

R-Ranch

Board of Director's General Meeting

February 16, 2013

Agenda

- I. CALL TO ORDER- 9:30 A.M.- Alex Griffin, President
- II. OPENING PRAYER-
- III. PLEDGE OF ALLEGIANCE
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA
- V. SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES
- VI. APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES
- VII. REPORTS
 - a. Financial Report- Sharon Caldwell, Executive Director
 - b. Director's Report-Sharon Caldwell, *Victims Memorial*
 - c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
 - d. Stables Report- Kim Bruce, Stable Manager
 - e. Reservation Report -Julie Higman
 - f. Sales Report-Julie Higman *Roma Horn*
 - g. Committee Reports:
 1. Accommodations – Richard Duceatt
 2. Covenants/Bylaws/Policy & Guidelines – Bill Poole
 3. Finance – Sue Burton
 4. Land Use – Tracy Hennessee
 5. Marketing – Rick Upton
 6. Owner's Concerns – Ellie McKinney
 7. Nominating Committee – Anita Curry
 8. Rainbow Lake Dam – Alex Griffin *no report*
 9. Rodeo – Monica Hill
 10. Fire Wise – Hal Barrineau
- VIII. Old Business
 - a. Deed Research – Rick Upton
 - b. Changes for BOD to consider – Bill Poole

~~c.~~ Budgeted Sports Equipment – Julie Higman

IX. New Business

- ~~1a.~~ Owner's pasture – Brenda Harned
- ~~1b.~~ Access – Brenda Harned
- ~~2.~~ taxes Lisa

X. MOTION TO ADJOURN GENERAL MEETING

(Motion to adjourn general meeting)
(2nd Motion to adjourn general meeting)

XI. CONVENE EXECUTIVE SESSION – Alex Griffin

XII. RECONVENE REGULAR MEETING (if needed)

XIII. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Alex Griffin

The next meeting of the R-Ranch Board of Directors will be held on March 16, 2013
at 9:30 am in the Board Room.

XIV. ADJOURN GENERAL MEETING, DATE, TIME-Alex Griffin,

February 16, 2013 _____A/P

PEACHTREE CUSTOMER ACCOUNT STATUS/UNIT STATUS

Active	911	913	927	948	796	850	925	943	921	943	783	809	880	888
Suspended	145	108	89	73	225	169	106	85	106	85	248	224	153	135
Master Credit	25	33	42	53	52	52	1	59	1	58	57	57	56	56
Howe	0	0	0	1	1	1	1	1	1	1	1	1	36	21
R-Ranch/Invent	561	561	564	562	566	557	562	557	569	567	673	674	680	731
BD W/O	134	165	155	140	137	148	147	145	136	145	145	145	143	132
Hardship														15
Bankruptcy	4	0	3	3	3	4	5	6	5	6	6	6	5	4
Closed														248
To be Researched	620	620	620	620	620	603	603	603	603	596	487	484	271	170
TOTAL UNITS	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400
Status as of:	12/19/11	1/19/12	2/16/12	3/16/12	4/27/12	5/18/12	6/15/12	7/20/12	8/17/2012	9/14/12	10/27/12	11/16/12	12/15/12	2/15/13

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Status as of:	12/13/06	1/12/07	2/12/07	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	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	86	86	84	84	84	84	84	83	83	83
R-Ranch	419	422	424	425	424	425	424	424	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:	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	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	94	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															
Closed	55	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:	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	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:	9/17/10	10/22/10	11/20/10	12/1/10	1/1/11	2/18/11	3/18/11	4/18/11	5/20/11	6/17/11	7/15/11	8/19/11	9/16/11	10/21/11	11/18/11
Active	980	734	852		942	955	775	865	913	937	950	960	861	874	874
Suspended	162	410	291		128	106	285	195	139	114	99	85	188	177	177
Master Credit	83	81	82		8	17	15	20	23	26	26	30	29	28	28
R-Ranch/Invent					3	7	13	13	13	143	142	142	142	136	136
BD W/O					148	146	143	143	143	142				1	3
Bankruptcy														620	620
To be Researched					0				1231	1231	2400	2400	2400	2400	2400
TOTAL UNITS	1225	1225	1225	0	1229	1231	1231	1231	1231	2400	2400	2400	2400	2400	2400



Banking
at your
fingertips.

Summary | Accounts | Funds Management | Print

Account Summary as of 02/15/2013 7:57 PM sorted by Group, Product Description

Secure Mail Mailbox(0) Compose		Options
Checking Accounts sorted by Product Description In Ascending Order		
Product Description	Account Nickname	
BUSINESS IMMA	STABLE FUND	Current Balance 9,145.39 Available Balance 9,145.39
BUSINESS IMMA	CABIN FUND	59,349.61 59,349.61
BUSINESS IMMA	RV FUND	79,537.39 79,537.39
BUSINESS IMMA	PROPERTY TAX	790.22 790.22
BUSINESS IMMA	RAINBOW DAM ACCI	274,332.02 274,332.02
BUSINESS IMMA	INFRASTRUCTURE	6,655.83 6,655.83
BUSINESS IMMA	RV PROJECT ACCI	62,788.12 62,788.12
BUSINESS IMMA	R RANCH RODEO	6,567.20 6,567.20
BUSINESS IMMA	LODGE EVENTS	59,196.35 59,196.35
BUSINESS VALUE	PAYROLL	.00 35,236.46
PRESTIGE BUSINESS	OPERATING	35,236.46 35,236.46
Total Checking Accounts:		593,598.59 593,598.59



Support Bill Pay Enrollment Bill Pay Service Remote Deposit Login

R-Ranch In The Mountains Association
Book Balance
February 15, 2013

Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		35,405.70
Lodge/Event Bank Account		57,819.77
Cabin Project Bank Account		59,349.61
Stable Project Bank Account		9,145.39
Property Tax Escrow Bank Acct		790.22
Payroll Bank Account		0.00
Rodeo Project Bank Account		6,567.20
Rainbow Dam/Legal Bank Account		274,332.02
Infrastructure MM Bank Account		6,655.83
RV Bank Account		79,612.71
RV-6 Project Bank Account		62,788.12
Stable Petty Cash		464.00
	\$	<u>593,430.57</u>

boom browser

13,215 1038
 17,380 RV
 14,334 RV 6
 13,462 Cabana
 2087 Stable
 1,519 T-iron
 saved - 4,500.00 ^{farm-} agricultural tax

Nelson tractor -
 Steve came in under budget

DATE	CURRENT Assessments Collected	PAST DUE Assessments & FC Collected	Prepays	Totals
January				
1/1/2013	-	-	-	-
1/2/2013	-	-	-	-
1/3/2013	-	236.18	423.81	659.99
1/4/2013	-	120.00	665.68	785.68
1/5/2013	-	-	-	-
1/6/2013	-	448.00	-	448.00
1/7/2013	-	288.64	-	288.64
1/8/2013	-	-	-	-
1/9/2013	-	-	-	-
1/10/2013	-	866.35	-	866.35
1/11/2013	-	1,815.78	760.00	2,575.78
1/12/2013	-	500.00	-	500.00
1/13/2013	-	-	-	-
1/14/2013	-	1,046.35	-	1,046.35
1/15/2013	-	1,165.13	-	1,165.13
1/16/2013	-	1,176.35	420.50	1,596.85
1/17/2013	-	2,382.70	178.33	2,561.03
1/18/2013	-	566.35	-	566.35
1/19/2013	-	-	1,200.00	1,200.00
1/20/2013	-	-	-	-
1/21/2013	-	573.81	136.82	710.63
1/22/2013	-	1,203.75	83.33	1,287.08
1/23/2013	-	100.00	124.00	224.00
1/24/2013	-	1,147.62	35.00	1,182.62
1/25/2013	-	-	-	-
1/26/2013	-	566.35	-	566.35
1/27/2013	-	-	-	-
1/28/2013	-	-	-	-
1/29/2013	-	-	-	-
1/30/2013	-	-	-	-
1/31/2013	-	14,203.36	4,027.47	18,230.83
Totals	-	-	-	-

R-Ranch In The Mountains Association
Balance Sheet
January 31, 2013

ASSETS

Current Assets	\$	
Petty Cash		200.00
Register Cash		300.00
Operating Bank Account		41,949.01
Lodge/Event Bank Account		57,888.07
Cabin Project Bank Account		58,971.61
Stable Project Bank Account		9,145.39
Property Tax Escrow Bank Acct		790.22
Payroll Bank Account		68.70
Rodeo Project Bank Account		6,567.20
Rainbow Dam/Legal Bank Account		274,332.02
Infrastructure MM Bank Account		6,655.83
RV Bank Account		76,132.39
RV-6 Project Bank Account		62,788.12
Stable Petty Cash		464.00
Accounts Receivable		541,431.57
Allowance for Doubtful Account		(236,000.00)
Other Receivables		148.03
Prepaid Expenses		4,107.30
Total Current Assets		905,939.46

Property and Equipment		
Furniture & Fixtures		82,992.71
Vehicles		50,018.00
Machinery & Equipment		150,579.38
Horses & Sports Equipment		63,339.16
Buildings and Improvements		665,837.55
Fixed Assets - Cabin		28,960.77
Fixed Assets - Inf		3,596.90
Fixed Assets - Lodge		15,027.01
Fixed Assets - RV		74,719.25
Fixed Assets - RV6		13,211.60
Fixed Assets - Stable		5,143.57
Accumulated Depreciation		(626,225.99)
Total Property and Equipment		527,199.91

Other Assets		
Unsold Ranch Memberships/ <i>Not Accrued</i>	90,000.00	
Dam Consulting in Progress/	27,737.35	
Total Other Assets	117,737.35	
Total Assets	\$	1,550,876.72

LIABILITIES AND CAPITAL

Current Liabilities	\$	
Accounts Payable		41,843.42
Refundable Deposits		1,250.00
Accrued Property Tax		14,500.00
Accrued Property Insurance		12,754.00
Accrued Expenses		66,097.79
Prepaid Assessments		17,584.22
Prepaid Electric		325.62
Prepaid - Other		100.00
Unaudited - For Management Purposes Only		

R-Ranch In The Mountains Association
Balance Sheet
January 31, 2013

Other Payables	<u>1,250.00</u>	
Total Current Liabilities		155,705.05
Long-Term Liabilities		
Total Long-Term Liabilities	<u>0.00</u>	
Total Liabilities		<u>155,705.05</u>
Capital		
Lodge Retained Earnings	76,475.96	
RV Retained Earnings	144,046.89	
RV 6 Retained Earnings	75,982.01	
Cabin Retained Earnings	89,011.75	
Stable Retained Earnings	10,428.60	
Infrastructure Retained Earn	10,971.13	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	250,289.62	
Undesignated Net Assets	868,397.40	
Current Year Net Assets Change	<u>(154,427.50)</u>	
Total Capital		<u>1,395,171.67</u>
Total Liabilities & Capital	\$	<u><u>1,550,876.72</u></u>

R-Ranch In The Mountains Association
Operating Summary - Budget Comparison Report
For the One Month Ending January 31, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income	\$					
Assessments	(60.00)	0.00	(60.00)	(60.00)	0.00	(60.00)
Children's Rights	350.00	0.00	350.00	350.00	0.00	350.00
Electric Reimbursements	8,641.85	8,500.00	141.85	8,641.85	8,500.00	141.85
Interest Income	0.07	15.00	(14.93)	0.07	15.00	(14.93)
Fines & Fees	145.00	25.00	120.00	145.00	25.00	120.00
Late Fees & Finance Charges	6,158.22	2,000.00	4,158.22	6,158.22	2,000.00	4,158.22
Ownership Sales & Transfers	25.00	500.00	(475.00)	25.00	500.00	(475.00)
Reserve Funding Operating	976.07	510.00	466.07	976.07	510.00	466.07
RV Moves, Pet & Day Use F	120.00	130.00	(10.00)	120.00	130.00	(10.00)
Sales	815.66	650.00	165.66	815.66	650.00	165.66
Vending Income	32.48	50.00	(17.52)	32.48	50.00	(17.52)
Recovery of Bad Debt	62.40	0.00	62.40	62.40	0.00	62.40
Miscellaneous Income	27.20	50.00	(22.80)	27.20	50.00	(22.80)
Total Operating Income	17,293.95	12,430.00	4,863.95	17,293.95	12,430.00	4,863.95
Operating Expenses						
Employee Expenses	37,556.21	42,497.92	4,941.71	37,556.21	42,497.92	4,941.71
Administrative Expenses	6,003.39	4,488.00	(1,515.39)	6,003.39	4,488.00	(1,515.39)
Cabin Expenses	0.00	225.00	225.00	0.00	225.00	225.00
Cleaning Expenses	538.73	400.00	(138.73)	538.73	400.00	(138.73)
General Property Maintenan	10,589.60	11,940.00	1,350.40	10,589.60	11,940.00	1,350.40
Lodge Expenses	246.30	240.00	(6.30)	246.30	240.00	(6.30)
Owner Events	47.99	150.00	102.01	47.99	150.00	102.01
Ownership Sales & Transfers	270.28	60.50	(209.78)	270.28	60.50	(209.78)
RV Expenses	116.74	0.00	(116.74)	116.74	0.00	(116.74)
Sales & Marketing Expense	2,281.54	2,753.00	471.46	2,281.54	2,753.00	471.46
Sales Expense	790.75	495.00	(295.75)	790.75	495.00	(295.75)
Stables Expense	1,761.78	3,475.00	1,713.22	1,761.78	3,475.00	1,713.22
Utilities Expense	24,719.26	17,275.00	(7,444.26)	24,719.26	17,275.00	(7,444.26)
Rodeo Expense	0.00	500.00	500.00	0.00	500.00	500.00
Property Insurance Expense	14,632.25	3,700.00	(10,932.25)	14,632.25	3,700.00	(10,932.25)
Property Taxes Expense	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00
Bad Debt Expense	1,803.98	0.00	(1,803.98)	1,803.98	0.00	(1,803.98)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	25.00	25.00	0.00	25.00	25.00
Total Operating Expenses	108,858.80	96,224.42	(12,634.38)	108,858.80	96,224.42	(12,634.38)
Net Operating Income	\$ (91,564.85)	\$ (83,794.42)	(7,770.43)	\$ (91,564.85)	\$ (83,794.42)	(7,770.43)

For Management Purposes Only

R-Ranch In The Mountains Association
Operating Detail - Budget Comparison Report
For the One Month Ending January 31, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
\$						
Operating Income						
Assessments	(60.00)	0.00	(60.00)	(60.00)	0.00	(60.00)
Childrens Rights	350.00	0.00	350.00	350.00	0.00	350.00
Electric - Usage Fees	456.30	400.00	56.30	456.30	400.00	56.30
Electric - Cabin Reimburse	1,630.47	1,600.00	30.47	1,630.47	1,600.00	30.47
Electric - RV Reimbursement	6,555.08	6,500.00	55.08	6,555.08	6,500.00	55.08
Interest Income	0.07	15.00	(14.93)	0.07	15.00	(14.93)
Owner Fines & Fees	145.00	25.00	120.00	145.00	25.00	120.00
Late Fees & Finance Charges	6,158.22	2,000.00	4,158.22	6,158.22	2,000.00	4,158.22
Ownership Sales	0.00	500.00	(500.00)	0.00	500.00	(500.00)
Ownership Transfers	25.00	0.00	25.00	25.00	0.00	25.00
Reserve to Operating	976.07	510.00	466.07	976.07	510.00	466.07
RV Moves	100.00	75.00	25.00	100.00	75.00	25.00
Pet Fees	20.00	30.00	(10.00)	20.00	30.00	(10.00)
Day Use Income	0.00	25.00	(25.00)	0.00	25.00	(25.00)
Sales - Ice	39.00	50.00	(11.00)	39.00	50.00	(11.00)
Sales - Propane	659.66	550.00	109.66	659.66	550.00	109.66
Sales - Souvenirs	100.00	50.00	50.00	100.00	50.00	50.00
Sales - Firewood	12.00	0.00	12.00	12.00	0.00	12.00
Sales - Gate Cards	5.00	0.00	5.00	5.00	0.00	5.00
Sales - Vending Income	32.48	50.00	(17.52)	32.48	50.00	(17.52)
Recovery of Bad Debt	62.40	0.00	62.40	62.40	0.00	62.40
Miscellaneous Income	27.20	50.00	(22.80)	27.20	50.00	(22.80)
Total Operating Income	17,293.95	12,430.00	4,863.95	17,293.95	12,430.00	4,863.95

Operating Expenses	33,423.64	32,315.38	(1,108.26)	33,423.64	32,315.38	(1,108.26)
Employee - Payroll/Salary Ex	3,627.37	3,231.54	(395.83)	3,627.37	3,231.54	(395.83)
Employee - Payroll Tax Expe	757.95	200.00	(557.95)	757.95	200.00	(557.95)
Employee - Payroll Fees & E	(1,969.75)	5,016.00	6,985.75	(1,969.75)	5,016.00	6,985.75
Employee - Health Insurance	1,717.00	1,735.00	18.00	1,717.00	1,735.00	18.00
Employee - Workers Comp I	225.00	0.00	(225.00)	225.00	0.00	(225.00)
Admin - Accounting Fees	110.07	5.00	(105.07)	110.07	5.00	(105.07)
Admin - Bank Fees	186.11	260.00	73.89	186.11	260.00	73.89
Admin - Business Fees	(60.00)	50.00	110.00	(60.00)	50.00	110.00
Admin - Collection Expense	258.43	75.00	(183.43)	258.43	75.00	(183.43)
Admin - Computer Expense	0.00	13.00	13.00	0.00	13.00	13.00
Admin - Dues & Subscriptio	0.00	315.00	315.00	0.00	315.00	315.00
Admin - Emp Develop & Tra	117.00	50.00	(67.00)	117.00	50.00	(67.00)
Admin - Gifts	408.36	100.00	(308.36)	408.36	100.00	(308.36)
Admin - Merchant Fees	0.00	250.00	250.00	0.00	250.00	250.00
Admin - Mileage Reimburse	126.42	100.00	(26.42)	126.42	100.00	(26.42)
Admin - Office Building Rep	594.76	450.00	(144.76)	594.76	450.00	(144.76)
Admin - Office Expense	689.71	590.00	(99.71)	689.71	590.00	(99.71)
Admin - Printing / Copying E	411.79	325.00	(86.79)	411.79	325.00	(86.79)
Admin - Radio Expense	505.00	705.00	200.00	505.00	705.00	200.00
Admin - Shipping / Postage	1,485.65	1,200.00	(285.65)	1,485.65	1,200.00	(285.65)
Admin - Telephone / Cable E	945.09	0.00	(945.09)	945.09	0.00	(945.09)
Admin - Sales Tax Expense	0.00	200.00	200.00	0.00	200.00	200.00
Cabin - Cottage Repair & Ma	0.00	25.00	25.00	0.00	25.00	25.00
Cabin - Repair & Maintenan	538.73	400.00	(138.73)	538.73	400.00	(138.73)
Cleaning - Supply Expense	403.29	1,655.00	1,251.71	403.29	1,655.00	1,251.71
GPM - Equip Repair Expense	5,215.90	1,400.00	(3,815.90)	5,215.90	1,400.00	(3,815.90)
GPM - Fuel Expense	0.00	150.00	150.00	0.00	150.00	150.00
GPM - General Maintenance	39.20	35.00	(4.20)	39.20	35.00	(4.20)
GPM - Keys & Locks	0.00	250.00	250.00	0.00	250.00	250.00
GPM - Pest Control Services						

For Management Purposes Only

R-Ranch In The Mountains Association
Operating Detail - Budget Comparison Report
For the One Month Ending January 31, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
GPM - Road Repair Expense	0.00	2,100.00	2,100.00	0.00	2,100.00	2,100.00
GPM - Security Contract	3,389.16	3,500.00	110.84	3,389.16	3,500.00	110.84
GPM - Supplies Expense	89.48	100.00	10.52	89.48	100.00	10.52
GPM - Tools Expense	31.99	750.00	718.01	31.99	750.00	718.01
GPM - Vehicle Maint & Rep	1,420.58	2,000.00	579.42	1,420.58	2,000.00	579.42
Lodge - Pool Chemical Expe	101.98	0.00	(101.98)	101.98	0.00	(101.98)
Lodge - Repair & Maint Exp	144.32	0.00	(144.32)	144.32	0.00	(144.32)
Lodge - Kitchen Supplies	0.00	240.00	240.00	0.00	240.00	240.00
Owner Events	0.00	150.00	150.00	0.00	150.00	150.00
Owners & Board Meeting Ex	47.99	0.00	(47.99)	47.99	0.00	(47.99)
Ownership Sales & Transfers	270.28	60.50	(209.78)	270.28	60.50	(209.78)
RV - Bathroom Repair & Ex	116.74	0.00	(116.74)	116.74	0.00	(116.74)
Sales & Market Expense	2,281.54	2,753.00	471.46	2,281.54	2,753.00	471.46
Sales Expense - Ice	71.90	45.00	(26.90)	71.90	45.00	(26.90)
Sales Expense - Propane	718.85	450.00	(268.85)	718.85	450.00	(268.85)
Sporting Equipment	0.00	500.00	500.00	0.00	500.00	500.00
Stables - Feed	312.49	800.00	487.51	312.49	800.00	487.51
Stables - Ferrier Expense	595.00	800.00	205.00	595.00	800.00	205.00
Stables - General Expense	25.61	325.00	299.39	25.61	325.00	299.39
Stables - Repair & Maintena	0.00	500.00	500.00	0.00	500.00	500.00
Stables - Tack & Equipment	0.00	50.00	50.00	0.00	50.00	50.00
Stables - Vet Fees / Medicine	828.68	1,000.00	171.32	828.68	1,000.00	171.32
Utilities - Electricity	11,660.00	10,625.00	(1,035.00)	11,660.00	10,625.00	(1,035.00)
Utilities - Propane	8,834.22	4,000.00	(4,834.22)	8,834.22	4,000.00	(4,834.22)
Utilities - Sewer Treat Plant	0.00	500.00	500.00	0.00	500.00	500.00
Utilities - Trash Removal	600.00	650.00	50.00	600.00	650.00	50.00
Utilities - Water Testing Fees	889.65	1,500.00	610.35	889.65	1,500.00	610.35
Utilities - Water Treatment R	2,735.39	0.00	(2,735.39)	2,735.39	0.00	(2,735.39)
Reserve for Contingency	0.00	500.00	500.00	0.00	500.00	500.00
Insurance - Property	14,632.25	3,700.00	(10,932.25)	14,632.25	3,700.00	(10,932.25)
Property Taxes	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00
Bad Debt Expense	1,803.98	0.00	(1,803.98)	1,803.98	0.00	(1,803.98)
Miscellaneous Expense	0.00	25.00	25.00	0.00	25.00	25.00
Total Operating Expenses	108,858.80	96,224.42	(12,634.38)	108,858.80	96,224.42	(12,634.38)
Net Operating Income	\$ (91,564.85)	\$ (83,794.42)	(7,770.43)	\$ (91,564.85)	\$ (83,794.42)	(7,770.43)

For Management Purposes Only

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R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the One Month Ending January 31, 2013

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 2,813.69	\$ 800.00	2,013.69	\$ 2,813.69	\$ 800.00	2,013.69
Cabin Reserve Expenses	17,628.54	19,198.75	1,570.21	17,628.54	19,198.75	1,570.21
Net Cabin Reserve Income	(14,814.85)	(18,398.75)	3,583.90	(14,814.85)	(18,398.75)	3,583.90
RV Reserve Income	2,457.45	2,600.00	(142.55)	2,457.45	2,600.00	(142.55)
RV Reserve Expenses	17,670.03	20,667.49	2,997.46	17,670.03	20,667.49	2,997.46
Net RV Reserve Income	(15,212.58)	(18,067.49)	2,854.91	(15,212.58)	(18,067.49)	2,854.91
RV 6 Reserve Income	8.00	0.00	8.00	8.00	0.00	8.00
RV 6 Reserve Expenses	14,335.34	19,120.98	4,785.64	14,335.34	19,120.98	4,785.64
Net RV6 Reserve Income	(14,327.34)	(19,120.98)	4,793.64	(14,327.34)	(19,120.98)	4,793.64
Lodge Reserve Income	1,750.00	0.00	1,750.00	1,750.00	0.00	1,750.00
Lodge Reserve Expenses	16,791.90	18,644.56	1,852.66	16,791.90	18,644.56	1,852.66
Net Lodge Reserve Income	(15,041.90)	(18,644.56)	3,602.66	(15,041.90)	(18,644.56)	3,602.66
Stables Reserve Income	40.79	300.00	(259.21)	40.79	300.00	(259.21)
Stables Reserve Expenses	2,087.82	6,494.08	4,406.26	2,087.82	6,494.08	4,406.26
Net Stables Reserve Income	(2,047.03)	(6,194.08)	4,147.05	(2,047.03)	(6,194.08)	4,147.05
Infrastructure Reserve Income	0.59	0.00	0.59	0.59	0.00	0.59
Infrastructure Reserve Expen	1,519.48	0.00	(1,519.48)	1,519.48	0.00	(1,519.48)
Net Infrastructure Reserve In	(1,518.89)	0.00	(1,518.89)	(1,518.89)	0.00	(1,518.89)
Dam/Legal Reserve Income	99.38	0.00	99.38	99.38	0.00	99.38
Dam/Legal Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00
Net Dam/Legal Reserve Inco	99.38	0.00	99.38	99.38	0.00	99.38
Total Net Reserve Income	\$ (62,863.21)	\$ (80,425.86)	17,562.65	\$ (62,863.21)	\$ (80,425.86)	17,562.65

For Management Purposes Only

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R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the One Month Ending January 31, 2013

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve						
Cabin RI - Guest & Group Fe \$	57.75	\$ 100.00	(42.25)	\$ 57.75	\$ 100.00	(42.25)
Cabin RI - Cottage Fees	2,748.00	700.00	2,048.00	2,748.00	700.00	2,048.00
Cabin RI - Interest	7.94	0.00	7.94	7.94	0.00	7.94
Cabin RE - Bath Houses	690.14	0.00	(690.14)	690.14	0.00	(690.14)
Cabin RE - Rainbow Cabins	1,525.43	0.00	(1,525.43)	1,525.43	0.00	(1,525.43)
Cabin RE - Chapel Hill Cabi	1,500.00	0.00	(1,500.00)	1,500.00	0.00	(1,500.00)
Cabin RE - Roads	0.00	3,100.00	3,100.00	0.00	3,100.00	3,100.00
Cabin RE - Improvements	0.00	50.00	50.00	0.00	50.00	50.00
Cabin RE - Ranch Cap Imp.	13,462.78	15,920.75	2,457.97	13,462.78	15,920.75	2,457.97
Cabin RE - Operating	422.05	120.00	(302.05)	422.05	120.00	(302.05)
Cabin RE - Dam	28.14	8.00	(20.14)	28.14	8.00	(20.14)
Net Cabin Reserve Income	(14,814.85)	(18,398.75)	3,583.90	(14,814.85)	(18,398.75)	3,583.90
RV Reserve						
RV RI - Monthly Adoption F	270.00	0.00	270.00	270.00	0.00	270.00
RV RI - Yearly Adoption Fee	1,825.00	2,400.00	(575.00)	1,825.00	2,400.00	(575.00)
RV RI - Guest & Group Fees	352.00	100.00	252.00	352.00	100.00	252.00
RV RI - CTC & PA Income	0.00	100.00	(100.00)	0.00	100.00	(100.00)
RV RI - Interest	10.45	0.00	10.45	10.45	0.00	10.45
RV RE - Bath Houses	21.39	0.00	(21.39)	21.39	0.00	(21.39)
RV RE - Repairs	(125.00)	0.00	125.00	(125.00)	0.00	125.00
RV RE - Ranch Cap Imp	17,380.45	20,251.49	2,871.04	17,380.45	20,251.49	2,871.04
RV RE - Operating	368.62	390.00	21.38	368.62	390.00	21.38
RV RE - Dam	24.57	26.00	1.43	24.57	26.00	1.43
Net RV Reserve Income	(15,212.58)	(18,067.49)	2,854.91	(15,212.58)	(18,067.49)	2,854.91
RV 6 Reserve						
RV 6 RI - Interest	8.00	0.00	8.00	8.00	0.00	8.00
RV-6 RE - Ranch Cap Imp	14,334.06	19,120.98	4,786.92	14,334.06	19,120.98	4,786.92
RV-6 RE - Operating	1.20	0.00	(1.20)	1.20	0.00	(1.20)
RV-6 RE - Dam	0.08	0.00	(0.08)	0.08	0.00	(0.08)
Net RV6 Reserve Income	(14,327.34)	(19,120.98)	4,793.64	(14,327.34)	(19,120.98)	4,793.64
Lodge Reserve						
Lodge RI - Wedding Fees	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00
Lodge RI - Group Fees	250.00	0.00	250.00	250.00	0.00	250.00
Lodge RE - Event Employees	0.00	1,120.00	(1,120.00)	0.00	1,120.00	(1,120.00)
Lodge RE - Event Staff	100.14	0.00	(100.14)	100.14	0.00	(100.14)
Lodge RE - Event Cleaning	0.00	250.00	250.00	0.00	250.00	250.00
Lodge RE - Event Improvem	18.02	100.00	81.98	18.02	100.00	81.98
Lodge RE - Event Linens	43.50	50.00	6.50	43.50	50.00	6.50
Lodge RE - Event Marketing	78.00	78.00	0.00	78.00	78.00	0.00
Lodge RE - Repairs	713.94	0.00	(713.94)	713.94	0.00	(713.94)
Lodge RE - Improvements	2,438.69	17,046.56	14,607.87	2,438.69	17,046.56	14,607.87
Lodge RE - Ranch Cap Imp	13,215.41	0.00	(13,215.41)	13,215.41	0.00	(13,215.41)
Lodge RE - Operating	184.20	0.00	(184.20)	184.20	0.00	(184.20)
Net Lodge Reserve Income	(15,041.90)	(18,644.56)	3,602.66	(15,041.90)	(18,644.56)	3,602.66

Stables Reserve

For Management Purposes Only

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R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the One Month Ending January 31, 2013

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Stables RI - Riding Pass Fees	0.00	300.00	(300.00)	0.00	300.00	(300.00)
Stables RI - Stall Fees	40.00	0.00	40.00	40.00	0.00	40.00
Stables RI - Interest	0.79	0.00	0.79	0.79	0.00	0.79
Stables RE - Ranch Cap Imp	2,087.82	6,491.08	4,403.26	2,087.82	6,491.08	4,403.26
Stables RE - Dam	0.00	3.00	3.00	0.00	3.00	3.00
Net Stables Reserve Income	(2,047.03)	(6,194.08)	4,147.05	(2,047.03)	(6,194.08)	4,147.05
Infrastructure Reserve						
Infrastructure RI - Interest	0.59	0.00	0.59	0.59	0.00	0.59
Infrastructure RE - Ranch Ca	1,519.48	0.00	(1,519.48)	1,519.48	0.00	(1,519.48)
Net Infrastructure Reserve In	(1,518.89)	0.00	(1,518.89)	(1,518.89)	0.00	(1,518.89)
Dam/Legal Reserve						
Dam/Legal RI - Reserve Inco	52.79	0.00	52.79	52.79	0.00	52.79
Dam/Legal RI - Interest	46.59	0.00	46.59	46.59	0.00	46.59
Net Dam/Legal Reserve Inco	99.38	0.00	99.38	99.38	0.00	99.38
Net Reserve Income	\$ (62,863.21)	\$ (80,425.86)	17,562.65	\$ (62,863.21)	\$ (80,425.86)	17,562.65

R-Ranch In The Mountains Association
Rodeo Budget Comparison Report
For the One Month Ending January 31, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Rodeo Income - Interest	\$ 0.56	\$ 0.00	0.56	\$ 0.56	\$ 0.00	0.56
Total Operating Income	0.56	0.00	0.56	0.56	0.00	0.56
Operating Expenses						
Total Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Net Operating Income	\$ 0.56	\$ 0.00	0.56	\$ 0.56	\$ 0.00	0.56

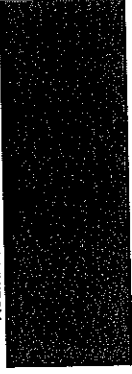
Project Account Reconciliation
December 31, 2012

Lodge / Event

Cash G/L Balance	1025	57,888.07
Lodge Fixed Assets	1552	15,027.01
Refundable Deposits	2100	(1,250.00)
Lodge Retained Earnings	3801	(76,475.96)
Lodge Income G/L Balance	8300	(1,750.00)
Lodge Expense G/L Balance	9300	16,791.90
		<u>10,231.02</u>

Variances

Privacy Blinds
Round white tables



Boom Mower
Sunshine Laundry
Jolie Maison
January 15%

Accrual	(300.00)
Accrual	(50.00)
From Operating	127.50
From Operating	127.50
Receivable	2,978.00
To Infrastructure	(146.91)
From Operating	204.00
From Operating	350.00
To Operating	(13,215.41)
payable	(43.50)
payable	(78.00)
To Operating	(184.20)
	<u>(10,231.02)</u>

Checks and Balances

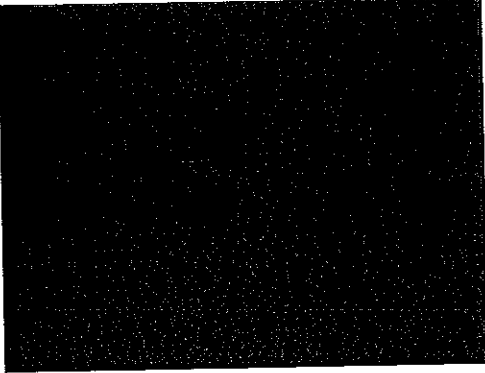
Cabin Reserve

Cash G/L Balance	1030	58,971.61
Cabin Fixed Assets	1550	28,960.77
Cabin Retained Earnings	3804	(89,011.75)
Reserve Income	8000	(2,813.69)
Reserve Expense	9000	17,628.54
		<u>13,735.48</u>

Variances



December 5%



January 15%
Dam 1%
Boom Mower
Bath house painting accrual

From Operating	650.00
From Operating	267.84
To Infrastructure	(67.46)
From Operating	15.75
From Operating	84.00
From Operating	75.00
From Operating	75.00
From Operating	75.00
From Operating	75.00
From Operating	75.00
From Operating	150.00
From Operating	125.00
To Operating	(42.00)
From Operating	201.00
From Operating	75.00
From Operating	75.00
From Operating	75.00
From Operating	75.00
From Operating	300.00
From Operating	75.00
From Operating	75.00
From Operating	75.00
To Operating	(94.16)
To Operating	(595.98)
To Operating	(267.50)
To Operating	(422.05)
To Dam	(28.14)
To Operating - Accrual	(13,462.78)
To Operating - Accrual	(1,800.00)
	<u>(13,735.48)</u>

Checks and balances

RV			
Cash G/L Balance RV	1065	76,132.39	
RV Fixed Assets	1553	74,719.25	
RV Retained Earnings	3802	(144,046.89)	
RV Income	8100	(2,457.45)	
RV Expense	9100	17,670.03	
		<u>22,017.33</u>	
Variances			
August 5%		(163.33)	To Infrastructure
November 5%		(132.97)	To Infrastructure
		135.00	From Operating
		27.00	From Operating
		50.00	From Operating
		50.00	From Operating
		225.00	From Operating
		125.00	From Operating
		(21.39)	To Operating
Boon Mower		(17,380.45)	To Operating
January 15%		(388.62)	To Operating
Dam 1%		(24.57)	To Dam
		(2,750.00)	To Operating
		(288.00)	To Operating
		<u>(1,500.00)</u>	To Operating - FUTURE
		(22,017.33)	

	RV6	
Cash G/L Balance RV	1070	\$2,788.12
RV 6 Fixed Assets	1554	(13,211.80)
RV 6 Retained Earnings	3803	(75,982.01)
RV 6 Income	8200	(8.00)
RV 6 Expense	9200	<u>14,335.34</u>
		<u>14,345.05</u>
Variances		
May 5%		To Infrastructure (0.39)
July 5%		To Infrastructure (0.39)
August 5%		To Operating (1.36)
August 15%		To Infrastructure (0.12)
September 5%		To Operating (1.36)
September 15%		To Infrastructure (0.31)
October 5%		To Operating (1.08)
October 15%		To Infrastructure (0.36)
November 5%		To Operating (1.27)
November 15%		To Infrastructure (0.37)
December 5%		To Operating (1.16)
December 15%		To Operating (1.20)
January 1%		To Infrastructure (0.34)
Boom Mower		(1.20)
		<u>(0.08)</u>
		<u>(14,334.06)</u>
		<u>(14,345.05)</u>

Checks and Balances	Stables		To Infrastructure To Infrastructure To Operating To Operating
Cash G/L Balance	1035	9,145.39	(0.03)
Stable Petty Cash	1080	464.00	(33.54)
Stables Fixed Assets	1555	5,143.57	(4,250.00)
Stable Retained Earnings	3805	(10,428.60)	(2,087.82)
Reserve Income	8400	(40.79)	(6,371.39)
Reserve Expense	9400	2,087.82	
		<u>6,371.39</u>	
Variations			
August 5%			
November 5%			
Palmer - Corral Fencing			
Boom Mower			
Checks and Balances			

Rainbow Dam Account

Cash G/L Balance Dam	1055	274,332.02	
Dam Retained Earnings	3808	(250,289.62)	
Legal Retained Earnings	3807	(23,985.81)	
Reserve Income Dam / Legal	8600	(99.38)	
Reserve Legal Expense	9600	-	Legal to Operating
		<u>(52.79)</u>	

Variances

RV January 1%	24.57
Cabin January 1%	28.14
January RV6 1%	0.08
	<u>52.79</u>

Checks and Balances

0.00

Infrastructure Account

Cash G/L Balance	1060	6,655.83	
Infrastructure Fixed Assets	1551	3,596.90	
Infrastructure Retained Earnings	3806	(10,971.13)	
Reserve Income	8500	(0.59)	
Reserve Expense	9500	1,519.48	
		<u>800.49</u>	

Variances

RV 5%	163.33
RV 6 5%	0.39
RV 6 5% October	0.36
September 5%	0.31
RV November 5%	132.97
RV6 November 5%	0.37
Stable November 5%	33.14
RV 6 5% August	0.12
Stables 5% - August	0.03
Stables 5% - May	22.86
RV December	67.46
RV6 December	0.34
Lodge December	146.91
From Operating	75.00
From Operating	75.00
From Operating	0.40
Boom Mower	<u>(1,519.48)</u>
	<u>(800.49)</u>

Checks and Balances

R-Ranch In The Mountains
Accrual to Cash
As of January 31, 2013

NOI (154,427.50)

ADJUSTMENTS*

Less Ice Inventory on hand	-
Less Propane Inventory on hand	-
Less Souvenirs Inventory on hand	-
Less Accounts Receivables	541,431.57
Allowance for Doubtful Accounting	(236,000.00)
Less Other Receivables	148.03
Less Prepaid Expenses	4,107.30
Less Furniture & Fixtures	82,992.71
Less Vehicles	50,018.00
Less Machinery & Equipment	150,579.38
Less Horses & Sports Equipment	63,339.16
Less Building & Land	665,837.55
Less Fixed Assets - Cabin	28,960.77
Less Fixed Assets - Infrastructure	3,596.90
Less Fixed Assets - Lodge	15,027.01
Less Fixed Assets - RV	74,719.25
Less Fixed Assets - RV 6	13,211.60
Less Fixed Assets - Stables	5,143.57
Depreciation	(626,225.99)
Less Unsold Ownerships	90,000.00
Less Dam Consulting	27,737.35
	<u>954,624.16</u>

Plus Accounts Payable	41,843.42
Plus Refundable Deposits	1,250.00
Plus Sales Tax Payable	-
Plus Accrued Property Tax	14,500.00
Plus Accrued Property Insurance	12,754.00
Plus Accrued Expenses	66,097.79
Plus Prepaid Assessments	17,584.22
Plus Prepaid Electric	325.62
Plus Prepaid - Other	100.00
Plus Other Payable	1,250.00
Plus Lodge Retained Earnings	76,475.96
Plus RV Retained Earnings	144,046.89
Plus RV 6 Retained Earnings	75,982.01
Plus Cabin Retained Earnings	89,011.75
Plus Stable Retained Earnings	10,428.60
Plus Infrastructure Retained Earn	10,971.13
Plus Legal Retained Earnings	23,995.81
Plus Dam Retained Earnings	250,289.62
Plus Undesignated Net Assets	<u>868,397.40</u>
	Also called Prior Years Profit/Loss
	<u>1,705,304.22</u>
	<u>596,252.56</u>

CASH FLOW

ACTUAL CASH BALANCE 596,252.56

Variance - NOI vs Actual Cash -

Total Assessments collected this month

R-Ranch In The Mountains Association
General Ledger Trial Balance
As of Jan 31, 2013

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
1000	Petty Cash	200.00	
1010	Register Cash	300.00	
1020	Operating Bank Account	41,949.01	
1025	Lodge/Event Bank Account	57,888.07	
1030	Cabin Project Bank Account	58,971.61	
1035	Stable Project Bank Account	9,145.39	
1040	Property Tax Escrow Bank	790.22	
1045	Payroll Bank Account	68.70	
1050	Rodeo Project Bank Account	6,567.20	
1055	Rainbow Dam/Legal Bank	274,332.02	
1060	Infrastructure MM Bank Account	6,655.83	
1065	RV Bank Account	76,132.39	
1070	RV-6 Project Bank Account	62,788.12	
1080	Stable Petty Cash	464.00	
1100	Accounts Receivable	541,431.57	
1150	Allowance for Doubtful Accounts		236,000.00
1160	Other Receivables	148.03	
1400	Prepaid Expenses	4,107.30	
1500	Furniture & Fixtures	82,992.71	
1530	Vehicles	50,018.00	
1535	Machinery & Equipment	150,579.38	
1540	Horses & Sports Equipment	63,339.16	
1545	Buildings and Improvement	665,837.55	
1550	Fixed Assets - Cabin	28,960.77	
1551	Fixed Assets - Infrastructure	3,596.90	
1552	Fixed Assets - Lodge	15,027.01	
1553	Fixed Assets - RV	74,719.25	
1554	Fixed Assets - RV6	13,211.60	
1555	Fixed Assets - Stable	5,143.57	
1700	Accumulated Depreciation		626,225.99
1900	Unsold Ranch Membership	90,000.00	
1910	Dam Consulting in Progress	27,737.35	
2000	Accounts Payable		41,843.42
2100	Refundable Deposits		1,250.00
2390	Accrued Property Tax		14,500.00
2400	Accrued Property Insurance		12,754.00
2410	Accrued Expenses		66,097.79
2450	Prepaid Assessments		17,584.22
2460	Prepaid Electric		325.62
2470	Prepaid - Other		100.00
2480	Other Payables		1,250.00
3801	Lodge Retained Earnings		76,475.96
3802	RV Retained Earnings		144,046.89
3803	RV 6 Retained Earnings		75,982.01
3804	Cabin Retained Earnings		89,011.75
3805	Stable Retained Earnings		10,428.60
3806	Infrastructure Retained Earnings		10,971.13
3807	Legal Retained Earnings		23,995.81
3808	Dam Retained Earnings		250,289.62
3905	Undesignated Net Assets		868,397.40
400050	Rodeo Income - Interest		0.56
4010	Assessments	60.00	
4020	Childrens Rights		350.00
4100	Electric - Usage Fees		456.30
4115	Electric - Cabin Reimburse		1,630.47
4120	Electric - RV Reimburseme		6,555.08
4200	Interest Income		0.07
4210	Owner Fines & Fees		145.00
4220	Late Fees & Finance Charge		6,158.22
4410	Ownership Transfers		25.00
4550	Reserve to Operating		976.07
4600	RV Moves		100.00
4650	Pet Fees		20.00

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R-Ranch In The Mountains Association

General Ledger Trial Balance

As of Jan 31, 2013

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
4700	Sales - Ice		39.00
4710	Sales - Propane		659.66
4715	Sales - Souvenirs		100.00
4720	Sales - Firewood		12.00
4725	Sales - Gate Cards		5.00
4800	Vending Income		32.48
4850	Recovery of Bad Debt		62.40
4900	Miscellaneous Income		27.20
6010	Employee - Payroll/Salary	33,423.64	
6015	Employee - Payroll Tax Exp	3,627.37	
6020	Employee - Payroll Fees &	757.95	
6030	Employee - Health Insuran		
6040	Employee - Workers Comp		
6100	Admin - Accounting Fees	1,717.00	1,969.75
6110	Admin - Bank Fees	225.00	
6115	Admin - Business Fees	110.07	
6120	Admin - Collection Expense	186.11	
6125	Admin - Computer Expense		60.00
6135	Admin - Gifts	258.43	
6145	Admin - Merchant Fees	117.00	
6155	Admin - Office Building Rep	408.36	
6160	Admin - Office Expense	126.42	
6165	Admin - Printing / Copying	594.76	
6170	Admin - Radio Expense	689.71	
6175	Admin - Shipping / Postage	411.79	
6180	Admin - Telephone / Cable	505.00	
6190	Admin - Sales Tax Expense	1,485.65	
6310	Cleaning - Supply Expense	945.09	
6415	GPM - Equip Repair Expen	538.73	
6425	GPM - Fuel Expense	403.29	
6440	GPM - Keys & Locks	5,215.90	
6460	GPM - Security Contract	39.20	
6465	GPM - Supplies Expense	3,389.16	
6470	GPM - Tools Expense	89.48	
6480	GPM - Vehicle Maint & Rep	31.99	
6500	Lodge - Pool Chemical Exp	1,420.58	
6510	Lodge - Repair & Maint Exp	101.98	
6535	Owners & Board Meeting E	144.32	
6540	Ownership Sales & Transfe	47.99	
7000	RV - Bathroom Repair & E	270.28	
7100	Sales & Market Expense	116.74	
7105	Sales Expense - Ice	2,281.54	
7210	Sales Expense - Propane	71.90	
7300	Stables - Feed	718.85	
7310	Stables - Ferrier Expense	312.49	
7315	Stables - General Expense	595.00	
7330	Stables - Vet Fees / Medici	25.61	
7400	Utilities - Electricity	828.68	
7410	Utilities - Propane	11,660.00	
7420	Utilities - Trash Removal	8,834.22	
7425	Utilities - Water Testing Fe	600.00	
7430	Utilities - Water Treatment	889.65	
7500	Insurance - Property	2,735.39	
7550	Property Taxes	14,632.25	
7600	Bad Debt Expense	7,500.00	
8002	Cabin RI - Guest & Group	1,803.98	57.75
8003	Cabin RI - Cottage Fees		2,748.00
8080	Cabin RI - Interest		7.94
8101	RV RI - Monthly Adoption F		270.00
8102	RV RI - Yearly Adoption Fe		1,825.00
8103	RV RI - Guest & Group Fee		352.00
8180	RV RI - Interest		10.45
8280	RV 6 RI - Interest		8.00
8302	Lodge RI - Wedding Fees		1,500.00

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R-Ranch In The Mountains Association

General Ledger Trial Balance

As of Jan 31, 2013

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
8303	Lodge RI - Group Fees		250.00
8402	Stables RI - Stall Fees		40.00
8480	Stables RI - Interest		0.79
8580	Infrastructure RI - Interest		0.59
8675	Dam/Legal RI - Reserve In		52.79
8680	Dam/Legal RI - Interest		46.59
9001	Cabin RE - Bath Houses	690.14	
9002	Cabin RE - Rainbow Cabin	1,525.43	
9003	Cabin RE - Chapel Hill Cab	1,500.00	
9060	Cabin RE - Ranch Cap Imp	13,462.78	
9070	Cabin RE - Operating	422.05	
9075	Cabin RE - Dam	28.14	
9101	RV RE - Bath Houses	21.39	
9106	RV RE - Repairs		125.00
9160	RV RE - Ranch Cap Imp	17,380.45	
9170	RV RE - Operating	368.62	
9175	RV RE - Dam	24.57	
9260	RV-6 RE - Ranch Cap Imp	14,334.06	
9270	RV-6 RE - Operating	1.20	
9275	RV-6 RE - Dam	0.08	
9303	Lodge RE - Event Staff	100.14	
9307	Lodge RE - Event Improve	18.02	
9308	Lodge RE - Event Linens	43.50	
9309	Lodge RE - Event Marketin	78.00	
9350	Lodge RE - Repairs	713.94	
9355	Lodge RE - Improvements	2,438.69	
9360	Lodge RE - Ranch Cap Imp	13,215.41	
9370	Lodge RE - Operating	184.20	
9460	Stables RE - Ranch Cap Im	2,087.82	
9560	Infrastructure RE - Ranch	1,519.48	
Total:		<u>2,594,209.37</u>	<u>2,594,209.37</u>

**R-Ranch Owner's Association
Board of Directors
Monthly Board Meeting
February 16, 2013**

I. CALL TO ORDER

The regular monthly meeting of the R-Ranch Owners Association Board of Directors was called to order on February 16, 2013 at 9:30 a.m. by the President, Alex Griffin.

Board of Directors Present At Meeting

Board members present at the meeting included: Alex Griffin, Brenda Harned, Lisa Richards, Fawn Howell, Chris McKemie, Cecil Pacetti, and Bryan Walker. Karen Meadows and Rich Miramonti were unable to attend.

R-Ranch Owners Present At Meeting

R-Ranch Owners who attended the meeting included: Sandy Adams, Tracy Hennessee, Mike Carbonara, Bonnie Carbonara, Rick Upton, Christy Griffin, Larry Richards, Beverly Sue Collett, Dea Devereax Barbara Poole, Barbara Brown, Bill Poole, Richard Rochleau, Anita Curry, Joseph Ward, Sue Burton, Iris Koplen, and Marian Morris. (See attached sign in sheet)

II. and III. OPENING PRAYER

Brenda Harned led the meeting in an opening prayer. Then all stood and joined the Board of Directors in the Pledge of Allegiance.

IV. APPROVE/AMEND AGENDA

Alex Griffin asked if there were any amendments to the Agenda. Lisa Richards asked to add the taxes to New Business. Fawn Howell stated that the taxes would now be item c. on the Agenda under New Business. **Lisa Richards made the motion to approve the Agenda as amended. Brenda Harned seconded the motion and the motion was carried.** (See attached Agenda).

V. and VI READING/ACCEPTING MINUTES

Alex Griffin asked the B.O.D. if everyone had received a copy of the minutes from the January 19, 2013 Board meeting. **Brenda Harned made the motion to suspend the reading of the Minutes. Lisa Richards seconded the motion and the motion was carried.** Fawn Howell requested an amendment to "Approve/Amend/Accept Previous Month's Meeting Minutes" to correct the date. Lisa Richards requested an amendment to "Reports – Financial Report" to include her last name and title. Lisa Richards requested an amendment to "Old Business – By-Law Changes for April Owners' Meeting" to include the words, "(See Attachment)". Discussion

ensued and Lisa Richards made the motion to approve the January 19, 2010 Minutes as amended. Brenda Harned seconded the motion and the motion was carried.

VII. REPORTS

a. Financial – Sharon Caldwell

Sharon Caldwell reviewed the Financials ending January 31, 2013 with the B.O.D. (See Attached). She also presented the Peachtree Customer Account Status/Unit Status (See Attached). There are presently 888 Active Owners compared to last year's 927 Active Owners. Sharon Caldwell also presented the Balance Sheet, the Budget Comparison Report. (See Attached). The Operating Variance Report dated January 31, 2013 was not presented. She would have it for the B.O.D. later for review.

b. Director's Report – Sharon Caldwell

Sharon Caldwell presented a monthly report. (See Attached) Sharon also presented information about the Lumpkin County Veteran Park Restoration project. Discussion ensued with B.O.D concerning this project. **Fawn Howell made the motion for R Ranch to donate \$250.00 to the Veterans Memorial Park. Brenda Harned seconded the motion and the motion was carried.**

c. 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 had lots of work to do all over the property. He also informed the B.O.D. that RV 4 has its share of electrical issues and that we would need to consider upgrading it eventually. Steve stated that this should probably be budgeted in the future. When Steve was asked how long this project would take his guestimate was about four weeks. Steve then presented bids for the lodge gutters. (See Attached). Discussion ensued with Steve and the B.O.D. concerning the bids and the gutter work that needs to be done at the lodge. After going through the bids with Steve, his recommendation was to go with Lundeen Metal Specialists. Steve stated that Lundeen Metal Specialists would also seal all the windows while he's doing the other repairs.

Lisa Richards made the motion to move forward with Lundeen Metal Specialists Inc. to do the gutter work on the lodge. Brenda Harned seconded the motion and the motion was carried.

Steve then went on to discuss the tile work at the entrance to the lodge with the B.O.D.

Lisa Richards made the motion to move forward with Self & Self General Contractors to do the tile repair at the lodge entrance for \$1850.00. Brenda Harned seconded the motion and the motion was carried. (See Attached)

The discussion then moved to the bathhouse roof at RV 2 (bathhouse #3). Steve presented bids and discussed them with the B.O.D. Discussion ensued with the B.O.D. concerning the type of metal roof to be used.

Bryan Walker made the motion to use the Standing Seam metal roof type like used on bathhouses #1 and 2. Lisa Richards seconded the motion and the motion was carried. Steve will get the bid for shingle removal and standing seam roof to the board for a final vote on bathhouse #3's roof.

Steve moved his discussion back to the lodge. He feels like we may need to consider doing some sort of landscaping around the lodge. Alex Griffin asked Bryan Walker to get with the Land Use committee and Steve Corbin to discuss the trees and landscape issues at the lodge and come back to the B.O.D. with a proposal next month. Steve then discussed the bids for the office roof. Discussion ensued with the B.O.D.

Lisa Richards made the motion to proceed with Lundeen Metal Specialists for the repairs to the office. Brenda Harned seconded the motion and the motion was carried.

d. Stable Report – Kim Bruce

Kim Bruce presented a report to the B.O.D. (See Attached)

e. Reservation Report – Julie Higman

Julie Higman presented a report to the B.O.D. (See Attached)

During this time Brenda brought up the question as to the cost for owners to reserve the stable house and two lake houses. She felt it needed to be clarified. Discussion ensued concerning this matter. The B.O.D. sent this issue to the C, B, P & G committee for clarification.

f. Sales Report – Ronna Horn

Ronna Horn presented a sales report to the B.O.D. (See Attached)

g. Committee Reports:

1. Accommodations – Richard Duceatt

Julie Higman presented a proposal for Richard Duceatt, on behalf of the Accommodation Committee. (See Attached) The proposal was tabled until March to allow time to gather further information and clarification.

2. Covenants/Bylaws/Policies & Guidelines – Bill Poole

Bill Poole explained that he and his committee now had three items pending. They are as follows: a covenant amendment, which will take a 2/3 vote of all owners in good standing at the April Owners Meeting or by proxy; a bylaw amendment, which will take 2/3 vote of the Owners at the upcoming April Owners' Meeting; and now a possible amendment to the Policies and Guidelines, which will take majority vote of the Board of Directors. He also stated that in order to have these items addressed by the upcoming Owners' Meeting we would need everything finalized by the next board meeting.

3. Finance Committee – Sue Burton

Sue Burton stated that she and her committee would like to see a 1 year, 3 year, and 5 year plan for capital improvements of the R Ranch. She feels this will help in the budget planning process.

4. Land Use Committee – Tracy Hennessee
No report given.

5. Marketing Committee – Rick Upton
Rick Upton presented a report to the B.O.D. (See Attached)
Brenda made the motion to allow our staff and the Committee to make needed steps to complete the deed project. Lisa Richards seconded the motion and the motion was carried.

6. Owner's Concerns Committee – Ellie McKinney
No Report given.

7. Nominating Committee – Anita Curry
Julie Higman presented the report for Anita Curry and Nominating Committee. (See Attached)
She also informed the B.O.D. of the festivities for the weekend of the April Owners' Meeting.
They were as follows: Night at the Races, breakfast, lunch, and a spaghetti dinner on Saturday April, 27 (more info will be posted soon).

8. Rainbow Lake Committee – Alex Griffin
No report given.

9. Rodeo Committee – Monica Hill
Monica Hill presented a report as well as a 2013 proposed Rodeo Budget. (See Attached)

10. Fire Wise Committee – Hal Barrineau
No report given.

VIII. OLD BUSINESS

a. Deed Research – Rick Upton
This item was discussed during the Marketing Committee Report. (See attachment)

b. Changes for B.O.D. to consider – Bill Poole
This item was discussed during the C, B, P & G's Committee report.

c. Budgeted Sports Equipment – Julie Higman
Julie presented quotes for canoes to the B.O.D. Discussion ensued with the B.O.D. and it was decided to table this item until the March board meeting. (See Attached Quotes)

IX. NEW BUSINESS

a. Owners' Pasture – Brenda Harned

This item was discussed during the Stable Report.

b. Access – Brenda Harned

Brenda Harned stated that board members' codes to get into the back office were taken away. It had been brought to her attention that some board members had been denied access to the office. Sharon stated that she felt she was doing what was asked of her. Brenda wanted to clarify that if any board member asked to be let in the back office they are to be let in. Discussion ensued and it was determined that board members should be allowed in when they asked.

c. Taxes – Lisa Richards

Lisa Richards began with discussion about dumpsters that she saw on the road up to RV storage. She asked why they were there. Sharon stated that they were there to be out of the way until she could get things worked out with Advanced Disposal on picking them up. Sharon will give us an update on the dumpsters at the March meeting. Lisa Richard asked the B.O.D. if we were going to get the taxes ready as we did last year for the CPA and if we were planning on filing them on time. Lisa voiced that she wanted to help get them ready and filed on time. Sharon stated that she would like for them to be done as before. Alex asked Lisa and Sharon to work together with Judy on this and get these taxes done.

X. ADJOURN MEETING

Alex Griffin announced that the next regular monthly meeting will be held on March 16, 2013 at 9:30 a.m. in the R-Ranch Garden Room. Cecil Pacetti made the motion to adjourn the meeting. Brenda Harned seconded the motion and meeting was adjourned at 1:34 p.m.

Respectfully submitted,

Fawn E. Howell
Substitute Secretary

Approval Date _____ Fawn E. Howell _____

January 2013 Director's Report

Management Meeting: January 21st to review BOD Meeting that I was unable to attend.

Management Meeting: January 30th review of work in progress or completed by each department .

Assessments have been invoiced and mailed on Monday, February 4th.
Included in the mail out was an OWNER OPPORTUNITY:

Our Board of Directors approved giving a credit of \$50.00 toward future owner assessments with the following guidelines:
R-Ranch Marketing Committee developed an "Owner Referral Card" that was released at the November 2012 Owners' Meeting. This small business card contains basic information about R-Ranch and a place to enter the referring owner's name and owner number. Owners can pick up these cards at the front desk. When prospective owners schedule a tour, have them present the card to Ronna Horn, our new Sales and Marketing Director, upon arrival at the ranch. If they decide to purchase and have presented the card and the deal closes, a \$50.00 credit will be given to the referring owner toward future assessments. Referral cards submitted after the purchase will not result in a credit. It is very important to have prospective owners turn in the card when they visit and prior to signing a deed. NO EXCEPTIONS WILL BE ALLOWED.

Ricky will be attending a two day Certified Pool Class in February.

Steve, Sharon, and Kim will be taking an OSHA Safety and Compliance class in March.
Electric Meters were read on January 10th.

Deep Cleaning project almost done. The Lodge is the final hurdle.

Van and Security Truck Repaired total cost \$1,000.00.

We qualified for the Department of Agriculture Gate Card. This will save us sales tax on the boom mower.

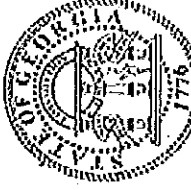
Deed Project: Final Stages

New TV's in the Lodge. Adult owners will have to sign out remote and key for the theater room due to the cost of replacements. No one underage can sign out key and remote. Activity Room will remain open but an adult will need to sign out the remote.

We received 100 on our health inspection this month.

We had three individuals take the ServSafe Class and all three have received their certificates.
Congratulations to Christina, Fawn and Sue Burton.

Lumpkin County Veteran Affairs Advisory Committee



John Buckman
Chairman

Veterans Memorial Park Restoration
88 Courthouse Hill Rd
Dahlonega, GA. 30533

PRSRT STD
ECRWSS
U.S POSTAGE
PAID
EDDM RETAIL
Current Resident
DAHLONEGA, GA. 30533

Dear Citizen,

Today I'm writing you with a simple message: Thank You for your past support. Because of you, Dahlonega and Lumpkin County, for their size, was able to have one of the finest Veterans Parks in the Nation.

I am honored to invite you to join a very special group of Lumpkin County residents, businesses and organizations who are helping to upgrade the Veterans Memorial Park. Something that has been needed for some time.

One person can do much...but One and One and Another can move mountains. We have one mountain in mind -- Veterans Memorial Park Restoration. Will you be one of those "Ones" who will help us move this \$50,000. Mountain?

Over the past 18/20 years, the elements have taken their toll and major restoration is needed. In conjunction with the restoration, we are redoing the pond area into a private meditation garden area. Service Flags on individual poles for each will be added, also a M60A3, Main Battle Tank is being added. Educational live programs are being developed for school field trips and other organizations. With your support, this long overdue repair and upgrade to the Park will remain an enduring reminder to all of the price our local veterans paid to secure the liberty and freedoms we enjoy today.

Whether you served, or a family member served, or if you are a private citizen who recognizes that freedom is won only at great cost, I ask you to join me today in making our Veterans Memorial Park a place to honor and meditate with loved ones.

Veterans Park was conceived, designed and built with private donations and volunteers. We will do the same with this current program that is already underway.

Sincerely,

J. Buckman

John Buckman
706-867-7759

(cut and send with your donation)

YES. I'll be One of the "Ones" to help move the Lumpkin County Veterans Park Restoration Mountain and help support the efforts to preserve and share Lumpkin County history and heritage.
I have enclosed:

\$25 ___ \$50 ___ \$100 ___ \$250 ___ \$500 ___ \$1,000 ___ Other ___

From: _____

Mail to: United Community Bank
Veterans Park Restoration
P.O. Box 1060
Dahlonega, GA. 30533

#300 per ft. for Screen Estimate

Lundeen Metal Specialists Inc.
481 Stansel Rd.
Cleveland GA 30528
706-219-4778 (office)
706-892-8166 (cell)

Date	Estimate No.	Project
12/10/12	654	

6" Gutter

Name/Address
R Ranch Hwy 60 Dahlonega GA

Item	Description	Quantity	Cost	Total
Labor	Labor to remove and dispose of existing gutters from Lodge and pool building.	660	1.50	990.00
gutters	Labor and materials to install gutters on Lodge and pool building using typical 6" aluminum gutters.	660	5.00	3,300.00
gutters	Labor and materials to install gutters on upper roof of Lodge on north side of building using typical 6" aluminum gutters.	195	5.00	975.00
			Special Clips	392.50
				1367.50
	These gutter lengths will be capped and seamed on any lengths more than 60'. This estimate includes using the existing copper and steel downspouts.	195	5.00	975.00
	upper pool side		special clips	392.50
				1367.50
	ASK HOW MUCH			
	Gutter Guard is			
	Gutter Guards	1050'	3.00	3,150
	Caulking Included with gutter guards.			
LMS Inc. is fully covered by workers' compensation and general liability insurance.				Total 5575.00

\$10,185.00



LUNDE-1 OP ID: KT

DATE (MMDDYYYY)

02/15/2013

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Sh/Welborn Insurance
03 Midway Drive, Suite A
Ormetta, GA 30531
oe M Welborn

Phone: 706-778-2244
Fax: 706-778-3322

CONTACT NAME: Lori Ewell
PHONE (A/C, No. Ext): 706-778-2244
FAX (A/C, No.): 706-778-3322
E-MAIL ADDRESS: lewell.ashwe01@insuremail.net

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
Lundeen Metal Specialists, Inc
481 Stansel Road
Cleveland, GA 30528

INSURER A : Essex Insurance Company

INSURER B : Amerisafe Companies

INSURER C :

INSURER D :

INSURER E :

INSURER F :

31895

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

ISR TR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFFECT DATE (MMDDYYYY)	POLICY EXPIRATION DATE (MMDDYYYY)	LIMITS
A	GENERAL LIABILITY					
	☒ COMMERCIAL GENERAL LIABILITY		3DJ0223	09/08/2012	09/08/2013	EACH OCCURRENCE \$ 300,000
	☐ CLAIMS-MADE ☒ OCCUR					DAMAGE-RELATED PREMISES (Ea occurrence) \$ 100,000
						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					PERSONAL & ADV INJURY \$ 300,000
	☐ POLICY ☐ PRO ☐ LOC					GENERAL AGGREGATE \$ 600,000
	AUTOMOBILE LIABILITY					PRODUCTS - COMPI/OP AGG \$ 600,000
	ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS					BODILY INJURY (Per person) \$
	HIRED AUTOS					BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB					EACH OCCURRENCE \$
	EXCESS LIAB					AGGREGATE \$
	DED ☐ RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					X WC STATUS ☐ OTHER ☐
3	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A	AVWCGA12005842011	03/16/2012	03/16/2013	E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

RRANCHO

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

R-Ranch Owners Association, In
P.O. Box 310
Dahlonega, GA 30533

Lori Ewell

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CORD 25 (2010/05)

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Ray's Gutter Work

Kevin Ray, Owner
4960 Jess Helton Rd.
Gainesville, GA 30506

Home 770-983 0088
Mobile 770-533-3943

Quote!

~~Order~~

Name R-Ranch - The Lodge (Mr. Ray Chapman) Date 12/9/12
Address _____ Daytime # _____
Dalhousie, Ga Evening # 706-864-7149

Qty	DESCRIPTION	Amount	TOTAL
842	6" 0.6 gutter (aluminum)	@ 3.50/ft.	2947.00
400	3 1/4" downspout (aluminum)	@ 3.50/ft.	1400.00
138	3x4 elbows/adaptors (aluminum)	@ 5.00/pc	690.00
300	Supreme screw-in hangers	@ 1.50/pc	450.00
850	drispedge	@ 2.00/ft.	1700.00
-	2 days of demo + clean-up (3 days)	---	1200.00
			8387.00
<i>Quoted by Ray's Gutter Work</i>			
*	Waiting for carpenter's estimate on downsizing ex fascia to 1x fascia for raft overhang from Bill Goode - DBA - Victory Custom Homes to work together on this job		

Signature _____ Date _____

Total \$18,362

Victory Custom Homes Inc.

P.O. Box 828
Dawsonville, GA 30534
Office: 706-216-1814
Fax: 706-216-1947

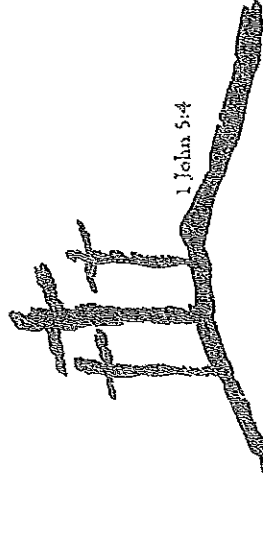
Proposal

Date	Proposal #
12/14/2012	1

Name / Address
R-Ranch Doug Chapman 65 R Ranch Rd. Dahlonega Ga. 30533

Ship To
R-Ranch Doug Chapman 65 R Ranch Rd. Dahlonega, GA 30533

Project	
Description	Total
842 LF 1x8 Miratec	1,610.00
400 LF 1x4 Miratec	305.00
240 LF 2x8 #2 Spruce	185.00
Nails	250.00
Paint	250.00
Labor to remove and replace all necessary fascia to prepare for installation of new gutter.	5,475.00
Labor to paint all new miratec fascia material prior to gutter installation.	1,050.00
Clean up labor	250.00
Dumpster Fee	600.00
Thank you and may God bless you!	Total \$9,975.00



Victory Custom Homes
"We don't build houses, we build homes!"

PO Box 828, Dawsonville, GA 30534

Bill Goode

Phone 706-216-1914
Fax 706-216-1947
Cell 678-409-5383

DATE: 12-14-12
TO: Doug Chapman
FAX #: 706-864-9149
RE: Proposal
of pages including this sheet: 2

Doug,
Here is the proposal to go along with
the estimate from Kevin Ray. If you have
questions please call me on my cell phone.

Thank you

Bill Goode

PROPOSAL**Self & Self General Contractors**

Serving You Since 1963

P.O. BOX 807

494 Grove Street North

Dahlonega, GA 30533

Office: 864-2598 Fax: 864-0791

PROPOSAL SUBMITTED TO

65 Ranch In The Mountain

65 Ranch Dr

CITY, STATE AND ZIP CODE

Dahlonega GA. 30533

ARCHITECT

DATE OF PLANS

PHONE

DATE

1/18/13

JOB NAME

Tile repair Lodge Entrance

JOB LOCATION

JOB PHONE

We hereby submit specifications and estimates for:

labor & material to replace damaged tile at
lodge entrance

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
One thousand eight hundred fifty & no dollars (\$ *1,850.00*).
 Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

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

Date of Acceptance: _____

Authorized Signature

Bobby Self

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

30

Signature _____

Signature _____

R Ranch In The Mountains Owners Association, Inc.
2013 Budget - Lodge Account

	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Linens - Event - New				150.00				150.00					300.00
Security - Event				90.00	270.00	270.00	180.00	90.00	180.00	180.00	180.00		1,440.00
Round Tables (6)			480.00										480.00
Linens - Event - New Round (6)			120.00										120.00
High Top Tables (3)				150.00									150.00
Glassware - Event - Candy			100.00										100.00
Advertising - Event - Soiree	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	936.00
Pressure Wash Lodge			500.00										500.00
Redecorate activities center		200.00											200.00
TV's for downstairs	1,400.00												1,400.00
Contract-gutters, seal windows,			11,000.00	11,000.00									22,000.00
brick work & paint / <i>chimney</i>													0.00
Capital - Lift Station Repair										7,301.73			7,301.73
Capital - Boom Mower	15,646.56												15,646.56
To Operating-15% Gross Income	0.00	0.00	0.00	1,257.00	2,740.50	2,815.50	1,939.50	2,815.50	2,877.00	1,977.00	1,977.00	0.00	18,399.00
To Dam-1% Gross Income	0.00	0.00	0.00	83.80	182.70	187.70	129.30	187.70	191.80	131.80	131.80	0.00	1,226.60
To Infrastructure-5% Net Income	0.00	0.00	0.00	0.00	564.33	570.58	362.05	664.08	638.80	33.46	373.55	0.00	3,206.85
													0.00
Projected				2,000.00				4,000.00	2,000.00				8,000.00
Miscellaneous (lighters, etc.)			60.00		50.00	60.00	50.00		60.00		50.00		330.00
Total Expenses	18,644.56	1,598.00	14,368.00	17,051.00	7,597.73	7,988.98	6,101.05	10,152.48	9,102.80	12,544.19	6,132.55	1,270.20	112,551.54
Net Income	(18,644.56)	(1,598.00)	(14,368.00)	(8,671.00)	10,672.27	10,781.02	6,828.95	8,617.52	10,077.20	635.81	7,047.45	(1,270.20)	10,108.46

James Anderson Roofing and Sheetmetal

478 Old Elijah Rd E
Dahlonega, GA 30533
roofing_james@windstream.net

706-867-8196
Cell: 706-974-0976
Atlanta: 404-310-1194

Proposal

To: R-Ranch	Date	2/12/2013
65 R-Ranch Rd.	Job Location	R-Ranch
Dahlonega GA, 30533	Job Phone	Job Number
Phone (706) 300-7253	(770) 560-7770	4109

We hereby submit specifications and estimates for:

Bath House:

1. Cut back rakes and eaves.
 2. Install 15# felt over existing roof.
 3. Install 1x4 lath.
 4. Install 29 gauge roof panels.
 5. Install gable and eave metal.
 6. Install ridge metal.
 7. Flash all penetrations.
- *This work has a 5 year workmanship warranty.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$5,251.79

Payment to be made as follows:

Dr. J. Anderson Corporation

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry life, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Liability limited to amount of contract.

Note: This proposal may be withdrawn by us if not accepted within 30 days

Authorized Signature

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

Signature

Date of Acceptance

Estimate

Lundeen Metal Specialists Inc.

481 Stansel Rd.

Cleveland GA 30528

706-219-4778 (office)

706-892-8166 (cell)

Date	Estimate No.	Project
01/28/13	668	

Name/Address
R Ranch Bath House #3

Item	Description	Quantity	Cost	Total
roof	Labor and materials to install new roof on Bath House #3 using 29ga Tuff Rib metal roofing. This price is for a 3' wide, screw down metal roof panel that is similar to the Chapel roof. Price includes a new gable end drip edge and a new felt paper underlayment. Although they are showing their age, the existing gutters do not necessarily need to be altered or replaced at this time. However, a 6" gutter will have better performance with a metal roof than the existing 5" gutters. If it is decided to replace the gutters the pricing is: 120' @ \$5.00/ft = \$600.00.	17	220.00	3,740.00
LMS Inc. is fully covered by workers' compensation and general liability insurance.				Total \$3,740.00

Steve

Estimate

Lundeen Metal Specialists Inc.

481 Stansel Rd.

Cleveland GA 30528

706-219-4778 (office)

706-892-8166 (cell)

Date	Estimate No.	Project
01/28/13	668	

Name/Address
R Ranch
Bath House #3

Item	Description	Quantity	Cost	Total
roof	Labor and materials to install new roof on Bath House #3 using 29ga Tuff Rib metal roofing. This price is for a 3' wide, screw down metal roof panel that is similar to the Chapel roof. Price includes a new gable end drip edge and a new felt paper underlayment <i>Will not take old Roof off</i> Although they are showing their age, the existing gutters do not necessarily need to be altered or replaced at this time. However, a 6" gutter will have better performance with a metal roof than the existing 5" gutters. If it is decided to replace the gutters the pricing is: 120' @ \$5.00/ft = \$600.00.	17	220.00	3,740.00
		<i>standing seam</i>		<i>\$7,480.00</i>
			<i>6.00 per ft.</i>	<i>75.00</i>
			<i>80¢ per ft.</i>	<i>96.00</i>
				<i>25.00</i>
<i>Total</i> <i>\$196.00</i> <i>New Fasher Board</i> <i>120' Gutter Guard</i> <i>Screws</i>				
LMS Inc. is fully covered by workers' compensation and general liability insurance.			Total	\$3,740.00
				<i>196.00</i>
				<i>\$ 3,936.00</i>

R Ranch In The Mountains Owners Association, Inc.
2013 Budget - RV Account

	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>TOTAL</u>
Income													
Annual Adoptions	2,400.00	3,000.00	3,000.00	8,000.00	3,000.00	4,000.00	17,000.00	3,000.00	7,000.00	5,000.00	2,000.00	1,000.00	58,400.00
Monthly Adoptions					270.00	270.00	270.00	270.00	135.00	135.00			1,350.00
Guest Fees	100.00	100.00	100.00	200.00	150.00	700.00	500.00	100.00	300.00	7,400.00	150.00	200.00	10,000.00
CTC/PA	100.00	100.00	200.00	300.00	300.00	300.00	1,200.00	100.00	300.00	800.00	200.00	100.00	4,000.00
Total Income	2,600.00	3,200.00	3,300.00	8,500.00	3,720.00	5,270.00	18,970.00	3,470.00	7,735.00	13,335.00	2,350.00	1,300.00	73,750.00
Expenses													
Picnic Tables			2,400.00						1,600.00				4,000.00
Re-Timber RV2		5,500.00	5,500.00	5,500.00									16,500.00
Re-Timber RV3-2014													0.00
Re-Timber RV4				800.00									800.00
Bathhouse 3 Roof*					6,500.00								6,500.00
Capital - Lift Station Repair										9,450.70			9,450.70
Capital - Boom Mower	20,251.49												20,251.49
To Operating-15% Gross Income	390.00	480.00	495.00	1,275.00	558.00	790.50	2,845.50	520.50	1,160.25	2,000.25	352.50	195.00	11,062.50
To Dam-1% Gross Income	26.00	32.00	33.00	85.00	37.20	52.70	189.70	34.70	77.35	133.35	23.50	13.00	737.50
To Infrastructure-5% Net Income	0.00	0.00	0.00	42.00	0.00	221.34	796.74	145.74	244.87	87.54	98.70	54.60	1,691.43
Asphalt			4,500.00										4,500.00
Total Expenses	20,667.49	6,012.00	12,928.00	7,702.00	7,095.20	1,064.54	3,831.94	700.94	3,082.47	11,671.83	474.70	262.60	75,493.90
Net Income	(18,067.49)	(2,812.00)	(9,628.00)	798.00	(3,375.20)	4,205.46	15,138.06	2,769.06	4,652.53	1,663.17	1,875.30	1,037.40	(1,743.90)

* Cost for bathhouse roof is if L & L Richards do the labor, if it is contracted out, price will double or triple.

Plan to re-timber RV 3 & RV1 creek in 2014

Estimate

Lundeen Metal Specialists Inc.
 481 Stansel Rd.
 Cleveland GA 30528
 706-219-4778(office)
 706-892-8166(cell)

Date	Estimate No.	Project
02/14/13	678	

Name/Address
R Ranch Hwy 60 Dahlgonega GA

Office

Item	Description	Quantity	Cost	Total
Repair	Labor and materials to replace plumbing vent boot on backside of admin building	1	150.00	150.00
gutters	Labor and materials to install 6" aluminum gutters on upper level of roof on both sides of admin building.	128	9.00	1,152.00
			Total	\$1,302.00

James Anderson Roofing and Sheetmetal

478 Old Ellijay Rd E
Dahlonega, GA 30533
roofing_james@windstream.net

706-867-8196
Cell: 706-974-0976
Atlanta: 404-310-1194

Proposal

To: R-Ranch	Date	2/12/2013
65 R-Ranch Rd	Job Location	
Dahlonega GA, 30533	R-Ranch	
Phone (706) 300-7253	Job Phone	Job Number
	(770) 560-7770	4108

We hereby submit specifications and estimates for:

Office:

Upper roof:

1. Furnish and install 6" box gutter front and rear. \$3,150.00

Lower Roof:

1. Rework gutter joints and miters front and rear.

2. Flash HVAC stack on rear.

3. Remove and replace stack flashing. \$975.00

We Propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

Payment to be made as follows: \$0.00

Done upon Completion
All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry life, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Liability limited to amount of contract.

Note: This proposal may be withdrawn by us if not accepted within 30 days

Authorized Signature

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

Signature

Date of Acceptance

R Ranch In The Mountains Owners Association, Inc.
2013 Line Item Budgeting Sheets
Operating Expenses

	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>TOTAL</u>
Admin - Office Building Repair Expense													
Gutter Repair/Install/Replace				2,000.00									2,000.00
Various	100.00			100.00			100.00			100.00			400.00
Repaint & Reseal Windows				800.00									800.00
Pressure Wash-Includes			250.00										250.00
ice machine & benches													
Black Fencing around sign													0.00
cleaned and painted													
Message boxes at gate			150.00										150.00
cleaned and painted													
Total Office Building Repair	100.00	0.00	400.00	2,900.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	3,600.00

Meeting of the Marketing Committee was called to order at 7:35 on February 15th. . Present were Denise Roberson was introduced as Wedding Co-ordination and Events; Ronna Horn, Steve Delyra, Bill Poole, Rick Upton, Sharon Caldwell, Iris Koplen and Christy Griffin. .Barbara Poole was present as an owner/guest

Owner events, website and calendar are first topics.

Denise was at Forest Hills Resort, then at Amicalola Falls. She has a Masters degree in Hospitality, Facility, Weddings, Groups, and Activities. Title will be streamlined soon. She will be doing a trial run at our next event.

Sharon will talk to Kim about upgrading our website and switching over to weebly.com, which is what we use for Rodeo. Joomla is not user-friendly, so we need someone in the office to be able to update and keep all activities current on an ongoing basis. Calendar needs to be updated with all activities IN ADVANCE.

For the Chamber of Commerce after hours April 2nd, Ronna, Sharon & Denise work on food and having Jennifer do a 30 year anniversary cake. Sharon and Ronna will contact Amy Lasseeter at the Chamber to see if they will do the Volunteer Day here this year.

Buyback program is a big issue. At the RV Show we were asked repeatedly how this will be addressed. Suggestion is to pursue some options from a marketing perspective.

Lumpkin Co Directional signs have been ordered and will be installed within the next 30 to 45 days. We will need to remember to budget \$100 per year for maintenance. We need to address some other areas for signage as well.

Mountain Top Rodeo website, www.mountaintoprodeo.com will be up and running soon.

Deed project: Was there a deed to secure debt, was it cancelled; is there a Warranty deed on file and was it recorded?

The number of RR inventory has increased due to the TB researched. Records are being straightened out.

	<u>8/7/12</u>	<u>2/15/13</u>
Active	921	888
Suspend	106	135
RRanch Inv	569	731
Closed	0	248
To be researched	<u>603</u>	<u>170</u>

2400

2400

Other categories are not included in the information above. See the Peachtree Customer Account Status worksheet submitted by Judy this month.

Exploregeorgia.com website up and running. We all need to go in and place info and pictures.

We also talked about Branding R-Ranch and how important it is to be consistent in our verbiage and make sure we all speak the same about the Ranch. We are a family oriented mountain top resort. You become a unit owner/shareholder of an undivided interest in all that R-Ranch has to offer. We have stables, lakes, RV sites, cabins etc.

Discussion was held regarding doing a Horse marketing event at R-Ranch. Bill will talk to Kim and see what she has been thinking about doing. He will get with Steve and present something back to the committee.

Iris talked about the Sasquatch convention and not having lodging available. We missed out on some great money for lodging that weekend. We can offer a van to transport. We also talked about and what type of events we would like to see.

Meeting adjourned at 9:20 PM.

Respectfully submitted,

Rick Upton Chairman

Christy Griffin Secretary

Stable Report

February 15, 2013

FENCES:

Corral fencing is ~~is~~ installed. As soon as weather breaks and warms a little, the contractor will complete the paint on the corral, Office Pasture, Putt-Putt Pasture and *re-paint* Barn Pasture.

OTHER FENCE REPAIRS:

We are in the process of going through and inspecting the fences along the back sides of all the pastures to look for issues and to make necessary repairs.

HORSES (UPDATE):

Belle - Vet believes her respiratory issues are aggravated by hay allergies. Belle has been relocated to another smaller pasture that still has grass and is improving, though still having issues with wheezing. We are continuing to monitor her condition.

BARN ROOF:

Repairs have been completed to the skylights in the barn.

PASTURES:

Due to the fall/winter fencing project along Stone Pile Gap Road, normal herd rotations were interrupted to allow time to have new fences built along the road frontage of each of the main pastures. This, along with the recent rain and inclement weather, has resulted in these pastures being overgrazed. We will begin fertilizing and re-seeding in the course of the next few weeks. It will become necessary to take horses off of the pastures intended for growing hay. Possible options are:

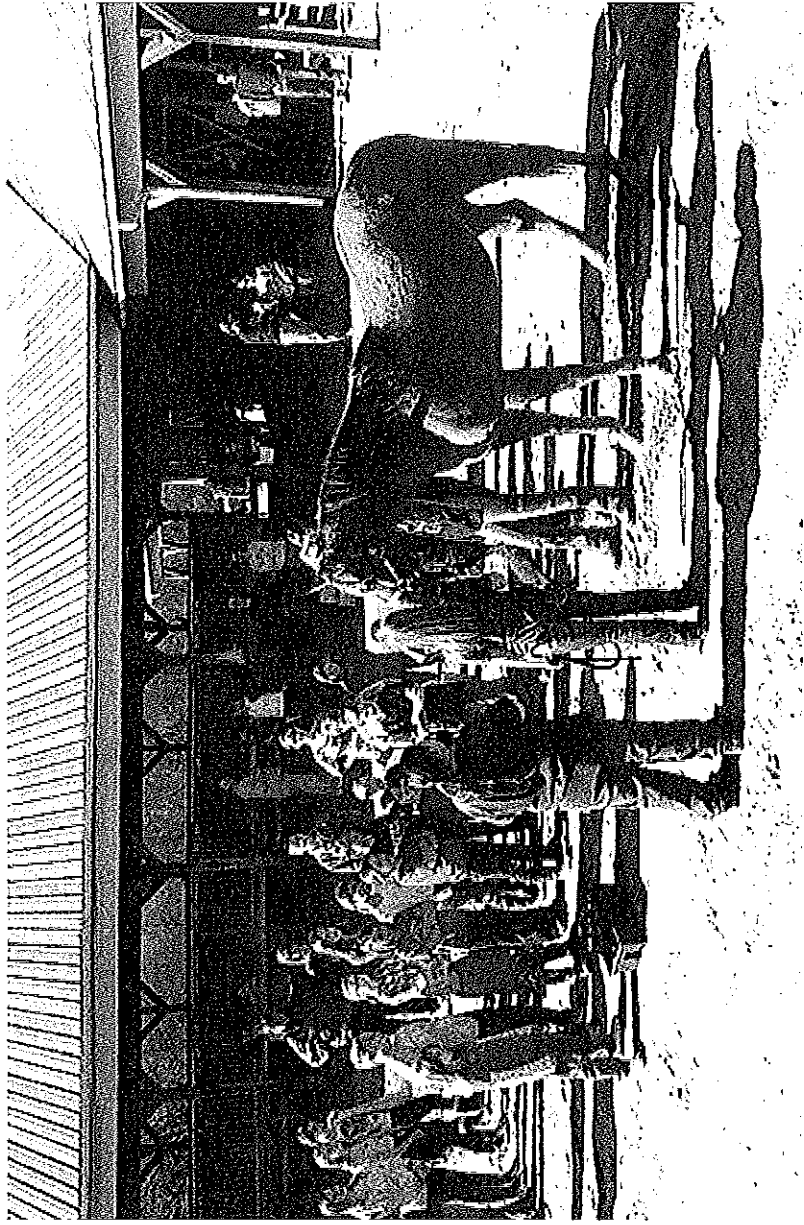
Lodge Pasture: However, electric fencing has proven to be problematic. Have serious concerns about placing horses behind temporary fencing along a main road-way. The risk and subsequent liability of a car colliding with a horse on the roadway is great. Better fencing around the sides and back of this pasture would make it suitable for grazing and help to minimize risk.

RV-6: While this pasture area is not suitable for haying, and while it has been used most recently for an *owner's pasture*, it may be necessary to place ranch horses on this field to allow time for other pastures to recover. Although this area is also fenced using electric tape and temporary fencing, it is not along a main road-way and tucked far enough back in ranch property as to minimize risk of a horse getting on the main roadway.

YOUTH PROGRAMS:

We had an awesome Junior & PeeWee Wrangler turnout this past weekend, with more than twenty kids in attendance, as well as parents, we had a turnout of nearly 40 people at the stables. We talked about the Youth programs, what we wish to accomplish for the kids, and future events. We then spent time with the kids teaching

them how to groom, as well as how to spot issues such as *rain-rot* and *girth / saddle sores*. Afterwards, we washed up and had snacks provided by parent volunteers. Turn-out was AMAZING!



January 2013

DAY	DATE	WEATHER	HORSES IN	TRAIL	CORRAL	TRAIL	CORRAL	GUESTS
Tuesday	01.01.2013	Closed						
Wednesday	01.02.2013	Closed						
Thursday	01.03.2013	Closed						
Friday	01.04.2013	Overcast & Cool	10	0	0	0	0	\$0.00
Saturday	01.05.2013	Partly Sunny & Cool	15	5	2	0	0	\$0.00
Sunday	01.06.2013	Partly Sunny & Cool	12	0	2	0	0	\$0.00
Monday	01.07.2013	Sunny & Cool	12	3	0	0	0	\$0.00
Tuesday	01.08.2013	Closed						
Wednesday	01.09.2013	Closed						
Thursday	01.10.2013	Closed						
Friday	01.11.2013	Overcast - Wet Trails	10	0	3	0	0	\$0.00
Saturday	01.12.2013	Rain	10	0	0	0	0	\$0.00
Sunday	01.13.2013	Rain - Corral Only	10	0	8	0	0	\$0.00
Monday	01.14.2013	Closed - Rain	10	0	0	0	0	\$0.00
Tuesday	01.15.2013	RAIN						
Wednesday	01.16.2013	RAIN						
Thursday	01.17.2013	RAIN - Threat of Snow/Ice*						
Friday	01.18.2013	Closed*	0	0	0	0	0	\$0.00
Saturday	01.19.2013	Sunny/Trails still wet (BOD)	10	0	0	0	0	\$0.00
Sunday	01.20.2013	Sunny Clear - Cold	10	4	4	0	0	\$0.00
Monday	01.21.2013	Sunny Clear - Cold	15	6	10	0	0	\$0.00
Tuesday	01.22.2013	Closed - Begin Corral Construction						
Wednesday	01.23.2013	Closed - Corral Construction						
Thursday	01.24.2013	Closed - Corral Construction						
Friday	01.25.2013	Snow/Ice -Stables Closed	0	0	0	0	0	\$0.00
Saturday	01.26.2013	Ride Cancelled - Too Wet	10	0	0	0	0	\$0.00
Sunday	01.27.2013	Overcast - Cold	12	0	0	0	0	\$0.00
Monday	01.28.2013	Overcast - Cold - Farrier	16	0	0	0	0	\$0.00
Tuesday	01.29.2013	Closed						
Wednesday	01.30.2013	Closed						
Thursday	01.31.2013	Closed						
								\$0

Nominating Committee

Meeting on March 2 @ 10:00 here

So far we have 3 candidates

Anita would urge anyone interested in running to attend meeting
& contact her -

Night of the Races -

Owners Mtg Saturday -

Info will be posted soon

Cabin Rehab Group will be opening the grill for breakfast,
lunch & dinner (spaghetti) on owners mtg Saturday

✶ more info to follow

2013 Proposed Rodeo Budget		
		Amount
Printing for Posters (200), Signs, & banners		4000
Tim Fowler Bleachers		5000
4-L Rodeo (Spectator Insurance & Stock contract)		4500
EMS		600
Deputy		700
Cash money for prize money		4000
Advertising		5,000
Salary (maintenance, office, stable)		2100
Dumpsters		300
Portable toilets		1200
Misc.		1500
Shirts for Rodeo & volunteers		3100
Cabins		1000
On call Vet		400
Flash lights with wands and 10 safety vest		300
Webpage and email		60
ATM machine		100
Stakes and Rope		200
Calcium Chloride		200
lime spreader		350
Lime for lime spreader		200
Stamps for admission		200
Gas		300
Card reader		400
Parking Signs		300
Total		36010

The Rodeo Committee met via phone January 21, 2013. On the call were Monica Hill, Rick Upton & Christy Griffin.

Our primary goal was to solidify our budget. Budget is attached. Ticket prices will remain the same, but Parking will be \$5 per car.

We had a very interesting conversation regarding PCA, IPRC, PRCA and the differences in each. We would like to explore all the options and see if there is a different way to go. We will try to attend a few rodeos to see how ours compares. We would like to see more/better/different entertainment.

The posters have been designed by Ashley Self, a college graphic arts major. She is the president of the Spectrum Club this year and has done a great job. She did our poster, T-shirt design and the program cover. We selected a picture sent to us by John Mooney, one of the photographers who has worked the Rodeo for a long time.

We have a few details to finalize before our posters are print ready. We need to finalize our major radio sponsor.

Our next meeting will be at 3:00 pm on February 16, 2013.

RESERVATION REPORT
JANUARY 1, 2013 THRU FEBRUARY 28, 2013

RV1	3			
RV2	6			
RV3	0			
RV4	4			
RV5	12			
<u>TOTAL RV SITES</u>	<u>25</u>		<u>\$ 275.00</u>	
CHAPEL HILL	4			
RAINBOW CABINS	57		\$ 141.75	Revenue Grouped together
RENTALS Cottages	13		\$3951.00	
PASSPORT AMERICA	3		\$ 80.00	
COAST TO COAST	1		\$ 27.00	
JANUARY	BIG FOOT CONFERENCE	3 RENTAL HOUSES	AND	2 RAINBOW CABINS

YEARLY	LOTTERY			
LEASE	3 SITES	MARCH	2 IN RV2	1 IN RV4
	3 SITES	FEBRUARY	1 IN RV2	2 IN RV4
	2 SITES	JANUARY	1 IN RV2	1 IN RV5 (28 MONTH)
				15 ATTENDEES
				14 ATTENDEES
MONTHLY	4 SITES	FEBRUARY	2 IN RV2	1 IN ARENA
LEASE	3 SITES	JANUARY	2 IN RV2	1 IN ARENA
CHAPEL				
HILL	1 SITE	FEBRUARY	#956	
	0 SITE	JANUARY		

Sales Report for the BOD Meeting

Feb 16, 2013

1. RV/Show- 195 leads
2. 72 Initial Contacts Made From RV Show-"Come Visit" emails sent
Following up daily on remainder of leads
3. Ownership Winners-5 Picked
One winner site visit
All winners contacted twice
4. Gift Certificate Reservations From RV Show-Non to Date-One Pending
5. Site Visits From RV Show-5
6. Inquiries from RV Show-12-Phone Calls or Emails
7. January-No Sales/12 site visits in January-February
8. Three Potential Owners from January/February Site visits
9. Weddings-2 In March
10. Two Horse & Carriage Upgrade Packages for Both Weddings in March
11. Six Planning Sessions with Wedding Clients Between Jan 11 and Feb 16
12. No Owner Referral Cards Turned In
13. All Inquiries/Site Visits Are Questioning a Buy Back or Possible Turn In Policies On Ownerships
14. To date-23 Ownership/Event Information Packets Sent in Addition to RV Show Contacts

Julie Higman

To: Richard Duceatt (richardduceatt@bellsouth.net)
Cc: Sharon D. Caldwell; Anita Curry
Subject: Accommodation Committee Recommendation

Richard called and wanted me to present the Accommodation Committee Recommendation for Chapel Hill Cabins #922 and #963 on Saturday. He will be unable to be at BOD Meeting.

The committee has recommended allowing a (5) Five Year Lease with waiver of the last two years annual fee of \$600.00 if the necessary work is over 50% done.

Cabin # 922

Need Roof (hole- some separation of roof from frame)

Paint Exterior

Apply extra support to loft and replace flooring

Replace/Repair window screens

Kitchen needs updating

Has water damage inside back corner wall

Plus minimum requirements for each cabin * See Chapel Hill Cabin Programs 2013

Cabin # 963

Needs Roof (struck by lightning- roof is split)

Front wall is split

Painting

Needs electrical inspection

Plus minimum requirements for each cabin * See Chapel Hill Cabin Programs 2013

Julie Higman

Assistant to the Executive Director

R-Ranch in the Mountains (sm)

706-864-6444

jhigman@rranchga.com



IT'S ELECTION TIME AGAIN!

We are seeking owners who are intersted in running for the

2013 Board of Directors

*A Nominating Committee Meeting will be held
for all interested candidates on*

March 2nd at 10:00 am

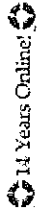
in the board room at the Lodge.

For information, please contact:

Anita Curry

elections@ranchga.com

- [Home](#)
- [BOATS BY TYPE](#)
- [WHOLESALE BOATS](#)
- [CHRISTMAS SPECIALS](#)
- [BOATING ACCESSORIES](#)
- [BOAT TRAILERS](#)
- [OUTBOARD MOTORS](#)
- [TROLLING MOTORS](#)
- [BOATS BY BRAND](#)
- [NEW BOATS/SPECIALS](#)
- [BOAT BUYERS GUIDES](#)
- [BOAT FINANCING](#)
- [MORE INFORMATION](#)
- [WHY BUY HERE!](#)
- [SEARCH](#)



14 Years Online! **Call Toll Free 1-877-924-8155**



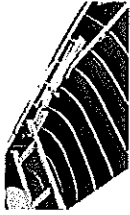
Year End Blowout Sale! Ends Dec. 27th
Offices Closed Dec. 24-26th
Will Reopen Dec. 27th. Take a Extra \$20 off
Coupon Code: YEAREND20

Home > Boats By Type > Canoes > Aluminum Canoes > 2012 34 lb 12' Aluminum Canoe



2012 Radisson 12' Canoe

Length: 11'6"
 Width: 38"
 Center Depth: 13"
 Weight: 34 lbs.
 Weight Capacity: 500 lbs.
 Max Horse Power: 2 HP
 Person Capacity: 2
 Aluminum Gauge: .032
 Manufacturer: Radisson
 Click Images To Enlarge!



Aluminum's light weight means more GO with less PUSH. Canoes are easy to paddle, carry and handle better on car tops, towing and launching.

Constructed from a single sheet of marine aluminum High tensile strengths and stiffness means excellent hull integrity, long lasting durability, and high strength-to-weight ratio.



Slide Show

Impact resistant - will only dent rather than puncture 5250 marine aluminum will not embrittle, delaminate, peel, water log, check, rot or swell. It assures uniform thickness of hull sections. Elasticity of the metal due to its 2.5% magnesium content reduce chances of puncturing. Underwater objects frequently only dent rather than puncture the hull.

2012 Radisson 12' Canoe Standard Features

- 30' anchor rope
- Foam Seats
- Motor mount
- 2 laminated paddles with oar horns
- Nylon Bow and Stern Carrying Handles
- Foam inner liner for quiet paddling
- Foam side sponsons for stability
- Lightweight offering excellent load capacity
- Extruded inner ribs for added strength
- Full bottom keel for protection and improved handling

Payments as low as \$60 per month [Click Here To Apply](#)

Availability: Usually ships in 4-6 weeks

2012 34 lb 12' Aluminum Canoe
 R1001 MSRP: \$974.00 Sale Price: **\$879.00**

Color: Forest Green

Flotation Seat: None

Car Top Carrier: None

Sail Kit w/Lee Boards: None

Lace Seats Instead Of Foam: None

Shipping: Call 877-824-8155 For Shipping Prices!

[Add to Cart](#)



1st Direct Products, LLC

P.O. Box 6406
Americus, GA 31709
Phone: 877-924-8155
Fax: 229-924-1211

Quotation

Date	Quote #
2/6/2013	681A

Name / Address
Julie Higman Dahlonega, GA 30533 706-864-6444

Ship To
Julie Higman Dahlonega, GA 30533 706-864-6444

Terms	Rep
	JR

Item	Description	Qty	Rate	Total
R1001 Shipping	12' Aluminum Pointed Canoe Shipping Lead Time: 4 to 6 Weeks Quote is good for 30 days! Sales Tax	2 1	849.50 188.00 7.00%	1,699.00T 188.00T 132.09
Total				\$2,019.09

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P.O. Box 6406

Americus, GA 31709

Phone: 877-924-8155

Fax: 229-924-1211

Quotation

Date	Quote #
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Name / Address
Julie Hignan Dahlonaga, GA 30533 706-864-6444

Ship To
Julie Hignan Dahlonaga, GA 30533 706-864-6444

Terms	Rep
	JR

Item	Description	Qty	Rate	Total
R1001 Shipping	12' Aluminum Pointed Canoe Shipping Lead Time 1 to 3 weeks Quote is good for 30 days! Sales Tax	2 1	849.50 498.00	1,699.00T 498.00T
			7.00%	153.79
Total				\$2,350.79

R Ranch In The Mountains Owners Association, Inc.

2013 Operating Budget Summary

INCOME	Dec	Nov	Oct	Sept	Aug	July	June	May	April	March	Feb	Jan	TOTAL
Assessments	0.00	0.00	0.00	0.00	0.00	626,000.00	0.00	0.00	0.00	0.00	615,500.00	0.00	1,241,500.00
Children Rights	0.00	0.00	0.00	0.00	500.00	500.00	0.00	500.00	0.00	0.00	1,500.00	0.00	3,000.00
Reserve Contributions	510.00	670.00	2,629.50	4,374.75	5,004.75	472.50	36,346.50	1,050.00	54,100.00	180.00	52,500.00	600.00	12,000.00
Day Use Income	25.00	25.00	100.00	100.00	100.00	100.00	200.00	200.00	200.00	200.00	200.00	200.00	9,750.00
Electric Reimbursements	8,500.00	400.00	1,200.00	13,300.00	1,600.00	1,200.00	13,400.00	2,800.00	2,000.00	15.00	15.00	15.00	54,100.00
Interest Income	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Use Fees & Finance Charges	2,000.00	2,500.00	2,500.00	5,000.00	0.00	4,500.00	2,500.00	5,000.00	13,000.00	0.00	2,500.00	2,500.00	52,500.00
Miscellaneous Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Owner Fines & Fees	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
Ownership Sales	500.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	1,000.00	0.00	500.00	12,000.00
Ownership Transfers	0.00	250.00	1,000.00	1,000.00	1,000.00	1,000.00	1,500.00	1,500.00	1,500.00	1,000.00	1,000.00	250.00	9,750.00
RV Moves	75.00	150.00	200.00	400.00	200.00	200.00	600.00	600.00	400.00	150.00	150.00	75.00	3,650.00
Pet Fees	30.00	50.00	50.00	50.00	50.00	50.00	100.00	100.00	100.00	100.00	100.00	30.00	720.00
Sales - Sales Taxable	650.00	800.00	1,310.00	1,915.00	615.00	1,115.00	1,975.00	2,075.00	1,250.00	1,475.00	1,065.00	650.00	15,095.00
Vending Income	50.00	50.00	50.00	50.00	50.00	100.00	100.00	50.00	50.00	50.00	50.00	50.00	700.00
TOTAL INCOME	12,430.00	620,385.00	6,872.50	30,187.00	16,913.50	16,246.00	30,800.00	634,391.00	22,779.75	27,359.75	8,384.50	4,742.50	1,431,491.50
EXPENSES	42,812.92	41,108.92	42,586.42	42,185.26	60,576.89	44,027.76	44,150.26	43,137.76	44,110.26	43,137.76	44,110.26	60,841.89	42,720.26
Administrative Expenses	4,173.00	4,713.00	6,638.00	11,513.00	10,538.00	7,248.00	5,003.00	4,598.00	4,393.00	4,943.00	3,568.00	3,968.00	71,296.00
Employee Related Expenses	0.00	3,850.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Cabin Expenses	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	4,600.00
Cleaning Expenses	400.00	500.00	750.00	1,050.00	1,200.00	1,200.00	1,200.00	700.00	800.00	1,000.00	500.00	400.00	9,700.00
General Property Maintenance Expenses	11,840.00	7,690.00	15,640.00	18,365.00	10,280.00	10,590.00	9,940.00	10,340.00	11,890.00	8,590.00	5,840.00	5,540.00	126,655.00
Lodge & Pool Expenses	240.00	850.00	1,200.00	3,675.00	815.00	675.00	675.00	675.00	675.00	675.00	575.00	0.00	9,755.00
Owner Events	150.00	100.00	100.00	1,550.00	800.00	150.00	800.00	150.00	1,550.00	1,000.00	1,125.00	1,000.00	7,750.00
Ownership Sales & Transfer Expense	60.50	60.50	363.00	484.00	605.00	605.00	605.00	363.00	605.00	363.00	181.50	121.00	3,811.50
RV Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sales & Marketing Expense	2,763.00	1,578.00	78.00	1,328.00	828.00	78.00	858.00	78.00	1,078.00	78.00	1,078.00	78.00	489.00
Merchandise/Sales Expense	495.00	1,025.00	525.00	2,000.00	850.00	1,200.00	1,250.00	250.00	1,1810.00	2,150.00	695.00	1,045.00	9,302.00
Spending Goods/Recreation	500.00	600.00	600.00	1,100.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Stables Expenses	3,175.00	2,160.00	4,173.00	5,530.00	2,180.00	2,375.00	3,880.00	2,180.00	2,100.00	2,100.00	2,100.00	2,100.00	36,193.00
Utility Expenses	19,875.00	17,675.00	16,095.00	11,575.00	10,675.00	13,045.00	16,075.00	17,675.00	12,045.00	500.00	500.00	14,175.00	177,399.00
Reserve for Contingency	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Miscellaneous Expenses	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
Insurance - Property	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	44,400.00
Property/Taxes	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255,000.00
TOTAL EXPENSES	98,824.42	94,300.42	228,698.42	112,005.26	111,067.89	93,583.76	96,386.26	220,619.26	90,741.76	91,652.76	101,918.89	85,026.26	1,424,825.37
Net Income	(86,394.42)	526,084.58	(221,825.92)	(81,818.26)	(94,154.39)	(77,337.76)	(65,586.26)	413,771.74	(67,962.01)	(64,293.01)	(93,534.39)	(80,283.76)	6,666.13
Cumulative Annual Income	(86,394.42)	439,690.16	217,864.24	136,045.98	41,891.59	(35,446.17)	(101,032.44)	312,739.30	244,777.29	180,484.28	86,949.89	6,666.13	0.00

R Ranch In The Mountains Owners Association, Inc.
2013 Line Item Budgeting Sheets
Operating Expenses

	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>TOTAL</u>
Sporting Goods (canoes, mini-golf, etc.)													
Canoes			700.00	700.00									1,400.00
Putt Putt				200.00									200.00
Activity Room		100.00	100.00										200.00
Outdoor Equipment				200.00									200.00
Equipment		500.00											500.00
Pool Table	500.00												500.00
													500.00
Four New Canoes @\$700 + tax plus money to patch old canoes + 4 new paddles													
Don't purchase plastic canoes because they cannot be repaired - fiberglass or aluminum													
Includes 10 putters & 4 dozen balls													
Total Sporting Goods	500.00	600.00	800.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00

Section 4.11 LIMITATION OF POWERS.

- (a) The Officers of the Association shall not incur any debt in excess of \$10,000.00 without the prior written authorization of the Board of Directors. The Association shall not incur any debt in excess of \$10,000.00 for the purchase of real or personal property, the issuance of bonds or debentures, nor acquire real or personal property by purchase, nor lease, convey, sell, assign transfer, mortgage or otherwise encumber, nor dedicate for public use any real or personal property owned by the Association except in compliance with the Declaration. All checks drawn on the account of the Association in excess of \$500.00 shall be signed by two officers of the Association.
- (b) The Officers of the Association shall not terminate the employment of the Executive Director of the Ranch without advance discussion with the Board of Directors and only following a majority vote of the Board of Directors at a duly called meeting unless there is a determination by a majority of the Officers of the Association of the necessity to terminate the Executive Director for cause.

* → Ed det cover memo. !

* → Holmes & Candler → Paul ! ←

Sample



**PROPOSED AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR R-RANCH IN THE MOUNTAINS**

To: All Owners of R-Ranch in the Mountains Ranch Owners' Association, Inc.

From: Board of Directors

Dated: January __, 2013

Re: Proposed Amendment to Section 1.10 of the Declaration of Covenants, Conditions and Restrictions for R-Ranch in The Mountains

1. As discussed the most recent Semi-Annual Owners' meeting, the Board of Directors of the Association recommends for your review and approval the following Amendment to the above-referenced Covenants.
2. Proposed Amendment: Section 1.10 of the Covenants shall be amended to read as follows:

"Section 1.10 - 'Unit Interest' shall mean an undivided one-__th (1/ __ 00) interest in the Ranch."
3. Procedures for amendment - Section 11.1 of the Declaration of Covenants provides:

"This Declaration may be amended at any time and from time to time upon the agreement of Owners to which at least two-thirds (2/3rds) of the votes of the Association are allocated . . ."
4. The reason that your Board is proposing such amendment is to facilitate marketing and sales of Ranch ownership since the current definition of "Unit Interest" equals 1/2400 causes it to appear to a potential owner that the maximum intended number of Owners would be 2,400. By reducing this number of potential owners to ____, our sales and marketing staff will be able to respond to concerns regarding possible overcrowding and over-demand on the Ranch facilities. Currently there are __ Owners in

Sample

good standing of the Ranch and _____ total number of deeds are outstanding. By reducing the denominator of the "Unit Interest" fraction, each unit interest will be made more valuable. We have consulted tax and legal advisors and we do not believe that there would be any negative consequences of such an amendment.

5. Procedure for Approval of Amendment. Please indicate your approval of the Amendment by signature in the space provided herein-below and by returning this form to the Ranch either at the Annual Meeting or by email or facsimile.
6. Implementation Procedures. If this Amendment is approved by a two-thirds (2/3rds) majority of the Owners, the President of the Association will prepare a Certificate of such approval which must be filed, along with the Amendment, and recorded in the Lumpkin County Courthouse. Following such recording, a multiple Grantee Deed shall be drafted referencing all outstanding previously-issued deeds which will then be filed and recorded in the Lumpkin County Courthouse.

Approved: _____

Name: _____

Owner #: _____



PROPOSED AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR R-RANCH IN THE MOUNTAINS

To

All Owners of R-Ranch in the Mountains Ranch Owners' Association, Inc.

From:

Board of Directors

Dated:

January __, 2013

Re:

Proposed Amendment to Section 1.10 of the Declaration of Covenants,
Conditions and Restrictions for R-Ranch in The Mountains

1. As discussed the most recent Semi-Annual Owners' meeting, the Board of Directors of the Association recommends for your review and approval the following Amendment to the above-referenced Covenants.

2. Proposed Amendment: Section 1.10 of the Covenants shall be amended to read as follows:

"Section 1.10 - 'Unit Interest' shall mean an undivided one-__th
(1/ __ 00) interest in the Ranch."

3. Procedures for amendment - Section 1.1.1 of the Declaration of Covenants provides:

"This Declaration may be amended at any time and from time to time upon the agreement of Owners to which at least two-thirds (2/3rds) of the votes of the Association are allocated . . ."

4. The reason that your Board is proposing such amendment is to facilitate marketing and sales of Ranch ownership since the current definition of "Unit Interest" equals 1/2400 causes it to appear to a potential owner that the maximum intended number of Owners would be 2,400. By reducing this number of potential owners to ____, our sales and marketing staff will be able to respond to concerns regarding possible overcrowding and over-demand on the Ranch facilities. Currently there are __ Owners in

good standing of the Ranch and _____ total number of deeds are outstanding. By reducing the denominator of the "Unit Interest" fraction, each unit interest will be made more valuable. We have consulted tax and legal advisors and we do not believe that there would be any negative consequences of such an amendment.

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Approved: _____

Name: _____

Owner #: _____

CS
2/2/2017