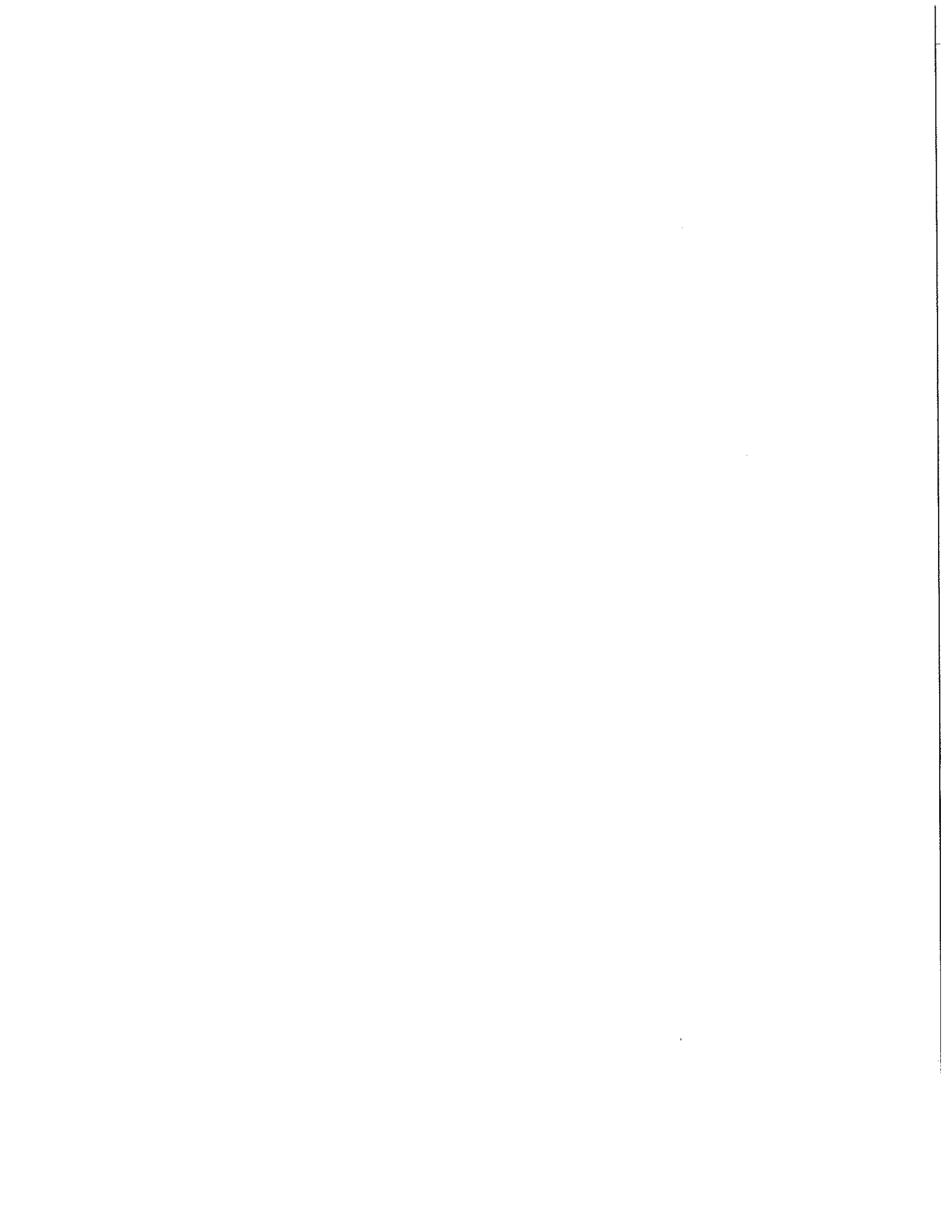
- a) Rodeo Committee
 - a. Year 31 planning meetings will begin in January.

VIII. OLD BUSINESS –

IX. Violation form update

X. RV Moves

- a. Will be presented in Sept board meeting.



XI. NEW BUSINESS

a. Policy & Guideline Review

- i. Violation Work Group will be gathering findings from survey & security. Intent is to publish the violations to the owners in the Wednesday wisdom emails.

b. RV6

- i. Blaine recommends the board puts together a committee to help move the project along further.
 - 1. Blaine + 4 – Legal(), Financial(Cecil), Construction(), Engineering
 - 2. Surveys to owners for interest in long term leases.

c. CHIG –

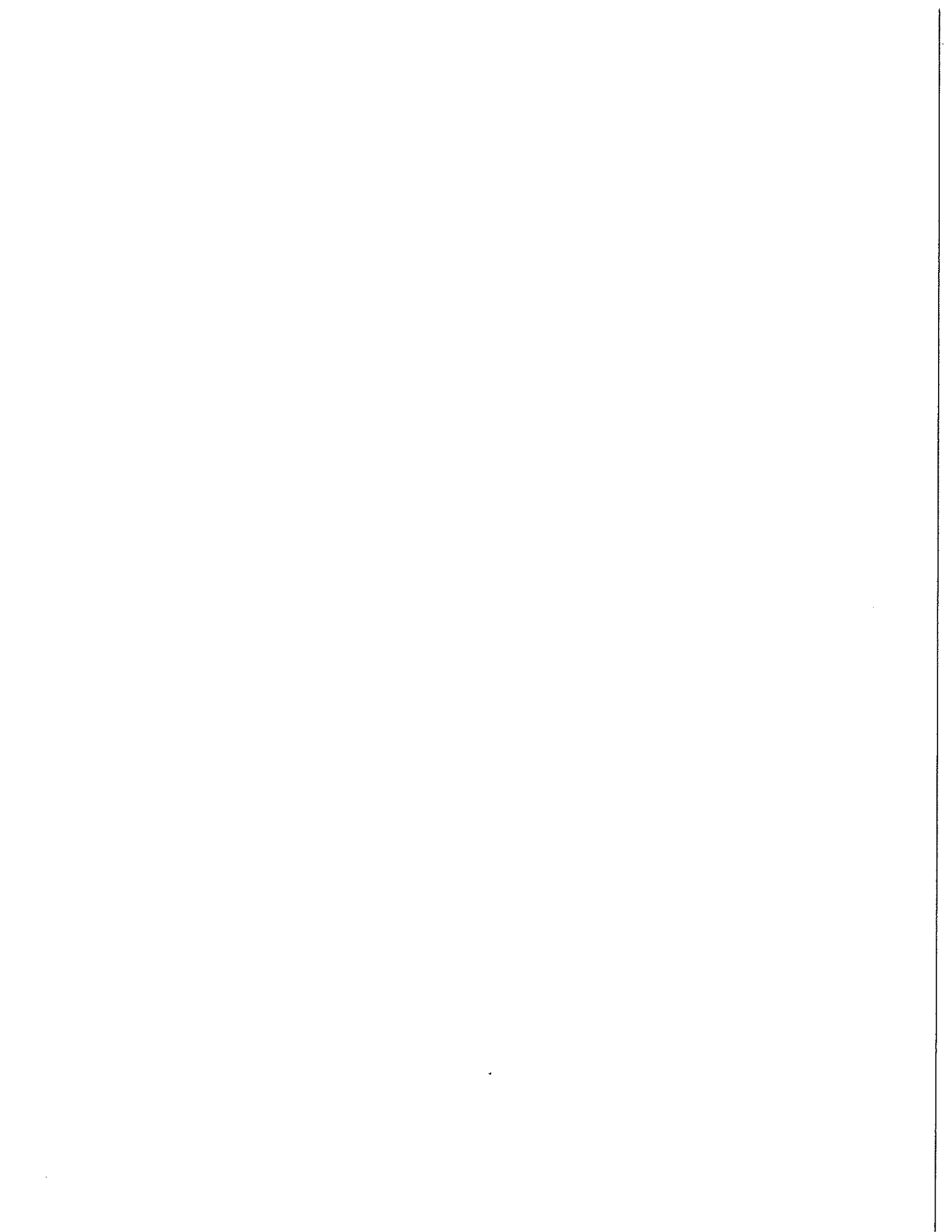
- i. Simple introduction of proposed mission statement and membership rules to be discussed in Sept board meeting. Doc Attached.

XII. ADJOURN GENERAL MEETING

Time: ____12:30pm_____

The next meeting of the R-Ranch Board of Directors will be held on September 21, 2019 at 9:30 A.M. in the R-Ranch board room.

XIII. EXECUTIVE SESSION- No session



R-Ranch

Board of Director's Meeting

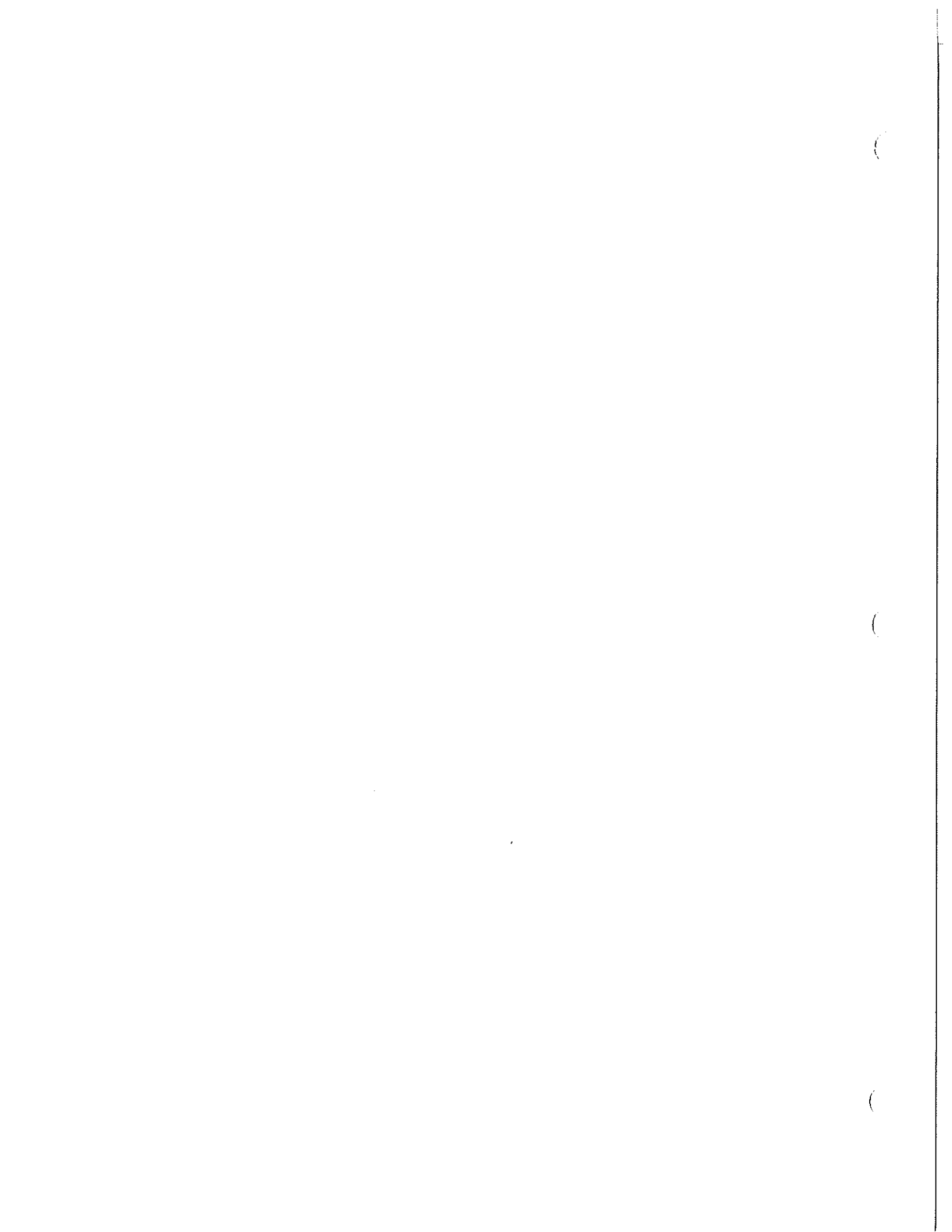
:August 17, 2019

Agenda

- I. **CALL TO ORDER- 9:30 A.M.- President, Valorie Lottes (Absent – Carolyn Ponte) Alex Via Phone**
- II. **OPENING PRAYER- Cecil Pacetti**
- III. **PPEDGE OF ALLEGIANCE- Randy Mercier**
- IV. **Review/APPROVE/AMEND/ACCEPT AGENDA- Motion made by – Randy Mercier, Second by Ashley Spenner**
- V. **SUSPEND READING JULY 2019 BOD Meeting Minutes - Motion made by Sue Burton- Second by Randy Mercier**
- VI. **APPROVE/AMEND/ACCEPT JULY 2019 BOD MEETING MINUTES Motion made by Marc Armstrong- Second by Ashely Spenner**

Introductions – New Staff

- i. **Katherine Newhouse – Ginny replacement (Event Coordinator)**
 - ii. **Henry – has taken over lottery & Dade County**
 - iii. **Jeremy Satterfield – Sales and Marketing Director**
 - iv. **Housekeeping did hire new person (Amy ??) this week. We are currently full staffed**
 - v. **AR Clerk – Jason Thomas**
- VII. **REPORTS – Attached where submitted**
 - a. **Financial Report- Blaine Griffith – Report Submitted**
 - a. **Asking for an Operating Contingent Account for low revenue months**
 - b. **Owner count down due to unpaid Electrical Bills & Fines.**
 - b. **Executive Director's Report**
 - a. **Bill Poole – 1085 – Possible lead on a cost scenario to stock Rainbow Lake with Fish**
 - c. **R-Ranch Grounds Report**
 - d. **Stables report**
 - e. **Sales Report**
 - f. **Events Report**
 - a. **Wedding show in Aug – cost of \$250**
 - g. **Treasurer's Report**
 - h. **President's Report**



STANDING COMMITTEE REPORTS – Attached where submitted

1. Accommodations Committee
 - a. Replacing markers in RV 2 & 4 – Looking at the 24th to paint them.
2. Covenants/Bylaws/Policy & Guidelines Committee
 - a. Asking that the board come together to review the P&G. Each board member to review and present the items that we would like changed. Goal is to have a revision by Oct Owners Meeting. The changes will not be in effect until 30 days after they are published, due to current rules
 - b. Jim Kaminsky has volunteered to work with Bill Poole & Andrew Spenner.
 - i. Board will have 10 days to review and submit requests to President
 - ii. Aug 31st – submit requested changes to Committee.
 - iii. Announce changes at owners meeting in October
3. Finance Committee
 - a. Meetings began last week, gathering budget requests from committees
4. Land Use/Fire Wise Committee
 - a. Looking to have firewise document the upcoming prescribed burn. Schedule & people involved.
5. Marketing Committee
6. Owner's Concerns Committee
7. Nominating Committee
 - a. Iris talking to owners to peek interest in running for the board.
8. Strategic Planning committee – Asset management update
 - a. Tax break on unused property – Deadline to file is April 1st. We have to achieve the land survey before the deadline to meet the requirement.
 - b. Blaine suggested to have a meeting to discuss to identify the potential land.
9. Asset Management. (Attached Proposal)
 - a. Proposal was received. Time for decision to be made.
 - b. Nov 15th is the date needed to write the check. Funds would be need to be available by then.
 - c. Ron Cagle – Motion to approve the proposal - Cecil Second. Unanimous vote to pass.

BOARD APPOINTED COMMITTEE

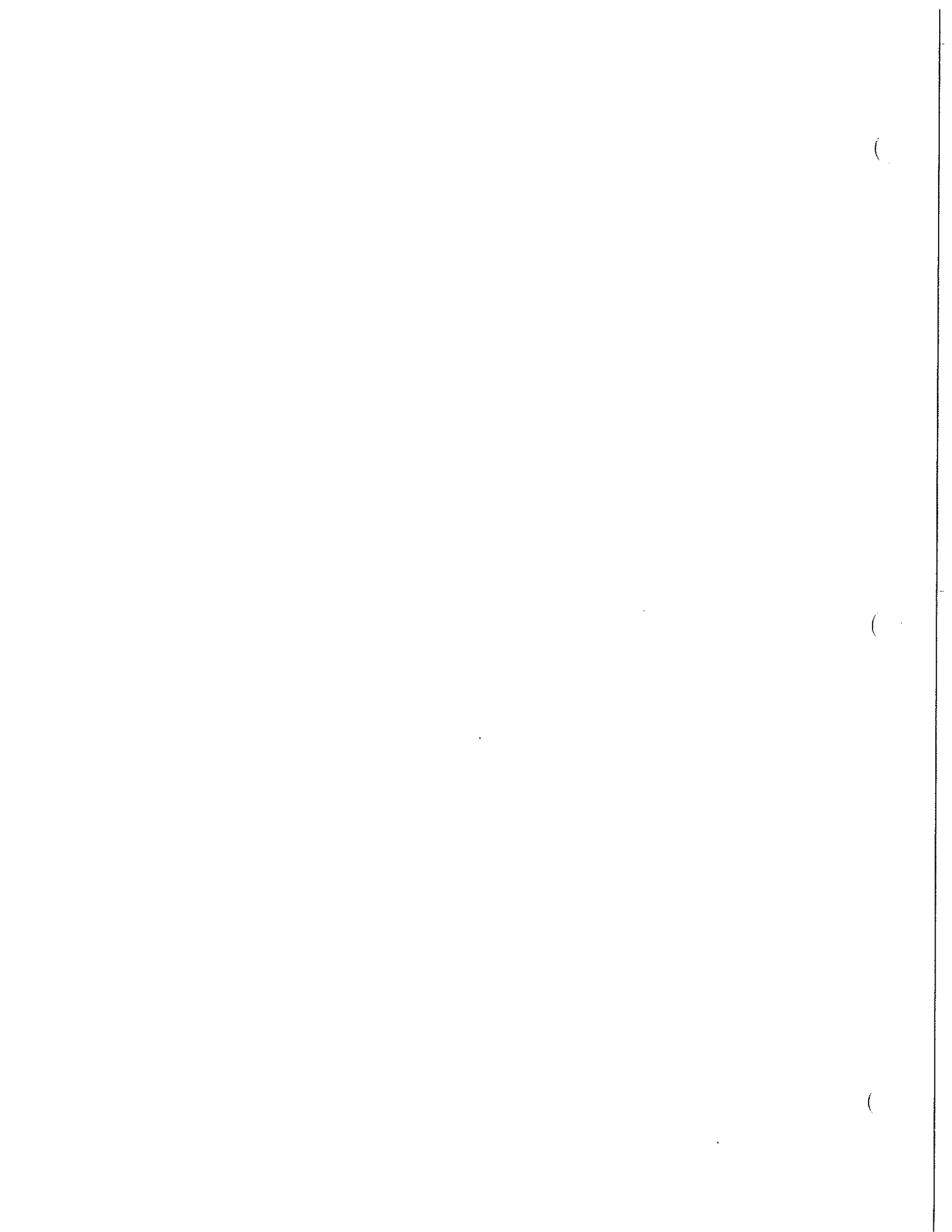
- a) Rodeo Committee
 - a. Year 31 planning meetings will begin in January.

VIII. OLD BUSINESS –

IX. Violation form update

X. RV Moves

- a. Will be presented in Sept board meeting.



XI. NEW BUSINESS

a. Policy & Guideline Review

- i. Violation Work Group will be gathering findings from survey & security. Intent is to publish the violations to the owners in the Wednesday wisdom emails.

b. RV6

- i. Blaine recommends the board puts together a committee to help move the project along further.
 1. Blaine + 4 – Legal(), Financial(Cecil), Construction(), Engineering
 2. Surveys to owners for interest in long term leases.
 3. Randy Motions to put together a board appointed committee. - Sue
Seconds – Unanimous vote

c. CHIG –

- i. Simple introduction of proposed mission statement and membership rules to be discussed in Sept board meeting. Doc Attached.

XII. ADJOURN GENERAL MEETING

Time: 12:30pm

The next meeting of the R-Ranch Board of Directors will be held on September 21, 2019 at 9:30 A.M. in the R-Ranch board room.

XIII. EXECUTIVE SESSION- No session

(

(

(

(

1950

(

(

R-Ranch

Board of Director's Meeting

August 17, 2019

Agenda

- I. CALL TO ORDER- 9:30 A.M.-** President, Valorie Lottes
- II. OPENING PRAYER-** Cecil Pacetti
- III. PPEDGE OF ALLEGIANCE-** Randy Mercier
- IV. Review/APPROVE/AMEND/ACCEPT AGENDA-**
- V. SUSPEND READING JULY 2019 BOD Meeting Minutes**
- VI. APPROVE/AMEND/ACCEPT JULY 2019 BOD MEETING MINUTES**
- VII. REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith – Report Submitted
 - b. Executive Director's Report
 - c. R-Ranch Grounds Report
 - d. Stables report
 - e. Sales Report
 - f. Events Report
 - g. Treasurer's Report
 - h. President's Report

STANDING COMMITTEE REPORTS – Attached where submitted

- 1. Accommodations Committee
- 2. Covenants/Bylaws/Policy & Guidelines Committee
- 3. Finance Committee
- 4. Land Use/Fire Wise Committee
- 5. Marketing Committee
- 6. Owner's Concerns Committee
- 7. Nominating Committee
- 8. Strategic Planning committee – Asset management update

BOARD APPOINTED COMMITTEE

- a) Rodeo Committee
- b) Rainbow Dam Committee

- VIII. OLD BUSINESS –**

IX. NEW BUSINESS

- a. Policy & Guideline Review

X. ADJOURN GENERAL MEETING

Time: _____

The next meeting of the R-Ranch Board of Directors will be held on September 21, 2019 at 9:30 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION- Potential Based on Time – Property Tour

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Seven Months Ending July 31, 2019

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Assessments	\$ 10,115.58	\$ 10,107.03	8.55	\$ 598,982.45	\$ 599,936.56	(954.11)
Assessment - Special Dam A	0.00	0.00	0.00	1,011.50	1,011.50	0.00
Childrens Rights	0.00	350.00	(350.00)	0.00	850.00	(850.00)
Electric - Usage Fees - RV	4,620.00	4,925.00	(305.00)	26,501.10	28,361.19	(1,860.09)
Electric - Usage Fees - Cabin	1,825.00	2,449.50	(624.50)	9,479.04	11,855.10	(2,376.06)
Electric - RV Reimbursement	7,432.30	8,219.40	(787.10)	23,521.22	24,419.97	(898.75)
Electric - Cabin Reimburse	650.00	855.86	(205.86)	3,524.98	5,246.00	(1,721.02)
Interest Income	13.45	12.56	0.89	60.62	44.87	15.75
Owner Fines & Fees	100.00	375.00	(275.00)	600.32	1,561.66	(961.34)
Late Fees & Finance Charges	1,236.10	1,052.66	183.44	9,612.30	17,023.77	(7,411.47)
Ownership Sales	1,495.00	2,000.00	(505.00)	14,910.00	9,598.00	5,312.00
Ownership Transfers	4,478.00	3,654.00	824.00	18,227.52	25,578.00	(7,350.48)
RV Moves	735.00	835.00	(100.00)	3,611.88	4,434.12	(822.24)
Pet Fees	110.00	140.00	(30.00)	580.00	1,190.00	(610.00)
Day Use Income	290.00	255.00	35.00	495.00	485.00	10.00
Sales - Ice	625.00	588.91	36.09	1,804.43	2,015.09	(210.66)
Sales - Propane	524.45	302.33	222.12	4,206.91	4,473.30	(266.39)
Sales - Souvenirs	140.74	126.17	14.57	764.10	1,040.99	(276.89)
Sales - Firewood	0.00	180.00	(180.00)	320.00	765.00	(445.00)
Sales - Gate Cards	50.00	50.00	0.00	275.00	125.00	150.00
Sales - Store	1,185.47	1,235.55	(50.08)	5,402.84	5,533.13	(130.29)
Vending Income	60.00	50.00	10.00	1,631.00	1,949.50	(318.50)
RV RI - Monthly Adoption F	750.00	625.00	125.00	2,470.00	5,702.90	(3,232.90)
RV RI - Yearly Adoption Fee	10,000.00	6,000.00	4,000.00	43,405.00	43,800.00	(395.00)
RV RI - Guest & Group Fees	2,653.20	1,246.00	1,407.20	6,729.65	6,728.70	0.95
RV-6 Interest	2.02	1.96	0.06	12.97	13.07	(0.10)
Cabin RI - Adoption Fees	0.00	0.00	0.00	9,420.00	9,390.00	30.00
Cabin RI - Guest & Group Fe	6,153.75	3,881.81	2,271.94	16,990.42	15,485.00	1,505.42
Cabin RI - Cottage Fees	3,952.00	3,304.40	647.60	19,059.89	18,048.32	1,011.57
Cabin - Special Projects (DD)	0.00	0.00	0.00	0.00	35.00	(35.00)
Lodge RI - Wedding Fees	3,450.00	9,000.00	(5,550.00)	24,505.00	49,500.00	(24,995.00)
Lodge RI - Group Fees	2,292.50	1,000.00	1,292.50	10,655.50	5,000.00	5,655.50
Lodge RI - Miscellaneous Fe	0.00	0.00	0.00	120.00	120.00	0.00
RV Adopt - Infra/Cap Imp	10,000.00	6,000.00	4,000.00	43,405.00	43,800.00	(395.00)
Cabin Adopt - Infra/Cap Imp	0.00	0.00	0.00	9,420.00	9,390.00	30.00
Dam - Interest	2.53	0.00	2.53	115.14	0.00	115.14
Stables RI - Riding Pass Fees	1,245.00	1,765.25	(520.25)	4,620.00	5,433.75	(813.75)
Stables RI - Stall Fees	0.00	30.00	(30.00)	0.00	90.00	(90.00)
Stables RI - Fundraiser Inco	20.00	0.00	20.00	957.00	600.00	357.00
Recovery of Bad Debt	25.00	0.00	25.00	2,508.84	0.00	2,508.84
Rodeo Income - Ticket Sales	0.00	0.00	0.00	32,969.15	30,800.00	2,169.15
Rodeo Income - Parking	0.00	0.00	0.00	2,884.99	3,200.00	(315.01)
Rodeo Income - Vendors	0.00	0.00	0.00	4,317.10	3,100.00	1,217.10
Rodeo Income - Sponsors	0.00	0.00	0.00	12,400.00	11,700.00	700.00
Rodeo Income - T Shirts	460.00	0.00	460.00	2,888.00	120.00	2,768.00
Total Revenues	76,692.09	70,618.39	6,073.70	975,375.86	1,009,554.4	(34,178.63)
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	76,692.09	70,618.39	6,073.70	975,375.86	1,009,554.4	(34,178.63)
Expenses						

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Seven Months Ending July 31, 2019

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Employee - Payroll/Salary Ex	47,371.59	48,390.00	(1,018.41)	319,912.90	362,924.00	(43,011.10)
Employee - Payroll Tax Expe	4,091.72	4,606.73	(515.01)	30,902.41	34,550.38	(3,647.97)
Employee - Payroll Fees & E	824.83	364.00	460.83	4,371.32	4,059.86	311.46
Employee - Benefits	6,443.34	4,900.00	1,543.34	27,419.87	32,300.00	(4,880.13)
Employee - Workers Comp I	2,788.00	3,647.00	(859.00)	15,281.44	28,416.00	(13,134.56)
Commission Expenses	1,637.08	955.62	681.46	14,841.17	10,424.22	4,416.95
Admin - Accounting Fees	1,725.00	1,625.00	100.00	5,325.00	5,625.00	(300.00)
Admin - Bank Fees	20.00	20.00	0.00	148.00	499.65	(351.65)
Admin - Business Fees	0.00	0.00	0.00	1,357.50	1,454.00	(96.50)
Admin - Computer Expense	1,652.14	1,233.45	418.69	7,880.93	6,636.26	1,244.67
Admin - Dues & Subscriptio	1,050.55	76.95	973.60	2,473.75	302.25	2,171.50
Admin - Gifts	171.27	20.00	151.27	941.50	140.00	801.50
Admin - Legal Fees	0.00	0.00	0.00	0.00	150.00	(150.00)
Admin - Operate Merchant F	(418.37)	0.00	(418.37)	(814.29)	0.00	(814.29)
Admin - Mileage Reimburse	0.00	37.00	(37.00)	280.70	259.00	21.70
Admin - Office Build Rep/M	4,750.00	0.00	4,750.00	5,761.54	0.00	5,761.54
Admin - Office Expense	665.02	657.44	7.58	2,411.19	3,929.74	(1,518.55)
Admin - Printing / Copying E	1,130.63	502.68	627.95	3,875.47	3,802.04	73.43
Admin - Cell Phone Expense	212.44	180.00	32.44	1,312.72	1,260.00	52.72
Admin - Shipping / Postage	128.50	200.00	(71.50)	3,058.91	3,350.00	(291.09)
Admin - Telephone / Cable E	2,701.95	1,450.00	1,251.95	9,918.45	10,150.00	(231.55)
Cleaning - Supply Expense	1,111.40	600.00	511.40	4,198.60	2,725.00	1,473.60
GPM - Equip Rental Expense	33.92	33.92	0.00	514.84	988.41	(473.57)
GPM - Equip Repair Expense	468.90	300.00	168.90	8,680.94	7,500.00	1,180.94
GPM - Cabin Repair & Main	(127.32)	0.00	(127.32)	404.02	750.00	(345.98)
GPM - Fence / Pasture Expen	2,517.39	0.00	2,517.39	11,627.47	4,800.00	6,827.47
GPM - Fuel Expense	1,854.07	0.00	1,854.07	6,671.23	7,400.00	(728.77)
GPM - General Maintenance	595.69	400.00	195.69	1,629.94	5,400.00	(3,770.06)
GPM - Grounds/Property Re	3,072.57	850.00	2,222.57	6,718.49	6,845.00	(126.51)
GPM - Keys & Locks	6.38	0.00	6.38	59.78	75.00	(15.22)
GPM - Lawn Svc & Landscap	0.00	6,900.00	(6,900.00)	17,493.93	24,200.00	(6,706.07)
GPM - Lodge Pool Chemical	772.42	1,200.00	(427.58)	4,605.63	4,800.00	(194.37)
GPM - Lodge Pool Repair &	1,348.23	90.00	1,258.23	9,753.39	7,370.00	2,383.39
GPM - Lodge Rep/Maint	2,733.45	1,000.00	1,733.45	7,899.88	3,000.00	4,899.88
GPM - Lodge Kitchen Rep/	735.00	0.00	735.00	735.00	80.00	655.00
GPM - Pest Control Services	551.30	210.00	341.30	1,506.74	1,652.00	(145.26)
GPM - Road Repair Expense	0.00	0.00	0.00	13,959.05	10,800.00	3,159.05
GPM - Supplies Expense	18.68	100.00	(81.32)	1,668.86	600.00	1,068.86
GPM - Tools Expense	192.53	0.00	192.53	1,302.40	250.00	1,052.40
GPM - Vehicle Maint & Rep	1,600.14	900.00	700.14	4,344.10	4,500.00	(155.90)
GPM - Maintenance Bldg Re	180.00	0.00	180.00	360.12	0.00	360.12
GPM - Operat Security Contr	3,168.00	1,381.78	1,786.22	11,092.11	9,672.46	1,419.65
GPM - RV Security Contract	616.00	1,381.78	(765.78)	8,540.14	9,672.46	(1,132.32)
GPM - Cabin Security Contra	616.00	1,381.78	(765.78)	8,540.11	9,672.46	(1,132.35)
GPM - Lodge Security Contr	616.00	1,381.78	(765.78)	6,736.12	9,672.46	(2,936.34)
Owner Events	745.85	400.00	345.85	2,779.46	1,450.00	1,329.46
Owners & Board Meeting Ex	6.46	5.00	1.46	315.29	230.00	85.29
Ownership Sales & Transfers	464.75	600.00	(135.25)	3,005.17	3,450.00	(444.83)
Sales & Market Expense	420.50	125.00	295.50	2,531.96	1,870.00	661.96
Sales Expense - Ice	270.84	295.56	(24.72)	885.77	832.82	52.95
Sales Expense - Propane	10.00	284.22	(274.22)	2,386.02	3,869.65	(1,483.63)
Sales Expense - Souvenirs	90.00	0.00	90.00	348.08	740.00	(391.92)
Sales Expense - Gate Cards	0.00	450.00	(450.00)	383.06	900.00	(516.94)
Sales Expense - Firewood	0.00	0.00	0.00	0.00	250.00	(250.00)
Sales Expense - Store	309.20	254.16	55.04	2,598.50	3,699.94	(1,101.44)
Stables - Feed	2,753.85	1,400.00	1,353.85	9,097.80	9,200.00	(102.20)
Stables - Ferrier Expense	910.00	1,550.00	(640.00)	7,300.00	7,575.00	(275.00)

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Seven Months Ending July 31, 2019

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Stables - General Expense	299.45	0.00	299.45	1,164.25	1,284.58	(120.33)
Stables - Repair & Maintena	0.00	0.00	0.00	443.62	4,000.00	(3,556.38)
Stables - Tack & Equipment	112.27	50.00	62.27	7,627.88	7,500.00	127.88
Stables - Vet Fees / Medicine	1,109.85	1,800.00	(690.15)	8,156.55	8,360.00	(203.45)
Stables - Jr. Wrangler Expens	0.00	0.00	0.00	9.42	100.00	(90.58)
Stables - Horses	0.00	0.00	0.00	1,940.00	0.00	1,940.00
Stables - Tools	4.95	0.00	4.95	79.84	200.00	(120.16)
RV - Bath Houses	120.00	0.00	120.00	785.26	1,200.00	(414.74)
RV - Pad Improvements	0.00	0.00	0.00	199.53	2,000.00	(1,800.47)
RV - Grounds	109.98	0.00	109.98	2,820.68	2,500.00	320.68
RV - Roads	1,511.48	0.00	1,511.48	1,939.51	350.00	1,589.51
RV - Improvements	433.62	0.00	433.62	642.64	400.00	242.64
RV - Miscellaneous	0.00	0.00	0.00	(20.55)	0.00	(20.55)
Cabin - Bath Houses	42.90	1,000.00	(957.10)	1,462.55	1,200.00	262.55
Cabin - Rainbow Cabins	475.51	50.00	425.51	3,505.96	1,465.00	2,040.96
Cabin - Chapel Hill Cabins	177.84	30.00	147.84	931.71	1,320.00	(388.29)
Cabin - Cottages	0.00	200.00	(200.00)	7.95	1,130.00	(1,122.05)
Cabin - Grounds	0.00	100.00	(100.00)	3,534.88	700.00	2,834.88
Cabin - Roads	0.00	375.00	(375.00)	5,136.01	3,350.00	1,786.01
Cabin - Improvements	0.00	567.00	(567.00)	1,777.14	3,634.00	(1,856.86)
Lodge - Event Decor/Improv	(10.33)	0.00	(10.33)	4,672.03	1,714.00	2,958.03
Lodge - Event Coord/Staff	1,168.08	1,150.00	18.08	16,692.63	6,400.00	10,292.63
Lodge - Event Clean/Supply	0.00	40.00	(40.00)	119.77	280.00	(160.23)
Lodge - Event Security	0.00	0.00	0.00	484.00	300.00	184.00
Lodge - Event Improvements	0.00	0.00	0.00	362.24	0.00	362.24
Lodge - Event Marketing	50.00	0.00	50.00	588.65	455.00	133.65
Dam Reserve Expense	0.00	0.00	0.00	40.66	0.00	40.66
Dam Expenses	458.80	458.80	0.00	88,156.53	88,156.53	0.00
Legal Expenses	0.00	0.00	0.00	1,947.50	0.00	1,947.50
Rodeo Expense - Stock Contr	0.00	0.00	0.00	4,000.00	4,000.00	0.00
Rodeo Exp - 4L Ticket Split	0.00	0.00	0.00	15,614.19	14,100.00	1,514.19
Rodeo Expense - Prize Mone	0.00	0.00	0.00	4,500.00	4,000.00	500.00
Rodeo Expense - Advertising	0.00	160.00	(160.00)	129.25	1,368.10	(1,238.85)
Rodeo Expense - Security &	0.00	0.00	0.00	1,160.00	1,280.00	(120.00)
Rodeo Expense - Seating	0.00	0.00	0.00	4,000.00	5,000.00	(1,000.00)
Rodeo Expense - Sanitation	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)
Rodeo Expense - T-Shirts	0.00	0.00	0.00	2,448.27	2,100.00	348.27
Rodeo Expense - Sponsors E	81.36	50.00	31.36	269.68	360.00	(90.32)
Rodeo Expense - In-House E	15,554.17	0.00	15,554.17	16,913.73	4,000.00	12,913.73
Rodeo Expense - Upgrades	105.79	0.00	105.79	1,202.03	750.00	452.03
Rodeo Exp - Insurance (Rain	0.00	0.00	0.00	0.00	328.00	(328.00)
Rodeo Expense - Merchant F	0.00	0.00	0.00	1,195.50	1,000.00	195.50
Rodeo Expense - Supplies	294.89	230.00	64.89	294.89	580.00	(285.11)
Utilities - Electricity-Opera	2,356.96	2,154.01	202.95	20,117.78	17,493.52	2,624.26
Utilities - Electricity-RV	6,001.10	6,943.14	(942.04)	33,510.93	36,111.56	(2,600.63)
Utilities - Electricity-Cabins	2,606.65	2,842.93	(236.28)	28,768.76	37,387.21	(8,618.45)
Utilities - Electricity-Lodge	1,682.68	1,965.35	(282.67)	12,883.65	13,858.90	(975.25)
Utilities - Propane-Operating	0.00	0.00	0.00	4,807.10	5,203.85	(396.75)
Utilities - Propane-RV	0.00	0.00	0.00	1,291.65	1,477.43	(185.78)
Utilities - Propane-Cabins	0.00	0.00	0.00	726.64	871.27	(144.63)
Utilities - Propane-Lodge	0.00	0.00	0.00	7,561.34	7,668.37	(107.03)
Utilities O - Sewer Treat Plnt	600.00	0.00	600.00	605.99	1,500.00	(894.01)
Utilities RV- Sewer Treat Pln	350.00	200.00	150.00	718.84	1,000.00	(281.16)
Utilities C - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	1,000.00	(1,000.00)
Utilities - Trash Removal	1,325.00	1,290.00	35.00	6,143.00	6,640.00	(497.00)
Utilities - Water Testing Fees	1,286.15	213.82	1,072.33	2,784.08	4,410.34	(1,626.26)
Utilities - Water Treatment R	3,338.92	3,004.69	334.23	6,343.61	6,403.81	(60.20)

For Management Purposes Only

R-Ranch In The Mountains®
 Income Statement
 Compared with Budget
 For the Seven Months Ending July 31, 2019

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Insurance - Property	0.00	7,200.00	(7,200.00)	56,947.25	50,400.00	6,547.25
Property Taxes	9,600.00	10,000.00	(400.00)	59,600.00	70,000.00	(10,400.00)
Operating - Infrastructure	714.44	0.00	714.44	7,184.85	0.00	7,184.85
RV - Infrastructure	1,061.03	2,084.00	(1,022.97)	6,183.02	34,578.00	(28,394.98)
Cabin - Infrastructure	1,008.37	0.00	1,008.37	5,634.48	0.00	5,634.48
Total Expenses	<u>159,639.80</u>	<u>136,699.59</u>	<u>22,940.21</u>	<u>1,096,083.8</u>	<u>1,150,844.5</u>	<u>(54,760.70)</u>
Net Operating Income	<u>(82,947.71)</u>	<u>(66,081.20)</u>	<u>(16,866.51)</u>	<u>(120,707.97)</u>	<u>(141,290.04)</u>	<u>20,582.07</u>
Other Income/Expense						
Bad Debt Expense	36,646.58	0.00	36,646.58	176,338.68	0.00	176,338.68
Net Income	<u>\$ (119,594.29)</u>	<u>\$ (66,081.20)</u>	<u>(53,513.09)</u>	<u>\$ (297,046.65)</u>	<u>\$ (141,290.04)</u>	<u>(155,756.61)</u>

R-Ranch In The Mountains®
Balance Sheet
July 31, 2019

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		23,826.41
Lodge Bank Account		2,058.48
Cabin Project Bank Account		58,031.37
Property Tax Escrow Bank Acct		83,575.01
Payroll Bank Account		24,971.45
Rodeo Project Bank Account		23,703.73
Rainbow Dam Bank Account		14,720.33
Cap Imp/Legal Account		147,269.20
RV Bank Account		167,333.68
RV-6 Project Bank Account		11,767.31
Accounts Receivable		408,264.69
Allowance for Doubtful Account		(114,473.31)
Prepaid Expenses		10,716.69
		<hr/>
Total Current Assets		862,265.04
Property and Equipment		
Furniture & Fixtures		118,469.31
Vehicles		33,182.00
Machinery & Equipment		431,028.46
Horses & Sports Equipment		61,007.14
Buildings and Improvements		1,531,774.26
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		(1,290,496.48)
		<hr/>
Total Property and Equipment		1,152,177.01
Other Assets		
Unsold Ranch Memberships		756,470.00
		<hr/>
Total Other Assets		756,470.00
		<hr/>
Total Assets	\$	<u>2,770,912.05</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	135.25
Sales Tax Payable		668.06
Accrued Property Tax		76,832.00
Special Purchases Earmarked		(88.59)
Prepaid Assessments		52,147.38
		<hr/>
Total Current Liabilities		129,694.10
Long-Term Liabilities		
		<hr/>
Total Long-Term Liabilities		0.00

Unaudited - For Management Purposes Only

R-Ranch In The Mountains®
Balance Sheet
July 31, 2019

Total Liabilities		<u>129,694.10</u>
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	2,130,393.15	
Current Year Net Assets Change	<u>(297,046.65)</u>	
Total Capital		<u>2,641,333.66</u>
Total Liabilities & Capital	\$	<u><u>2,771,027.76</u></u>

R-Ranch In The Mountains®
Statement of Cash Flow
For the seven Months Ended July 31, 2019

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ (119,594.29)	\$ (297,046.65)
Adjustments to reconcile net income to net cash provided by operating activities		
Accounts Receivable	12,613.43	68,347.27
Allowance for Doubtful Account	24,058.15	114,473.31
Prepaid Expenses	2,143.33	(10,716.69)
Accounts Payable	0.00	135.25
Sales Tax Payable	305.43	557.30
Accrued Property Tax	9,600.00	59,600.00
Special Purchases Earmarked	0.00	(88.59)
Prepaid Assessments	7,459.01	17,899.18
Other Payables	404.91	(1,398.60)
Total Adjustments	<u>56,584.26</u>	<u>248,808.43</u>
Net Cash provided by Operations	<u>(63,010.03)</u>	<u>(48,238.22)</u>
Cash Flows from investing activities		
Used For		
RODEO ATM	<u>0.00</u>	<u>(5,180.00)</u>
Net cash used in investing	<u>0.00</u>	<u>(5,180.00)</u>
Cash Flows from financing activities		
Proceeds From		
Used For		
Net cash used in financing	<u>0.00</u>	<u>0.00</u>
Net increase <decrease> in cash	<u>\$ (63,010.03)</u>	<u>\$ (53,418.22)</u>
Summary		
Cash Balance at End of Period	\$ 557,756.97	\$ 557,756.97
Cash Balance at Beg of Period	<u>(620,882.71)</u>	<u>(610,467.80)</u>
Net Increase <Decrease> in Cash	<u>\$ (63,125.74)</u>	<u>\$ (52,710.83)</u>

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	755	791	808	825	795	839	735	769	814	828	817	837	665	727	765
Suspended	265	229	208	191	224	174	270	246	202	188	202	186	355	296	252
Litigation	81	81	86	88	86	94	94	93	102	102	102	101	111	109	109
Howe	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
R-Ranch/Invent	190	188	191	187	185	188	198	191	184	185	183	180	178	177	183
BD W/O	90	90	88	88	88	83	82	82	77	77	77	77	71	71	71
Hardship	8	9	7	7	8	6	5	4	6	5	5	5	6	6	6
Bankruptcy	10	11	11	12	12	13	13	13	13	13	12	12	12	12	12
Closed	168	168	168	169	169	170	170	169	169	169	169	169	169	169	169
Research/Problem	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
TOTAL UNITS	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Status as of:	10/23/15	11/20/15	12/18/15	1/16/16	2/19/16	3/18/16	4/22/16	5/20/16	6/24/16	7/15/16	8/19/16	9/16/16	10/21/16	11/18/16	12/16/16

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	782	786	815	703	775	800	810	802	828	700	685	735	792	783	831
Suspended	245	213	198	308	240	218	211	225	201	331	347	304	259	313	252
Litigation	108	132	130	129	128	126	123	122	121	120	115	110	108	45	43
R-Ranch/Invent	174	178	166	164	161	159	159	155	157	156	0	0	0	0	0
BD W/O	71	71	71	71	71	71	69	69	69	69	70	69	70	71	70
Hardship	6	6	6	12	11	13	14	14	10	10	5	5	3	7	6
Bankruptcy	11	11	11	11	11	10	10	9	9	9	14	14	12	9	7
Closed	169	169	169	169	169	169	170	170	171	171	171	171	172	173	172
Research/Problem	22	22	22	22	22	22	22	22	22	22	22	22	21	21	21
TOTAL UNITS	1600	1600	1600	1601	1600	1600	1600	1600	1600	1600	1247	1441	1448	1433	1402
Status as of:	1/20/17	2/17/17	3/17/17	4/21/17	5/19/17	6/19/17	7/14/17	8/18/17	9/22/17	10/20/17	11/17/17	12/21/17	1/19/18	2/16/18	3/16/18

Goal is 1200 units

Active	773	802	830	840	822	832	735	760	784	797	781	805	731	751	793
Suspended	283	258	221	203	217	200	292	259	235	221	234	212	258	239	200
TOTAL UNITS	1056	1060	1051	1043	1039	1032	1027	1019	1019	1018	1015	1017	989	990	993
Status as of:	4/27/18	5/18/18	6/22/18	7/21/18	8/17/18	9/14/18	10/26/18	11/16/18	12/23/18	1/18/19	2/15/19	3/15/19	4/27/19	5/17/19	6/14/19

Goal is 1200 units

Active	807	792													
Suspended	186	205													
TOTAL UNITS	993	997	0	0	0	0	0	0	0	0	0	0	0	0	0
Status as of:	7/19/19	8/16/19													

Goal is 1200 units



Executive Director Board Report

Aug Meeting

- July was a very good month. 4th of July holiday weekend came and went with no major issues.
- The golf cart parade was the biggest and best ever, duck derby was a success and I did hear the band was really good.
- Amicalola put in the new line to the lodge, so we should not have any more issues. This was after repairing the 30-year-old line about 6 times in the past 24 months.
- Wendy semi-retired in July and we had a great party for her, and she will be missed.
- As Wendy retired, the lottery is now back in the front office with Henry and Emily. I am learning more on the paperwork side in case I need to help out.
- We are now actively interviewing and searching for both an AR clerk and Sales and Marketing Manager. The search for a new Housekeeper is going about as good as trying to find someone to volunteer for a root canal.
- Having a lot of issues finding a towing company for towing of RVs. We are still looking at all possible solutions, but most companies don't want to deal with RVs.
- The Phase 1 of the Wi-Fi project was closing out at the end of July. This covered the Lodge, pool, stables and arena. We are having some issues & bugs, but they are being worked out.
- We are monitoring the budget closely as the end of July is the bottom of our operational budget. Expenditures will be monitored closely to only operational emergency necessary items.
- Starting to prep for finance committee meetings. Yay
- Project updates:
 - 1) Rainbow – continue to monitor draining issues; fix and complete bridge to island; grass will be put out again in the fall with cooler weather. Looking into about stocking in October, the best month to do so. Need plans and P&G update for canoes/boats.
 - 2) Windstream/Wi-Fi – Phase 1 Wi-Fi wrapping up and phase 2 will begin within the next few weeks.
 - 3) RV Expansion – initial plans are ready for permitting at Lumpkin County Planners Office. Reaching out to Amicalola for estimate on electricity. Engineers are looking and finalizing sewer system along with feasibility of adding Arena sites. Recommend that we start putting together a RV6 Board appointed committee to work on the surveys for long-term adoptions and other financial options.
 - 4) Chapel Hill –No change. Will be looking to restart this project in the fall. Will need to discuss components of this project moving forward to be able to create a project sheet to stay on track.
 - 5) Land Conservation – Ron can update
 - 6) Asset Management – Ron can update
 - 7) Deed cleanup – Was able to categorize and sort the deeds to look at moving forward. Will be creating the office policy for collections/foreclosures to present, then will need to be presented to real estate attorney for recommendations. Goal is to have in place by 1 Jan. As new Office policy is in place, we will continue to sort, close and/or look to foreclose on the remaining outstanding accounts.

Maint. Monthly Report for July

Sprayed Weed Killer Through Ranch, Sprayed Fertilizer
on hay fields also pastures, reworked hillside in front
1702 also reseeded & hayed, reworked water ditches
Raised back side roadway & put in drain at Rainbow
Removed all boats from Rainbow took to treatment plant
for storage, worked on walk ways to docks at Crystal
Worked on feeder line to wet well at treatment plant
Jetted sewer line in R1 #4 also worked on speed bumps
Painted around ranch

Cut grass general maint.

R-Ranch Stable Report

JULY 2019

Summary:

Wow, Summer is here. July has been a scorcher! Despite the heat it was our best month yet for Rider and Pass numbers. As for the Weather 9 days reached Heat CAT-I and 8 Days reached Heat CAT-II (real feel exceeded 90 deg). With the high temps and humidity, it was pretty uncomfortable for man/woman and beast by Noon. These temps caused most owners to self-regulate their activities...the pool and indoor activities were pretty inviting. For those of us who still had to work in it we felt like salamanders...wet and slimy, yuck. We also had 5 days that rides were effected by Rain or Pop up Thundershowers.

With the warmer weather we moved to our Summer hours both for the Owners and the Horses comfort and safety. We come in at 7:00 AM, start sign ups at 7:30, and close at 3:30. Our Ride times are now 9:00, 10:30, 12:00, and 1:30. With the earlier start we are able to get more rides prior to the Heat Index becoming unbearable. Without the earlier schedule I would have to cancel as many as 2 ride windows per day until the temperature and humidity moderate.

When we didn't have riders we continued to knock out or chip away at projects. After all idle hands are the devil's work shop. I'll address these below.

- ❖ JUL 11-12: Set Posts and hung gate in Rainbow pasture for S-entrance to emergency exit.
- ❖ JUL 11: Steve reshaped western bank of Walker Creek in Barn pasture where erosion undermined 65' of fence line.
- ❖ JUL 12-13: Maint (Ricky) fertilized out hay fields and several pastures.
- ❖ JUL 13: Properly Reset fence posts for southern fence line of Rainbow pasture.
- ❖ JUL 15: Kids Camp Evening Ride and camp out for the 16th was canceled.
- ❖ AUG 01: Picked up Rain

Events:

- ❖ JUL 06: Jr, Wrangler:
 - We had another good turnout, 24 Kids plus they're parents. Presley did another great job. Once again her Mother came down from Chatsworth, GA to help her out.
 - This month's theme was Horse Safety. Ms. Presley's Jr. Wrangler Report will go into more detail. Please see Enclosure 3.
- ❖ JUL 17: Kid's Camp Evening Ride and Camp out.
 - We put a lot of work into ensuring the Trails for the highly anticipated Kid's Camp Evening Ride were cleared and rideable. However due to the low number of participants, the parents decided to cancel.
 - We really hope that next year we can conduct this event. The kids loved it last year and we hope to continue this yearly activity.

R-Ranch Stable Report

JULY 2019

Projects:

❖ Hay:

- MON, JUN 03: We put up hay from Office and Lodge Pastures along with the Little field at the East side of the Ranch.

❖ Trails:

- The Georgia Appalachian Trail Club (GATC) came out on JUN 15 to provide us they're annual 100 man-hours of Trail work. Thankfully Mark Zinn (Owner) agreed to act as LNO/Guide since Troy was in FL with his church youth group and I was needed to coordinate Tail and Corral rides on a very busy SAT.
- The GATC had approx. 54 members attend this year's work session, the high number since I started working here. They really out did themselves.
- I focused their efforts on the Eastern side of the Ranch again this year. They made significant improvements to Satterfield where erosion had made it unsafe to traverse. They emplaced Check-damns and water cutouts in addition to leveling out the worst areas using hand tools and sweat.
- Additionally, they trimmed and widened Burnt out Trail making it more passable/safe.
- Specific Trail's status is shown in the Trail Status table further down in this report.

❖ Fencing/Pastures:

• Barn Pasture:

- As yet not seeded.
- Moved Blue herd out after a previously identified 40 ft section of fence line fell into the Walker creek due to erosion. I have had discussions with both Steve and Mr. Blaine and we are developing a course of action (COA) to repair this area and reposition the fence line.
- The Temporary fencing that we previously erected should keep the horses out of the eroded area.

• Back Pasture:

- As yet not seeded.

• Office Pasture:

- Remains closed for Hay production. 2nd cutting date TBD.

• Rainbow Pasture:

- We have the Eastern and Western Ends fenced off allowing some grazing on the small portions of the pasture not damaged by the Island project.
- Gates are being hung on both the North and South sides of the excavation area to establish a emergency access/egress route should the main road into the rainbow cabins become untenable.

R-Ranch Stable Report

JULY 2019

❖ Fencing/Pastures continued:

- Lodge Pasture:
 - Remains closed for Hay production. 2nd cutting date TBD.
- Chapel Hill:
 - We still need to add a single stand of electrified slick wire at the top to prevent the horses from re-damaging the fence and ensuring their containment.
- Old Owner's Pasture:
 - We still need to add a single stand of electrified slick wire at the top to prevent the horses from re-damaging the fence and ensuring their containment.

❖ Stable Gutters & Rotten Barn wood:

- Funding has been approved and we will schedule the repair for the approved date, OCT 2019.
- BLUF. We need to find a new contractor for our Stable barn repairs. The one we had is no longer in the business.

Maintenance:

- ❖ F-350:
 - Still has a fuel leak above the intake manifold.
- ❖ Kubota ATV:
 - Next service due in approx. 50 hours.
- ❖ Chainsaws:
 - NSTR
- ❖ Stock Trailer
 - Tires are getting pretty worn and will need to replace soon.
- ❖ Manure Wagon:
 - Works great. Continuing to disperse the mountain of poo we've accumulated.
 - We will service it every 50 hours of use.

Equine Care:

- ❖ EIA testing (Coggins) & Rabies Vaccine: (Due Annually in MAR 2020)
 - MAR 28, 2019 Dr. Eddy drew blood for the Coggins and administered Rabies Vaccine to the entire herd.
 - New Coggins reports are on file.
- ❖ Dewormer: (Due again AUG 2019)
 - MAY 09, 2019 we Dewormed the entire Herd with Ivermectin.
 - We deworm quarterly, the next treatment will be AUG 2019

R-Ranch Stable Report

JULY 2019

Equine Care continued:

❖ Vaccine: (Due again OCT 2019)

- We administered the 5-Way Semi-annual Vaccine to all our horses on APR 4st, 2019 and the West Nile Vaccine on APR 11th, 2019. This protects them from:
 - Eastern Equine Encephalitis (EEE).
 - Western Equine Encephalitis (WEE).
 - Tetanus.
 - Rhino (EHV 1 & 4).
 - Influenza.
 - West Nile virus.

❖ Farrier / Hoof Care:

- Our interval between shoeing is about six to seven (6-7) weeks. We currently have five (5) horse we are able to keep barefoot. I've attached the Horseshoeing List as Encl-2.

❖ Vet:

- The Herd as a whole is in good health. We've gotten most of the Rain Rot and Pastern dermatitis under control. Currently there are no significant injuries or illnesses.
- As expected due to extended periods of wet weather then high temps we are developing a few foot issues.

Herd development/training:

- Our herd count remains at 28. (See Encl-1 Horse Roster & Ride Times).
- As a whole our herd continues to do well. We have pushed to bring our newer horses on line. Presley and Troy have been doing a wonderful job working with them.
- We were able to find a nice home for Leia. As reported last month she just wasn't working out well for us.
- We purchased Levi a 6 y/o Gelding. We already have him on line. I currently have him rated as an Intermediate level horse until we determine it is appropriate to down grade him.

R-Ranch Stable Report

JULY 2019

Rider & Pass #s:

2019					2014-2018 Average (5-Year Ave.)								
Month	Month Riders	Month Passes	Year Riders	Year Passes	TREND				Month	Month Riders	Month Passes	Year Riders	Year Passes
					MR	MP	YR	YP					
JAN	61	2	61	2					JAN	119	16	119	16
FEB	64	0	125	2					FEB	104	11	202	24
MAR	177	26	302	28					MAR	156	21	370	45
APR	215	40	517	68					APR	353	53	721	98
MAY	236	21	753	89					MAY	311	45	1037	143
JUN	291	33	1,044	122					JUN	344	50	1380	194
JUL	368	46	1,412	168					JUL	499	70	1879	264
AUG									AUG	261	26	2111	290
SEP									SEP	309	40	2386	333
OCT									OCT	287	38	2664	411
NOV									NOV	237	32	2902	443
DEC									DEC	62	5	2968	448

KEY	
	: Above Average
	: Equal to Average
	: Below Average

R-Ranch Stable Report

JULY 2019

Trail Status:

Western Sector (8)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Ridge Loop			
Ridge			
Cotton			
Gary's Loop			Recently Cleared
Waterfall			Cleared 2.5-3 Miles of Extensive tree damage
Knee Knocker			
Indian Mound			
Wild Turkey			
Eastern Sector (13)			
Trail Name	Status	Last Ridden / Cleared	Remarks
High Meadow			
Satterfield			
Jarad			
Burnt Out			
RV-7 Bypass			
Nemo			
Crystal			
Pennywise			
Nickum's Blunder			
Rustic; Outer & Inner Loops			
Archery			Fallen Trees
Wagon Wheel			Fallen Trees
Upper Creek Side			We need to fill a few holes
Southern Sector (6)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Rainbow			Due to Island Project
Ed Owen			> 2 Weeks since last Ridden / Cleared
Tire Tree			> 2 Weeks since last Ridden / Cleared

R-Ranch Stable Report

JULY 2019

Gooch Gap			
Piano			
Lake			> 2 Weeks since last Ridden / Cleared

KEY:

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

Key:

- GATC = Georgia Appalachian Trail Club
- IVO = In vicinity of
- NSTR = Nothing significant to report
- OOA = On or about
- TBD = To be determined

Enclosures:

- Encl-1: Horse Roster (recommend "By Herd" tab/sheet).
- Encl-2: Farrier List (2017)
- Encl-3: Jr. Wrangler Report

Horse Roster, Max-WGT and Ride Times

Status			Horse Info					Ride Times				As of: JUL 31, 2019		
PR	S	In	(2)	Corral:		Age	WGT	WL	9:00	10:30	12:00	1:30	Corral:	(3)
			1	Klinger	G	29	1,033	135					Klinger	1
			2	Frodo	G	25 +	1,280	219					Frodo	2
PR	S	In	(6)	<i>Beginner:</i>					9:00	10:30	12:00	1:30	<i>Beginner:</i>	(6)
			3	Captain	G	20	1,065	184					Captain	3
			4	Cash	G	19	959	162					Cash	4
			5	Jake	G	10	1,149	210					Jake	5
			6	Leo	G	15	1,320	243					Leo	6
			7	Leonardo	G	13	1,070	194					Leonardo	7
			8	Rain	F	12	779	138					Rain	8
PR	S	In	(12)	<i>Intermediate:</i>					9:00	10:30	12:00	1:30	<i>Intermediate:</i>	(12)
			9	Cooley	G	15	1,140	207					Cooley	9
			10	Dakota	G	14	1,017	185					Dakota	10
			11	Fancy	F	15	965	169					Fancy	11
			12	Fancy-Girl	F	19	965	163					Fancy-Girl	12
			13	Feather	F	14	1050	192					Feather	13
			14	Jeb	G	12	1,098	197					Jeb	14
			15	Levi	G	6	950	155					Levi	15
			16	Nugget	G	16	970	173					Nugget	16
			17	Pita	F	13	617	113					Pita	17
			18	Scarlett	F	19	1,398	243					Scarlett	18
			19	Spirit	G	20	765	133					Spirit	19
			20	Tonka	G	19	1,000	181					Tonka	20
PR	S	In	(7)	<i>Experienced:</i>					9:00	10:30	12:00	1:30	<i>Experienced:</i>	(7)
			21	Chilli	F	17	1,080	199					Chilli	21
			22	Cougar	F	18	1,030	177					Cougar	22
			23	Dodge	G	21	870	149					Dodge	23
			24	Ed	G	22	1,017	186					Ed	24
			25	Pickles	G	15	1,183	219					Pickles	25
			26	Samson	G	10	1290	228					Samson	26
			27	Scoot	G	12	969	170					Scoot	27
PR	S	In	(2)	<i>Offline:</i>					9:00	10:30	12:00	1:30	<i>Offline:</i>	(2)
			28	Queenie	F	22	1324						Queenie	28
			29	Skywalker	G	3	770	154					Skywalker	29

As of: AUG 15, 2019

Status	Horse	#	7/4/2019	7/11/2019	7/18/2019	7/25/2019	8/1/2019	8/8/2019	8/15/2019	8/22/2019	8/29/2019
	Captain	1	2-WK	3-WK	4-WK	70	1-WK	2-WK	3-WK		
	Chili	2	5-WK	70	1-WK	2-WK	3-WK	4-WK	70		
	Ed	3	4-WK	5-WK	6-WK	70	1-WK	2-WK	3-WK		
	Fancy	4	1-WK	2-WK	3-WK	4-WK	5-WK	70	1-WK		
	Feather	5	2-WK	3-WK	4-WK	5-WK	3-WK	4-WK	2-WK		
Barefoot	Frodo	6	7-WK	30	1-WK	2-WK	1-WK	2-WK	3-WK		
Barefoot	Jake	7	1-WK	2-WK	3-WK	70	1-WK	2-WK	4-WK		
	Klinger	8	9-WK	10-WK	30	1-WK	2-WK	3-WK	4-WK		
	Leonardo	9	7-WK	70	1-WK	2-WK	3-WK	4-WK	5-WK		
	Levi	10	3-WK	4-WK	70	1-WK	2-WK	3-WK	4-WK		
	Pickles	11	3-WK	4-WK	5-WK	6-WK	70	1-WK	2-WK		
Barefoot	Pita	12	11-WK	12-WK	13-WK	14-WK	30	1-WK	2-WK		
Barefoot	Queenie	13	6-WK	30	1-WK	2-WK	3-WK	4-WK	5-WK		
Barefoot	Skywalker	14	5-WK	6-WK	30	3-WK	1-WK	2-WK	3-WK		
Barefoot	Spirit	15	30	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK		
	Cash	16	2-WK	3-WK	4-WK	5-WK	70	1-WK	2-WK		
	Cooley	17	4-WK	5-WK	6-WK	7-WK	70	1-WK	2-WK		
	Cougar	18	2-WK	3-WK	4-WK	5-WK	70	1-WK	2-WK		
	Dakota	19	2-WK	3-WK	4-WK	5-WK	70	1-WK	2-WK		
	Dodge	20	70	1-WK	2-WK	3-WK	70	1-WK	2-WK		
	Fancy-Girl	21	1-WK	2-WK	3-WK	4-WK	5-WK	70	1-WK		
	Jeb	22	2-WK	3-WK	4-WK	70	1-WK	2-WK	3-WK		
	Leo	23	2-WK	3-WK	70	1-WK	2-WK	3-WK	4-WK		
	Nugget	24	3-WK	4-WK	70	1-WK	2-WK	3-WK	4-WK		
	Rain	25					70	1-WK	2-WK		
	Samson	26	6-WK	7-WK	8-WK	9-WK	70	1-WK	2-WK		
	Scarlett	27	90	1-WK	2-WK	3-WK	4-WK	5-WK	70		
	Scout	28	1-WK	2-WK	3-WK	4-WK	5-WK	70	1-WK		
Barefoot	Tonka	29	3-WK	4-WK	5-WK	6-WK	7-WK	8-WK	9-WK		
Total:			Carried Fwd	\$190 BF	\$270.00	\$280.00	\$660	\$210	\$870 BF		
			Carried Fwd	\$390.00	\$270.00	\$280.00	Carried Fwd	Carried Fwd	Carried Fwd	\$1,090.00	

Key 1:

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

Key 2:

: Projected for Farrier / Monitor
: Scheduled for Farrier / Shod

Jr. Wrangler Report
July 2019

Overview:

On July 6th the stable hosted the 4th, 2019 session of Junior Wrangler. During this session 23 of our wranglers learned necessary skills in coping with, "What to do when things don't go right." All left knowing that they could read horse expressions, move a horse off of them, bail off a horse, and steer a horse out of danger. This being said, the program could not have been a success, if not for our volunteers, Marybeth and Eric Watson.

For each station kids were divided and rotated around the different activities. The first activity, led by Genia Sutton was teaching the kids how to react to horses on the ground. Noticing subtle body language, and facial expressions is an extremely valuable skill for our Wranglers to have. To teach this, students were divided into pairs. One child would hide behind a curtain with a photo of a horse performing a certain behavior. Once the curtain dropped, the other child would have to react to that emotion properly. Finally, in this station children were given the opportunity to pretend like a horse stepped on them, and were taught how to properly shift a horses weight to save their toes.

The Wranglers then shifted to their next activity, which was steering a horse away from hazardous obstacles. This was accomplished by again pairing up wranglers, and blindfolding one. The blind then became the horse, and had to be steered by his rider; who was behind him holding reins attached to the child's hands. This event was hosted by our volunteers Marybeth and Eric Watson.

After the obstacle course was completed students rotated to the riding arena. Here they were instructed on one of the most crucial skills in riding... falling off properly. After watching a small demonstration on how to land safely, and how to bail properly, each student was able to get on a horse and try it for themselves. Older kids were able to bail landing on ground, while younger kids were able to perform a rescue bail by falling into an adult.

To close out the day, Wranglers got the opportunity to spot wrong doings and unsafe practices. All unsafe techniques were demonstrated by an adult wrangler while children were able to act as the safety coach and correct the bad habits.

After fun day, snacks were provided by Makema Pacpac, bandanas were decorated, and any questions were answered.

Presley Sutton
Wrangler and Jr. Wrangler Coordinator

Sales & Marketing Report

Jul 2019

Sales:

New Sales – 1

YTD Total – 9

Transfers – 7

YTD Total – 26

In the pipeline:

New Sales – 0

Transfers – 4

Marketing:

- We will get back heavy into the Marketing once we bring in our new Manager.
- I believe the marketing committee is supposed to have a conference call in August.
- Need to find out about RV show in September

August 2019 Board Meeting - Lodge

July Income for 2019	
Wedding Cash Accounting	\$3,450
Events Cash Accounting	\$2,413
Misc. Cash Accounting	\$0
Total Income for July 2019	\$5,863

Total Expenses for July 2019	\$5,292
Income - Expenses =	\$571

Total Value of Weddings in 2019	
Total Budgeted Value of 2019 Weddings Projected	\$85,500
Total Value of 2019 Weddings already Booked	\$67,520
Total amount yet to book	\$17,980 <i>(Equivalent of 2 weddings)</i>

Total Value of Events in 2019	
Total Budgeted Value of 2019 Events Projected	\$10,000
Total Value of 2019 Events already Booked	\$12,505
Total Value of 2019 Pavillion rental	\$625
Amount booked to date	\$3,130

Contact Summary

Contacts:		
	31	Emails
	15	R-Ranch Web Site
	6	Here Comes the Guide
	10	Wedding Wire
	0	Wedding Spot
	0	Wedding Planner
	0	The Knot
	0	Referred by Friend
	0	Phone Calls
	0	Facebook

Of the contacts:	
29	Weddings
1	Baby Shower
1	Graduation Party
31	Total

Of the dates requested:			
	21	dates were available	
	10	dates were not available	
	0	dates have not yet been chosen	
	31	Total	

Tours Generated:	5 Tours		
Source:	3 RRanch Web, 1 HCTG, 1 Direct Email		
Status of Tours:	0 Booked	5 In Consideration	

2019 Event Summary			Source of Wedding/events	
Weddings	15	3 owner weddings, 12 non owner weddings	RR Web	5
Events	14	(8 community)	Wedding Exp	2
RR Events	16	(16 Non-Revenue Owner Events)	HCTG	2
Pavillion rental	4	To Date: Total Value of Revenue projected: \$85425	Owner	3
<i>The R-Ranch non-revenue events are:</i>			Phone	2
Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend			Community	
, Memorial Day, Independence , Labor Day, Lottery, Owner's Weekend Oct, Valentine, St. Patty,			Wedding Wire	1
Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party, July 4th				
<i>R-Life parties will be in conjunction with R Ranch Holidays</i>			Total	15

2020 Event Summary			Source of Wedding/events	
Weddings	3	(1/4/2020 and 6/13/2020), (10/10/2020)	RR Web	1
Events	1	(1 Phi Mu repeat community event)	Cham.Expo	
RR Events		(16 Non-Revenue Owner Events)	HCTG	1
	4	To Date: Total Value of Revenue pro \$9,200	Owner	
<i>The R-Ranch non-revenue events are:</i>			Phone	1
Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend,			Community	1
, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct,			Wedding Wire	
Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party				
<i>R-Life parties will be in conjunction with R-Ranch Holidays</i>			Total	4

Front Office Monthly Report July 2019

RESERVATIONS

Adopted cabins: 36

Reservations for Cabins: 216

Chapel Hill: 50

Cottage: 13

Duplex: 40

Singles: 53

Adopted RV sites: 108

Reservations for RV: 273

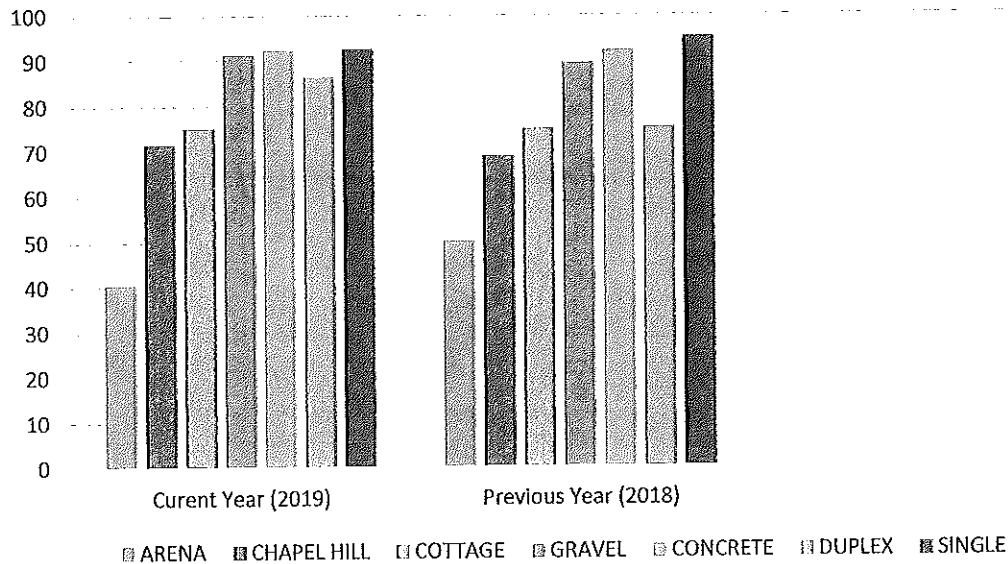
RV Gravel Sites: 176

RV Concrete Sites: 97

OCCUPANCY

JULY DATES	ARENA	CHAPEL HILL	COTTAGE	RV GRAVEL	RV CONCRETE	DUPLEX RAINBOW	SINGLE RAINBOW
JULY 5-6	75%	92%	100%	100%	100%	100%	100%
JULY 12-13	25%	65%	67%	92%	96%	85%	90%
JULY 19-20	29%	67%	33%	85%	88%	90%	95%
JULY 26-27	33%	62%	100%	88%	85%	70%	85%

MONTHLY AVERAGES BY YEAR



Front Office Monthly Report July 2019

CURRENT ISSUES

- The front entrance gate is currently inoperable, which presents certain problems with physical security and accountability. Some owners have reported possible unauthorized people at the pool. This problem was partially rectified by the requirement for wrist bands during the August Luau.
- The departure of Ariel from the Front Office has caused some scheduling and manpower issues. A new part time employee started work on 1 August, with a second part timer projected to start in mid-late August.
- We are currently working to secure a new Non-Consensual Towing contract. Several local companies have declined to contact with the Ranch due to the relatively high cost/low benefit of towing and storing older campers.
- Increase in unannounced pool parties has created some issues for the Front Office.

Housekeeping Report July 2019

We cleaned 13 Cottages, 56 Single, 47 Duplex, 39 Chapel Hill cabins for a total of 155 cabins cleaned this month.

We continue to spray for the carpenter bees upon arrival every week.

We have had a burst pipe in 1600 and a water heater pipe issue requiring extra care when cleaning this month.

We continue to change out blinds for curtains in Rainbow

Fire Weather Red Flags

- RH at 30% or lower.
- Winds greater than 10 MPH at 20ft level.
- Lack of rainfall in the last week time.
- Approaching Weather fronts.
- Spotting outside of the fire lines.



Firewise tips checklist

FIREWISE TOOLKIT

→→ FIREWISE / TIPS FOR HOMEOWNERS



- Clear leaves and other debris from gutters, eaves, porches and decks. This prevents embers from igniting your home.
- Remove dead vegetation from under your deck and within 10 feet of the house.
- Remove anything stored underneath decks or porches.
- Cover exterior attic vents with metal wire mesh no larger than 1/8 inch to prevent sparks from entering the home.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Wildfire can spread to tree tops. If you have trees on your property, prune so the lowest branches are 6 to 10 feet from the ground.
- Keep your lawn hydrated and maintained. If it is brown, cut it down to reduce fire intensity. Dry grass and shrubs are fuel for wildfire.
- Don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- Inspect shingles or roof tiles. Replace or repair those that are loose or missing to prevent ember penetration.
- Enclose under-eave and soffit vents or screen with metal mesh to prevent ember entry.
- Remove flammable materials (firewood stacks, propane tanks, dry vegetation) within 30 feet of your home's foundation and outbuildings, including garages and sheds. If it can catch fire, don't let it touch your house, deck or porch.





Benefits of Prescribed Fire

Hazardous fuel reduction

Forest fuels accumulate rapidly in pine stands and pose a serious threat from wildfire. Prescribed fire is the most practical way to reduce dangerous accumulation of combustible fuels. Wildfires that burn in areas where fuels have been reduced by prescribed fire cause less damage and are much easier to control.

Wildlife habitat improvement

Prescribed fire is highly recommended for wildlife habitat management where loblolly, shortleaf, longleaf, or slash pine is the primary over story species. Periodic fire tends to favor under story species that provide browse for wildlife. Deer, dove, quail, and turkey are some of the game species that benefit from prescribed fire.

Insect and disease control

Prescribed fire is the most effective and practical means of controlling brown spot disease in longleaf pine seedlings and cone insects such as the white pinecone beetle.

Aesthetic appearance enhancement

Prescribed fire improves recreation and aesthetic values by increasing occurrence and visibility of flowering annuals and biennials and maintains open spaces for vistas.

Native vegetation improvement

Use of prescribed fire encouraging the new growth of native vegetation and maintaining the many plant and animal species whose habitats depend on periodic fire.

Grazing improvement

Prescribed fire improves grazing in open pine stands on the Coastal Plain by increasing availability, palatability, quality, and quantity of grasses and forbs.

