

**R-Ranch Owner's Association
Board of Directors
Monthly Board Meeting
February 19, 2011**

I. CALL TO ORDER

The regular monthly meeting of the R-Ranch Owners Association Board of Directors was called to order on February 19, 2011 at 9:30 a.m. by the President, Larry Blaze.

Board of Directors Present At Meeting

Board members present at the meeting included: Larry Blaze, Brenda Harned, Richard Duceatt, Fawn Howell, Alex Griffin, Chris McKemie, Don Hyatt, Gary Harden, and Lisa Richards.

R-Ranch Owners Present At Meeting

R-Ranch Owners who attended the meeting included: Katherine McHan, Ann Burks, Karen Meadows, Diane Hyatt, Christy Griffin, Barbara & Cullen Brown, and Mindy Keheley. (See attached sign in sheet)

II. OPENING PRAYER

Chris McKemie led the meeting in an opening prayer.

III. APPROVE/AMEND AGENDA

Larry Blaze asked if there were any amendments to the Agenda. Richard Duceatt asked to add Bathhouses to Old Business. Fawn Howell stated that Old Business would now be item VI of the Agenda and Bathhouses would be added as item a. under Old Business. New Business would now be item VII on the Agenda. Gary Harden made the motion to approve the Agenda as amended. Alex Griffin seconded the motion and the motion was carried. (See attached Agenda).

IV. READING/ACCEPTING MINUTES

Larry Blaze asked the B.O.D. if everyone had received a copy of the minutes from the November 20, 2010 Board meeting. Gary Harden made the motion to suspend the reading of the Minutes from the November 20, 2010 meeting. Richard Duceatt seconded the motion and the motion carried. Richard Duceatt made the motion to approve the November 20, 2010 Minutes as written. Chris McKemie seconded the motion and the motion was carried.

V. REPORTS

a. Financial – Sharon Caldwell

Sharon Caldwell reviewed the End of Year (December 31, 2010) Financials with the B.O.D. (See Attached). She also presented the Peachtree Customer Account Status/Unit Status (See Attached). There are presently 942 Active Owners compared to last year's 961 Active Owners. Sharon Caldwell also presented the Balance Sheet, the Budget Comparison Report, and the Operating Variance Report dated January 31, 2011 (See Attached).

Lisa Richards then informed the B.O.D. that R-Ranch taxes for 2010 are ready to be sent to the CPA firm. She told the B.O.D. that Sharon Caldwell is working on the property tax and easements. She is hopeful that R-Ranch will be able to obtain a Conservation Easement which will save R-Ranch money in property taxes. She also stated that R-Ranch will again dispute the tax assessment this year.

b. R-Ranch Grounds Report – Steve Corbin

Steve Corbin presented his monthly Grounds Report to the R-Ranch Board of Directors. Steve informed the B.O.D. that due to the bad weather, his team has been working on equipment repairs. These repairs included repairing the manure spreader and painting the horse trailer, along with other equipment repairs. R-Ranch purchased a new tractor that included a V-Rake that enables us to rake eighteen feet of hay rather than the previous equipment's maximum of eight feet of hay. Steve also informed the B.O.D. that his maintenance crew has been upgrading the power boxes to true 50 AMP service in RV 5. Sharon stated that R-Ranch would be upgrading several sites at a time until all sites are upgraded. Steve Corbin stated that they are still doing roadwork. He informed the B.O.D. that H&H Paving Contractors would be returning to R-Ranch to repave the road between the barn and Crystal Lake when the weather warms up.

Lisa Richards stated that Tim Wingo wanted the B.O.D. informed about his decision to use chicken litter as a fertilizer this season for R-Ranch pastures. This fertilizer will save R-Ranch approximately \$8,000.

Larry Blaze asked Steve about the repairs to the Treatment Plant. Steve informed the B.O.D. that they had obtained the parts necessary and the Treatment Plant was running well. Larry Blaze then asked for an update on the Dee-Dee House. Steve informed the B.O.D. that he had installed a dehumidifier, made ceiling repairs and bleaching to remove mold, and replaced screws in the roof. His team will continue to make repairs to the ceiling to remove mold, and will be sealing the inside walls and ceiling to prevent any further mold. They will soon be adding downspouts to the house and grading to keep water away from the house. He recommends adding central heat and air conditioning to the home after repairs are made. Steve also informed the B.O.D. that Cook's Pest Control had inspected the property and determined that there were no termites in the home.

The B.O.D. asked Steve whether he had obtained bids on the repairs to the chimney at the Lodge. He did not have any bids at this time, however, he would present bids at the next Board Meeting.

c. Committee Reports

- Nominating Committee – Mindy Keheley

Mindy Keheley presented a Mission Statement from the Nominating Committee for the B.O.D.'s approval (See Attached). Fawn Howell made the motion to approve the mission statement as written. Lisa Richards seconded the motion and the motion was carried. Mindy also informed the B.O.D. that her committee had sent e-mail blasts to owners informing them of the upcoming election and asking owners to consider running for the Board of Directors at R-Ranch.

She informed the B.O.D. that there would be an R-Ranch Candidates' Meeting on March 12, 2011 at 10:00 a.m. in the Lodge. She also asked Sharon Caldwell to post signs about the upcoming election in the office and around R-Ranch.

- RV-6 – Mindy Keheley

Mindy Keheley and the R-Ranch B.O.D. discussed the plans for RV 6. After much discussion, it was decided that until the results from the topography are explained in layman's terms, RV 6 project is at a standstill. When R-Ranch is able to obtain the results from the topography, we will have a better understanding of how to move forward with this project. Mindy Keheley and her committee will report back to the B.O.D. when they have more information.

- Marketing Committee – Christy Griffin

Christy Griffin informed the B.O.D. that the RV show was a successful marketing tool for R-Ranch. She thanked Michelle Colbert and Sharon Caldwell for their help getting the display ready for the show. She informed the B.O.D. that the committee members, along with Michelle Colbert, manned the R-Ranch booth during the RV show. She stated that R-Ranch obtained 200 names for marketing leads. She also informed the B.O.D. that two of the five "winners" of the R-Ranch ownerships, would be touring R-Ranch this weekend to make a decision on whether to become owners at R-Ranch. Christy also stated that she would have the display available at the April Owners' Meeting.

- Covenants, Bylaws, Policies and Guidelines Committee

Fawn Howell presented the Suggested Changes/Modifications to P&G Document prepared by the C&B, P&G Committee (See Attached). Fawn Howell made the motion to make the changes to Article II – Guests – Section 2.4 as recommended by the Committee. Brenda Harned seconded the motion and the motion was carried. Fawn Howell made the motion to make the changes to Article III – Reservations – Section 3.2 as recommended by the Committee. Gary Harden seconded the motion and the motion was carried. Discussion ensued with the B.O.D. concerning Section 3.4 – Terms of Reservation. The B.O.D. decided to table this recommendation for further consideration. Lisa Richards made the motion to clarify dates of Peak Season (April 1 – November 30) in Section 3.5 – Rainbow Cabin Reservations as requested by the Committee. Alex Griffin seconded the motion and the motion was carried. Discussion with the B.O.D. ensued regarding the other recommendations to Section 3.5. The B.O.D. decided to leave it as written in the P&G. Discussion ensued regarding Section 3.6 – Legal Residence/Homesteading. The B.O.D. decided to make no changes to Section 3.6. Fawn Howell made the motion to make the recommended changes by the Committee to Section 11.8, h. Lisa Richards seconded the motion and the motion was carried. In regard to Section 11.20, the B.O.D. decided to make no changes to the P&G. Discussion ensued regarding the wording for Article XI, Vehicles, Section 11.9, d – Golf Carts and/or other Motorized Vehicles. Brenda Harned made the motion to leave the wording as written in P&G, adding the wording "no tarps of any kind are allowed." Fawn Howell seconded the motion and the motion was carried.

VI. OLD BUSINESS

a. Bathhouses in Chapel Hill – Richard Duceatt

Richard Duceatt updated the B.O.D. on the Bathhouse upgrades. He stated that Bathhouse #1 (Chapel Hill) has been upgraded with tank-less water heaters and a heat pump system. Now both bathhouses in Chapel Hill have been upgraded. Bathhouse #3 (RV 2) is the next bathhouse to be upgraded. This bathhouse already has the tank-less water heaters, but a heat pump system will soon be installed to complete its renovation.

VII. NEW BUSINESS

a. Lawn Care – Sharon Caldwell

Sharon Caldwell presented bids for lawn care at R-Ranch (See Attached). Discussion ensued concerning lawn care for the upcoming season. Sharon Caldwell informed the B.O.D. that Premier Land Care agreed to discount an additional \$200 per month if R-Ranch would sign a two year contract. More discussion ensued, and Lisa Richards made the motion to contract with Premier Land Care for a two year period and receive the \$200 per month discount. Fawn seconded the motion and the motion was carried. The B.O.D. asked Sharon Caldwell to negotiate with Premier for R-Ranch to receive two more cuttings during the mowing season extending the contract through October.

b. House Keeping – Sharon Caldwell

Sharon Caldwell discussed with the B.O.D. the need to hire temporary seasonal help during the peak season at R-Ranch. Sharon did not want to hire contracted labor as R-Ranch has in the past. She would like to hire one to two temporary employees during the peak season. The work campers would continue to perform housekeeping duties as well. Sharon explained that these temporary employees would not work full time hours. Discussion ensued and the B.O.D. asked Sharon to give an update next month on the progress of obtaining seasonal help for housekeeping.

c. Lodge Carpet – Richard Duceatt

Richard Duceatt asked Wendy Wood to present bids and carpet samples for the B.O.D.'s consideration (See Attached). Discussion ensued with the B.O.D. regarding new carpet and the refinishing of the hardwood dance floor. After perusing the bids and samples presented, Richard Duceatt made the motion to accept the bid from Carpet and Hardwood by Chumley in the amount of \$2,164.00 to refinish the dance floor. Lisa Richards seconded the motion and the motion was carried. Then Richard Duceatt made the motion to re-carpet the Lodge and Board Room with Sampson and Delila #78702 from the bid #RRANCH2-001 with Dalton Carpet One in the estimated amount of \$9,203.40. Lisa Richards seconded the motion and the motion was carried.

d. Elections – Brenda Harned

Brenda Harned presented to the B.O.D. the idea of foregoing the CPA firm and opting to appoint an R-Ranch Elections Committee, through the Nominating Committee, to count the ballots for the 2011 election. This could save R-Ranch \$2,000-\$3,000. Discussion ensued and it was determined that R-Ranch would continue using the services of a CPA firm to count ballots.


VIII. ADJOURN MEETING

Larry Blaze announced that the next regular monthly meeting will be held on March 19, 2011 at 9:30 a.m. in the R-Ranch Garden Room. Richard Duceatt made the motion to adjourn the meeting. Lisa Richards seconded the motion and meeting was adjourned at 12:49 p.m.

Respectfully submitted,

Fawn E. Howell
Secretary

Approval Date 3/19/11

Fawn E. Howell 

R-Ranch Owner's Association
Board of Directors
Monthly Board Meeting
Agenda
February 19, 2011, 9:30am

- I. Call to Order
- II. Opening Prayer
- III. Approve / Amend Agenda
- IV. Read/Accept Minutes
- V. Reports
 - a. Financial Report - Sharon Caldwell/Lisa Richards
 - b. Ground Report – Steve Corbin
 - c. Committee Reports
- VI Old Business
 - a. Bath Houses - Richard Duceatt
- VII New Business
 - a. Lawn Care – Sharon Caldwell
 - b. House Keeping – Sharon Caldwell
 - c. Lodge Carpet – Richard Duceatt
 - d. Elections – Brenda Harned

Executive Session

- VIII. Adjourn Meeting

Feb. 19, 2011 Monthly Board Meeting

Owner #	Name
1154	Katherine Mc Han
1132	ANN BARKS
0134	Karen Hutchins
0391	Deane Hyatt
1800	Christy Griffin
0568	Barbara + Cullen Brown
0599	Mindy Keholey

R-Ranch In The Mountains Association
Balance Sheet
December 31, 2010

ASSETS

Current Assets		
Petty Cash	\$ 200.00	
Register Cash	300.00	
Operating Bank Account	90,047.84	
Payroll Bank Account	332.81	
Lodge/Event Bank Account	45,781.98	
Cabin Project Bank Account	50,865.97	
Stable Project Bank Account	13,689.45	
Property Tax Escrow Bank Acct	15,240.66	
RV Project Bank Account	98,854.33	
Rainbow Dam / Legal Account	274,428.84	
Infrastructure Bank Account	9,417.20	
Accounts Receivable	218,245.68	
Prepaid Expenses	197.08	
Total Current Assets		817,601.84
Property and Equipment		
Furniture and Fixtures	82,992.71	
Vehicles	54,133.50	
Machinery & Equipment	191,524.11	
Horses & Sports Equipment	63,339.16	
Buildings & Land Improvements	652,246.81	
Accumulated Depreciation	(534,129.10)	
Total Property and Equipment		510,107.19
Other Assets		
Unsold Ranch Memberships	90,000.00	
Dam Consulting in Progress	27,737.35	
Prepaid Assessments	(10,063.62)	
Total Other Assets		107,673.73
Total Assets	\$	1,435,382.76

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$ 26,204.19	
Lodge Reserve	5,712.14	
RV Reserve	16,000.00	
Refundable Deposits	750.00	
Property Tax Payable Real	6,000.00	
Accrued Property Insurance	9,000.00	
Total Current Liabilities		63,666.33
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		63,666.33
Capital		
Undesignated Net Assets	1,135,774.03	
Designated Assets	235,942.40	

Unaudited - For Management Purposes Only

R-Ranch In The Mountains Association
Balance Sheet
December 31, 2010

Total Capital	<u>1,371,716.43</u>
Total Liabilities & Capital	\$ <u><u>1,435,382.76</u></u>

R-Ranch In The Mountains Association
Budget Comparison Report
For the Twelve Months Ending December 31, 2010

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Ice Sales	\$ 68.00	\$ 50.00	18.00	\$ 4,414.55	\$ 360.00	4,054.55
Donations	0.00	0.00	0.00	(22,722.14)	0.00	(22,722.14)
Lodge Reserve Income	(4,448.86)	0.00	(4,448.86)	48,908.32	24,000.00	24,908.32
RV Reserve Income	(14,250.36)	19,459.00	(33,709.36)	46,999.72	59,694.00	(12,694.28)
RV 6 Reserve Income	17,100.00	0.00	17,100.00	36,575.00	0.00	36,575.00
Cabin Reserve Income	375.79	1,331.00	(955.21)	52,476.25	9,754.00	42,722.25
Stable Reserve Income	(374.58)	25.00	(399.58)	13,389.45	900.00	12,489.45
Infrastructure Reserve Incom	1,084.57	1,040.75	43.82	9,417.20	4,974.60	4,442.60
Propane Sales	1,217.97	150.00	1,067.97	8,982.38	1,080.00	7,902.38
Souvenir Sales	54.00	50.00	4.00	2,267.00	200.00	2,067.00
Rodeo Income	0.00	0.00	0.00	25,534.82	500.00	25,034.82
Rodeo T-Shirts	0.00	60.00	(60.00)	3,565.55	420.00	3,145.55
Sales & Transfers Income	0.00	0.00	0.00	2,900.00	0.00	2,900.00
Ownership Sales Income	900.00	1,000.00	(100.00)	3,900.00	5,000.00	(1,100.00)
Ownership Transfer Income	50.00	250.00	(200.00)	1,213.00	1,000.00	213.00
Pet Fees	60.00	0.00	60.00	290.00	0.00	290.00
Gate Cards	10.00	0.00	10.00	85.00	0.00	85.00
Owner Fines & Fees	(25.00)	25.00	(50.00)	395.70	100.00	295.70
Membership dues	(534.20)	0.00	(534.20)	1,049,622.0	543,000.00	506,622.08
Owner Event Donations	0.00	0.00	0.00	2,289.65	300.00	1,989.65
Cabin Adoption Donation	0.00	0.00	0.00	0.00	(2,600.00)	2,600.00
Miscellaneous Income	58.00	250.00	(192.00)	12,745.87	77,000.00	(64,254.13)
Crosswinds Income	0.00	0.00	0.00	25,000.00	58,866.64	(33,866.64)
Crosswind Income - Legal	(262.94)	0.00	(262.94)	23,145.28	0.00	23,145.28
Crosswind Income - Dam	163.38	0.00	163.38	251,020.62	0.00	251,020.62
Application Fees	0.00	0.00	0.00	3,950.00	0.00	3,950.00
RV Electric Reimbursement	0.00	0.00	0.00	29,749.78	6,000.00	23,749.78
Cabin Electric Reimburseme	0.00	0.00	0.00	6,813.11	1,900.00	4,913.11
Electric Usage Reimburseme	745.00	1,005.00	(260.00)	20,653.49	6,782.50	13,870.99
RV Moves	265.00	200.00	65.00	2,780.00	1,000.00	1,780.00
Interest Income	7.09	150.00	(142.91)	196.65	600.00	(403.35)
Late Fees & FC Income	5,164.00	1,700.00	3,464.00	57,603.81	6,800.00	50,803.81
Vending Income	0.00	0.00	0.00	333.00	0.00	333.00
Children Rights	0.00	0.00	0.00	850.00	500.00	350.00
Total Revenues	7,426.86	26,745.75	(19,318.89)	1,725,345.1	808,131.74	917,213.40
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	7,426.86	26,745.75	(19,318.89)	1,725,345.1	808,131.74	917,213.40
Expenses						
Property Insurance / WC	4,583.30	4,500.00	83.30	58,305.18	53,200.00	5,105.18
Personal Property Tax Expen	0.00	0.00	0.00	85.46	0.00	85.46
Computer & Program Expens	49.99	435.00	(385.01)	4,392.03	3,840.00	552.03
Property Taxes	(5,521.71)	6,000.00	(11,521.71)	88,927.36	89,500.00	(572.64)
Sales & Transfers Expense	311.44	339.00	(27.56)	1,569.37	1,582.00	(12.63)
Bad Debt Expense	254,135.86	218,000.00	36,135.86	254,135.86	218,000.00	36,135.86
Accounting Fees	4,562.00	0.00	4,562.00	14,707.00	9,800.00	4,907.00
Legal Fees	0.00	0.00	0.00	25,050.44	10,000.00	15,050.44
Bank / Merchant Fee Expens	764.72	350.00	414.72	12,827.73	8,350.00	4,477.73
Business Fee/Dues/Subscript	11.95	10.00	1.95	3,255.05	1,040.00	2,215.05
Bereavement Expenses	0.00	75.00	(75.00)	100.00	325.00	(225.00)
Ice	0.00	50.00	(50.00)	2,873.06	750.00	2,123.06

For Management Purposes Only

R-Ranch In The Mountains Association
Budget Comparison Report
For the Twelve Months Ending December 31, 2010

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Souvenirs	0.00	0.00	0.00	2,528.83	700.00	1,828.83
Electricity	12,540.46	9,000.00	3,540.46	152,680.70	116,000.00	36,680.70
Propane	4,099.35	11,000.00	(6,900.65)	46,666.28	24,400.00	22,266.28
Office Expense	751.39	500.00	251.39	5,452.14	4,800.00	652.14
Keys & Locks	60.00	25.00	35.00	127.71	100.00	27.71
Telephone Expense	919.66	950.00	(30.34)	11,272.24	11,800.00	(527.76)
Communication/Radio Expe	384.29	386.00	(1.71)	5,193.54	1,544.00	3,649.54
Postage and Shipping Expens	898.00	150.00	748.00	5,928.62	7,150.00	(1,221.38)
Equipment Rental Expense	60.22	75.00	(14.78)	1,073.50	300.00	773.50
Maintenance Tools	639.67	100.00	539.67	2,629.81	400.00	2,229.81
Printing / Copying Expense	609.45	400.00	209.45	7,013.56	6,680.00	333.56
Building Office/Maint Repair	17.08	100.00	(82.92)	993.44	4,000.00	(3,006.56)
Rainbow & CH Cabin Repair	242.51	650.00	(407.49)	2,722.15	2,500.00	222.15
Owner Cottage Repair Expen	0.00	50.00	(50.00)	606.03	1,600.00	(993.97)
Cabin BathHouse Repair Exp	0.00	25.00	(25.00)	535.46	500.00	35.46
RV Bathhouse Repair Expen	0.00	50.00	(50.00)	854.95	1,000.00	(145.05)
RV Area Repair Expense	12.82	50.00	(37.18)	1,497.49	1,200.00	297.49
Stable Repair Expense	0.00	0.00	0.00	361.01	2,400.00	(2,038.99)
Lodge Repair Expenses	129.02	100.00	29.02	3,200.93	7,200.00	(3,999.07)
Pool Chemicals	0.00	800.00	(800.00)	7,850.65	7,200.00	650.65
Pool Expense	0.00	0.00	0.00	1,376.47	500.00	876.47
CBI Expense	0.00	0.00	0.00	2,414.73	400.00	2,014.73
Sewer Treat. Plant Expenses	502.86	25.00	477.86	1,076.92	100.00	976.92
Water Treatment Repair Exp	0.00	125.00	(125.00)	2,547.30	250.00	2,297.30
Water Testing Fee Expense	0.00	0.00	0.00	3,967.00	4,000.00	(33.00)
Cleaning Svc / Supply Expen	2,953.00	700.00	2,253.00	40,351.95	7,900.00	32,451.95
Payroll Tax Expense	3,643.32	6,000.00	(2,356.68)	48,743.55	38,800.00	9,943.55
Payroll Expense	66,690.01	48,000.00	18,690.01	411,153.50	444,000.00	(32,846.50)
Health Insurance Expense	(14,907.20)	2,400.00	(17,307.20)	40,939.96	34,600.00	6,339.96
Lawn Service Expense	0.00	0.00	0.00	25,800.00	6,500.00	19,300.00
Fence / Pasture Expense	0.00	0.00	0.00	3,235.00	0.00	3,235.00
Farrier Expense	1,180.00	1,050.00	130.00	9,975.00	8,550.00	1,425.00
Feed	379.00	450.00	(71.00)	3,163.34	2,600.00	563.34
Vet Fees/Medicine Expense	0.00	300.00	(300.00)	6,757.86	8,300.00	(1,542.14)
Stable Expense	1,760.53	410.00	1,350.53	8,189.94	5,512.32	2,677.62
Collection Expense	0.00	200.00	(200.00)	987.00	800.00	187.00
Vehicle & Truck Expense	0.00	25.00	(25.00)	2,786.75	2,100.00	686.75
Miscellaneous Expense	266.26	150.00	116.26	2,881.59	8,600.00	(5,718.41)
Trash Removal	800.83	800.00	0.83	11,176.45	8,600.00	2,576.45
Pest Control Services Termit	510.75	210.00	300.75	2,983.30	2,560.00	423.30
Grounds/Property Repair Exp	0.00	50.00	(50.00)	1,638.66	200.00	1,438.66
Road Repair Expense	0.00	0.00	0.00	611.71	5,400.00	(4,788.29)
Fuel - Ranch Equipment	1.08	500.00	(498.92)	13,080.47	9,900.00	3,180.47
Maintenance Vehicle Repair	1,294.64	200.00	1,094.64	5,141.21	800.00	4,341.21
Ranch Equipment Repair Ex	948.99	0.00	948.99	17,675.46	0.00	17,675.46
Maintenance Supplies Expen	115.81	650.00	(534.19)	4,997.40	7,800.00	(2,802.60)
Security Contract	3,659.64	4,200.00	(540.36)	50,264.15	56,800.00	(6,535.85)
Sales & Marketing Expense	768.50	200.00	568.50	5,588.85	7,200.00	(1,611.15)
Catering Expenses	300.00	0.00	300.00	300.00	0.00	300.00
Owner Events	391.27	1,000.00	(608.73)	5,034.27	2,000.00	3,034.27
Rodeo Expense	0.00	0.00	0.00	29,145.37	225.00	28,920.37
Total Expenses	351,520.76	321,815.00	29,705.76	1,489,402.7	1,272,858.3	216,544.42
Net Income	\$ (344,093.90)	\$ (295,069.25)	(49,024.65)	\$ 235,942.40	\$ (464,726.58)	700,668.98

For Management Purposes Only

**R-Ranch In The Mountains
Operating Variance Report
December 2010**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
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Ice Income	68	50	18	4,415	360	4,055
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The year to date favorable variance is due to ice sales being previously unbudgeted.

Lodge Reserve Income	(4,449)	0	(4,449)	48,908	24,000	24,908
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The monthly unfavorable variance is due to correcting 2009 income. The year to date favorable variance is due to Lodge income previously being unbudgeted.

RV Reserve Income	(14,250)	19,459	(33,709)	47,000	59,694	(12,694)
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variance is due to RV income previously being unbudgeted and RV & RV6 being budgeted together.

RV 6 Reserve Income	17,100	0	17,100	36,575	0	36,575
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The monthly and year to date favorable variances are due to RV 6 income being budgeted with RV Reserve.

Cabin Reserve Income	376	1,331	(955)	52,476	9,754	42,722
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The monthly unfavorable variance is due to repairs and upgrades being done in the cabin bath house.

Stable Reserve Income	(375)	25	(400)	13,389	900	12,489
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The monthly unfavorable variance is due to the purchase of a horse, Max.

Infrastructure Reserve Income	1,085	1,041	44	9,417	4,975	4,443
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The year to date favorable variance is due to consistently adding 5% (net) from the other Reserves which wasn't budgeted.

Propane Sales	1,218	150	1,068	8,982	1,080	7,902
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The monthly favorable variance is due to December being very cold. Owners needed to fill their large tanks for heat. The year to date favorable variance is due to this being previously under budgeted.

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
December 2010**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
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Stable Repair Expense	0	0	0	361	2,400	2,039
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The year-to-date favorable variance is due to repairs and maintenance being postponed until reserves can be built back up.

Lodge Repair Expense	129	100	(29)	3,201	7,200	3,999
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The year-to-date favorable variance is due to some expenses being paid from the reserve account for the Lodge.

Pool Chemicals	0	800	800	7,851	7,200	(651)
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The monthly favorable variance is due to our not purchasing supplies next summer as budgeted. The year-to-date unfavorable variance is due to there being no fluctuations in the budget for the busy season as well as being under budgeted for this expense.

CBI Expense	0	0	0	2,415	400	(2,015)
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This account is no longer used, see Sales & Transfer expense. The year-to-date unfavorable variance is due to only one credit and background check or less being budgeted per month. We have done many more than budgeted due to increased sales.

Cleaning Svc / Supply Expense	2,953	700	(2,253)	40,352	7,900	(32,452)
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The monthly unfavorable variance is due to work campers renegotiating their agreement. The year-to-date unfavorable variance is due to combining both labor for cleaning and cleaning supplies together in one account which were not previously budgeted.

Payroll Tax Expense	3,643	6,000	2,357	48,744	38,800	(9,944)
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The monthly favorable variance is due to budget error. The year-to-date unfavorable variance is due to this expense being under budgeted.

Payroll Expense	66,690	48,000	(18,690)	411,154	444,000	32,847
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The monthly unfavorable variance is due to the year end adjustment for employee contributions to health insurance, which had been incorrectly booked January through June. The year-to-date favorable variance is due to a reduction in the number of positions, employees' contributions toward benefits being doubled and salary cuts.

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
December 2010**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Ownership Sales Income					
900	1,000	(100)	3,900	5,000	(1,100)

The year to date unfavorable variance is due to having a reduced sale price in the earlier part of the year.

Membership Dues					
(534)	0	(534)	1,049,622	543,000	506,622

The monthly unfavorable variance is due to refunds and write offs. The year to date favorable variance is due to billing on an accrual basis vs. a cash basis.

Miscellaneous Income					
58	250	(192)	12,746	77,000	(64,254)

The year to date unfavorable variance is due to our moving income to more specific accounts such as Cabin, RV, Lodge & Stable Reserve accounts. This will continue as we clean up our books.

Crosswinds Income					
0	0	0	25,000	58,867	(33,867)

The year to date unfavorable variance is due to the amount of reimbursement allotted to the operating account for funds used in the litigation process.

Crosswinds Income - Legal					
(263)	0	(263)	23,145	0	23,145

The year to date favorable variance is due to the allotted Crosswinds funds into this account for future legal fees.

Crosswinds Income - Dam					
163	0	163	251,021	0	251,021

The year to date favorable variance is due to the bulk of the Crosswinds money being put into an interest bearing account. The \$163.00 is interest.

Application Fees					
0	0	0	3,950	0	3,950

This account is no longer used. The year to date favorable variance is due to more credit and background checks as well as transfer fees because we now offer the Owner Assist Program and have sold many units.

Electric Usage Reimbursement					
745	1,005	(260)	20,653	6,783	13,871

The year to date favorable variance is this being previously unbudgeted.

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
December 2010**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Late Fees & Finance Charge Income						
	5,164	1,700	3,464	57,604	6,800	50,804

The monthly and year to date favorable variances are due to more owners falling behind and therefore finance charges being assessed.

Property Insurance / Workers Compensation						
	4,583	4,500	(83)	58,305	53,200	(5,105)

The year to date unfavorable variance is due to an unbudgeted increase

Property Taxes						
	(5,522)	6,000	11,522	88,927	89,500	573

The monthly favorable variance is due to the receipt of Crosswinds portion of the property taxes.

Bad Debt Expense						
	254,136	218,000	(36,136)	254,136	218,000	(36,136)

The monthly and year to date unfavorable variances are due to our writing off several bankruptcies in full instead of amounts only from 2009.

Accounting Fees						
	4,562	0	(4,562)	14,707	9,800	(4,907)

The monthly and year to date unfavorable variances are due to unbudgeted accounting fees.

Legal Fees Expense						
	0	0	0	25,050	10,000	(15,050)

The year to date unfavorable variance is due to unbudgeted legal fees in the first three quarters.

Bank / Merchant Fees Expense						
	765	350	(415)	12,828	8,350	(4,478)

The year to date unfavorable variance is due to more people paying with credit cards than anticipated and our old provider increasing fees which is why we switched merchant service providers .

Business Fees / Dues Expense						
	12	10	(2)	3,255	1,040	(2,215)

The year to date unfavorable variance is due to un-budgeted yearly permits and subscription fees for pool, kitchen, grill and the reservation system tech support.

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
December 2010**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Trash Removal					
801	800	(1)	11,176	8,600	(2,576)
The year to date unfavorable variance is due to this being under budgeted.					
Grounds / Property Repair Expense					
0	50	50	1,639	200	(1,439)
The year to date unfavorable variance is due to this being previously unbudgeted.					
Fuel - Ranch Equipment					
1	500	499	13,080	9,900	(3,180)
The year to date unfavorable variance is due to this being previously unbudgeted.					
Maintenance Vehicle Repair					
1,295	200	(1,095)	5,141	800	(4,341)
The monthly unfavorable variance is due to engine repair on the maintenance white truck. The year to date unfavorable variance is due to this being previously unbudgeted.					
Maintenance Supplies and Expense					
116	650	534	4,997	7,800	2,803
The year to date favorable variance is due to supplies not being needed yet.					
Security Contract					
3,660	4,200	540	50,264	56,800	6,536
The year-to-date favorable variance is due to renegotiating the hours that security is on property as well as paying wedding security needs from the Lodge account.					
Sales & Marketing					
769	200	(569)	5,589	7,200	1,611
The monthly unfavorable variance is due to the renewal of the Lumpkin Chamber of Commerce membership and fees to participate in the Atlanta Camping Show. The year-to-date favorable variance is due to holding off on advertising until our reserves built up.					
Owner Events					
391	1,000	609	5,034	2,000	(3,034)
The monthly favorable variance is due to the Breakfast with Santa startup money being returned. The year to date unfavorable variance is due to this being an unbudgeted item.					

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
December 2010**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Electricity Expense					
12,540	9,000	(3,540)	152,681	116,000	(36,681)

The monthly unfavorable variance is due to more usage than anticipated and leaving cabin bath house 1 open this month without upgrades. The year-to-date unfavorable variance is due to the aforementioned and there being no fluctuations in the original budget for seasonal changes or busy season.

Propane Expense					
4,099	11,000	6,901	46,666	24,400	(22,266)

The monthly favorable variance is due to not filling our tanks for winter yet. The year-to-date unfavorable variance is due to there being no fluctuations in the budget for seasonal changes or busy season in the old budget.

Communication / Radio Expense					
384	386	2	5,194	1,544	(3,650)

The year-to-date unfavorable variance is due to this not being a previously budgeted item.

Postage & Shipping					
898	150	(748)	5,929	7,150	1,221

The monthly unfavorable variance is due to us filling the postage machine this month instead of a previous month. The year-to-date favorable variance is due saving money on postage by having the fencepost & other owner communications online.

Equipment Rental Expense					
60	75	15	1,074	300	(774)

The year-to-date unfavorable variance is due to this not being a previously budgeted item.

Maintenance Tools					
640	100	(540)	2,630	400	(2,230)

The monthly unfavorable variance is due to the necessary purchase of a new drill. The year-to-date unfavorable variance is due to this not being a previously budgeted item.

Building Office					
17	100	83	993	4,000	3,007

The year-to-date favorable variance is due to most repairs and maintenance being postponed until cash reserves can be built back up.

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
December 2010**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Health Insurance Expense						
	(14,907)	2,400	17,307	40,940	34,600	(6,340)

The monthly unfavorable variance is due to the year end adjustment for employee contributions to health insurance, which had been incorrectly booked January through June. The year-to-date unfavorable variance is due to this being budgeted incorrectly January through September.

Lawn Service Expense						
	0	0	0	25,800	6,500	(19,300)

The year-to-date unfavorable variance is due to this item being under budgeted.

Ferrier Expense						
	1,180	1,050	(130)	9,975	8,550	(1,425)

The year-to-date unfavorable variance is due to the fact previously under budgeted.

Feed						
	379	450	71	3,163	2,600	(563)

The year-to-date unfavorable variance is due to our feeding underweight and older horses special feed in addition this expense is under budgeted.

Vet Fees / Medicine Expense						
	0	300	300	6,758	8,300	1,542

The year-to-date favorable variance is due to our stable manager giving some vaccinations instead of having the vet do them.

Stable Expense						
	1,761	410	(1,351)	8,190	5,512	(2,678)

The monthly unfavorable variance is due to the purchase of halters and blankets that were budgeted in previous months. The year-to-date unfavorable variance is due to the fact that this was under budgeted.

Vehicle & Truck Expense						
	0	25	25	2,787	2,100	(687)

The year-to-date unfavorable variance is due to the fact that this was under budgeted.

Miscellaneous Expenses						
	266	150	(116)	2,882	8,600	5,718

The year to date favorable variance is due to our moving expenses to more specific accounts.

All variances in excess of \$500 and 5% are explained in this Variance Report.

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	1033	1075	1107	1130	857	953	1056	1086	1082	1111	836	914	982	764	909
Suspended	186	145	108	81	354	260	158	121	124	95	369	294	225	446	301
Master Credit	49	47	53	58	61	58	57	63	67	66	68	68	67	61	60
Howe	26	25	23	23	23	22	22	22	22	22	21	21	21	21	21
Resolutions	44	43	0	0	0	0	0	0	0	0	0	0	0	0	0
House	46	46	90	87	85	85	86	86	84	84	84	84	83	83	83
R-Ranch	419	422	424	425	424	425	424	425	424	424	423	420	422	425	426
Closed	50	50	50	51	51	52	52	52	52	53	54	54	55	55	55
TOTAL UNITS	1853	1853	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855
Status as of:	12/13/06	1/12/07	2/21/07	3/17/07	4/21/07	5/18/07	6/14/07	7/20/07	8/17/07	9/13/07	10/26/07	11/16/07	12/14/07	1/25/08	2/14/08

Active	976	829	987	1033	1016	1019	828	907	942	968	1003	1031	872	921	973
Suspended	241	385	225	179	197	181	369	292	246	224	192	164	324	286	239
Master Credit	52	43	43	43	39	49	51	49	53	51	46	46	45	43	41
Howe	21	22	24	24	27	29	29	29	32	28	37	38	37	37	38
House	83	93	92	92	91	93	94	94	87	88	85	85	85	85	85
R-Ranch	427	428	429	429	430	429	429	429	430	431	427	425	426	417	412
Bankruptcy									9	9	10	11	11	11	13
Closed	56	55	55	55	55	55	55	55	56	56	55	55	55	55	54
TOTAL UNITS	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855
Status as of:	3/14/08	4/25/08	6/27/08	7/18/08	8/15/08	9/19/08	10/23/08	11/19/08	12/19/08	1/16/09	2/20/09	3/20/09	4/24/09	5/15/09	6/19/09

Active	1012	998	1036	827	862	861	949		961	987	802	851	920	935	969
Suspended*	200	211	167	366	232	273	187		173	148	333	286	219	207	173
Master Credit	38	21	29	29	131	91	90		91	90	88	86	84	83	83
Howe	39	37	36	0											
House	85	101	101	0											
R-Ranch	412	412	411	0											
Bankruptcy	15	19	19	0											
Closed	54	56	56	0											
TOTAL UNITS	1855	1855	1855	1222	1225	1225	1226	0	1225	1225	1223	1223	1223	1225	1225
Status as of:	7/17/09	8/14/09	9/18/09	10/23/09	10/31/09	11/13/09	12/31/09		2/18/10	3/19/10	4/23/10	5/14/10	6/18/10	7/30/10	8/20/10

Active	980	734	852			942									
Suspended*	162	410	291			128									
Master Credit	83	81	82			8									
R-Ranch/Invent						3									
BD W/O						148									
TOTAL UNITS	1225	1225	1225	0	0	1229	0	0	0	0	0	0	0	0	0
Status as of:	9/17/10	10/22/10	11/20/10	12/11/10	1/11/11	2/18/11									

* includes inventory

R-Ranch In The Mountains Association
Balance Sheet
January 31, 2011

ASSETS

Current Assets		
Petty Cash	\$	188.00
Register Cash		300.00
Operating Bank Account		25,310.78
Lodge/Event Bank Account		39,157.41
Cabin Project Bank Account		42,831.19
Stable Project Bank Account		11,518.31
Property Tax Escrow Bank Acct		15,248.43
Payroll Bank Account		729.05
Rainbow Dam/Legal Bank Account		274,329.02
Infrastructure Bank Account		8,091.78
RV Bank Account		84,145.03
Accounts Receivable		226,839.07
Other Receivables		42.15
		<hr/>
Total Current Assets		728,730.22
Property and Equipment		
Furniture & Fixtures		82,992.71
Vehicles		54,133.50
Machinery & Equipment		191,524.11
Horses & Sports Equipment		63,339.16
Buildings and Improvements		652,246.81
Accumulated Depreciation		(534,129.10)
		<hr/>
Total Property and Equipment		510,107.19
Other Assets		
Unsold Ranch Memberships		90,000.00
Dam Consulting in Progress		27,737.35
Prepaid Assessments		(12,123.16)
		<hr/>
Total Other Assets		105,614.19
		<hr/>
Total Assets	\$	<u>1,344,451.60</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	37,814.37
Lodge Reserve		5,712.14
RV Reserve		16,000.00
Refundable Deposits		2,000.00
Accrued Property Tax		13,000.00
Accrued Expenses		4,000.00
		<hr/>
Total Current Liabilities		78,526.51
Long-Term Liabilities		
		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>
Total Liabilities		78,526.51
Capital		
Undesignated Net Assets		1,135,774.03
Designated Assets		130,151.06

Unaudited - For Management Purposes Only

R-Ranch In The Mountains Association
Balance Sheet
January 31, 2011

(Total Capital	<u>1,265,925.09</u>
Total Liabilities & Capital	\$ <u><u>1,344,451.60</u></u>

R-Ranch In The Mountains Association
Budget Comparison Report
For the One Month Ending January 31, 2011

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Electric - Usage Fees	\$ 472.50	\$ 250.00	222.50	\$ 472.50	\$ 250.00	222.50
Electric - Cabin Reimburse	1,715.22	1,700.00	15.22	1,715.22	1,700.00	15.22
Electric - RV Reimbursement	7,501.53	8,000.00	(498.47)	7,501.53	8,000.00	(498.47)
Interest Income	7.77	150.00	(142.23)	7.77	150.00	(142.23)
Owner Fines & Fees	0.00	25.00	(25.00)	0.00	25.00	(25.00)
Late Fees & Finance Charges	5,855.96	5,000.00	855.96	5,855.96	5,000.00	855.96
Ownership Sales	50.00	500.00	(450.00)	50.00	500.00	(450.00)
Ownership Transfers	100.00	250.00	(150.00)	100.00	250.00	(150.00)
Reserve Income - Cabin	1,974.60	2,000.00	(25.40)	1,974.60	2,000.00	(25.40)
Reserve Income - Infrastruct	446.41	1,934.63	(1,488.22)	446.41	1,934.63	(1,488.22)
Reserve Income - Lodge	11,940.00	442.50	11,497.50	11,940.00	442.50	11,497.50
Reserve Income - RV	2,207.34	19,050.00	(16,842.66)	2,207.34	19,050.00	(16,842.66)
Reserve Income - RV 6	12,000.00	0.00	12,000.00	12,000.00	0.00	12,000.00
Reserve Income - Stables	576.58	200.00	376.58	576.58	200.00	376.58
Reserve Income - Dam / Leg	163.12	0.00	163.12	163.12	0.00	163.12
RV Moves	100.00	100.00	0.00	100.00	100.00	0.00
Pet Fees	50.00	0.00	50.00	50.00	0.00	50.00
Sales - Ice	32.00	50.00	(18.00)	32.00	50.00	(18.00)
Sales - Propane	675.61	150.00	525.61	675.61	150.00	525.61
Sales - Souvenirs	12.00	200.00	(188.00)	12.00	200.00	(188.00)
Recovery of Bad Debt	133.92	0.00	133.92	133.92	0.00	133.92
Miscellaneous Income	18.00	250.00	(232.00)	18.00	250.00	(232.00)
Total Revenues	46,032.56	40,252.13	5,780.43	46,032.56	40,252.13	5,780.43
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	46,032.56	40,252.13	5,780.43	46,032.56	40,252.13	5,780.43
Expenses						
Employee - Payroll/Salary Ex	29,832.09	28,000.00	1,832.09	29,832.09	28,000.00	1,832.09
Employee - Payroll Tax Expe	3,758.41	3,000.00	758.41	3,758.41	3,000.00	758.41
Employee - Payroll Fees & E	532.37	300.00	232.37	532.37	300.00	232.37
Employee - Health Insurance	3,919.62	4,125.00	(205.38)	3,919.62	4,125.00	(205.38)
Employee - Workers Comp I	523.87	523.00	0.87	523.87	523.00	0.87
Admin - Bank Fees	20.00	50.00	(30.00)	20.00	50.00	(30.00)
Admin - Business Fees	259.00	110.00	149.00	259.00	110.00	149.00
Admin - Collection Expense	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Admin - Computer Expense	1,002.29	0.00	1,002.29	1,002.29	0.00	1,002.29
Admin - Dues & Subscriptio	11.95	10.00	1.95	11.95	10.00	1.95
Admin - Gifts	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Admin - Merchant Fees	654.48	400.00	254.48	654.48	400.00	254.48
Admin - Mileage Reimburse	0.00	25.00	(25.00)	0.00	25.00	(25.00)
Admin - Office Building Rep	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Admin - Office Expense	191.77	500.00	(308.23)	191.77	500.00	(308.23)
Admin - Printing / Copying E	980.04	800.00	180.04	980.04	800.00	180.04
Admin - Radio Expense	386.83	386.00	0.83	386.83	386.00	0.83
Admin - Shipping / Postage	227.36	200.00	27.36	227.36	200.00	27.36
Admin - Telephone / Cable E	1,476.43	1,000.00	476.43	1,476.43	1,000.00	476.43
Admin - Sales Tax Expense	1,235.81	0.00	1,235.81	1,235.81	0.00	1,235.81
Jabin - Bathroom Repair Ex	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Cabin - Cottage Repair & Ma	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Cabin - Repair & Maintenan	117.51	50.00	67.51	117.51	50.00	67.51
Cleaning - Service Expense	2,017.50	2,000.00	17.50	2,017.50	2,000.00	17.50

For Management Purposes Only

R-Ranch In The Mountains Association
Budget Comparison Report
For the One Month Ending January 31, 2011

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Cleaning - Supply Expense	622.23	200.00	422.23	622.23	200.00	422.23
GPM - Equipment Rental Ex	52.63	60.00	(7.37)	52.63	60.00	(7.37)
GPM - Equipment Repair Ex	464.92	1,200.00	(735.08)	464.92	1,200.00	(735.08)
GPM - Fence / Pasture Expen	4,000.00	4,000.00	0.00	4,000.00	4,000.00	0.00
GPM - Fuel Expense	2,069.58	600.00	1,469.58	2,069.58	600.00	1,469.58
GPM - General Maintenance	129.99	50.00	79.99	129.99	50.00	79.99
GPM - Grounds/Property Re	0.00	50.00	(50.00)	0.00	50.00	(50.00)
GPM - Keys & Locks	42.77	25.00	17.77	42.77	25.00	17.77
GPM - Pest Control Services	210.10	210.00	0.10	210.10	210.00	0.10
GPM - Road Repair Expense	0.00	25.00	(25.00)	0.00	25.00	(25.00)
GPM - Security Contract	3,806.77	4,240.00	(433.23)	3,806.77	4,240.00	(433.23)
GPM - Supplies Expense	143.51	400.00	(256.49)	143.51	400.00	(256.49)
GPM - Tools Expense	797.20	100.00	697.20	797.20	100.00	697.20
GPM - Vehicle Maint & Rep	211.26	1,000.00	(788.74)	211.26	1,000.00	(788.74)
Lodge - Repair & Maint Exp	530.05	100.00	430.05	530.05	100.00	430.05
Owner Events	122.49	250.00	(127.51)	122.49	250.00	(127.51)
Ownership Sales & Transfers	57.28	150.00	(92.72)	57.28	150.00	(92.72)
Reserve Expense - Cabin	9,092.01	9,153.12	(61.11)	9,092.01	9,153.12	(61.11)
Reserve Expense - Infrastruct	1,325.41	1,369.16	(43.75)	1,325.41	1,369.16	(43.75)
Reserve Expense - Lodge	9,195.18	9,789.83	(594.65)	9,195.18	9,789.83	(594.65)
Reserve Expense - RV	9,921.11	15,081.21	(5,160.10)	9,921.11	15,081.21	(5,160.10)
Reserve Expense - RV 6	6,262.87	0.00	6,262.87	6,262.87	0.00	6,262.87
Reserve Expense - Stables	2,543.09	2,368.18	174.91	2,543.09	2,368.18	174.91
Reserve Legal Expense	36.15	0.00	36.15	36.15	0.00	36.15
RV - Bathhouse Repair & Ex	0.00	50.00	(50.00)	0.00	50.00	(50.00)
RV - Repair & Maintenance	144.14	50.00	94.14	144.14	50.00	94.14
Sales & Market Expense	1,905.79	500.00	1,405.79	1,905.79	500.00	1,405.79
Sales Expense - Ice	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Sales Expense - Propane	0.00	500.00	(500.00)	0.00	500.00	(500.00)
Sales Expense - Souvenirs	0.00	700.00	(700.00)	0.00	700.00	(700.00)
Stables - Feed	539.99	450.00	89.99	539.99	450.00	89.99
Stables - Ferrier Expense	395.00	700.00	(305.00)	395.00	700.00	(305.00)
Stables - General Expense	20.00	100.00	(80.00)	20.00	100.00	(80.00)
Stables - Repair & Maintena	289.82	50.00	239.82	289.82	50.00	239.82
Stables - Tack & Equipment	217.02	457.00	(239.98)	217.02	457.00	(239.98)
Stables - Vet Fees / Medicine	793.59	1,000.00	(206.41)	793.59	1,000.00	(206.41)
Utilities - Electricity	14,438.54	13,250.00	1,188.54	14,438.54	13,250.00	1,188.54
Utilities - Propane	13,945.39	12,750.00	1,195.39	13,945.39	12,750.00	1,195.39
Utilities - Sewer Treat Plant	0.00	25.00	(25.00)	0.00	25.00	(25.00)
Utilities - Trash Removal	803.78	800.00	3.78	803.78	800.00	3.78
Utilities - Water Testing Fees	1,239.00	700.00	539.00	1,239.00	700.00	539.00
Utilities - Water Treatment R	2,801.55	2,222.00	579.55	2,801.55	2,222.00	579.55
Insurance - Property	8,482.30	6,500.00	1,982.30	8,482.30	6,500.00	1,982.30
Property Taxes	7,000.00	7,000.00	0.00	7,000.00	7,000.00	0.00
Miscellaneous Expense	24.06	150.00	(125.94)	24.06	150.00	(125.94)
Total Expenses	151,823.90	140,204.50	11,619.40	151,823.90	140,204.50	11,619.40
Net Income	\$ (105,791.34)	\$ (99,952.37)	(5,838.97)	\$ (105,791.34)	\$ (99,952.37)	(5,838.97)

R-Ranch In The Mountains
Operating Variance Report
January 2011

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Late Fees & Finance Charge Income						
	5,856	5,000	856	5,856	5,000	856

The monthly and year to date favorable variances are due to more owners falling behind and therefore finance charges being assessed.

Reserve Income - Infrastructure						
	446	1,935	(1,489)	446	1,935	(1,488)

The monthly and year to date unfavorable variances are due to the purchase of the tractor from the

Reserve Income - Lodge						
	11,940	443	11,498	11,940	443	11,498

The monthly and year to date favorable variances are due to additional event/wedding income.

Reserve Income - RV and RV 6						
	14,207	19,050	(4,843)	14,208	19,050	(4,842)

The monthly and year to date unfavorable variances are due to one less five-year lease than was budgeted. We will separate these out for future months.

Sale - Propane						
	676	150	526	676	150	526

The monthly and year to date favorable variances are due to exceptionally cold temperatures.

Employee - Payroll/Salary Expense						
	29,832	28,000	(1,832)	29,832	28,000	(1,832)

The monthly and year to date unfavorable variances are due to holiday and vacation pay.

Employee - Payroll Tax Expense						
	3,758	3,000	(758)	3,758	3,000	(758)

The monthly and year to date unfavorable variance is due higher payroll expense.

Admin - Computer Expense						
	1,002	0	(1,002)	1,002	0	(1,002)

The monthly and year to date unfavorable variances are due to a server issue and the purchase of gate cards, which were both unbudgeted.

Admin - Sales Tax Expense						
	1,236	0	(1,236)	1,236	0	(1,236)

The monthly and year to date unfavorable variances are due to this expense being unbudgeted.

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
January 2011**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
GPM - Equipment Repair Expense					
465	1,200	735	465	1,200	735

The monthly and year to date favorable variances are due to repairs not being needed yet.

GPM - Fuel Expense					
2,070	600	(1,470)	2,070	600	(1,470)

The monthly and year-to-date unfavorable variances are due to tanks not being filled last year as budgeted.

GPM -Tools Expense					
797	100	(697)	797	100	(697)

The monthly and year to date unfavorable variances are due to the purchase of a welder, which was unbudgeted.

GPM - Vehicle Maintenance & Repair Expense					
211	1,000	789	211	1,000	789

The monthly and year to date favorable variances are due to repairs not being needed yet.

Reserve Expense - Lodge					
9,195	9,790	595	9,195	9,790	595

The monthly and year to date favorable variances are due to the carpets not being cleaned as budgeted

Reserve Expense - RV & RV 6					
16,184	15,081	(1,103)	16,184	15,081	(1,103)

The monthly and year-to-date unfavorable variances are due to higher balances in these accounts than anticipated in the budget resulting in higher expenditure for the tractor.

Sales & Marketing Expense					
1,906	500	(1,406)	1,906	500	(1,406)

The monthly and year-to-date unfavorable variances are due to expenses for the RV Show being higher than budgeted.

Utilities - Electric					
14,439	13,250	(1,189)	14,439	13,250	(1,189)

The monthly and year-to-date unfavorable variances are due to more usage of the Lodge.

Utilities - Propane					
13,945	12,750	(1,195)	13,945	12,750	(1,195)

The monthly and year to date unfavorable variances are due to colder temperatures than expected.

All variances in excess of \$500 and 5% are explained in this Variance Report.

**R-Ranch In The Mountains
Operating Variance Report
January 2011**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Utilities - Water Testing Fees						
	1,239	700	(539)	1,239	700	(539)

The monthly and year to date unfavorable variances are due to an increase in pricing from last year.

Utilities - Water Treatment Repair Expense						
	2,802	2,222	(580)	2,802	2,222	(580)

The monthly and year to date unfavorable variances are due to unbudgeted repairs.

Insurance - Property						
	8,482	6,500	(1,982)	8,482	6,500	(1,982)

The monthly and year to date unfavorable variances are due to the down payment not being covered entirely by last year's accruals.

All variances in excess of \$500 and 5% are explained in this Variance Report.

Mission Statement

Nominating Committee

It is our purpose and task to ensure there is a sufficient number of candidates to fill director's positions that are becoming vacant during the April owners meeting. We also are charged with the task of running a smooth and fair campaign season and election. It is not our purpose to select or forbid any eligible candidate from nomination. We will merely seek to uphold and confirm the one eligibility requirement of being an owner in good standing. Our goal is to guide candidates through the campaign and election process and to make sure each candidate is well informed regarding the campaign and election process as well as the expectations and responsibilities of a ROA board member. The chairman of the nominating committee will be in charge of the election and results portion of the owner's meeting and will facilitate the election of the new president by the new board.

Anita Curry

Ann Burks

Doug Moore

Bryan Walker

Mindy Keheley ~ 2011 Chairman

SOME SUGGESTED CHANGES/MODIFICATIONS TO P&G DOCUMENT

11/5/10

Article II – Guests – Section 2.4 – add “guest” before rate. Clarifies which prevailing rate is applied.

Article III – Reservations – Section 3.2 – add “guest” before rate. Clarifies which prevailing rate is applied.

Section 3.4 - Definition of three-night absence from the R Ranch is needed. If owners cannot use the Ranch as a permanent residence and a three night absence between visits is required, why doesn't the wording say “an owner is absent for a total of 72 hours from the Ranch or similar wording? If an owner is on the Ranch until say 10:00 p.m. and leaves for the night and comes back at 7:00 a.m. the next day and does this for the three nights required absence, is this the definition of three nights absent from the Ranch? If so, it doesn't make sense to me to even require the absence of three nights. What is the rationale for this requirement?

Some owners believe that if they don't stay a total of 14 nights, they don't have to be gone the three nights. For example, if an owner stays only say 10 days, they can make another reservation for the next day to another site and move their RV to the new site. Suggested wording might be “Owners may occupy a cabin/RV/tent site for a maximum period of one night to fourteen nights per visit. Visits of a lesser stay (i.e., one to 13 nights) will also require an absence of three nights.”

Section 3.5 - add (April 1 – November 30)^{yes}”. Clarifies the dates of peak season. Also, some wording similar to “ A leased owner who reserves a cabin will not be eligible for any usage only rate reservation but will be eligible for the current Owner rate+ usage rate reservation providing the **owner occupies the cabin and not the leased RV site.**” Owners cannot have two reservations at one time and using the cabin and RV site would constitute two site reservations. Guests cannot use a cabin reserved by the owner and expect to pay the owner's rate. Guests must pay guest rates.

What is the policy regarding two owners of an RV? One owner uses it for a 14 night stay and leaves. The other owner's reservation is for the day the first owner leaves and he stays for another 14 night stay. Should the RV also be required to be gone for 3 nights? This situation pertains to a non-leased site. Basically, the reservations are back-to-back. It's my understanding that this is happening.

~~In Section 3.6 – What is meant by “any total of fourteen (14) consecutive nights”~~

In Section 11.8, h) – The last sentence of this section should be deleted. The word “scooters” should be inserted after bicycle and the word “bicycle” deleted before helmet. Motorized scooter drivers should also have a helmet if other motorized vehicles have to wear them.

Section 11.20 – ~~Shouldn’t children be required to wear a helmet for the motorized children’s toys. We require them for other motorized vehicles.~~

From: Linda Steckley (linlargcs@aol.com)

To: Fawnh1@yahoo.com;

Date: Fri, November 19, 2010 2:56:08 PM

Cc:

Subject: P&G Article XI Vehicles, Section 11.9 Golf Carts and/or Other Motorized Vehicles

Fawn,

It was suggested to me NOT to let Owners use blue tarps to cover their golf carts. I agree with that request and suggest that P&G Article XI VEHICLES, Section 11.9 GOLF CARTS AND/OR OTHER MOTORIZED VEHICLES, d) be changed as follows:

CURRENT WORDING: d) Carts left covered must have a factory style cover.

NEW WORDING: d) Carts left covered must have a factory custom style cover made specifically for the golf cart. No tarps of any kind are allowed.

Please submit to the Board for approval.

Thanks for your help.

Linda

PREMIER LANDCARE

Landscape Maintenance Contract Specifications

Premier Landcare, LLC landscape maintenance program for:

R-Ranch

The program consists of the following services:

Service and Inspection Visits:

A maintenance crew will be scheduled to visit the property for service and inspections once a week during the second week of April through the second week of October. All crews are supervised by a qualified field manager to ensure the quality of work being performed on the property. All clients are serviced on a rotating schedule, in the event of unworkable weather conditions any property not serviced on that particular day will be serviced the next business day.

Turf Areas:

1. Mowing of all turf areas throughout the property once every seven days during the growing season of May 1 through October 15. Mowing during the months of October 15 through April 30 will be of sufficient frequency to keep the property aesthetically pleasing. Turf shall be cut at a height of 1 ½" to 4" as conditions and turf type indicate.
2. Turf adjacent to curb and walk areas shall be edged a minimum of every other week to maintain a neat and clean appearance.
3. Leaf Removal- turf areas to be kept free from excessive leaf build up.
4. String trimming of grass areas inaccessible to mowers.
5. Blowing of all walks and paved areas littered in the maintenance process.

Shrub, Trees, and Groundcover Beds:

1. All shrubs and groundcovers will be pruned according to species and acceptable horticultural practices. Pruning will be performed to remove dead and damaged growth, develop the natural form of the plant, and to create the intended effect
2. Turf adjacent to bed and tree rings shall be edged as needed to prevent encroachment of turf and to present a neat and clean appearance.
3. Weeding of all plant beds at a frequency designed to maintain an aesthetically pleasing appearance.
4. Leaf Removal- bed areas to be kept free from excessive leaf build up.
5. Selective pruning once a year of all woody ornamentals and trees less than twelve feet in height to balance infiltrating light, remove dead wood, and to promote health and growth.
6. Shearing of shrubs and hedges to maintain desired shape and appearance.
7. Landscape plants will be periodically inspected for the presence of insects and disease. If requested insecticide and/or fungicides will be applied at an additional cost at time of treatment. Premier Landcare is not held liable for migratory infestations such as locusts, armyworms, etc.

Premier Landcare, LLC assumes responsibility for any and all damage that occurs as a result of the maintenance process. Premier Landcare, LLC is not responsible for the condition of the landscape due to drought, freeze, irrigation deficiencies, or storm damage.

Premier Landcare, LLC also offers spring and fall color installation, and mulching at the rates on the attached schedule.

Terms of Payment:

Premier Landcare, LLC agrees to maintain the above property, in the manner prescribed above, for monthly installments of **\$4,300**, due on the 10th day of the month in which the work is completed.

This agreement shall commence on April 11, 2011, with the final visit for 2011 being the week of October 10th. The parties agree that either party may terminate this agreement upon 30 days written notice to the other party.

*** If R-Ranch would like to sign a two year agreement (April-Oct 2011 and April-Oct 2012) the monthly price would be \$4,100.**

We welcome the opportunity to be of service and we thank you for your consideration of our proposal.

Respectively submitted by:
Premier Landcare, LLC

Approved and accepted by:



Taylor Wallace
President

Name and Title

2/18/11

Date

Date

PREMIER --- **LANDCARE**

Client Reference List:

The Forum on Peachtree Parkway
Norcross, GA
Thomas Tropea – 770-639-2750

State Farm Operations Center
Johns Creek, GA
Machelle Pellegrini – 770-418-5693

Marina Bay HOA
Gainesville, GA
Don Gage – 404-729-3800

Chestatee HOA
Dawsonville, GA
Charlie Tarver – 706-3727490

First Redeemer Church
Alpharetta, GA
Steve Husk – 404-569-1654

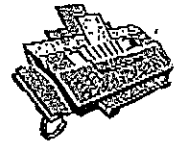
Browns Bridge Community Church
Cumming, GA
Steve Taylor – 770-595-9753



"Professional People

Landscape Management Company

Professional Results"



Fax Transmittal

Please deliver the following pages:

To: Doug Chapman

Firm: R Ranch

Fax #: 706 864 9149

Date: 2-18-11

Time: 10:30 am

From: Brad Donaldson

Remarks: _____

Number of Pages Including Cover Letter: 10

If you did not receive all pages, please call right away @ (770) 536-5044



Landscape Care Program Specifications

***Program Commencing
April 1, 2011***

For

R-Ranch

(65 R-Ranch Road, Dahlonega, GA)

Seasonal Landscape Maintenance

Contact Information:

Brad Donaldson
Landscape Management Company
P.O. Box 45
Gainesville, Georgia 30503

770-536-5044 Office
770-560-0551 Mobile
770-532-8052 Fax

E-mail brad@landscapegeorgia.com

“Landscape Care Program”

(Commencing April 1, 2011)

For

R-Ranch

Your landscape care program is custom designed by Landscape Management Company (LMC) to achieve optimum acsthetics by incorporating a careful balance of horticultural science, a trained professional staff, and common sense. This program is tailored to meet the needs of your site and fulfill client expectations. We carefully plan and precisely time horticultural practices to encourage healthy plants and reduce environmental stress. Although lengthy, your “landscape care program” is a precise description to insure your complete understanding and satisfaction of our service.

LMC will provide the supervision, labor, materials, and equipment to perform the following work for R-Ranch, Dahlonega, Georgia.

(1) Service and inspection visits:

A LMC maintenance crew will be scheduled to visit your landscape for service and inspections a minimum of every six to ten days April through September and twice a month in October (approximately **twenty eight** visits). Additional service visits are also scheduled that require specialized equipment and/or special skills. A LMC Site Manager that is familiar with the individual requirements of your property supervises all crews. A LMC Division Manager routinely performs quality assurance inspections. *----- Clients are serviced on a rotating schedule, however with advance notice (we ask for two weeks minimum, although we often adjust our schedule with less) crews can be scheduled to perform service immediately prior to special events or the arrival of visitors.*

Maintenance Areas:

- RV areas 1,2, 3, 4, 5, and 7
- Rodeo area parking and Stable area
- Welcome Center and Administration
- Lodge and Pool area
- Chapel Area
- Mini-Golf course, ball field, tennis, and basketball courts
- Rainbow lake shoreline (along road)

(2) Turf Care:

This area of the country is located within the "turf transition zone". Our climate allows the use of both cool season (fescue) and warm season (bermuda / zoysia) grasses, however because weather conditions can fluctuate to extremes all turf grasses are susceptible to environmental stresses.

You have both Fescue and Zoysia turf. Fescue is a cool season turf grass that performs and looks its best in spring and fall. This grass stays green during the winter. Fescue lawns naturally thin as a result of summer heat and other environmental stress. Bermuda is a warm season turf grass that performs and looks best late spring through early fall. These grasses are completely dormant in the winter and lose all green color (the absence of chlorophyll, the green pigment in vegetation, results in a light brown turf).

Basic Service (A) Mowing

Fescue and warm season lawn areas will be mowed every visit during the growing season and as needed during the winter months. ----- LMC mows fescue turf at a three to four inch mowing height and warm season turf at a one to two inch mowing height. These mowing heights encourage a deep root system. Mower blades are sharpened frequently to achieve a quality cut. Turf growth regulators may be utilized to encourage a dense lawn and restrict shoot growth between mowings.

Basic Service (B) Trimming

A string trimmer will be utilized to trim grass adjacent to obstacles and other inaccessible areas every mowing.

Basic Service (C) Herbicide Applications

Herbicides will be utilized to treat areas around the perimeters of obstacles, buildings, etc. in order to prevent damage by string trimmers.

Basic Service (D) Edging

Curbs and walks, (at club house and main office) will be edged every other mowing. ----- Edging gives a freshly mowed lawn a crisp finished appearance.

**Basic Service (E) Disease and
Insect
Inspections**

Lawn areas will be periodically inspected for the presence of insects and disease. ----- *Damaging as well as beneficial insects and fungus are always present in the turf. Noticeable decline occurs when damaging insects or disease causing organisms reach populations significant enough to cause turf injury. Treatment is not always economically feasible as insecticide and fungicide applications may require large volumes to be applied frequently for control, however high visibility or small lawn areas can justify the expense in order to protect the uninfected portions of the turf. In the event pesticide application(s) are appropriate, material and application labor will be an additional cost at time of treatment.*

(3) Landscape Plants (shrubs, small trees, and perennials), Planting Beds, & Natural Areas Care:

**Basic Service (A) Trimming and
Pruning**

The Crape Myrtles will be trimmed and pruned to shape, maintain plant size within its given space, encourage new growth and flower production, and remove deadwood.

**Basic Service (B) Disease and
Insect
Inspections**

Landscape plants will be periodically inspected for the presence of insects and disease. ----- *Damaging as well as beneficial insects and fungus are always present in the landscape. Noticeable decline occurs when damaging insects or disease causing organisms reach populations significant enough to cause plant injury. Treatment is not always economically feasible as insecticide and fungicide applications may require large volumes to be applied frequently for control, however plants located in high visibility areas can justify the expense in order to protect the uninfected portions of the plant. In the event pesticide application(s) are appropriate, material and application labor will be an additional cost at time of treatment.*

(4) Miscellaneous Tasks:

Basic Service (A) Litter Pick Up The landscape and paved areas will be policed for litter every visit. ----- *All litter to be disposed of on site using clients' waste receptacles.*

Basic Service (B) Leaf Season Leaves will be mulched into the lawn areas, as needed in October.

Basic Service (C) Organic Debris Disposal All organic debris will be disposed of on site. ----- *The most economical method of disposing of organic debris (grass clippings, leaves, limbs, etc.) is to establish an on site composting / dump area which is accessible by truck in wet conditions. Local municipal landfills do not accept organic waste. Organic debris, which must be removed from site, will be transported to an approved landfill or LMC's composting facility.*

Basic Service (D) Pavement Clean Up Paved areas will be blown and/or vacuumed each visit to remove organic debris (grass clippings, leaves, etc.). *Clean up of soil and gravel caused by erosion, construction, excessive debris caused by storms etc. will be an additional cost at time of clean up.*

Additional Services (not included in "Landscape Care Program")

Your landscape may require services that are totally unexpected or because needs cannot be accurately estimated. Stress to the landscape due to weather, pest, and people is unpredictable. Damage to the landscape may occur due to wind and ice storms, high populations of damaging insects or vehicular damage. No program can be totally all-inclusive without the contractor charging for services, which may never be required. LMC suggest that clients establish a budget for unanticipated services. Cost for services not included in the "Landscape Care Program" will be determined as needs arise.

Additional services LMC can provide include:

- watering of plants
- irrigation repairs
- lime applications to correct soil pH
- fire ant control treatments (individual mound and broadcast)
- insecticide and fungicide treatments to control insects and disease
- extensive rejuvenate pruning
- plant removal
- tree pruning and removal
- stump grinding
- storm damage (ice, snow, wind, etc.) clean up
- pick up of excessive litter and construction debris
- top dressing to level imperfections in turf
- mulching bare turf areas with wheat straw when overseeding
- overseeding dormant warm season turf with rye for winter color
- plant replacement
- transplanting
- plant installations
- landscape color (annuals / perennials)
- care of landscape additions and site changes
- bush hogging
- ice / snow removal

"Landscape Care Program" Agreement -

LMC agrees to -

- perform work as specified
- complete work in a timely fashion as permitted by weather and availability of materials
- practice proper horticultural techniques
- select quality materials for your landscape
- be considerate of clients' policies, staff, and visitors
- provide safety training for our staff and perform services in a manner, which encourages a safe environment for both the client and LMC employees
- apply pesticides in a lawful manner and maintain a current Georgia Department of Agriculture "Pesticide Contractor" license
- maintain liability and workers' compensation insurance coverage
- maintain certification as a drug free workplace by the State of Georgia Board of Workers' Compensation
- conduct business in a professional and ethical manner

The client agrees to -

- discuss with LMC any concerns they may have about the landscape
- the terms of this agreement
- make timely payments as outlined
- provide funds to care for landscape additions or site changes that increase labor and/or material cost

Acceptance and commencement of service:

LMC schedules a date to commence service as agreements are accepted and executed by the client. A signed agreement, issuance of a purchase order, or an oral/written request for commencement will bind both parties to this agreement and secure a position on the LMC work schedule. Based on LMC's current workload and the predicted influence of weather the estimated date that service will begin is within 30 days of acceptance. Service will begin in the first week of the month (on or before the 7th) whenever possible to simplify accounting procedures.

Term of agreement -

The "Landscape Care Program" Agreement provides service for one year with options to automatically renew or terminate with notification prior to the agreement anniversary date (the first day of the month in which services commenced).

Cost of services**Program cost -**

LMC will provide the services as outlined in the R-Ranch "Landscape Care Program" commencing April 1, 2011 for an annual cost of Fifty Six Thousand One Hundred Forty Seven Dollars (\$49,259.00).

The annual cost will be billed at:

\$7,037.00/month during the growing season (April through October)

Client Purchase Order # _____

Quotations for landscape services are valid for ninety days.

Incidentals costs -

Some extra tasks can be accomplished more cost efficiently for the client and LMC by proceeding with the work without the formality of quotations and authorization. Many specialized tasks can be performed while the crew is on site or routed in conjunction with similar services scheduled in the area. By coordinating these services LMC is able to avoid duplication of equipment set up and address tasks promptly when time is critical. Immediate action can also save plants or correct unsightly conditions.

To decrease the administrative cost associated with miscellaneous incidental services LMC will proceed with tasks on an as needed basis and bill for labor and materials as the work occurs on your monthly invoice. Tasks and materials that require a substantial expenditure will be discussed with the client. LMC is committed to utilizing funds wisely for tasks and materials that will benefit and enhance your landscape.

payment terms - the first installment is billed upon commencement of services (generally the first of the month); subsequent installments and any additional charges will be billed on the first of each month; payments due not 10 days from date of invoice or statement; balances not paid within thirty days are past due and will be assessed a 2% per month (24% annual rate) service charge.

method of payment - by check or alternate methods of payment including bank draft, Visa, or Master Card are available upon request.

remit payments to - Landscape Management Company
P. O. Box 45
Gainesville, GA 30503

Renewal or termination of agreement for "Landscape Care Program" –

This agreement will automatically renew each year on the agreement anniversary date (the first day of the month in which services commenced) for a period of one year. The client or LMC may terminate this agreement by written notice thirty days prior to the automatic renewal date.

Should the client become dissatisfied with the service provided, the client shall provide LMC with written notice of such dissatisfaction. LMC will have thirty days to correct the cause of the client's dissatisfaction. If LMC fails to correct the cause of the clients' dissatisfaction the client may legally terminate the agreement.

The installments billed each month do not represent the actual cost incurred by LMC for that particular billing period. Installments are equal as a convenience for the client. In the event the client terminates this agreement without legal cause or LMC terminates for failure to receive timely payments from the client prior to the anniversary date of the agreement, the client agrees to pay LMC for all work executed (supervision, labor, materials, and equipment use) within thirty days of termination. Charges will be based on LMC's current labor rates and material pricing less credit for installment payments. Total charges will not exceed the balance of any installments due through date of termination plus 15% of balance of annual agreement. Client agrees to payment for all work and cost of collection including reasonable attorney fees.

The staff at LMC is looking forward to servicing your landscape needs and will endeavor to provide you with a quality landscape.

Respectfully submitted,

LANDSCAPE MANAGEMENT COMPANY
(770) 536-5044



(LMC Representative)
Brad Donaldson

February 18, 2011
(Date)

Approved and Accepted By:
Client or Client's Authorized Representative

(Printed Name) (Title)

(Signature) (Date)

Billing Address: _____

Phone #(s): _____
(Office) (Home) (Fax)

Emergency Alternate or After-Hours Contact:

(Contact Name) (Phone #)



Residential
Commercial
Liability Insured



Carpet Sales & Installation Hardwood Sales & Installation

**CARPET & HARDWOOD
BY CHUMLEY**

Phone: 770-380-7245 Steven Chumley
706-265-5224 Serving Metro Atlanta
carpetandhardwoodbychumley@windstream.net & North Georgia



Home Improvements

PROPOSAL

PROPOSAL NO.	0-40
SHEET NO.	0-2
DATE	2-18-11

WORK TO BE PERFORMED AT:

NAME R-RANCH	ADDRESS Lodge
ADDRESS 65 R-RANCH Rd. P.O. Box-310	CITY, STATE Dahlonega, GA. 30533
CITY, STATE Dahlonega, GA. 30533	DATE OF PLANS
PHONE NO. 706 864 9149	ARCHITECT Wendy Wood 706 429 4587

We hereby propose to furnish the materials and perform the labor necessary for the completion of

HARDWOOD FLOOR - DANCE FLOOR - 580 - 5 FEET

1. Remove damaged BOARD'S - PREP FLOOR - NAIL-DOWN ALL-LOOSE BOARD'S PUTTY ALL- CRACK'S. SAND- FLOOR'S - STAIN- NATURAL- USE- POLY- BONA- SPORT'S USED FOR- BASKET-BALL- COURT'S. REPLACE- moulding'S ON ALL- sides- Reducer'S- OAK -

TOTAL- LABOR, SHIPPING @ TAX'S. TOTAL - \$ 2,164.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Dollars (\$ 2,164.00)

with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Steve & Chumley

Per _____

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE _____

SIGNATURE _____

DATE _____

ESTIMATE# RRANCH2-001
DALTON CARPET ONE
 1407 BROWNS BRIDGE ROAD
 GAINESVILLE GA 30501
 PHONE: 770-534-2001 FAX: 770-534-8413

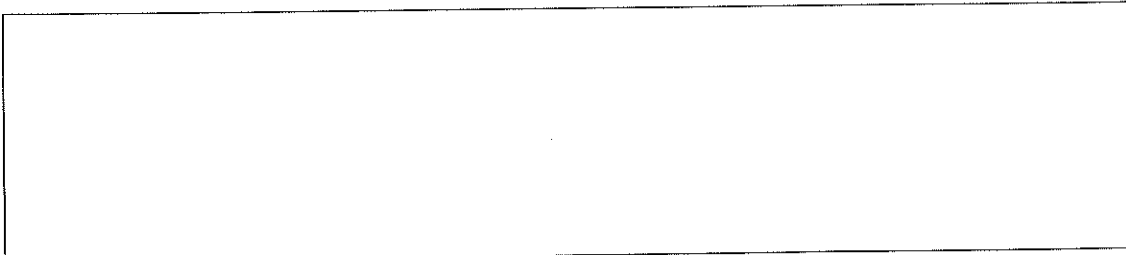
RRANCH2 001

Date 02/18/11

CLIENT	
R RANCH IN THE MOUNTAINS 65 R RANCH RD DAHLONEGA, GA 30533	7068646444
Architect	
Model	LODGE

PROJECT
R RANCH IN THE MOUNTAINS 65 R RANCH RD DAHLONEGA, GA 30533
Salesperson LAMB, TERESA

Area	Style/Item	Color/Desc	UOM	Len	Width	Qty	Price	Total
CARPET	INSTALL COMM CPT		SF			4,500.00	0.44	1,980.00
CARPET	T/U GLUE DOWN CPT		SF			4,500.00	0.15	675.00
This price is based on site unseen...once carpet is removed, there may be additional prep to prepare to install new carpet.								
CARPET	DUET	SAMSON & DELILA	SF	375	12	4,500.00	1.36	6,120.00
CARPET Area Total							Sub-Total:	8,775.00



RRANCH2 001	
Material	6,120.00
Inst Service	2,655.00
Misc.	0.00
Sales Tax:	428.40
Misc Tax:	0.00
Est Total	9,203.40

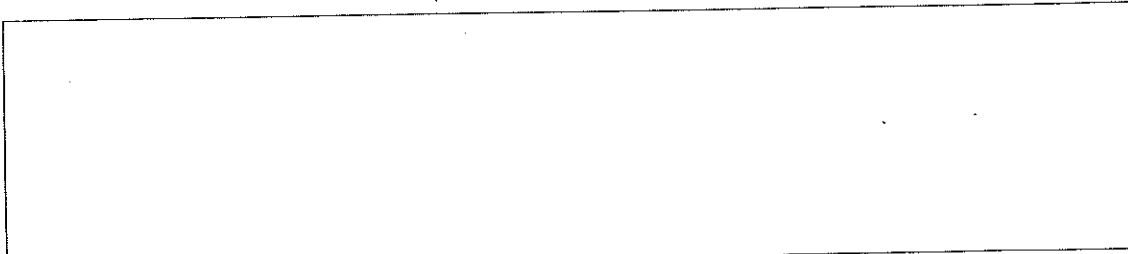
ESTIMATE# RRANCH4-001
DALTON CARPET ONE
 1407 BROWNS BRIDGE ROAD
 GAINESVILLE GA 30501
 PHONE: 770-534-2001 FAX: 770-534-8413

Date 02/18/11

CLIENT	
R RANCH IN THE MOUNTAINS 65 R RANCH RD . DAHLONEGA, GA 30533	7068646444
Architect	
Model	LODGE

PROJECT
R RANCH IN THE MOUNTAINS 65 R RANCH RD DAHLONEGA, GA 30533
Salesperson LAMB, TERESA

Area	Style/Item	Color/Desc	UOM	Len	Width	Qty	Price	Total
CARPET	INSTALL COMM CPT		SF			4,500.00	0.44	1,980.00
CARPET	T/U GLUE DOWN CPT		SF			4,500.00	0.15	675.00
This price is based on site unseen....once carpet is removed, there may be additional prep to prepare to install new carpet.								
CARPET	SEMILLON	CHAMPAGNE	SF	375	12	4,500.00	2.67	12,015.00
							Sub-Total:	14,670.00
CARPET Area Total								



RRANCH4 001	
Material	12,015.00
Inst Service	2,655.00
Misc.	0.00
Sales Tax:	841.05
Misc Tax:	0.00
Est Total	15,511.05

**CARPET & HARDWOOD
 BY CHUMLEY**

Phone: 770-380-7245 Steven Chumley
 706-265-5224 Serving Metro Atlanta
 carpetandhardwoodbychumley@windstream.net & North Georgia



PROPOSAL

PROPOSAL NO. 0-39
 SHEET NO. 0-1
 DATE 2-18-11

WORK TO BE PERFORMED AT:

NAME <u>R- RANCH</u>	ADDRESS <u>Lodge.</u>
ADDRESS <u>65- R-RANCH Rd. P.O. Box- 310</u>	CITY, STATE <u>DAHLONEGA, GA. 30533</u>
CITY, STATE <u>DAHLONEGA, GA. 30533</u>	DATE OF PLANS
PHONE NO. <u>706-864-9149</u>	ARCHITECT <u>Wendy Wood- 706-429-4582</u>

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- CARPET- AREA'S- Lounge- BANQUET- AREA- SHELMAR- CARPET- INC
 STYLE- ST. Reg 15- SR-01- ENHANCED- LOOP- 320Z. PLUS added
 4- more oz. of 100% SHELTRON- SI- SOLUTION- Dyed- NYLON
 A- TOTAL of 360Z. ACTION- BACKING with added- UNITARY
 BACKING. These additions of EXTRA weight and BACKING
 will INCREASE CARPET- Live@ solution- Dyed- NYLON will
 SURPASS ANY STAIN PROBLEM'S, CARPET, SHIPPING @ TAX'S
 YARD'S- MATCH- PATTERN- TOTAL- 565- Yd.'s TOTAL- 11,068.25
 down- PAYMENT- 11,308.25
 - LABOR To Remove old FLOORING, includes A MACHINE, @
 HAUL off old CARPET, TOTAL- 1,250.00
 - PREP- FLOOR. if needed- FLOOR Level- PATCH- TOTAL- 500.00
 - INSTALLATION of new- CARPET- Sealing + 11- SEAM'S, TOTAL- 3,250.00
 - FLOOR- Adesive- PREMIUM PLUS TOTAL- 650.00
- SUBTOTAL- 16,958.25

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

DEPOSIT- 11,308.25 Dollars (\$ 16,958.25)

with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Respectfully submitted Steve J. Chumley
 Per _____

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

DATE _____ SIGNATURE _____
 _____ SIGNATURE _____

Certificate of Insurance



This certifies that

- State Farm Fire and Casualty Company, Bloomington, Illinois
- State Farm General Insurance Company, Bloomington, Illinois
- State Farm Fire and Casualty Company, Aurora, Ontario
- State Farm Florida Insurance Company, Winter Haven, Florida
- State Farm Lloyds, Dallas, Texas

insures the following policyholder for the coverages indicated below:

Policyholder **CARPET & HARDWOOD BY CHUMLEY**
 Address of policyholder **14 ALTA MONT CT, DAHLONEGA, GA 30533-5365**
 Location of operations **4303 JONES CT, POWDER SPRINGS, GA 30127**
 Description of operations **BUS-MERCANTILE**

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms, exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

Policy Number	Type of Insurance	Policy Period		Limits of Liability (at beginning of policy period)	
		Effective Date	Expiration Date		
91-QZ-3417-4	Comprehensive Business Liability	06/11/10	06/11/11	BODILY INJURY AND PROPERTY DAMAGE	
This insurance includes:		<input checked="" type="checkbox"/> Products - Completed Operations <input checked="" type="checkbox"/> Contractual Liability <input checked="" type="checkbox"/> Personal Injury <input checked="" type="checkbox"/> Advertising Injury <input checked="" type="checkbox"/> MEDICAL \$5000		Each Occurrence	\$ 1,000,000.00
				General Aggregate	\$ 2,000,000.00
				Product - Completed Operations Aggregate	\$ 2,000,000.00
Policy Number	EXCESS LIABILITY	Policy Period		BODILY INJURY AND PROPERTY DAMAGE (Combined Single Limit)	
	<input type="checkbox"/> Umbrella <input type="checkbox"/> Other	Effective Date	Expiration Date	Each Occurrence	\$
				Aggregate	\$
Policy Number	Type of Insurance	Policy Period		Part I - Workers Compensation - Statutory	
	Workers' Compensation and Employers Liability	Effective Date	Expiration Date	Part II - Employers Liability	
				Each Accident	\$
				Disease - Each Employee	\$
				Disease - Policy Limit	\$
Policy Number	Type of Insurance	Policy Period		Limits of Liability (at beginning of policy period)	
		Effective Date	Expiration Date		

THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.

Name and Address of Certification Holder

R RANCH-WINDY WOOD
 65 R RANCH RD
 PO BOX 310
 DAHLONEGA, GA 30533

If any of the described policies are canceled before their expiration date, State Farm® will try to mail a written notice to the certificate holder 10 days before cancellation. If we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

Robert B James

Signature of Authorized Representative
AGENT 02/01/11
 Title Date
ROBERT B JAMES
 Agent Name
 Telephone Number **(770) 432-0791**

Agent's Code Stamp
 Agent Code **11-2227**
 AFO Code **F846**