

R-Ranch in the Mountains

Board of Director's Meeting Minutes

January 18, 2014

- I. **CALL TO ORDER-** The meeting was called to order at 9:30 A.M. by Karen Meadows, President. Board members Rick Upton, Fawn Howell, Bryan Walker, Bill Poole, Rich Miramonti and Mike Carbonara were in attendance.
- II. **OPENING PRAYER-** Delivered by Rich Miramonti
- III. **PLEDGE OF ALLEGIANCE-** Karen Meadows
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA –** Motion by Fawn Howell, seconded by Rich Miramonti to approve and accept the Agenda as written. Motion carried.
- V. **SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES**
Motion by Fawn Howell, seconded by Rick Upton to suspend reading of the previous month's minutes. Motion carried.
- VI. **APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES**
Motion by Fawn Howell, seconded by Rich Miramonti to accept the previous month's minutes with the numbering of the Financial Report corrected to "b". Motion carried.
- VII. **REPORTS**
 - a. Financial Report- Judy Croft- Report attached – Judy also reported on the current litigation. One court date for this Tuesday. One has been won by default. One was settled for \$3,696.53 before going to court. Collections for January are \$8399.75 to date. Collections since February of last year total \$173,583.70. Judy will begin furnishing a report each Board meeting with the accounts receivable for the current month and the previous month along with the difference, which will be cumulative.
 - b. Administrative Director's Report- Julie Higman- Report attached. – Julie also indicated that she and Hal Barrineau applied for and received a Firewise grant for \$4,665.00.
 - c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager -Report attached. Working through the weather and continuing with the RV site timbers.
 - d. Stables Report - Josh Littlejohn - Report attached.
 - e. Reservation Report –Julie Higman- Report attached.

- f. Sales Report Sandy Stephenson - Report attached. We now sell Passport America.
- g. Events Report – Denise Roberson – Report Attached. The first wedding of the year will be held on 2/1 with eight cabin rentals. For Valentine’s day we will have an ice cream social followed by an evening of karaoke on 2/15. We will have a luau with a pig roast this year. We will hold a fundraiser for a Ranch family whose Father is in the final stages of cancer by selling smoked Boston butts for \$35.00 and holding a raffle for a donated pair of diamond stud earrings.

VIII. Standing Committee Reports

1. Accommodations Committee- Co-Chairman- Patsy Bracy/Iris Koplen, Board Liaison- Fawn Howell- No Report.
2. Covenants/Bylaws/Policy & Guidelines Committee-Chairman-Brenda Harned, Board Liaison- Bill Poole – The wording for the twenty one day stay is OK.
3. Finance Committee - Chairman- Sue Burton, Board Liaison- Cecil Pacetti- No Report
4. Land Use Committee- Chairman- Hal Barrineau, Board Liaison- Bryan Walker – Covered previously by Julie Higman.
5. Marketing Committee- Chairman- Barbara Poole, Board Liaison- Rick Upton- Report Attached – A flyer has been developed that outlines the obligations of the winners of giveaway ownerships to eliminate confusion.
 Barbara presented the idea of allowing ACTHA (American Competitive Trail Horse Competition) to be held at the Ranch on the weekends of March 29th and September 20th.
 A motion was made by Mike Carbonara to approve both weekend dates, seconded by Rick Upton. Motion carried.
 Barbara suggested that we look for another area to use for a dog park, since use of the arena conflicts with horse use.
6. Owner’s Concerns Committee- Chairman- Lisa Richards, Board Liaison- Chris McKemie – No Report
7. Nominating Committee – Chairman – Brenda Harned – At 7:00 PM the night before the Annual Meeting, a meet & greet with wine & cheese, provided by individual Board members, will be held, followed by a contest to test the candidates’ knowledge of Covenants, By-Laws, P&G, and Ranch operation. A

mandatory meeting will be held on Feb. 1, 2014 at 10:00 AM for all candidates. Brenda outlined the new procedures that will be followed.

8. Rainbow Lake Dam Committee – No Report
9. Rodeo Committee - No Report
10. Chapel Hill Rehab Group - Sixteen Owners working this weekend.
11. Breakfast With Santa - No Report

Recess 10:35

Resume 10:45

12. RV-6 Exploratory Committee - No Report

13. Landscape /Beautification Committee—Chairman-Patsy Bracy – No Report

IX. Old Business

a. Approval of 2014 Reserve Budget – Karen Meadows

Sue Burton explained some changes.

Rick Upton made a motion to approve the Reserve Budget as corrected, seconded by Bill Poole. Motion carried.

b. Progress on upgraded website – Rick Upton

Rick gave an overview of the new website's capabilities & future upgrades, including online reservations. The funding for the upgrade is coming from Rodeo profits. Mountaintop Rodeo website will be integrated into the new website.

X. MOTION TO ADJOURN GENERAL MEETING

(Motion to adjourn) Fawn Howell

(2nd Motion to adjourn) Bryan Walker

Motion Carried

The next meeting of the R-Ranch Board of Directors will be held on **February 15, 2014** at 9:30 A.M. in the R-Ranch board room.

XI. ADJOURN GENERAL MEETING, January 18, 2014, 11:00 AM - Karen Meadows

Respectfully submitted,



Michael Carbonara, Secretary

BOARD OF DIRECTORS MEETING

January 18, 2014

SIGN IN SHEET

OWNERS NAME

OWNER#

Tracy Hennessey 0935

~~Bob Glazier~~ 1343

Denise Roberts empty

Bill Potts 1085

Brenda Haines 1104

Barbara Poole 1085

Debbie Walker 0707

Anita Curry 0478

Sue Burton 0682

Tris Koplen 0544

Richard Rochlan 0038

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	911	913	927	948	796	850	925	943	921	943	783	809	880	888	916
Suspended	145	108	89	73	225	169	106	85	106	85	248	224	153	135	104
Master Credit	25	33	42	53	52	52	52	59	58	58	57	57	56	56	27
Howe	0	0	0	1	1	1	1	1	1	1	1	1	36	21	21
R-Ranch/Invent	561	561	564	562	566	557	562	557	569	567	673	674	680	731	952
BD W/O	134	165	155	140	137	148	147	147	136	145	145	145	143	132	155
Hardship														15	20
Bankruptcy	4	0	3	3	3	3	4	5	6	5	6	6	5	4	6
Closed													176	248	161
To be Researched	620	620	620	620	620	620	603	603	603	596	487	484	271	170	35
Problem children															
TOTAL UNITS	2400	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	8/17/12	9/14/12	10/27/12	11/16/12	12/15/12	2/15/13	3/15/12

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	799	810	860	888	888	924	802	826	846	897					
Suspended	216	206	157	133	134	103	229	198	162	118					
Litigation					8	8	8	16	18	21					
Master Credit	27	27	27	27	4	4	4	4	4	4					
Howe	21	21	21	21	21	21	21	21	21	21					
R-Ranch/Invent	968	973	978	977	980	182	182	184	200	193					
BD W/O	148	147	146	144	158	153	149	144	141	139					
Hardship	17	14	10	9	6	4	4	6	7	6					
Bankruptcy	7	7	7	7	7	7	7	7	7	6					
Closed	170	170	169	169	169	169	169	169	169	170					
Research/Problem	27	25	25	25	25	25	25	25	25	25					
TOTAL UNITS	2400	2400	2400	2400	2400	1600	1600	1600	1600	1600					0
Status as of:	4/26/13	5/17/13	6/14/13	7/19/13	8/16/13	9/20/13	10/25/13	11/15/13	12/16/13	1/17/14					

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

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		21,022.50
Lodge/Event Bank Account		27,106.66
Cabin Project Bank Account		88,127.01
Stable Project Bank Account		1,769.84
Property Tax Escrow Bank Acct		11.93
Payroll Bank Account		106.27
Rodeo Project Bank Account		16,237.10
Rainbow Dam/Legal Bank Account		265,132.90
Infrastructure MM Bank Account		9,013.20
RV Bank Account		80,636.19
RV-6 Project Bank Account		40,102.47
Stable Petty Cash		388.61
Accounts Receivable		534,294.31
Allowance for Doubtful Account		<u>(254,000.00)</u>
 Total Current Assets		 830,448.99
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		675,367.55
Fixed Assets - Cabin		57,370.36
Fixed Assets - Inf		9,041.26
Fixed Assets - Lodge		52,027.81
Fixed Assets - RV		105,307.49
Fixed Assets - RV6		30,902.56
Fixed Assets - Stable		6,642.34
Fixed Assets - Rodeo		5,920.50
Accumulated Depreciation		<u>(548,580.14)</u>
 Total Property and Equipment		 740,928.98
Other Assets		
Unsold Ranch Memberships		90,000.00
Dam Consulting in Progress		<u>27,737.35</u>
 Total Other Assets		 <u>117,737.35</u>
 Total Assets	\$	 <u><u>1,689,115.32</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,188.34
Usage Fee Give Away		939.58
Sales Tax Payable		327.05
Accrued Property Tax		7,500.00
Accrued Property Insurance		11,630.25
Accrued Expenses		15,497.12
Prepaid Assessments		19,984.45
Prepaid - Other		<u>100.00</u>

Unaudited - For Management Purposes Only

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

Total Current Liabilities		66,166.79
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		66,166.79
Capital		
Lodge Retained Earning	114,029.32	
RV Retained Earnings	176,067.78	
RV 6 Retained Earnings	93,672.97	
Cabin Retained Earning	117,338.80	
Stable Retained Earnings	16,177.37	
Infrastructure Retained Earn	16,415.49	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	250,289.62	
Undesignated Net Assets	983,293.89	
Current Year Net Assets Change	<u>(168,332.52)</u>	
Total Capital		<u>1,622,948.53</u>
Total Liabilities & Capital	\$	<u><u>1,689,115.32</u></u>

R-Ranch In The Mountains Association
 Operating Summary - Budget Comparison Report
 For the Twelve Months Ending December 31, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ 252.08	\$ 0.00	252.08	\$ 1,204,070.2	\$ 1,241,500.0	(37,429.72)
Children's Rights	50.00	0.00	50.00	4,300.00	3,000.00	1,300.00
Electric Reimbursements	1,008.26	600.00	408.26	55,192.44	54,100.00	1,092.44
Interest Income	0.00	15.00	(15.00)	27.78	180.00	(152.22)
Fines & Fees	0.00	25.00	(25.00)	1,572.14	300.00	1,272.14
Late Fees & Finance Charges	7,455.27	2,500.00	4,955.27	101,203.91	52,500.00	48,703.91
Ownership Sales & Transfers	2,194.50	0.00	2,194.50	22,683.43	21,750.00	933.43
Reserve Funding Operating	1,106.81	472.50	634.31	28,646.92	36,346.50	(7,699.58)
RV Moves, Pet & Day Use F	75.00	180.00	(105.00)	6,518.00	5,420.00	1,098.00
Sales	1,447.89	850.00	597.89	15,398.91	15,095.00	303.91
Vending Income	0.00	50.00	(50.00)	469.38	700.00	(230.62)
Recovery of Bad Debt	987.50	0.00	987.50	5,445.22	0.00	5,445.22
Miscellaneous & Tax Refund	25.22	50.00	(24.78)	10,392.64	600.00	9,792.64
Total Operating Income	14,602.53	4,742.50	9,860.03	1,455,921.0	1,431,491.5	24,429.55
Operating Expenses						
Employee Expenses	44,894.95	42,645.26	(2,249.69)	586,696.73	548,588.86	(38,107.87)
Administrative Expenses	4,403.71	4,043.00	(360.71)	86,262.83	73,876.00	(12,386.83)
Cabin Expenses	180.20	725.00	544.80	952.80	4,600.00	3,647.20
Cleaning Expenses	414.90	400.00	(14.90)	8,323.03	9,700.00	1,376.97
Commission Expenses	0.00	0.00	0.00	0.00	0.00	0.00
General Property Maintenan	4,764.46	5,540.00	775.54	132,211.04	126,655.00	(5,556.04)
Lodge Expenses	336.43	0.00	(336.43)	14,447.76	9,755.00	(4,692.76)
Owner Events	1,720.47	1,000.00	(720.47)	10,060.64	7,750.00	(2,310.64)
Ownership Sales & Transfers	224.06	0.00	(224.06)	5,585.11	3,811.50	(1,773.61)
RV Expenses	64.08	0.00	(64.08)	858.55	0.00	(858.55)
Sales & Marketing Expense	0.00	489.00	489.00	9,648.55	9,302.00	(346.55)
Sales Expense	1,778.52	1,045.00	(733.52)	13,532.59	13,295.00	(237.59)
Stables Expense	2,454.01	3,120.00	665.99	30,731.20	39,953.00	9,221.80
Utilities Expense	19,104.99	15,314.00	(3,790.99)	195,617.13	177,379.00	(18,238.13)
Rodeo Expense	898.83	500.00	(398.83)	4,156.31	6,000.00	1,843.69
Property Insurance Expense	3,700.00	3,700.00	0.00	49,028.76	44,400.00	(4,628.76)
Property Taxes Expense	7,500.00	7,500.00	0.00	89,461.17	90,000.00	538.83
Bad Debt Expense	7,054.87	0.00	(7,054.87)	344,153.50	255,000.00	(89,153.50)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	25.00	25.00	155.07	300.00	144.93
Total Operating Expenses	99,570.63	86,046.26	(13,524.37)	1,590,641.8	1,427,365.3	(163,276.46)
Net Operating Income	\$ (84,968.10)	\$ (81,303.76)	(3,664.34)	\$ (134,720.77)	\$ 4,126.14	(138,846.91)

**R-Ranch In The Mountains
Operating Variance Report
December 2013**

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Children's Rights						
	50	0	50	4,300	3,000	1,300

The year to date favorable variance is due to renewals and new children's right membership purchases.

Fines & Fees						
	0	25	(25)	1,572	300	1,272

The year to date favorable variance is due to adhering to Policy and Guideline rules and charging owners accordingly for infractions.

Late Fees & Finance Charge Income						
	7,455	2,500	4,955	101,204	52,500	48,704

The monthly and year to date favorable variances are due to late fees being added to past due assessments and increased length of time of past due balances, finance charges are calculated on the number of days past due.

Ownership Sales and Transfers Income						
	2,195	0	2,195	22,683	21,750	933

The monthly favorable variance is due to one sale at the new pricing and several transfers. The year to date favorable variance is due to the aforementioned however being offset by applying sales/transfer commissions against sales/transfer income.

Reserve Funding to Operating Income						
	1,107	473	634	28,647	36,347	(7,700)

The monthly favorable variance is due to contributions higher than anticipated from all reserves. The year to date unfavorable variance is due to contributions from the Lodge being much less than anticipated however this is offset by Cabin and RV being overall more than anticipated.

RV Move, Pet and Day Use Income						
	75	180	(105)	6,518	5,240	1,278

The year to date favorable variance is due to more RV moves and Pavilion reservations than expected.

Miscellaneous & Tax Refund Income						
	25	50	(25)	10,367	550	9,817

The year to date favorable variance is due to receiving our 2010, 2011 & 2012 Health Care Credit Tax refund.

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

**R-Ranch In The Mountains
Operating Variance Report
December 2013**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Employee Expenses					
44,895	42,645	(2,250)	586,697	548,589	(38,108)

The monthly and year to date unfavorable variances are due to higher than anticipated commissions, higher health insurance cost as more employees have taken advantage of insurance, overlapping schedules in order to train new employees, some overtime, uniforms and higher taxes.

Administrative Expenses					
4,404	4,043	(361)	86,263	73,876	(12,387)

The year to date unfavorable variance is due unbudgeted CPA review of quarterly books, printing/supplies costs for BWS, higher than expected merchant service fees, higher printing/supply cost for marketing venues that were printed in house, overall Ranch decor, Verizon/straight talk cards higher than anticipated merchant fees, computer expense including IT time, mileage reimbursement, office carpet cleaning, copies for the Deed Project Reconciliation and for mailings for the election process.

Cabin Expenses					
180	725	545	953	4,600	3,647

The year to date favorable variance is due to holding off repairs until a later date.

Cleaning Expenses					
415	400	(15)	8,323	9,700	1,377

The year to date favorable variance is due to careful spending on products and holding off on some items.

General Property Maintenance					
4,764	5,540	776	132,211	126,655	(5,556)

The monthly favorable variance is due to not purchasing fuel however this is offset by higher security (holidays) expense and vehicle maintenance, equipment maintenance and supplies expenses than anticipated. The year to date unfavorable variance is due to the higher than anticipated fuel costs, additional security for the holidays, seed for pastures being higher than expected, additional repairs to equipment, additional pest control products as well as fuel and diesel being higher than anticipated.

Lodge Expenses					
336	0	(336)	14,448	9,755	(4,693)

The year to date unfavorable variance is due to repair to the salt cells, extra chemicals, repair of the pool pump, purchase of a pool vacuum which is offset by other repairs coming in under budget or being held off until a later date.

Owners Events Expenses					
1,720	1,000	(720)	10,061	7,750	(2,311)

The monthly unfavorable variance is due to putting on a spectacular New Years Eve party including the teenager party at the barn as well. The year to date unfavorable variance is due to holding an Owner Appreciation Luncheon in October which was unbudgeted, however was EXTEREMLY well received by all the owner's that attended, the low turnout for July 4th lunch purchases as well as expensing purchased products for CHIG to owners events, purchases made for current and future events as well as some purchases for July 4th however this was off set by not holding a large event for Memorial Day.

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

**R-Ranch In The Mountains
Operating Variance Report
December 2013**

MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Ownership Sales and Transfers					
224	0	(224)	5,585	3,812	(1,774)

The year to date unfavorable variance is due to more credit and background checks being done.

Sales & Marketing Expense					
0	489	489	9,649	9,302	(347)

The year to date unfavorable variance is due printing and sending brochures to an owner wanting to participate in a last minute RV Rally, and recoding the Chamber of Commerce to administrative expenses and expenses being more than anticipated overall.

Sales Expense					
1,779	1,045	(734)	13,533	13,295	(238)

The monthly unfavorable variance is due to higher than anticipated propane, ice and store restocking cost.

Stables Expense					
2,454	3,120	666	30,731	39,953	9,222

The monthly and year to date favorable variances are due to the lower expense in all areas of the stables.

Utilities Expense					
19,105	15,314	(3,791)	195,617	177,379	(18,238)

The monthly unfavorable variance is due to higher than anticipated propane cost due to unpredicted cold snap. The year to date unfavorable variance is due to the aforementioned, higher than anticipated electricity, propane, extra trash pickups, water treatment fees and repair of the sewer treatment plant.

Property Insurance Expense					
3,700	3,700	0	49,029	44,400	(4,629)

The year to date unfavorable variance is due to deductibles being met for damage as well as not accruing in January.

Bad Debt Expense					
7,055	0	(7,055)	344,154	255,000	(89,154)

The year to date unfavorable variance is due taking deeds back due to bankruptcies, hardships and deaths.

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

R-Ranch In The Mountains Association
 Budget Comparison Report - Reserve Accounts
 For the Twelve Months Ending December 31, 2013

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 3,267.94	\$ 1,850.00	1,417.94	\$ 88,718.21	\$ 45,900.00	42,818.21
Cabin Reserve Expenses	1,016.10	824.95	(191.15)	61,361.97	47,026.43	(14,335.54)
Net Cabin Reserve Income	2,251.84	1,025.05	1,226.79	27,356.24	(1,126.43)	28,482.67
RV Reserve Income	2,110.81	1,300.00	810.81	80,504.73	72,400.00	8,104.73
RV Reserve Expenses	756.25	262.60	(493.65)	82,991.23	75,493.02	(7,498.21)
Net RV Reserve Income	1,354.56	1,037.40	317.16	(2,486.50)	(3,093.02)	606.52
RV 6 Reserve Income	3.52	0.00	3.52	48.74	0.00	48.74
RV 6 Reserve Expenses	0.00	0.00	0.00	22,716.68	28,044.11	5,327.43
Net RV6 Reserve Income	3.52	0.00	3.52	(22,667.94)	(28,044.11)	5,376.17
Lodge Reserve Income	2,000.00	0.00	2,000.00	47,612.00	122,660.00	(75,048.00)
Lodge Reserve Expenses	3,147.15	1,270.20	(1,876.95)	84,852.15	112,301.54	27,449.39
Net Lodge Reserve Income	(1,147.15)	(1,270.20)	123.05	(37,240.15)	10,358.46	(47,598.61)
Stables Reserve Income	336.39	300.00	36.39	6,275.60	5,500.00	775.60
Stables Reserve Expenses	733.11	17.85	(715.26)	13,655.54	7,806.19	(5,849.35)
Net Stables Reserve Income	(396.72)	282.15	(678.87)	(7,379.94)	(2,306.19)	(5,073.75)
Infrastructure Reserve Income	166.85	123.40	43.45	4,691.96	6,267.98	(1,576.02)
Infrastructure Reserve Expenses	0.00	0.00	0.00	2,886.80	7,869.13	4,982.33
Net Infrastructure Reserve Income	166.85	123.40	43.45	1,805.16	(1,601.15)	3,406.31
Dam/Legal Reserve Income	112.37	34.50	77.87	2,415.33	2,478.10	(62.77)
Dam/Legal Reserve Expense	0.00	0.00	0.00	6,490.71	0.00	(6,490.71)
Net Dam/Legal Reserve Income	112.37	34.50	77.87	(4,075.38)	2,478.10	(6,553.48)
Total Net Reserve Income	\$ 2,345.27	\$ 1,232.30	1,112.97	\$ (44,688.51)	\$ (23,334.34)	(21,354.17)

**R-Ranch In The Mountains
Reserves Variance Report
December 2013**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Reserve - Cabin Income						
	3,268	1,850	1,418	88,718	45,900	42,818
The monthly and year to date favorable variances are due to the higher than anticipated reservations, wedding reservations, an insurance check for storm damage, restructuring the billing process of the adopt a cabin program and cottage fees being much more than anticipated due to an unbudgeted group and 2 weddings.						
Reserve - RV Income						
	2,111	1,300	811	80,505	72,400	8,105
The monthly favorable variance is due to higher than expected guest and group reservations. The year to date favorable variance is due to the increase in reservations in previous months and two additional leases coming available.						
Reserve - Lodge Income						
	2,000	0	2,000	45,612	122,660	(77,048)
The monthly favorable variance is due to the booking of 2 weddings in 2014. The year to date unfavorable variance is due to having less than projected weddings and events.						
Reserve - Stable Income						
	336	300	36	6,276	5,500	776
The yearly favorable variance is due to higher than anticipated stall fees and a fundraiser selling tack that was no longer used.						
Reserve - Infrastructure Income						
	167	123	43	4,692	6,268	(1,576)
The year to date unfavorable variance is due to contributions from other reserve accounts being less than anticipated.						
Reserve - Cabin Expense						
	1,016	825	(191)	61,362	47,026	(14,336)
The year to date unfavorable variance is due to the claims paid on storm damage, bath house repairs, rental linen totes, AC work, need for stone on the roads, tree removal, contributions to Operating, Dam and Infrastructure being higher based on higher than anticipated income.						
Reserve - RV Expense						
	756	263	(494)	82,991	75,493	(7,498)
The year to date unfavorable variance is due to contributions to Operating, Dam and Infrastructure being higher than anticipated as well as some electrical upgrades.						
Reserve - Lodge Expense						
	3,147	1,270	(1,877)	84,852	112,302	27,449
The monthly unfavorable variance is due to additional cleanup, event staffing, repairs along with higher than anticipated contributions to reserves than expected. The year to date favorable variance is due to coordination and overall fees being less due to less weddings and events and not doing repairs or making purchases until a later date.						
Reserve - Infrastructure Expense						
	0	0	0	2,887	7,869	4,982
The year to date favorable variance is due to holding off on paving project.						
Reserve - Dam/Legal						
	0	0	0	6,490	0	(6,490)
The year to date unfavorable variance is due to unbudgeted consultations with our attorneys.						

R-Ranch In The Mountains Association
Rodeo Budget Comparison Report
For the Twelve Months Ending December 31, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Rodeo Income - Pre-Sale Tic	\$ 0.00	\$ 0.00	0.00	\$ 7,338.10	\$ 0.00	7,338.10
Rodeo Income - Gate Tickets	0.00	0.00	0.00	29,395.00	0.00	29,395.00
Rodeo Income - T Shirts	0.00	0.00	0.00	1,965.50	0.00	1,965.50
Rodeo Income - Parking	0.00	0.00	0.00	4,582.20	0.00	4,582.20
Rodeo Income - Vendors	0.00	0.00	0.00	5,463.83	0.00	5,463.83
Rodeo Income - Sponsors	0.00	0.00	0.00	11,260.00	0.00	11,260.00
Rodeo Income - Program Ad	0.00	0.00	0.00	2,130.00	0.00	2,130.00
Rodeo Income - Pony Rides	0.00	0.00	0.00	132.50	0.00	132.50
Rodeo Income - Interest	1.62	0.00	1.62	17.81	0.00	17.81
Total Operating Income	1.62	0.00	1.62	62,284.94	0.00	62,284.94
Operating Expenses						
Rodeo Expense	0.00	0.00	0.00	14,697.50	0.00	(14,697.50)
Rodeo Expense - Stock Contr	0.00	0.00	0.00	4,500.00	4,500.00	0.00
Rodeo Expense - Prize Mone	0.00	0.00	0.00	4,000.00	4,000.00	0.00
Rodeo Expense - Advertising	0.00	0.00	0.00	2,335.62	9,060.00	6,724.38
Rodeo Expense - Vet	0.00	0.00	0.00	0.00	400.00	400.00
Rodeo Expense - Security	0.00	0.00	0.00	720.00	0.00	(720.00)
Rodeo Expense - Seating	0.00	0.00	0.00	5,000.00	5,000.00	0.00
Rodeo Expense - Sanitation	0.00	0.00	0.00	1,226.00	1,500.00	274.00
Rodeo Expense - EMT	0.00	0.00	0.00	500.00	1,100.00	600.00
Rodeo Expense - Personnel	0.00	0.00	0.00	0.00	2,100.00	2,100.00
Rodeo Expense - T-Shirts	0.00	0.00	0.00	3,174.15	3,100.00	(74.15)
Rodeo Expense - Free Cabins	0.00	0.00	0.00	252.00	1,000.00	748.00
Rodeo Expense - Concession	0.00	0.00	0.00	25.00	1,050.00	1,025.00
Rodeo Expense - Sponsors E	0.00	0.00	0.00	727.69	0.00	(727.69)
Rodeo Expense - In-House Pr	0.00	0.00	0.00	2,458.14	0.00	(2,458.14)
Rodeo Expense - Merchant F	0.00	0.00	0.00	128.83	0.00	(128.83)
Rodeo Expense - Upgrades	2,269.17	0.00	(2,269.17)	10,083.85	0.00	(10,083.85)
Rodeo Expense - Miscellane	0.00	0.00	0.00	1,379.40	3,000.00	1,620.60
Total Operating Expenses	2,269.17	0.00	(2,269.17)	51,208.18	35,810.00	(15,398.18)
Net Operating Income	\$ (2,267.55)	\$ 0.00	(2,267.55)	\$ 11,076.76	\$ (35,810.00)	46,886.76

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

NOI **(168,332.52)**

ADJUSTMENTS*

Less Ice Inventory on hand	-	
Less Propane Inventory on hand	-	
Less Souvenirs Inventory on hand	-	
Less Accounts Receivables	534,294.31	
Allowance for Doubtful Accounting	(254,000.00)	
Less Other Receivables	-	
Less Prepaid Expenses	-	
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	675,367.55	
Less Fixed Assets - Cabin	57,370.36	
Less Fixed Assets - Infrastructure	9,041.26	
Less Fixed Assets - Lodge	52,027.81	
Less Fixed Assets - RV	105,307.49	
Less Fixed Assets - RV 6	30,902.56	
Less Fixed Assets - Stables	6,642.34	
Less Fixed Assets - Rodeo	5,920.50	
Depreciation	(548,580.14)	
Less Unsold Ownerships	90,000.00	
Less Dam Consulting	27,737.35	
		1,138,960.64

Plus Accounts Payable	10,188.34	
Plus Refundable Deposits	-	
Plus Usage Fee Giveaways	939.58	
Plus Sales Tax Payable	327.05	
Plus Accrued Property Tax	7,500.00	
Plus Accrued Property Insurance	11,630.25	
Plus Accrued Expenses	15,497.12	
Plus Prepaid Assessments	19,984.45	
Plus Prepaid Electric	-	
Plus Prepaid - Other	100.00	
Plus Other Payable	-	
Plus Lodge Retained Earnings	114,029.32	
Plus RV Retained Earnings	176,067.78	
Plus RV 6 Retained Earnings	93,672.97	
Plus Cabin Retained Earnings	117,338.80	
Plus Stable Retained Earnings	16,177.37	
Plus Infrastructure Retained Earn	16,415.49	
Plus Legal Retained Earnings	23,995.81	
Plus Dam Retained Earnings	250,289.62	
Plus Undesignated Net Assets	983,293.89	
		1,857,447.84
		Also called Prior Years Profit/Loss

CASH FLOW

1,857,447.84
550,154.68

ACTUAL CASH BALANCE

550,154.68

Variance - NOI vs Actual Cash

-

R-Ranch In The Mountains Association
Balance Sheet
November 30, 2013

ASSETS

Current Assets	\$		
Petty Cash		200.00	
Register Cash		300.00	
Operating Bank Account		168,718.48	
Lodge/Event Bank Account		29,138.27	
Cabin Project Bank Account		88,419.74	
Stable Project Bank Account		1,576.25	
Property Tax Escrow Bank Acct		(6.07)	
Payroll Bank Account		126.54	
Rodeo Project Bank Account		18,504.65	
Rainbow Dam/Legal Bank Account		269,684.24	
Infrastructure MM Bank Account		7,523.83	
RV Bank Account		86,095.58	
RV-6 Project Bank Account		40,098.95	
Stable Petty Cash		388.61	
Accounts Receivable		546,302.40	
Allowance for Doubtful Account		<u>(254,000.00)</u>	
 Total Current Assets			 1,003,071.47
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		675,367.55	
Fixed Assets - Cabin		57,370.36	
Fixed Assets - Inf		9,041.26	
Fixed Assets - Lodge		52,027.81	
Fixed Assets - RV		105,307.49	
Fixed Assets - RV6		30,902.56	
Fixed Assets - Stable		6,642.34	
Fixed Assets - Rodeo		5,920.50	
Accumulated Depreciation		<u>(548,580.14)</u>	
 Total Property and Equipment			 740,928.98
Other Assets			
Unsold Ranch Memberships		90,000.00	
Dam Consulting in Progress		<u>27,737.35</u>	
 Total Other Assets			 <u>117,737.35</u>
 Total Assets			 \$ <u><u>1,861,737.80</u></u>

LIABILITIES AND CAPITAL

Current Liabilities	\$		
Accounts Payable		109,885.85	
Usage Fee Give Away		939.58	
Sales Tax Payable		240.51	
Accrued Property Insurance		7,930.25	
Accrued Expenses		17,430.93	
Prepaid Assessments		17,371.77	
Prepaid - Other		<u>100.00</u>	
 Total Current Liabilities			 153,898.89

Unaudited - For Management Purposes Only

R-Ranch In The Mountains Association
Balance Sheet
November 30, 2013

ong-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		153,898.89
Capital		
Lodge Retained Earning	114,029.32	
RV Retained Earnings	176,067.78	
RV 6 Retained Earnings	93,672.97	
Cabin Retained Earning	117,338.80	
Stable Retained Earnings	16,177.37	
Infrastructure Retained Earn	16,415.49	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	250,289.62	
Undesignated Net Assets	983,293.89	
Current Year Net Assets Change	<u>(83,442.14)</u>	
Total Capital		<u>1,707,838.91</u>
Total Liabilities & Capital		<u>\$ 1,861,737.80</u>

R-Ranch In The Mountains Association
 Operating Summary - Budget Comparison Report
 For the Eleven Months Ending November 30, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ (100.00)	\$ 0.00	(100.00)	\$ 1,203,818.2	\$ 1,241,500.0	(37,681.80)
Children's Rights	450.00	0.00	450.00	4,250.00	3,000.00	1,250.00
Electric Reimbursements	1,012.16	800.00	212.16	54,184.18	53,500.00	684.18
Interest Income	5.43	15.00	(9.57)	27.78	165.00	(137.22)
Fines & Fees	0.00	25.00	(25.00)	1,572.14	275.00	1,297.14
Late Fees & Finance Charges	7,847.73	2,500.00	5,347.73	93,748.64	50,000.00	43,748.64
Ownership Sales & Transfers	1,599.00	750.00	849.00	20,488.93	21,750.00	(1,261.07)
Reserve Funding Operating	1,916.00	2,629.50	(713.50)	27,540.11	35,874.00	(8,333.89)
RV Moves, Pet & Day Use F	435.00	255.00	180.00	6,443.00	5,240.00	1,203.00
Sales	1,820.56	1,310.00	510.56	13,951.02	14,245.00	(293.98)
Vending Income	30.00	50.00	(20.00)	469.38	650.00	(180.62)
Recovery of Bad Debt	954.40	0.00	954.40	4,457.72	0.00	4,457.72
Miscellaneous & Tax Refund	0.00	50.00	(50.00)	10,367.42	550.00	9,817.42
Total Operating Income	15,970.28	8,384.50	7,585.78	1,441,318.5	1,426,749.0	14,569.52
Operating Expenses						
Employee Expenses	68,505.34	60,766.89	(7,738.45)	541,801.78	505,943.60	(35,858.18)
Administrative Expenses	5,814.29	3,643.00	(2,171.29)	82,284.00	69,833.00	(12,451.00)
Cabin Expenses	0.00	225.00	225.00	772.60	3,875.00	3,102.40
Cleaning Expenses	377.34	500.00	122.66	7,908.13	9,300.00	1,391.87
General Property Maintenan	7,483.72	5,840.00	(1,643.72)	127,446.58	121,115.00	(6,331.58)
Lodge Expenses	89.82	0.00	(89.82)	14,111.33	9,755.00	(4,356.33)
Owner Events	883.00	1,250.00	367.00	8,340.17	6,750.00	(1,590.17)
Ownership Sales & Transfers	466.00	121.00	(345.00)	5,361.05	3,811.50	(1,549.55)
RV Expenses	81.70	0.00	(81.70)	794.47	0.00	(794.47)
Sales & Marketing Expense	0.00	78.00	78.00	9,648.55	8,813.00	(835.55)
Sales Expense	1,517.71	695.00	(822.71)	11,754.07	12,250.00	495.93
Stables Expense	3,275.01	3,440.00	164.99	28,277.19	36,833.00	8,555.81
Utilities Expense	14,588.95	14,175.00	(413.95)	176,512.14	162,065.00	(14,447.14)
Rodeo Expense	0.00	500.00	500.00	2,832.60	5,500.00	2,667.40
Property Insurance Expense	3,700.00	3,700.00	0.00	45,328.76	40,700.00	(4,628.76)
Property Taxes Expense	6,961.17	7,500.00	538.83	81,961.17	82,500.00	538.83
Bad Debt Expense	12,386.29	0.00	(12,386.29)	337,098.63	255,000.00	(82,098.63)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	25.00	25.00	155.07	275.00	119.93
Total Operating Expenses	126,180.34	102,458.89	(23,721.45)	1,491,071.1	1,341,319.1	(149,752.09)
Net Operating Income	\$ (110,210.06)	\$ (94,074.39)	(16,135.67)	\$ (49,752.67)	\$ 85,429.90	(135,182.57)

**R-Ranch In The Mountains
Operating Variance Report
November 2013**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Children's Rights					
450	0	450	4,250	3,000	1,250

The year to date is due renewals and new children's right membership purchases.

Fines & Fees

0	25	(25)	1,572	275	1,297
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The year to date favorable variance is due to adhering to Policy and Guideline rules and charging owners accordingly for infractions.

Late Fees & Finance Charge Income

7,848	2,500	5,348	93,749	50,000	43,749
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The monthly and year to date favorable variances are due to late fees being added to past due assessments and increased length of time of past due balances, finance charges are calculated on the number of days past due.

Ownership Sales and Transfers Income

1,599	750	849	20,489	21,750	(1,261)
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The monthly favorable variance is due to one sale at the new pricing. The year to date unfavorable variance is due to applying sales commissions against sales income and less than anticipated sales and transfers.

Reserve Funding to Operating Income

1,916	2,630	(714)	27,540	35,874	(8,334)
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The monthly unfavorable variance is due to contributions being considerably less from Lodge and RV Reserves than expected however is slightly offset by higher than anticipated contributions from Cabin Reserves. The year to date unfavorable variance is due to contributions from the Lodge being much less than anticipated however this is offset by Cabin and RV being overall more than anticipated.

RV Move, Pet and Day Use Income

435	255	180	6,443	5,240	1,203
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The year to date favorable variance is due to more RV moves and Pavilion reservations than expected.

Miscellaneous & Tax Refund Income

0	50	(50)	10,367	550	9,817
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The monthly and year to date favorable variances are due to receiving our 2010, 2011 & 2012 Health Care Credit Tax refund.

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

**R-Ranch In The Mountains
Operating Variance Report
November 2013**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Employee Expenses					
68,505	60,767	(7,738)	541,802	505,944	(35,858)

The monthly and year to date unfavorable variances are due to higher than anticipated commissions, higher health insurance cost as more employees have taken advantage of insurance, overlapping schedules in order to train new employees, some overtime, uniforms and higher taxes.

Administrative Expenses					
5,814	3,643	(2,171)	83,284	69,833	(13,451)

The monthly unfavorable variance is due unbudgeted CPA review of quarterly books, printing/supplies costs for BWS, collection expenses budgeted in previous months and higher than expected merchant service fees. The year to date unfavorable variance is due to the aforementioned, higher printing/supply cost for marketing venues that were printed in house, overall Ranch decor, Verizon/straight talk cards higher than anticipated merchant fees, computer expense including IT time, mileage reimbursement, office carpet cleaning, copies for the Deed Project Reconciliation and for mailings for the election process.

Cabin Expenses					
0	225	225	773	3,875	3,102

The year to date favorable variance is due to holding off repairs until a later date.

Cleaning Expenses					
377	500	123	7,908	9,300	1,392

The year to date favorable variance is due to careful spending on products and holding off on some items.

General Property Maintenance					
7,484	5,840	(1,644)	127,447	121,115	(6,332)

The monthly unfavorable variance is due to higher than anticipated fuel costs and additional security for Thanksgiving. The year to date unfavorable variance is due to the aforementioned, seed for pastures being higher than expected, additional repairs to equipment, additional pest control products as well as fuel and diesel being higher than anticipated.

Lodge Expenses					
90	0	(90)	14,111	9,755	(4,356)

The year to date unfavorable variance is due to repair to the salt cells, extra chemicals, repair of the pool pump, purchase of a pool vacuum which is offset by other repairs coming in under budget or being held off until a later date.

Owners Events Expenses					
883	1,250	367	8,340	6,750	(1,590)

The year to date unfavorable variance is due to holding an Owner Appreciation Luncheon in October which was unbudgeted, however was EXTEREMLY well received by all the owner's that attended, the low turnout for July 4th lunch purchases as well as expensing purchased products for CHIG to owners events, purchases made for current and future events as well as some purchases for July 4th however this was off set by not holding a large event for Memorial Day.

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

**R-Ranch In The Mountains
Operating Variance Report
November 2013**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Ownership Sales and Transfers					
466	121	(345)	5,361	3,812	(1,550)

The year to date unfavorable variance is due to more credit and background checks being done.

Sales & Marketing Expense

0	78	78	9,649	8,813	(836)
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The year to date unfavorable variance is due printing and sending brochures to an owner wanting to participate in a last minute RV Rally, and recoding the Chamber of Commerce to administrative expenses and expenses being more than anticipated overall.

Sales Expense

1,518	695	(823)	11,754	12,250	496
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The monthly unfavorable variance is due to higher than anticipated propane, ice and store restocking cost. The year to date favorable variance is due to holding off purchasing souvenirs until a later date.

Stables Expense

3,275	3,440	165	28,277	36,833	8,556
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The monthly and year to date favorable variances are due to the lower expense in all areas of the stables.

Utilities Expense

14,589	14,175	(414)	176,512	162,065	(14,447)
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The year to date unfavorable variance is due to the higher than anticipated electricity, propane, extra trash pickups, water treatment fees and repair of the sewer treatment plant.

Property Insurance Expense

3,700	3,700	0	45,329	40,700	(4,629)
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The year to date unfavorable variance is due to deductibles being met for damage as well as not accruing in January.

Bad Debt Expense

12,386	0	(12,386)	337,099	25,500	(311,599)
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The year to date unfavorable variance is due taking deeds back due to bankruptcies, hardships and

R-Ranch In The Mountains Association
 Budget Comparison Report - Reserve Accounts
 For the Eleven Months Ending November 30, 2013

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 2,749.09	\$ 2,000.00	749.09	\$ 85,450.27	\$ 44,050.00	41,400.27
Cabin Reserve Expenses	1,464.67	1,140.25	(324.42)	60,345.87	46,201.48	(14,144.39)
Net Cabin Reserve Income	1,284.42	859.75	424.67	25,104.40	(2,151.48)	27,255.88
RV Reserve Income	6,024.27	2,350.00	3,674.27	78,393.92	71,100.00	7,293.92
RV Reserve Expenses	1,419.24	474.70	(944.54)	82,234.98	75,230.42	(7,004.56)
Net RV Reserve Income	4,605.03	1,875.30	2,729.73	(3,841.06)	(4,130.42)	289.36
RV 6 Reserve Income	3.19	0.00	3.19	45.22	0.00	45.22
RV 6 Reserve Expenses	0.00	0.00	0.00	22,716.68	28,044.11	5,327.43
Net RV6 Reserve Income	3.19	0.00	3.19	(22,671.46)	(28,044.11)	5,372.65
Lodge Reserve Income	4,000.00	13,180.00	(9,180.00)	45,612.00	122,660.00	(77,048.00)
Lodge Reserve Expenses	4,406.85	6,132.55	1,725.70	81,705.00	111,031.34	29,326.34
Net Lodge Reserve Income	(406.85)	7,047.45	(7,454.30)	(36,093.00)	11,628.66	(47,721.66)
Stables Reserve Income	1,000.41	300.00	700.41	5,939.21	5,200.00	739.21
Stables Reserve Expenses	4,620.00	17.85	(4,602.15)	12,922.43	7,788.34	(5,134.09)
Net Stables Reserve Income	(3,619.59)	282.15	(3,901.74)	(6,983.22)	(2,588.34)	(4,394.88)
Infrastructure Reserve Income	326.78	532.35	(205.57)	4,525.11	6,144.58	(1,619.47)
Infrastructure Reserve Expen	0.00	0.00	0.00	2,886.80	7,869.13	4,982.33
Net Infrastructure Reserve In	326.78	532.35	(205.57)	1,638.31	(1,724.55)	3,362.86
Dam/Legal Reserve Income	169.86	178.30	(8.44)	2,302.96	2,443.60	(140.64)
Dam/Legal Reserve Expense	0.00	0.00	0.00	6,490.71	0.00	(6,490.71)
Net Dam/Legal Reserve Inco	169.86	178.30	(8.44)	(4,187.75)	2,443.60	(6,631.35)
Total Net Reserve Income	\$ 2,362.84	\$ 10,775.30	(8,412.46)	\$ (47,033.78)	\$ (24,566.64)	(22,467.14)

For Management Purposes Only

**R-Rauch In The Mountains
Reserves Variance Report
November 2013**

MTD Actual MTD Budget MTD Variance YTD Actual YTD Budget YTD Variance

Reserve - Cabin Income					
	2,749	2,000	749	85,450	44,050 41,400

The monthly and year to date favorable variances are due to the higher than anticipated reservations, wedding reservations, an insurance check for storm damage, restructuring the billing process of the adopt a cabin program and cottage fees being much more than anticipated due to an unbudgeted group and 2 weddings.

Reserve - RV Income					
	6,024	2,350	3,674	78,394	71,100 7,294

The monthly favorable variance is due to 14 day extensions being booked on existing adoptions therefore it has caused available sites to roll into the next month, higher than expected group reservations. The year to date favorable variance is due to the increase in reservations in previous months and two additional leases coming available.

Reserve - Lodge Income					
	4,000	13,180	(9,180)	45,612	122,660 (77,048)

The monthly and year to date unfavorable variances are due to having less than projected weddings and events.

Reserve - Infrastructure Income					
	327	532	(206)	4,525	6,145 (1,619)

The monthly unfavorable variance is due to the Cabin & RV Reserve contribution being higher than expected however this was offset by Lodge being much lower than anticipated. The year to date unfavorable variance is due to contributions from other reserve accounts being less than anticipated.

Reserve - Cabin Expense					
	1,465	1,140	(324)	60,346	46,201 (14,144)

The year to date unfavorable variance is due to the claims paid on storm damage, bath house repairs, rental linen totes, AC work, need for stone on the roads, tree removal, contributions to Operating, Dam and Infrastructure being higher based on higher than anticipated income.

Reserve - RV Expense					
	1,419	475	(945)	82,235	75,230 (7,005)

The monthly unfavorable is due to higher than anticipated contributions to Reserve accounts. The year to date unfavorable variance is due to the aforementioned and contributions to Operating, Dam and Infrastructure being higher than anticipated, electrical upgrades.

Reserve - Lodge Expense					
	4,407	6,133	1,726	81,705	111,031 29,326

The monthly favorable variance is due to no coordination or cleanup fees paid out because of no weddings as anticipated. The year to date favorable variance is due to coordination and overall fees being less due to less weddings and events and not doing repairs or making purchases until a later date.

Reserve - Infrastructure Expense					
	0	0	0	2,887	7,869 4,982

The year to date favorable variance is due to holding off on paving project.

Reserve - Dam/Legal					
	0	0	0	6,490	0 (6,490)

The year to date unfavorable variance is due to unbudgeted consultations with our attorneys.

R-Ranch In The Mountains Association
Rodeo Budget Comparison Report
For the Eleven Months Ending November 30, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Rodeo Income - Pre-Sale Tic	\$ 0.00	\$ 0.00	0.00	\$ 7,338.10	\$ 0.00	7,338.10
Rodeo Income - Gate Tickets	0.00	0.00	0.00	29,395.00	0.00	29,395.00
Rodeo Income - T Shirts	12.50	0.00	12.50	1,965.50	0.00	1,965.50
Rodeo Income - Parking	0.00	0.00	0.00	4,582.20	0.00	4,582.20
Rodeo Income - Vendors	0.00	0.00	0.00	5,463.83	0.00	5,463.83
Rodeo Income - Sponsors	0.00	0.00	0.00	11,260.00	0.00	11,260.00
Rodeo Income - Program Ad	0.00	0.00	0.00	2,130.00	0.00	2,130.00
Rodeo Income - Pony Rides	0.00	0.00	0.00	132.50	0.00	132.50
Rodeo Income - Interest	1.51	0.00	1.51	16.19	0.00	16.19
Total Operating Income	14.01	0.00	14.01	62,283.32	0.00	62,283.32
Operating Expenses						
Rodeo Expense	0.00	0.00	0.00	14,697.50	0.00	(14,697.50)
Rodeo Expense - Stock Contr	0.00	0.00	0.00	4,500.00	4,500.00	0.00
Rodeo Expense - Prize Mone	0.00	0.00	0.00	4,000.00	4,000.00	0.00
Rodeo Expense - Advertising	39.95	0.00	(39.95)	2,335.62	9,060.00	6,724.38
Rodeo Expense - Vet	0.00	0.00	0.00	0.00	400.00	400.00
Rodeo Expense - Security	0.00	0.00	0.00	720.00	0.00	(720.00)
Rodeo Expense - Seating	0.00	0.00	0.00	5,000.00	5,000.00	0.00
Rodeo Expense - Sanitation	0.00	0.00	0.00	1,226.00	1,500.00	274.00
Rodeo Expense - EMT	0.00	0.00	0.00	500.00	1,100.00	600.00
Rodeo Expense - Personnel	0.00	0.00	0.00	0.00	2,100.00	2,100.00
Rodeo Expense - T-Shirts	0.00	0.00	0.00	3,174.15	3,100.00	(74.15)
Rodeo Expense - Free Cabins	0.00	0.00	0.00	252.00	1,000.00	748.00
Rodeo Expense - Concession	0.00	0.00	0.00	25.00	1,050.00	1,025.00
Rodeo Expense - Sponsors E	0.00	0.00	0.00	727.69	0.00	(727.69)
Rodeo Expense - In-House Pr	0.00	0.00	0.00	2,458.14	0.00	(2,458.14)
Rodeo Expense - Merchant F	0.00	0.00	0.00	128.83	0.00	(128.83)
Rodeo Expense - Upgrades	0.00	0.00	0.00	7,814.68	0.00	(7,814.68)
Rodeo Expense - Miscellane	0.00	0.00	0.00	1,379.40	3,000.00	1,620.60
Total Operating Expenses	39.95	0.00	(39.95)	48,939.01	35,810.00	(13,129.01)
Net Operating Income	\$ (25.94)	\$ 0.00	(25.94)	\$ 13,344.31	\$ (35,810.00)	49,154.31

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

NOI **(116,842.94)**

ADJUSTMENTS*

Less Accounts Receivables	527,937.56	
Allowance for Doubtful Accounting	-	
Less Other Receivables	4,720.00	
Less Prepaid Expenses	-	
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	675,367.55	
Less Fixed Assets - Cabin	57,370.36	
Less Fixed Assets - Infrastructure	9,041.26	
Less Fixed Assets - Lodge	52,027.81	
Less Fixed Assets - RV	105,307.49	
Less Fixed Assets - RV 6	30,902.56	
Less Fixed Assets - Stables	6,642.34	
Less Fixed Assets - Rodeo	5,920.50	
Depreciation	(548,580.14)	
Less Unsold Ownerships	90,000.00	
Less Dam Consulting	27,737.35	
		1,391,323.89

Plus Accounts Payable	36,873.19	
Plus Refundable Deposits	-	
Plus Usage Fee Giveaways	939.58	
Plus Sales Tax Payable	88.59	
Plus Accrued Property Tax	15,000.00	
Plus Accrued Property Insurance	1,774.41	
Plus Accrued Expenses	21,607.61	
Plus Prepaid Assessments	26,628.93	
Plus Prepaid Electric	-	
Plus Prepaid - Other	100.00	
Plus Other Payable	(2,055.01)	
Plus Lodge Retained Earnings	114,029.32	
Plus RV Retained Earnings	176,067.78	
Plus RV 6 Retained Earnings	93,672.97	
Plus Cabin Retained Earnings	117,338.80	
Plus Stable Retained Earnings	16,177.37	
Plus Infrastructure Retained Earn	16,415.49	
Plus Legal Retained Earnings	23,995.81	
Plus Dam Retained Earnings	250,289.62	
Plus Undesignated Net Assets	1,058,144.53	
		1,967,088.99

Also called Prior Years Profit/Loss

CASH FLOW **458,922.16**

ACTUAL CASH BALANCE **458,922.16**

Variance - NOI vs Actual Cash **-**

Project Account Reconciliation
January 31, 2014

Lodge / Event

Cash G/L Balance	1025	27,106.66	
Lodge Fixed Assets	1552	52,027.81	
Refundable Deposits	2100	-	
Lodge Retained Earnings	3801	(114,029.32)	
Lodge Retained Earnings - PreTax	3801	37,240.15	2013
Lodge Income G/L Balance	8300	(4,970.00)	
Lodge Expense G/L Balance	9300	<u>2,927.08</u>	
		302.38	

Variances

Pressure Washing	(500.00)	March Accrual
Paint & Equipment	(600.00)	March Accrual
Wedding Fees - January	4,470.00	From Operating
EBD Event Fees	500.00	From Operating
Event Staff	(96.28)	To Operating
Event Cleaning	(213.75)	To Operating
January 5%	(155.96)	To Infrastructure
January 1%	(49.70)	To Dam
January 30%	(1,491.00)	To Operating
Event/Sales Salaries	(920.39)	To Operating
December 5%	(4.91)	To Infrastructure
December 1%	(20.00)	To Dam
December 15%	(300.00)	To Operating
Event/Sales Salaries	<u>(920.39)</u>	To Operating
	(302.38)	

Checks and Balances (0.00)

Cabin Reserve

Cabin Reserve

Cash G/L Balance	1030	90,457.97	
Cabin Fixed Assets	1550	57,370.36	
Cabin Retained Earnings	3804	(117,338.80)	
Cabin Retained Earnings PreTax	3804	(27,356.24)	2013
Reserve Income	8000	(2,646.50)	
Reserve Expense	9000	<u>887.65</u>	
		1,374.44	

Variances

Bathroom Accrual	(57.25)	Accrual
Bath house painting accrual	(1,118.60)	Accrual 2012
January 5%	(67.23)	To Infrastructure
January 1%	(26.47)	To Dam
December 5%	(72.21)	To Infrastructure
December 1%	<u>(32.68)</u>	To Dam
	(1,374.44)	

Checks and balances 0.00

		RV		
Cash G/L Balance RV	1065	77,592.28		
RV Fixed Assets	1553	105,307.49		
RV Retained Earnings	3802	(176,067.78)		
RV Retained Earnings PreTax	3802	2,486.50		
RV Income	8100	(1,571.87)		2013
RV Expense	9100	487.28		
		<u>8,233.90</u>		
Variances				
Asphalt		(1,077.37)	Accrual For Future Use	
Timber Accrual		(2,656.67)	March Accrual	
Timber Accrual		(5,500.00)	April Accrual	
Dup. Invoicing found/move cash		349.22	From Operating	
Monthly Adoptions		405.00	From Operating	
Yearly Adoption		1,000.00	From Operating	
Guest and Group		160.00	From Operating	
January 30%		(471.56)	To Operating	
January 1%		(15.72)	To Dam	
December 15%		(316.62)	To Operating	
December 5%		(89.07)	To Infrastructure	
December 1%		(21.11)	To Dam	
		<u>(8,233.90)</u>		
Checks and Balances		0.00		

		RV6		
Cash G/L Balance RV	1070	40,105.88		
RV 6 Fixed Assets	1554	30,902.56		
RV 6 Retained Earnings	3803	(93,672.97)		
RV 6 Retained Earnings PreTax	3803	22,667.94		2013
RV 6 Income	8200	(3.41)		
RV 6 Expense	9200	-		
		<u>(0.00)</u>		
Variances				
Checks and Balances		(0.00)		

Stables

Cash G/L Balance	1035	1,758.03	
Stable Petty Cash	1080	388.61	
Stables Fixed Assets	1555	6,642.34	
Stable Retained Earnings	3805	(16,177.37)	
Stable Retained Earnings PreTax	3805	7,379.94	2013
Reserve Income	8400	(80.19)	
Reserve Expense	9400	16.17	

(72.47)

Variances

Riding Pass	60.00	
Stall Fees	20.00	
January 1%	(0.80)	To Dam
January 5%	(3.37)	To Infrastructure
December 1%	(3.36)	To Dam

72.47

Checks and Balances 0.00

Rainbow Dam Account

Cash G/L Balance Dam	1055	190,157.70	
Legal Retained Earnings	3807	(23,995.81)	
Dam Retained Earnings	3808	(250,289.62)	
Dam Retained Earnings PreTax	3808	4,075.38	2013
Reserve Income Dam / Legal	8600	(24.80)	
Reserve Legal Expense	9600	-	

(80,077.15)

Variances

December Cabin	32.68	From Cabin
December RV	21.11	From RV
December Lodge	20.00	From Lodge
December Stables	3.36	From Stables
Loan to Operating	80000.00	From Operating

80,077.15

Checks and Balances -

Infrastructure Account

Cash G/L Balance	1060	9,013.90	
Infrastructure Fixed Assets	1551	9,041.26	
Infrastructure Retained Earnings	3806	(16,415.49)	
Infrastructure Retained Earnings PreTax	3806	(1,805.16)	2013
Reserve Income	8500	(227.26)	
Reserve Expense	9500	-	

(392.75)

Variances

December Cabin	72.21	From Cabin
December RV	89.07	From RV
December Lodge	4.91	From Lodge
January Cabin	67.23	From Cabin
January RV	0	From RV
January Lodge	155.96	From Lodge
January Stables	3.37	From Stables

392.75

Checks and Balances (0.00)

January 1, 2014

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

1020 Cash - Operating			
Checkbook Balance	7,100.43		
GL Balance	<u>7,100.43</u>		
Difference	-		Ties
1025 Cash - Lodge / Events			
Checkbook Balance	27,106.66		
GL Balance	<u>27,106.66</u>		
Difference	-		Ties
1030 Cash - Cabins			
Checkbook Balance	88,134.51		
GL Balance	<u>88,134.51</u>		
Difference	-		Ties
1035 Cash - Stables			
Checkbook Balance	1,758.03		
GL Balance	<u>1,758.03</u>		
Difference	-		Ties
1040 Cash - Property Tax			
Checkbook Balance	9.93		
GL Balance	<u>9.93</u>		
Difference	-		Ties
1045 Cash - Payroll			
Checkbook Balance	-		
GL Balance	<u>-</u>		
Difference	-		Ties
1050 Cash - Rodeo			
Cash	16,238.57		
GL Balance Dam Account	<u>16,238.57</u>		
Difference	-		Ties
1055 Rainbow Dam			
Cash	190,157.70		
GL Balance Dam Account	<u>190,157.70</u>		
Difference	-		Ties
1060 Infrastructure Account			
Cash	9,013.90		
GL Balance	<u>9,013.90</u>		
Difference	-		Ties
1065 Cash - RV Bank			
Checkbook Balance	78,407.94		
GL Balance RV	<u>78,407.94</u>		
Difference	-		Ties
1070 Cash - RV 6 Project			
Checkbook Balance	40,105.88		
GL Balance RV	<u>40,105.88</u>		
Difference	-		Ties

1160 Other Receivables

Land Plan Group - Firewise	(3,200.00)	
Signs - Firewise - MC	(1,520.00)	
From G/L	<u>4,720.00</u>	
Difference	-	Ties

2000 Accounts Payable

From Aged Payable Report	36,873.19	
From G/L	<u>(36,873.19)</u>	
Difference	-	Ties

Accrued Expenses

2210 January Sales Tax	88.59	
2210 February Sales Tax		
2210 March Sales Tax		
2390 December Property Tax	7,500.00	
2390 January Property Tax	7,500.00	
2410 Septembers Workers Comp	2.11	
2410 November Workers Comp	735.00	
2410 Cabin RE - Bathhouse landscaping	57.25	
2410 Cabin RE - Bathhouse Painting	1,118.60	
2410 Admin - Employee Development	612.00	
2410 Stables - Feed	6,030.67	
2410 GPM - Lawn Svc & Landscaping	3,000.00	
2410 GPM - White Chevy Tires	67.94	
2410 Lodge RE - Pressure Washing	500.00	
2410 Operating - Admin - Pressure Washing Office Bldg	250.00	
2410 RV RE - Asphalt	1,077.37	
2410 RV RE - Timbers	8,156.67	
Sales Tax Accrual	(88.59)	
Property Tax From GL	(15,000.00)	
Property Insurance	(1,774.41)	
Accrued Expenses From G/L	<u>(21,607.61)</u>	
Difference	-	Ties

Accounts Receivables

From Aged Receivables Report	713,530.87	
1100 Accounts Receivables	(527,935.04)	
2450 Prepaid Assessments	25,678.93	
7600 2012 Bad Debt Write Off of Aged Receivables	(211,387.66)	
Difference	<u>(112.90)</u>	Doesn't Tie

2480 Other Payable

Rochleau - Carriage	(2,300.00)	
Raffle - Garrison	5.00	
BB - Dehart	35.00	
Donation - Englehardt	100.00	
BB - Englehardt	34.99	
BB - Koplen	35.00	
BB - Larson	35.00	
	-	
	-	
From G/L	<u>2,055.01</u>	
	-	Ties

Reserves to Operating

	1/1/2014	Gross	30% to Operating	
8001	Cabin RI - Adoption Fees	650.00	195.00	
8002	Cabin RI - Guest & Group Fees	1,413.00	423.90	
8003	Cabin RI - Cottage Fees	576.00	172.80	
8010	Cabin RI - Linen Kits	-	-	
8080	Cabin RI - Interest	7.50	2.25	
8099	Cabin RI - Miscellaneous Fees	-	-	
		2,646.50	793.95	9070
8101	RV RI - Monthly Adoption Fees	405.00	121.50	
8102	RV RI - Yearly Adoption Fees	1,000.00	300.00	
8103	RV RI - Guest & Group Fees	160.00	48.00	
8180	RV RI - Interest	6.87	2.06	
8199	RV RI - Miscellaneous Fees	-	-	
		1,571.87	471.56	9170
8301	Lodge RI - EBD Event Fees	500.00	150.00	
8302	Lodge RI - Wedding Fees	4,470.00	1,341.00	
8303	Lodge RI - Group Fees	-	-	
8399	Lodge RI - Miscellaneous Fees	-	-	
		4,970.00	1,491.00	9370

		Reserve's Total Gross	Reserve's Total 30%
4550	Reserve's totals to Operating	9,188.37	2,756.51

6/8/13 Per BOD President - No more money to be taken out of RV6

Reserves to Dam

1/1/2014

	Gross	1% to Dam	
8001 Cabin RI - Adoption Fees	650.00	6.50	
8002 Cabin RI - Guest & Group Fees	1,413.00	14.13	
8003 Cabin RI - Cottage Fees	576.00	5.76	
8010 Cabin RI - Linen Kit	-	-	
8080 Cabin RI - Interest	7.50	0.08	
8099 Cabin RI - Miscellaneous Fees	-	-	
	2,646.50	26.47	9075
8101 RV RI - Monthly Adoption Fees	405.00	4.05	
8102 RV RI - Yearly Adoption Fees	1,000.00	10.00	
8103 RV RI - Guest & Group Fees	160.00	1.60	
8180 RV RI - Interest	6.87	0.07	
8199 RV RI - Miscellaneous Fees	-	-	
	1,571.87	15.72	9175
8301 Lodge RI - EBD Event Fees	500.00	5.00	
8302 Lodge RI - Wedding Fees	4,470.00	44.70	
8303 Lodge RI - Group Fees	-	-	
8399 Lodge RI - Miscellaneous Fees	-	-	
	4,970.00	49.70	9375
8401 Stables RI - Riding Pass Fees	60.00	0.60	
8402 Stables RI - Stall Fees	20.00	0.20	
8410 Stables RI - Fundraiser	-	-	
8480 Stables RI - Interest	0.19	0.00	
	80.19	0.80	9475
Reserve's T Reserve's Total 1%			
8675 Reserve's totals to Dam	9,268.56	92.69	
		92.69	

If the 1% is negative - No transfer from that account will be made.

6/8/13 Per BOD President - No more money to be taken out of RV6

Reserves to Infrastructure

1/1/2014

5% to Infrastructure

		Cabin	
	Income	2,646.50	
	Expense	<u>(1,301.82)</u>	
	Net Income	1,344.68	If net loss - no contribution
8501			
9080	Monthly 5%	67.23	
		RV	
	Income	1,571.87	
	Expense	<u>(3,538.06)</u>	
	Net Income	(1,966.19)	If net loss - no contribution
8502			
9180	Monthly 5%	(98.31)	
		Lodge	
	Income	4,970.00	
	Expense	<u>(1,850.73)</u>	
	Net Income	3,119.27	If net loss - no contribution
8504			
9380	Monthly 5%	155.96	
		Stables	
	Income	80.19	
	Expense	<u>(12.80)</u>	
	Net Income	67.39	If net loss - no contribution
8505			
9480	Monthly 5%	3.37	

6/8/13 Per BOD President - No more money to be taken out of RV6

Wedding / Event Deposits
Money held in Lodge Account
1/1/2014

Wedding Date

			Wedding Date

\$ -

R-Ranch In The Mountains Association
Rodeo Budget Comparison Report
For the One Month Ending January 31, 2014

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Rodeo Income - T Shirts	\$ 16.00	\$ 0.00	16.00	\$ 16.00	\$ 0.00	16.00
Rodeo Income - Interest	1.47	0.00	1.47	1.47	0.00	1.47
Total Operating Income	<u>17.47</u>	<u>0.00</u>	<u>17.47</u>	<u>17.47</u>	<u>0.00</u>	<u>17.47</u>
Operating Expenses						
Rodeo Expense - Upgrades	<u>2,730.12</u>	<u>0.00</u>	<u>(2,730.12)</u>	<u>2,730.12</u>	<u>0.00</u>	<u>(2,730.12)</u>
Total Operating Expenses	<u>2,730.12</u>	<u>0.00</u>	<u>(2,730.12)</u>	<u>2,730.12</u>	<u>0.00</u>	<u>(2,730.12)</u>
Net Operating Income	\$ <u>(2,712.65)</u>	\$ <u>0.00</u>	<u>(2,712.65)</u>	\$ <u>(2,712.65)</u>	\$ <u>0.00</u>	<u>(2,712.65)</u>

Administrative Director Report January 18, 2014

Since our last meeting, our Breakfast with Santa community event was a huge success and the weather actually cooperated for the horse and wagon rides. The employee Christmas Dinner hosted by new owners Alex and Barbara Borbley was well attended and absolutely over the top yummy. Our New Year's Eve event was magnificent. We owe Denise a world of thanks for all her hard work and creativity. A special thanks to George and Brenda Harned, Valorie and John Lottes and Noelle and Kevin Kyle for volunteering to clean-up after New Years.

All electric meters were read on January 10th and billed out. (4th Qtr)
Total billed out \$ 7,962.87. Payment is due January 26th.

Our annual termite inspection was on December 10, 2013. Nothing was found; the traps have been re-baited and will be re-inspected in 180 days.

A month ago a blast went out to all owners announcing RV site inspections. While reading the electric meters we inspected and documented violations. Letters to all violators should go out soon.

I have an outstanding Firewise Status Report. Hal Barrineau our Firewise Committee Chairman and I have worked together and applied for a Firewise Grant. On December 20th we were notified that our application for a grant had been approved for \$4,665.00. This is wonderful news for the R-Ranch. This money will enable us to purchase (3) three Fire Danger Rating Signs to help convey the wildfire status message to each Owner and their guests as they visit R-Ranch. In addition, Hal is working on the development of a Firewise map of the property outlining property boundaries, internal and boundary trails, and other pertinent information for the Lumpkin County Fire Department, Georgia Forestry Commission and U.S. Forestry Service. The signs have been ordered and anticipated delivery is 3-4 weeks. The survey and map should be completed soon.

The Rodeo Committee has graciously given money to upgrade our Website and for the next few weeks the staff will be attending classes/training on how to add information on it. Rick Upton has been monumental in this process and we are very grateful for his assistance. Other participants such as Mike Carbonarra and the Marketing Committee have been assisting us with various information needed for the website. This is an exciting and much needed endeavor. We are scheduled to go live at the end of the month. Our new website will certainly surpass our competitors and support the R-Ranch Marketing endeavor.

Administrative Director Report January 18, 2014

Our 2014 Calendar of Events is being created. Look for more information on the Web soon. Anita's (Chapel Hill Improvement Group) is to supply us with their planned events so we can coordinate our year of events.

Appalachian Contracting Services will begin work on the office building the end of this Month or the first week of February. Painting of the bathhouses will begin February 1st. Maintenance will be working in conjunction with the painters as they replace timbers and gravel around the bathhouses.

Events by Dezine, Jennifer has booked 12 weddings since October 2013 and has 3 pending. We have had lots of wedding tours in the past few months that may turn into bookings in the future. I feel our prices are now competitive and Jennifer assures me that keeping the lodge decorated helps potential brides visualize what the lodge could look like for their wedding. Group inquiries have increased and Sandy has had a few group bookings.

The Chamber of Commerce leads have continued to increase since Christmas. We had 22 in December. So far this month 26 inquires. All leads have been sent sales packets.

Linen Kits sold to date: 9 @ \$30.00=\$270.00

The housekeeping department has begun Deep Cleaning and repairs. We anticipate completion by the end of March.

We are still looking for donations of good furniture and appliances for the cabins and RV5 bath house.

A blast went out to all owners regarding Lost and Found. Please stop by housekeeping if you are missing something. Effective February 1st all items will be donated to a charity.

Stables have been working hard on the barn, cleaning, inventorying all tack, and acquiring new horses. Our new farrier has done a terrific job on their hooves and Doc Hinton has been out recently. Josh and his staff are working on the Jr. Wrangler Program and a web-blast was sent out this week announcing the dates and times.

A Staff Meeting was held on January 3rd, 17 staff members attended. An outline of the activities and projects that are pending was discussed with departmental roles included. I feel it is imperative all employees are kept current on what each department is working on. Concerns and issues were discussed per department; a review of the procedures with snow and ice conditions and the Affordable Health Care Act information was discussed. A meeting with

Administrative Director Report January 18, 2014

Steve Walker from Walker Financial was calendared for January 9th, allowing our employees to discuss their personal health insurance questions regarding the Affordable Health Care Act with him. Budget awareness was another topic discussed as well as using purchase order and check requests with prior approval before placing orders. All employees have been instructed to add general ledger codes on all orders when submitting them for payment. Each department has been given a laminated general ledger code sheet for their reference. The front desk staff has been assigned to review and change; if necessary, the R-Ranch literature to ensure the proper copyright/trademark is on all documents. Sandy has been nominated to double check the front desk and all documents for the correct copyright/trademark. Judy will be taking care of the legal documents.

All employee evaluations have been caught up and are now calendared throughout the year as they come due.

An e-mail blast went out asking for volunteers at the Georgia RV & Camper Show in February on the 21st through 23rd. We have had some owners volunteer which should help Sales and Marketing cope with the long days. If anyone is interested in helping, talk with Barbara Poole or Rick Upton.

Our new Employee Handbook has been finalized and sent to the printers. We should be receiving them in the next few weeks.

As a New Year begins, your staff continues to work diligently preparing for our 2014 season. Lots of hard work and planning takes place prior to any event, function or project. The R-Ranch has a multidimensional staff that takes pride in what they do and what they do, *they do extremely well*. I am very proud of what we achieved this past year and look forward to what we can accomplish this year.

Respectfully submitted,
Julie Higman
Administrative Director



Nathan Deal
Governor

Robert D. Ferris
Director

Board of Commissioners:

Wesley Lengste, Chairman
Valosta

Jimmy Allen
Chula

Victor Beathes
Moultrie

Jim L. Gills, Jr.
Soperton

Robert Poland
Appling

W. Earl Smith
Greensboro

H. G. Yeomans
Spartanburg

December 20, 2013

R-Ranch in the Mountains
PO Box 310
Dahlonega, Ga 30533
Atten: Julie Higman

Dear Ms. Higman,

This letter is to inform you that your application to the Georgia Forestry Commission's Georgia Firewise Community Hazard Mitigation Grant has been approved for the reimbursement amount of up to **\$4665.00**.

Under the terms of the National Fire Plan, entities must first purchase items or services first then provide *copies of purchase orders, bid sheets if applicable, a completed W-9 and copies of receipts* to the Georgia Forestry Commission for further processing. In addition to those items listed above, *we need a detailed invoice made out to the Georgia Forestry Commission, listing the requested reimbursement amount*. This should be included with grant documentation including a detailed accomplishment report final budget. We will need government entities FEI number. The invoice and supporting documentation will be reviewed for completeness prior to final reimbursement of the Georgia Firewise Community. Your assistance and participation in providing the information necessary for Audit and reimbursement through Georgia Firewise Community Hazard Mitigation Grant is greatly appreciated.

All documentation should be mailed to:

Eric Mosley
Georgia Forestry Commission
5645 Riggins Mill Rd.
Dry Branch, GA 31020

If you have any question concerning the grant terms please contact Eric L. Mosley at 478-752-1193 or email to georgiafirewise@gfc.state.ga.us.

Sincerely,

Eric L. Mosley
Wildfire Mitigation Program Manager

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

Name (as shown on your income tax return)
R-Ranch In The Mountains, Ranch Owners' Association Incorporation

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
 Individual/sole proprietor C Corporation S Corporation Partnership Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
 Other (see instructions) ▶ _____

Exemptions (see instructions):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____

Address (number, street, and apt. or suite no.)
65 R Ranch Road

City, state, and ZIP code
Dahlonega, GA 30533

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									
5	8	-	1	5	2	2	1	4	7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ *Julie A. Hyman - Adm Director* Date ▶ *7-3-2014*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,
- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS a percentage of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name/disregarded entity name" line.

Partnership, C Corporation, or S Corporation. Enter the entity's name on the "Name" line and any business, trade, or "doing business as (DBA) name" on the "Business name/disregarded entity name" line.

Disregarded entity. Enter the owner's name on the "Name" line. The name of the entity entered on the "Name" line should never be a disregarded entity. The name on the "Name" line must be the name shown on the income tax return on which the income will be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a domestic owner, the domestic owner's name is required to be provided on the "Name" line. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on the "Business name/disregarded entity name" line. If the owner of the disregarded entity is a foreign person, you must complete an appropriate Form W-8.

Note. Check the appropriate box for the federal tax classification of the person whose name is entered on the "Name" line (Individual/sole proprietor, Partnership, C Corporation, S Corporation, Trust/estate).

Limited Liability Company (LLC). If the person identified on the "Name" line is an LLC, check the "Limited liability company" box only and enter the appropriate code for the tax classification in the space provided. If you are an LLC that is treated as a partnership for federal tax purposes, enter "P" for partnership. If you are an LLC that has filed a Form 8832 or a Form 2553 to be taxed as a corporation, enter "C" for C corporation or "S" for S corporation. If you are an LLC that is disregarded as an entity separate from its owner under Regulation section 301.7701-3 (except for employment and excise tax), do not check the LLC box unless the owner of the LLC (required to be identified on the "Name" line) is another LLC that is not disregarded for federal tax purposes. If the LLC is disregarded as an entity separate from its owner, enter the appropriate tax classification of the owner identified on the "Name" line.

Other entities. Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name/disregarded entity name" line.

Exempt Payee

If you are exempt from backup withholding, enter your name as described above and check the appropriate box for your status, then check the "Exempt payee" box in the line following the "Business name/disregarded entity name," sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following payees are exempt from backup withholding:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),
 2. The United States or any of its agencies or instrumentalities,
 3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,
 4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or
 5. An international organization or any of its agencies or instrumentalities.
- Other payees that may be exempt from backup withholding include:
6. A corporation,
 7. A foreign central bank of issue,
 8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,
 9. A futures commission merchant registered with the Commodity Futures Trading Commission,
 10. A real estate investment trust,
 11. An entity registered at all times during the tax year under the Investment Company Act of 1940,
 12. A common trust fund operated by a bank under section 584(a),
 13. A financial institution,
 14. A middleman known in the investment community as a nominee or custodian, or
 15. A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 9
Broker transactions	Exempt payees 1 through 5 and 7 through 13. Also, C corporations.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 5
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 7 ²

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.
² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney, and payments for services paid by a federal executive agency.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, below, and items 4 and 5 on page 4 indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on the "Name" line must sign. Exempt payees, see *Exempt Payee* on page 3.

Signature requirements. Complete the certification as indicated in items 1 through 3, below, and items 4 and 5 on page 4.

1. **Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.
2. **Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.
3. **Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.ftc.gov/idtheft or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee ¹ The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ³
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulation section 1.671-4(b)(2)(i)(A))	The grantor [*]
For this type of account:	Give name and EIN of:
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity ⁴
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulation section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or "DBA" name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 1.

*Note. Grantor also must provide a Form W-9 to trustee of trust.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

Ordered
1-10-14
Master
Card



NUTRON-OSM

OUTDOOR SIGNS & MARKERS

Proposal for:

R-RANCH IN THE MOUNTAINS
PO Box 310
Dahlonoga, GA 30533
Attn: Judy Crofts

Date: 01/09/2014
Proposal #: 11304-00
Your Inquiry #:
Sales Contact: Rusty Butchko
Order Contact: Rusty Butchko

Comments / Suggestions / Special Features

Optional Customization @ \$35/sign
LTL skid Freight @

Dwg/Part#:

SBFDS1

Description:

4'x4' Fire Danger sign

Specifications:

48.000H x 48.000W
.095 WHITE FIBERGLASS MATTE
DIGITAL-SM
Background: WHITE
Color #1: 4CLR
Color #3:

Quantity	Unit Price
1	685.000

Color #2:
Color #4:

PROFILE CUT
NN2010 PROTECTIVE COATING
4 HOLES
WHEEL LOCKING MECHANISM

Prep Charges

Artwork & Setup
Engineering / Design
Films & Screens
Tooling / Die Charges
Add agency Info/logo \$35/sign 35.00

Delivery: 4 Weeks

Rerun: 3 Weeks

Terms: Credit Card

Ship Via: LTL FREIGHT

This quote is valid for 30 days

Visit our website
www.nutronosm.com

THIS QUOTATION SUBJECT TO THE FOLLOWING CONDITIONS:

No employee or representative of Nutron is authorized to promise or warrant anything herein not expressed.

- 1) FREIGHT - F.O.B. North Olmsted, OH, U.S.A.
- 2) Prices are firm for 30 days from date of this quotation.
- 3) Nutron shall not be liable for delay or failure to deliver caused by acts of God, strikes, delays in manufacturing, etc., nor be liable in any way for penalty clauses submitted either verbally or on customer orders unless previously agreed to in writing by an authorized officer of Nutron.
- 4) Artwork, tools, dies, films, screens, and preparatory work paid for by the buyer are to remain in Nutron's possession, but may be withdrawn by the buyer upon payment of a charge equal to fifty percent of their original cost. Nutron may at its option scrap artwork, tools, dies, etc. not used for a period of three years.
- 5) Quantities delivered within ten percent (plus or minus) of amount ordered shall constitute fulfillment, subject to prorated price adjustment.
- 6) Buyer shall indemnify Nutron against and hold harmless from any and all loss, damage, expense (including legal fees) resulting from or arising out of any claim for copyright, trademark, patent infringement, fitness of purpose or product liability. Under no circumstances shall the buyer be entitled to damages for any breach by Nutron in excess of the purchase price of the quantity delivered.
- 7) All products manufactured by Nutron are warranted to be free from defects in workmanship or material for a period of thirty days from date of shipment. During that period, Nutron shall at its option, replace, repair or refund the purchase price of those products shown to be defective to Nutron's reasonable satisfaction. No returned shipments will be accepted without prior authorization of an officer of Nutron and a return authorization number from our factory.
- 8) Nutron assumes no liability for fitness of purpose, suitability of adhesives, engineering or design suggestions, textual content, etc. Samples, sketches, proofs, etc. will be provided whenever necessary, however ultimate responsibility for suitability of our products rests with the buyer.
- 9) Prices quoted are based upon supply of products which comply with tolerance, color, and other normal inspection standards as set forth by the National Association of Graphic and Product Identification Manufacturers. Products which require criteria different from these standards need be made known to Nutron in advance of order receipt and may require special pricing.

Proposal for:



OUTDOOR SIGNS & MARKERS

*Ordered
1-10-14
mistake card*

R-RANCH IN THE MOUNTAINS
PO Box 310
Dahlonega, GA 30533
Attn: Judy Crofts

Date 01/09/2014
Proposal # 11304-00
Your Inquiry #
Sales Contact: Rusty Butchko
Order Contact: Rusty Butchko

Dwg/Part#: SBFDS2

Description: 2'x2' Fire Danger sign

Specifications: 24.000H x 24.000W

Background:

Color #1: Color #2:
Color #3: Color #4:

Delivery: 4 Weeks Rerun: 3 Weeks
Terms: Credit Card
Ship Via: LTL FREIGHT

This quote is valid for 30 days

Comments / Suggestions / Special Features

Quantity	Unit Price
2	355.000

Prep Charges

Artwork & Setup	
Engineering / Design	
Films & Screens	
Tooling / Die Charges	
Add agency info/logo \$35/sign	70.00
LTL Skid Freight/UPS Ground	125.00

Visit our website
www.nutronosm.com

THIS QUOTATION SUBJECT TO THE FOLLOWING CONDITIONS:
No employee or representative of Nutron is authorized to promise or warrant anything herein not expressed.

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GEORGIA FORESTRY
COMMISSION



Please attach a narrative on what situation(s) you want to mitigate and your expected results from completing this project. Include a timeline for completion, who is responsible, detailed budget and measures of project accomplishments. Communities can obtain technical assistance and up to 100% of the cost not to exceed \$5000 for the implementing of Firewise Mitigation project activities.

Estimated total time to complete this project: 4 months (Max. of 6 mths.) Anticipated Start Date: 1 Jan 2014

Please submit an itemized account of the costs associated with this project – in addition to the budget. At the completion of the project, the community should submit a final invoice for payment along with a detailed final report of accomplishments. All grant paperwork should be submitted to the Firewise Program Manager at georgiafirewise.gfc.state.ga.us or can be mailed to 5645 Riggins Mill Rd. Dry Branch, GA 31020.

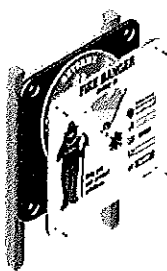
For questions please contact: Eric L. Mosley, Program Manager at 912-531-7152.

R-Ranch in the Mountains Firewise Community Action Plan Goals

R-Ranch in the Mountains is an ownership-based vacation property located north of the town of Dahlonega, approximately 70 miles from Atlanta and a mere 15 minutes from historic downtown Dahlonega in the North Georgia Mountains. Here, the owner's and their guests, enjoy horseback riding, swimming, fishing, hiking, tennis and rustic cabin and/or RV camping. The 835± acres of mountain, lake, and pasture land are surrounded by the Chattahoochee National Forest. The property is occupied by the Owner's and their guests year round.

Two of the goals formulated as a result of the Wildland Fire Risk and Hazard Severity Assessment are:

1. The installation of signage on wildfire risk status. A total of 3 signs are proposed for the property, one a 4 ft x 4ft sign (Nutron-OSM Part No.



SBFDS1) at the main gated entrance to the property, one 2 ft x 2 ft sign (Nutron-OSM Part No. SBFDS2) at on R-Ranch Road just past the horse barn and one 2 ft x 2ft sign on Linda St. Peter Lane just past the Lodge.

Estimated costs for the 3 signs from Nutron-OSM is 1 @ \$685 and 2 @ \$390 = \$1,465.

2. The develop of a Firewise map of the 835± acre R-Ranch in the Mountains with identification of the property boundaries, adjacent U.S. Forest Service, internal and boundary trails, latitude/longitude of on-site water sources available for "dip-sites", structure designations, commercial propane tanks and fueling stations, heli-stop, grounds maintenance facility and equipment location. Estimated cost for a local surveyor to prepare this Firewise map with the stated features is \$3,200.

Expected results from implementation of these goals:

1. The Fire Danger Rating Signs help convey the wildfire status message to each Owner and their guests that visit the R-Ranch. The signage will serve to further educate the property users of the importance of Firewise activities.
2. The 835± acre size of the property and potential for visual impairment from smoke during a wildfire events mandates the development of a Firewise map that can be used to direct responders from the Lumpkin County Fire Department, Georgia Forestry Commission and U.S. Forestry Service to key elements on the property. These elements include coordinates on locations of central propane tanks at the Bathhouses, Lodge, Chapel and Maintenance Buildings, locations of on-site equipment and other resources for fire suppression and ingress/egress routes for responders and evacuees.

Monday 11/18/13

- ① Rounds
- ② Trimmed trees around Lodge & pool
- ③ Checked leak at 802
- ④ Fixed toilet at Bath house 3
- ⑤ Checked water at # 920
- ⑥ Picked up opossum at RV 1

Tuesday, Nov 19th

- ① Rounds
- ② Pool
- ③ Trimmed trees at RV #5
- ④ Moved gravel pile in RV #3

~~Wed~~ ~~Nov~~ 20th

- ① Rounds
- ② Pool
- ③ added oil in Dodge 1500 Pickup 2 1/2 quarts
- ④ Fixed door handle in Dodge 1500
- ⑤ worked on Brakes on dump truck
- ⑥ Fixed flag at office
- ⑦ Removed Dead Goose from Rainbow lake
- ⑧ Changed tire for Fawn

Thurs NOV 21

- ① Pool
- ② Rounds
- ③ Change AIR Filters
- ④ ~~Put~~ Put GARDEN Bridge together
- ⑤ Put candles on RACKS
- ⑥ greased Candle Locks
- ⑦

Friday Nov 22

- ① Rounds
- ② Pool
- ③ Fixed DVD Player in theatre room.
- ④ Fixed hole in floor at # 901
- ⑤ Checked 801 + 802 For ROOF Leaks
- ⑥ Check Petrids in 857
- ⑦ Set GARDEN BRIDGE @ Pot Pot
- ⑧ Put table @ youth center
- ⑨ went and got ^{stable} GATOR from Blairsville Nelson tractor
- ⑩ Fixed Heater at stable office
- ⑪ Fixed Rec @ stable Hallway

Saturday 11/23/13

- ① Rounds
- ② Pool
- ③ Fixed AXE on welder

Sunday 11/24/13

- ① rounds
- ② Checked Heat Lodge / need to look at Bonded RM
Heat Monday

Monday 11/25

- ① Rounds
- ② Pool
- ③ Changed hose bib at #105
- ④ Fixed TV in game room
- ⑤ WORKED ON OFFICE PASTURE FENCE / Fixed Heat Board RM

Tuesday 11/26/13

- ① Rounds
- ② WORKED ON TRACKS FOR SKID STEER
- ③ Filled Propane tanks
- ④ Moved tables @ Lodge
- ⑤ Replaced Bad Lamps @ Lodge
- ⑥ WORKED ON EMERGENCY BRAKE FOR SKID STEER
- ⑦ Cleaned Gate @ Crystal Lake
- ⑧ Cleaned Culvert @ Rain Bow
- ⑦ Plugged tires on Stables Gator
- ⑧ Tapped out Wheel Hubs on Stables Gator
Because Stables HAD stripped them out.

Wed 11-27-13

- ① Pool
- ② Rounds
- ③ Moved Refridge From 921 to 917
- ④ Trip to Gville to Pick up Rebar
- ⑤ Welded Rebar on Skidsteer tracs.
- ⑥ Helped light gas logs at #1702
- ⑦ Checked heat at lodge

Thursday - THANKSGIVING

Friday 11/29/13

- ① Lounge
- ② Pool
- ③ Help set up for X-MAS with Santa
- ④ Cleaned out creek for Fence
- ⑤ ~~Drived~~ Drived Fence Post for Lodge Pasture
- ⑥ Finished welding on tracks for skid steer
- ⑦ Cleaned up SHOP
- ⑧ Put GRASS seed out at RV-3
- ⑨ Filled propane
- ⑩ Met with MNM ABOUT Lift Station & Lodge

Monday Dec 16

- ① Pool
- ② Rounds
- ③ worked on New Holland tractor (Big Blue)
- ④ Filled LP
- ⑤ SCRAPED ROADS IN RAINBOW CABIN'S AREA.

eed water Tuesday Dec. 17

- ose for
- ① Rounds
 - ② pool
 - ③ Fixed water line break
 - ④ Filled LP
 - ⑤ worked on 3930

Wednesday, Dec 18

- ① Rounds
- ② finished repairs on 3930 Tractor
- ③ repaired injector pump for drinking water
- ④ worked on clearing fence line in barn pasture
- ⑤ straightened up shop

Thursday Dec 19

- ① Rounds
- ② Pool
- ③ Put Tin Box on CAMPER
- ④ Trip to town to get parts and salt
- ⑤ ~~cleaned~~ cut ditch w/ backhoe in R.V. S
- ⑥ unstopped culvert pipe in R.V. S
- ⑦ worked on Big Generator

Friday Dec 20th

- ① Pool
- ② Rounds
- ③ worked on Dodge

Friday 12/20/13 Continued

- ⑥ Replaced Lamps Copy Room office
- ⑦ Worked on Fence Line Back pasture
- ⑧ Cleaned gates at Crystal Lake
- ⑨ Changed Front tires around on Blue tractor
- ⑩ Moved picnic table to 502
- ⑪ Put Posted Signs up
- ⑫ P.V. Moves

Saturday 12/21/13

- ① Rounds
- ② Fixed Heater 832
- ③ Filled propane

Sunday 12/22/13

- ① Rounds
- General Maint

Friday 12/20/13 Continued

- ⑥ Replaced Lamps Copy Room office
- ⑦ Worked on Fence Line Back pasture
- ⑧ Cleaned gates at Crystal Lake
- ⑨ Changed Front tires around on Blue tractor
- ⑩ Moved picnic table to 502
- ⑪ Put Posted Signs up
- ⑫ P.V. Moves

Saturday 12/21/13

- ① Rounds
- ② Fixed Heater 832
- ③ Filled propane

Sunday 12/22/13

- ① Rounds
- General Maint

Monday 12/23/13

- ① Rounds
- ② Got dead goose out of Crystal Lake
- ③ Worked on Blue tractor
- ④ Worked on Trail Mower
- ⑤ Worked on Roof on Cabin # 802

Tuesday 12/24/13

- ① Rounds
- ② Install new sink women's Bathroom / office
- ③ Filled propane

wed. 12/25/13 X-MAS DAY

Thursday 12/26/13

- ① Rounds
- ② Pool
- ③ ~~took~~ jack charged fire on Carrier
- ④ Trip to town to get Lumber
- ⑤ work on stairs on Cabin 913
- ⑥ straightened Wire Reel
- ⑦ worked on JD 25a mower
- ⑧ worked on switch at sewer plant
- ⑨ Fixed rail at #913

Friday December 27th/2013

- ① Rounds
- ② Pool
- ③ worked on John Deere mower
- ④ worked on treatment plant
- ⑤ Jumped of clearing van
- ⑥ Cleaned up paver debris at # 514
- ⑦ worked on water at # 102
- ⑧ worked on Cabin 946 Step Railings ect.
- ⑨ Put new battery in housekeeping van

Saturday 12/28/2013

- ① Rounds
- ② Pool
- ③ Reset hot water heater at # 808
- ④ Picked up trash on roadways
- ⑤ Filled LP bottles
- ⑥ Cleaned out Culverts at Rainbow
- ⑦ Fixed Water leak at #1702

Sunday 12/29/2013

- ① Rounds
- ② Pool
- ③ Turned off spray field pump
- ④ Fixed rodent hole at spray field pump house
- ⑤ Filled LP

Mo.

wed. 12/25/13 X-MAS DAY

Thursday 12/26/13

- ① Rounds
- ② Pool
- ③ ~~Took~~ JACK CHARGED fire on Camper
- ④ Trip to town to get Lumber
- ⑤ Work on stairs on Cabin 913
- ⑥ straightened Wire Reel
- ⑦ worked on JD 25a mower
- ⑧ worked on switch at sewer plant
- ⑨ Fixed rail at #913

Friday December 27th/2013

- ① Rounds
- ② Pool
- ③ worked on John Deere mower
- ④ worked on treatment plant
- ⑤ Jumped of clearing van
- ⑥ cleaned up paver debris at # 514
- ⑦ worked on water at # 102
- ⑧ worked on Cabin 946 Step Railings ect.

Saturday 12/28/2013

- ① Rounds
- ② Pool
- ③ Reset hot water heater at # 808
- ④ Picked up trash on roadways
- ⑤ Filled LP bottles
- ⑥ Cleaned out Culverts at Rainbow
- ⑦ Fixed Water leak at #1702

Sunday 12/29/2013

- ① Rounds
- ② Pool
- ③ Turned off spray field pump
- ④ Fixed rodent hole at spray field pump house
- ⑤ Filled LP

Monday 12/30/2013

- ① Rounds
- ② Met with locater for Bathhouse 1 & 2
- ③ Welded on Rebar
- ④ Fix Heater 834
- ⑤ Fixed door knobs on 832
- ⑥ Hung new pull chain Fixture 812
- ⑦ Put new HOSES AT 846 & 918
- ⑧ Fixed water line at # 946
- ⑨ Filled LP
- ⑩ Welded RE-BAR

Tuesday, Dec 31

- ① Rounds
- ② Pool
- ③ Installed door knob 973
- ④ SCRAPED ROADS

Wend 1/1/14
NEW YEARS DAY

Thursday 1/2/14

- ① Rounds
- ② Pool
- ③ Worked on water line in R.V. 533
- ④ UNHOOKED HOSES Chapel Hill
- ⑤ WORKED ON Hot Water Heater 808
- ⑥ Filled Propane

Friday 1/3/14

- ① Rounds
- ② WORKED ON HWHT 808
- ③ WORKED ON Horse SHIT spreader
- ④ Fixed water Pipe @ Bank
- ⑤ Fixed water Pipe @ RV 5

SAT 1-9-14

- ① ROUNDS
- ② Pool
- ③ Fixed Water Line in R.V. 23
- ④ winterized Rainbow Cabin AREA

Cont Smt 1-4-14

- ⑤ Filled Lots of Propane
- ⑥ Worked on Brakes Dodge Pick-up
- ⑦

Sun 1-5-14

- ① Rounds
- ② Pool
- ③ Shut water off in outside spicket & Duplex
- ④

Monday 1/6/14

- ① Rounds
- ② Welded RE-BAR
- ③ Put X-TRA Heater in Pool Bathhouse
- ④ Measured Put-Put Pasture for Fencing
- ⑤ Worked on BACK HOE
- ⑥ Put new DOOR CLOSER Bathhouse 1
- ⑦ Filled Propane

Tuesday 1/7/14

- ① Rounds
- ② Fixed sink and waterline at BH #3
- ③ Worked on 1500 oil leaks
- ④ Filled LP

Wednesday 1/8/14

- ① Rounds
- ② Fixed waterline at #814
- ③ Fixed ~~two~~ ^{three} waterlines at rv 7
- ④ Fixed ~~two~~ ^{three} waterlines at RV 1

1/8/14 cont.

- ③ Fixed waterline at # 514
- ⑥ worked on shop fan
- ⑨ worked on chevy 1500

1/9/14 Thursday

- ① Rounds
- ② Worked on Chevy 1500 4x4's changed oil
- ③ Checked plumbing repair at # 808 and turned on water
- ④ Cut down dead Pine at # 514

Friday 1/10/14

- ① Rounds
- ② Fixed hose bib at # 517
- ③ Checked light at BH #3
- ④ Replaced weather radio at # 810
- ⑤ Put new oil pan gasket on Chevy Pick up
- ⑥ Moved R.V.
- ⑦ Filled LP
- ⑧ Filled RV with LP

Saturday 1/11/14

- ① Rounds
- ② Repaired Store Top - 831
- ③ Cleaned convicts due to HEAVY RAIN
- ④ Reset power AT Treatment PLANT

Sunday 1-12-14

- ① Rounds
- ② Pumped Propane
- ③ Cleaned grate At Crystal Lake - due to high water.

Monday 1/13/14

- ① Rounds
- ② Take down X-MAS Lights
- ③ Put new Tub Faucet & shut off valve 1600
- ④ Put new Faucet 831

SUNDAY 1-12-14

- ① Rounds
- ② Pumped Propane
- ③ Cleaned grate at Crystal Lake - due to high water.

Monday 1/13/14

- ① Rounds
- ② Take down X-MAS Lights
- ③ Put new Tub Faucet & shut off valve 1600
- ④ Put new Faucet 831

Tuesday 1/14/14

- ① Rounds
- ② Cleaned ^{muddy} Roads out front
- ③ Worked on Heater 1600
- ④ Fixed sink Game Room Lodge
- ⑤ Checked 802 for Leak OK
- ⑥ Checked 807 for Leak OK
- ⑦ Put new timbers on site 406
- ⑧ Cut Dead Limb on Storage Road
- ⑨ Put new timbers @ Bathhouse 1 & clean gutters
- ~~⑩ Put new timbers @ Bathhouse #2~~

Wednesday 1/15/14

- ① Pool
- ② Rounds
- ③ ~~work @~~ Put new timbers @ Bathhouse #2 & clean gutters
- ④ Put new Shower Head in 805
- ⑤ Put new Heater in 807

Wednesday 1/15/14 cont.

- ① Cleaned gutters on 956

Thursday 1/16/14

- ① Rounds
- ② Worked on Boom Mower
- ③ Serviced New Holland tractor
- ④ Finished Bracing office pasture
- ⑤ Worked on Roads @ Rain Bow & Chapel
- ⑥ Cleared ditch out @ Rainbow & old cabin area

Friday 1/17/14

- ① Rounds
- ② Finished servicing New Holland tractor
- ③ Fixed Lamp
- ④ Helped Stables with Fencing
- ⑤ Checked Heat @ Board Room
- ⑥ Brian worked @ stables Building fence

MAINTENANCE WEEKLY REPORT

WEEK OF 1/18 - 1/24 - 2014

SAT. 1/18/14

- ① Rounds
- ② Put Heaters in Board Room
- ③ Replaced Frozen Broken Spigot 104
- ④ Filled propane
- ⑤ UNLOCKED Mayer RV-5 Bath House
- ⑥ Brought LARGE Extension Ladder to Chapel Hill Gang
- ⑦ Fixed CLOCK for Cabins

Sunday 1/19/14

- ① Rounds
- ② Installed new Breaker 937
- ③ unclogged toilet Bath house 1
- ④ Called back in to Fix Frozen Spigot 218

Monday 1/20/14

- ① Rounds
- ② Welded RE BAR
- ③ Filled propane
- ④ Worked on RV Sites
- ⑤ Put Hay out for Tex

MAINTENANCE WEEKLY REPORT

WEEK OF 1/18 - 1/24 - 2014

Tuesday 1/21/14

- ① Rounds
- ② Fix Gutter 813
- ③ Cut down DEAD trees RV-2
- ④ Picked up extension Ladder 934
- ⑤ SHARPENED Drill Bits & Chain SAW
- ⑥ Put MARKER Post up 316
- ⑦ Fix GOLF CART Tire
- ⑧ Worked on FLOORING 949
- ⑨ Fix Heater 803

Wednesday Jan 22, 2014

- ① Rounds
- ② worked on stables \$350 put door pins & handle on doors
- ③ checked and added oil to stable truck & Antifreeze
- ④ Replaced headlight in Dodge
- ⑤ Reworked bucket controls on back hoe
- ⑥ Checked Heat in Dodge - Adjusted ceiling fans
- ⑦ checked for water leaks over RANCH 3 Times due To Hard Freeze
- ⑧ Worked on floor in cabin 949
- ⑨ Made Trip To TOWN for materials for 949 also parts for stables & Dodge

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Thursday January 23rd 2014

- ① Rounds
- ② Filled Propane
- ③ Delivered Propane tank to #119 & hooked up.
- ④ Went to town for parts & tire for Gator
- ⑤ worked on Cabin 949
- ⑥ worked on stable truck put on door pins on Driver's side door
- ⑦ worked on stable house gator fixed fire repaired roof & Brackets
- ⑧ worked on maintenance gator
- ⑨ worked on Chevy 1500 Gray put tstat in it
- ⑩ worked on Heater Chevy 1500 gray

Friday 1/24/14

- ① Rounds
- ② Fixed shower drain at #811
- ③ Grinded Door threshold @ LODGE
- ④ Fixed Chlorinator lines in Pump House
- ⑤ Met with Marshall About Heat in LODGE
- ⑥ Trip to town to Get Heater coil For 1500 Chevy truck
- ⑦ Change Heater Coil in 1500 Chevy truck
- ⑧ Took Red Ford to get water separator Valve changed
- ⑨ check For water leaks in Cabins Area & RV. Sides
- ⑩ Put top on Barn Gator
- ⑪ Plugged Heater in LODGE

MAINTENANCE WEEKLY REPORT

WEEK OF 1/25 - 1/31

Saturday 1/25/14

- ① Rounds
- ② Filled LP
- ③ Checked Air handler in mens BR at lodge.
- ④ Picked up trash along roadways
- ⑤ Helped Owner at # 705 with frozen pipes
- ⑥ Resecured rodeo sign at the stone pile
- ⑦ Fixed hose bibb at # 303
- ⑧ Called back in to fix hose bibb at # 106

Sunday 1/26/14

- ① Rounds
- ② Checked heat at lodge
- ③ Filled LP
- ④ Called back to fix leak at arena

Monday 1/27/14

- ① Rounds
- ② Pool
- ③ Fixed toilet in lodge
- ④ Dug out Drain Ditch for ARENA
- ⑤ Worked on RV sites RV 2
- ⑥ Took Bad Refrigerator out of TV RM

MAINTENANCE WEEKLY REPORT

WEEK OF 1/25 - 1/31

Tuesday 1/28/14

- ① Rounds
- ② Went to TOWN FOR parts & Heaters
- ③ Welded RE-BAR - Shut down early due to weather

Wednesday 1/29/14 - Only covered this day

- ① Made Rounds, checked heat in lodge
- ② Moved horse from pasture to barn also fed horse
- ③ pumped propane, RANCH shut down due to weather

Thursday 1/30/14, Steve covered this day.

- ① Made Rounds
- ② Checked heat in lodge - due to cold weather
- ③ Welded RE-BAR for RV sites - Ranch down due to weather

Friday 1/31/14

- ① Rounds
- ② Set Heaters up in Lodge
- ③ Worked on treatment PLANT
- ④ Replaced water spicketts
- ⑤ went to town for parts for treatment plant & spicketts
- ⑥ Put marker Post in @ 4/6
- ⑦ Fixed Broken spigot 958
- ⑧ Fixed Broken spigot RV # 117

MAINTENANCE WEEKLY REPORT

WEEK OF Feb 1 2014

Saturday Feb 1

- ① Rounds
- ② Pool
- ③ Filled PROPANE
- ④ Water Leak in R.V. 3
- ⑤ WORKED ON R.V. SITES IN R.V. 2
- ⑥ Fix Hot Water Heater ① 808

Sunday Feb 2

- ① Rounds
- ② Pool
- ③ unplugged Heaters in Lodge
- ④ Turned AIR HANDLER on For Activity ROOM
- ⑤ WORKED ON SITES IN R.V. 2

Monday Feb 3

- ① Rounds
- ② worked on treatment PLANT
- ③ unclogged toilet Bathhouse 3
- ④ Filled Propane
- ⑤ work on stable truck transmission
- ⑥ worked on Pool
- ⑦ SHARPENED Drill Bits
- ⑧ Pool

MAINTENANCE WEEKLY REPORT

WEEK OF Feb 1st 2014

Tuesday Feb 4

- ① Rounds
- ② Pool
- ③ Put down fresh gravel at Rainbow
- ④ Went through Bath houses to Fix up
- ⑤ Put on GFI covers on Bath-house men side

Wednesday Feb 5th

- ① Rounds
- ② worked on cabin # 924 Fixed water Fasset.
- ③ Replaced Headlight in Dodge
- ④ Welded Washers on Rebar For R.V. Sites
- ⑤ ADD OIL to DODGE
- ⑥ Attempted to Fix screen Door on Cabin 924
- ⑦ UNLOADED Fire Wise Signs
- ⑧ WORKED on RV-Sites

Thursday Feb 6th

- ① Rounds
- ② worked on RV sites
- ③ Painted Post for Fire Wise Signs
- ④ went and got timbers for RV sites
- ⑤ Put Plug on trailer

MAINTENANCE WEEKLY REPORT

WEEK OF Feb 1st 2014

Friday

- ① Rounds
- ② Met with locator for shop approach
- ③ Worked on trailer lights
- ④ worked on Red Truck lights
- ⑤ Installed Fire Wise Signs All over RANCH
- ⑥ greased & blowed out air filters on motor

Saturday 2/8/14

- ① Rounds, Added water to Pool
- ② Worked on Injector pump at pump house
- ③ Checked Heat in Lodge
- ④ Replaced broken spicket in RV #2
- ⑤ Pumped Propane

Sunday 2/9/14

- ① Finished water in Pool
- ② Rounds also Heat in lodge

MAINTENANCE WEEKLY REPORT

WEEK OF Feb 10th

Monday Feb 10th

- ① Rounds
- ② Replaced timbers & Gravel @ RV 2
- ③ Change Fire wize Signs
- ④ went to town to get parts for House keeping van
- ⑤ worked on House keeping van
- ⑥ Replaced switch for Top Burner 1702
- ⑦ Fixed picture HANGER in 1600

Tuesday 2/11/14 worked 1/2 day

- ① Rounds Steve & Ricky
- ② checked Heat lodge
- ③ Sorted filters & up dated filter # for equipment
- ④ Pumped propane

Wednesday 2/12/14 - Cody

- ① Rounds also checked Heat in lodge
- ② Fed horses
- ③ Pumped Propane

Thursday 2/13/14 - Cody

- ① Rounds checked lodge
- ② Fed horses
- ③ Reset breaker 917

MAINTENANCE WEEKLY REPORT

WEEK OF Feb. 10 - 16

~~Monday~~ Friday 2/14/14

- ① Rounds
- ② Filled propane
- ③ Unloaded 60 Boston Butts for Anita
- ④ Changed Filters & oil in DOZER
- ⑤ Changed Filters & oil in Kubota Tractor
- ⑥ Changed Filters & oil in New Holland Back HOE
- ⑦ Fixed Broken Water Spigot Arena 29

Sat. 2/15/14

- ① Rounds
- ② Helped Anita with Grill
- ③ Went to town for a Pulley for Dodge truck & installed
- ④ Filled propane
- ⑤ Came back & Lit Ovens for Anita
- ⑥ unclogged toilet RV-3 Bathhouse

Sun 2/16/14

- ① Rounds
- ② Filled propane
- ③ Fixed Door Knobs at Chapel & Kitchen Storage
- ④ Brought Waste Fuel to stables Gator, ran out

MAINTENANCE WEEKLY REPORT

WEEK OF 2/17 - 2/23

Monday, 2/17

- ① Rounds
- ② Checked toilet 803
- ③ WORKED ON ENTRANCE TO PROPANE TANK
- ④ HAD to go Help Tex JOSH Get stuff from Smullys

Tuesday, Feb 18

- ① Rounds
- ② Pool
- ③ Fixed toilet at #803
- ④ Fixed Backhoe bucket
- ⑤ Put CHASSIS ON Freezer for ANITA
- ⑥ Fixed Fuel pump on Chevy truck
- ⑦ Put GRAVEL Down at propane ENTRANCE
- ⑧ Killed copper Head snake in bathhouse 1

Wed FEB 19

- ① Pool
- ② Rounds
- ③ Fixed water Line in 803
- ④ Fixed water Line @ 901
- ⑤ Fixed cut Bed slats @ 901
- ⑥ Moved RV with tractor
- ⑦ Check Heater in 833

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Cont Feb 19

- ⑧ Picked sticks up in R.v. AREA
- ⑨ check Water Hose @ 942
- ⑩ Pushed Debris @ Dump AREA
- ⑪

Thursday Feb 20

- ① Rounds
- ② checked water at #913
- ③ cleaned shop
- ④ Started loading scrap

Friday Feb 21

- ① Rounds
- ② Pool
- ③ Loaded scrap Metal to fix Red truck
- ④ Cut Ply wood For stable sign
- ⑤ worked on water leak at cabin 942
- ⑥ Cut out sheetrock for office repair

Saturday, Feb 22nd

- ① Rounds
- ② worked on roads ~~at~~ ~~at~~ ~~at~~ and at Rainbow.

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Cont... Feb 22

- ③ Cleaned out water breaks at Chapel Hill.
- ④ Cleaned out ditch at Rainbow
- ⑤ Raked roads at Chapel Hill

Sunday Feb 23

- ① Rounds
- ② Pool
- ③ Filled Lal

MAINTENANCE WEEKLY REPORT

WEEK OF 2-24-3-2

Monday 2-24

- ① Rounds
- ② Trip to Clelland to get timbers
- ③ Worked on RV sites 402 & 403
- ④ Picked up wood at 946

Tuesday 2-25

- ① Rounds
- ② Took Daynall down in office
- ③ Put Drain pipe & Rock in ARENA covered back up
- ④ Checked cabin 946

Wednesday 2-26-14

- ① Rounds
- ② Cleaned debris off office pasture
- ③ Measured RV 6 for fencing
- ④ Filled propane
- ⑤ Moved RV
- ⑥ Fixed door knob on 807
- ⑦ Fixed Pavilion doors Replaced Springs
- ⑧ Outfitted line & limbs in RV #6 for temporary feeding.
- ⑨ Trip to Tractor supply to get fencing for RV 6

MAINTENANCE WEEKLY REPORT

WEEK OF 2-24 - 3/2

Thursday 2/27/14

- ① Rounds
- ② Build Fence at RV-6 for stables
- ③ Filled propane
- ④ Went to Gainesville for Fence Wire

Friday 2/28/14

- ① Rounds
- ② Put up soap dispensers and Bulletin board in bathhouse 2
- ③ Put up bulletin board in Bath house 5
- ④ moved Diet in RV 2
- ⑤ 901 Replaced faucet
- ⑥ Replaced hose bibb at #942
- ⑦ changed bulbs at lodge
- ⑧ Replaced thermostat cover at lodge

SAT 3-1-14

- ① Rounds
- ② Propane
- ③ Got some Brush up in Barn Pasture
- ④ Hooked Pressure Washer up at Chapel

R-Ranch Stable Report

In November we had 300 riders and 41 passes.
In December we had 96 riders and 14 passes.
The last 4 months we had 949 and 115 passes.
Due to bad weather we didn't have as many riders in
December.
We have 4 blue halter horses and 7 gold horses 3 Blue/gold.
total amount of horses 22.

New riding hours
10:00/11:30/1:00/2:30

Pickles & Pretty Girl came in on 12/2/13.
They will come out of quarantine on 12/17/13.



This is Pretty Girl.

Scarlett did a great job pulling the
wagon for breakfast with santa.

On the 12/19/13 we bought a new horse and his name is
Klinger. He will come out of quarantine on 1/2/14.

R-Ranch Stable Report

In January so far we had 16 riders and 0 passes.

The weather is still working against us.

Doc Hinton came out on the 9th to give a health check and shots to the new horses.

Pickles, Pretty Girl, Klinger

They are all healthy and up to date on all shots.

We have the Junior Wrangler program dates. It will be the first Saturday of every month.

I would like to thank the maintenance team for helping with the fencing .



This is Klinger.

Manager Josh Littlejohn

Reservation Report
December 1, 2013 through January 18, 2014

CHAPEL HILL	13
DUPLEX	39
SINGLES	61
COTTAGE	9
RV1	5
RV2	5
RV3	0
RV4	3
RV5	22
RV7	3
TENT	0
ARENA	0
LODGE	0
LAWN	0
PAVILLION	0
STALL	4
COAST TO COAST	3
PASSPORT AMERICA	2
GROUPS	3

Lottery: One Year Lease

This month we have

February 4 sites 1 in RV 2 2 in RV4 *(special) 1 RV5 14 month 2 cabins Chapel Hill

Previous Months: One Year Leases

January	1 site	1 in RV 2	2 in Chapel Hill #947 & 948	\$1,000	5 Attended		
December	1 site	1 in RV 4	2 in Chapel Hill #947 & 948	\$2,000	2 Attended		
November	4 sites	4 in RV 4	2 in Chapel Hill #947 & 948	\$4,000	7 Attended		
October	4 sites	2 in RV 2	2 in RV 3	\$4,000	11 Attended		
	1 Chapel Hill Lease #942			\$1,000			
September	8 sites	4 in RV 2	3 in RV 4	1 in RV7	\$8,000	26 attended	
	We also have 2 relinquished sites 1 in RV 1 and 1 in RV 5 both are 19.5 month sites						
	We had 3 Chapel Hill Cabins available for 1 year leases @ \$1,000 each Cabins 942, 947, and 948						
August	4 sites	1 RV 1	2 RV 4	1 RV 7	\$4,000	27 attended	
	We also had 2 relinquished sites in RV5 both were 20 month sites						
July	10 sites	1 RV1	1 RV2	3 RV4	5 RV7	\$10,000	30 attended
June	5 sites	2 RV2	1 RV3	2 RV4		\$5,000	21 attended
	We also had 1 relinquished site in RV 1 2 ½ year site						
May	3 sites	2 RV2	1 RV3			\$3,000	19 attended
April	5 sites	1 RV2	1RV3	2 RV4		\$5,000	20 attended
	We also had 1 relinquished site RV 5 2 year site						
March	3 sites	2 RV2	1 RV4			\$3,000	12 attended
February	3 sites	1 RV1	2 RV4			\$3,000	15 attended
January	1 site	1 RV2				\$1,000	14 attended
	We also had 1 relinquished site RV 5 28 month site						

Previous Months: One Month Leases

January	3 sites	2 RV 2	1 Arena		\$405
February	4 sites	2 RV2	1 RV 4	1 Arena	\$540
March	3 sites	2 RV 2	1 Arena		\$405
April	4 sites	2 RV 2	1 Arena	2 RV 4	\$540
May	6 sites	2 RV 2	2 Arena	2 RV 4	\$810
June	3 sites	2 RV 2	1 RV 4		\$405
July	4 sites	2 RV 2	2 RV 4		\$540
August	4 sites	2 RV7	1 RV 2	1 RV 4	\$540

Previous Months: One Month Leases (Con't)

September	3 sites	2 RV 2	1 RV 7	2 Arena (1-3 mo & 1-11 mo)	\$1635.00
October	2 sites	2 RV 4	1 Arena		\$405
November	3 sites	1 RV 2	2 RV 7		\$405
December	1 site	1 in RV 7			\$135
January 2014	4 sites	1 in RV 2	1 in RV 7	1 in Arena	\$405

Chapel Hill Cabin Adoptions

Cabins Adopted in December or January \$0

Children's Rights Program

10 Active Children's Rights at this time—just added a new Children's Rights on November 11th

Housekeeping Report

Chapel Hill Cabins 16 times

Rainbow Cabins & Duplexes have been cleaned 75 times

Rentals 14 times

Respectfully Submitted,

Julie Higman
Administrative Director

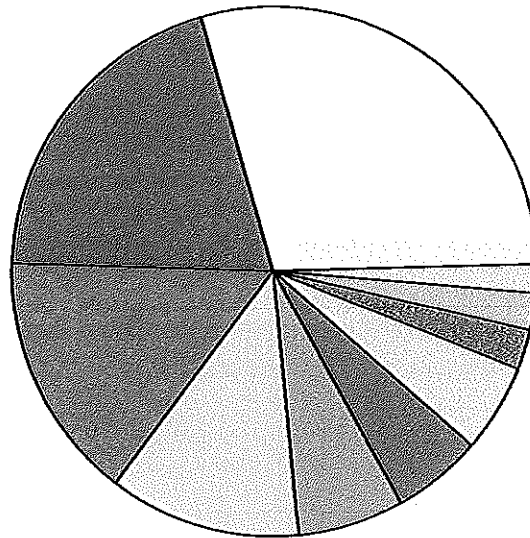
R-Ranch In The Mountains

15-Jan-2014

3:02:10 PM

GL Product Sales

Report For: 1-Dec-2013 to 18-Jan-2014



Product	Description	Percentage (%)	Amount (\$)
-NO GL-	Daily Reservation	27.46	2909.00
-NO GL-	One Year Lease	18.88	2000.00
4	Reservation By Duplex	14.27	1512.00
8	Reservation By Single	11.19	1185.00
-NO GL-	Reservation By RV 5 - Co	6.16	652.50
-NO GL-	Additional Rainbow Duple.	5.14	545.00
-NO GL-	One Month Lease	5.10	540.00
-NO GL-	New Usage Fee	2.30	244.00
-NO GL-	Rental Cabin	2.12	225.00
-NO GL-	Additional Rainbow Single	1.65	175.00
-NO GL-	Additional Chapel Hill Cab	1.30	138.25
-NO GL-	Reservation By RV 2 - Gr	1.29	137.50
2	Reservation By RV 1 - Co	1.04	110.00
-NO GL-	No Refund Cancellation F.	0.71	75.00
-NO GL-	Reservation By RV 1 - Gr	0.66	70.00
-NO GL-	Cancellation Fees	0.47	50.00
-NO GL-	Pet Cabin Fee	0.19	20.00
-NO GL-	Reservation By RV 7 - Gr	0.05	5.00
			\$10,593.25

BOARD OF DIRECTORS MEETING

JANUARY 18, 2014

November 16th, 2013 THRU January 17th, 2014

Sales Report

New Sales: 2 (25 total for 2013, 3 at new price)

Transfers Completed: 8

Transfers pending: 3

Prospective new sales: 2

Prospective transfers: 4

Tours: 13

New Leads and lead sources: see attached

2013 new leads created: see attached

2014 new leads: see attached

Follow-up and “nurturing” completed on all leads.

Group Activity

Completed: 6 (excess if \$1000)

Reserved: 8 (over \$4600.00)

Sample Report: # of Accounts

Generated By:

R Ranch Sales
R-Ranch in the Mountains
1/16/2014 5:28 PM

Filtered By:

Show: All accounts

Date Field: Created Date equals Custom (1/1/2013 to 1/17/2014)

Created Date: January 2013 (1 record)
Created Date: February 2013 (196 records)
Created Date: March 2013 (5 records)
Created Date: May 2013 (1 record)
Created Date: June 2013 (1 record)
Created Date: July 2013 (138 records)
Created Date: August 2013 (85 records)
Created Date: September 2013 (443 records)
Created Date: October 2013 (65 records)
Created Date: November 2013 (190 records)
Created Date: December 2013 (15 records)
Created Date: January 2014 (9 records)
Grand Totals (1,149 records)

Sample Report: Leads by Lead Source

Generated By:

R Ranch Sales
R-Ranch in the Mountains
1/17/2014 11:17 AM

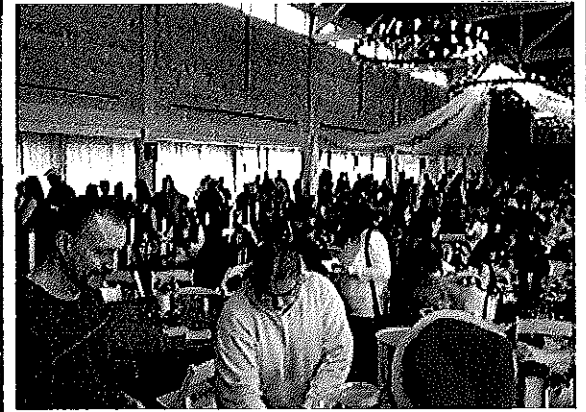
Show: All leads

Date Field: Create Date equals Custom (11/18/2013 to 1/17/2014)

Filtered By:

Lead Source: 2013 ATI RV Show (1 record)
Lead Source: e-mail inquiry (4 records)
Lead Source: Other (4 records) Breakfast w/ Santa
Lead Source: Owner Referral (7 records)
Lead Source: Owner Referral Business Card (1 record)
Lead Source: Owner Transfer (3 records)
Lead Source: Sandy (25 records)
Lead Source: Telephone inquiry (2 records)
Lead Source: Transfer (4 records)
Lead Source: Walk-in/Drive-by (8 records)
Lead Source: Word of mouth (1 record)
Grand Totals (60 records)

EVENTS AT R-RANCH




BREAKFAST WITH SANTA WAS A PHENOMENAL SUCCESS FOR THE LOCAL CHILDREN WHO MAY NOT HAVE HAD A CHRISTMAS OTHERWISE

R-Ranch ended the Year Magically!

Events in December such as Breakfast with Santa, Employee Appreciation Dinner, and New Year's Eve Party went exceptionally well. Wedding tours were guided weekly.

Breakfast with Santa entertained between 400 and 500 people. A very

special thanks goes to Todd Higman for preparing all the food and a great deal of gratitude for all those members who volunteered.

We were blessed with perfect weather. The children took home with them a memory of the very essence of what R-Ranch is all about. 

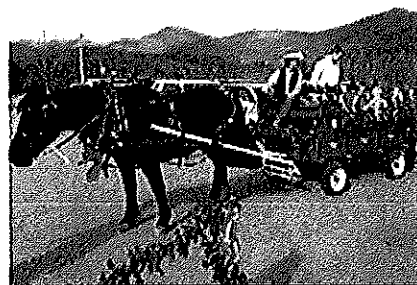
Thanks to Alex and Barbara Borbley for hosting the Employee Appreciation Dinner. Congratulations to Rebecca Cook voted Employee of the Year!

The New Year's Eve Party was the crowning glory. Dinner, Magic Show, Pastries, Dance & DJ, Stables with Games and petting zoo, Champagne and lots of balloons! Happy New Year!!!



REBECCA COOK

"EMPLOYEE OF THE YEAR"



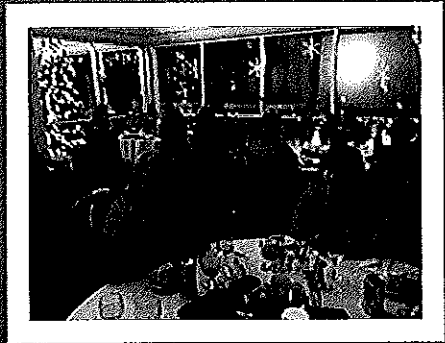
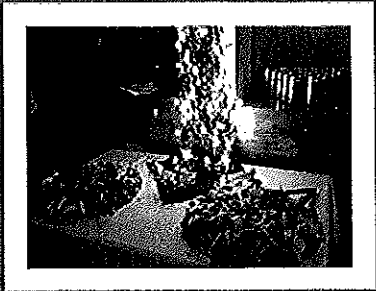
A RIDE ON SANTA'S SLEIGH

FOR THE WEE ONE'S

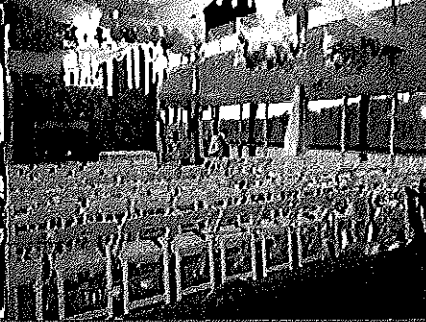
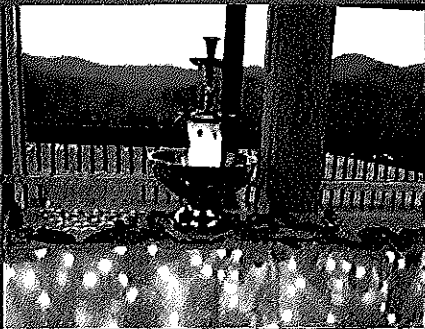


A TOAST TO THE NEW YEAR

Employee Appreciation Dinner



New Year's Eve Party



Members present by conference call: Beverly Upton, Rick Upton, Bill Poole, Barbara Poole,
Sandy Stephenson

The Marketing Committee has decided to attend the Norcross RV show February 21-23 hoping and expecting that the travel time to the Ranch from North Atlanta show participants may help exposure and sales. We will not attend the January show as in years past, Julie sent out a flyer asking for volunteers and we have 4 volunteers so far! Volunteers help sell the positive way many owners feel about the opportunities here.

Sandy and Josh have been looking at the chance to have horse related events that would be a very good way to: make money for the Ranch, provide a fun event that Owners could enjoy and perhaps participate in, provide exposure to what the Ranch has to offer to folks who may be potential owners. Details follow. It is the recommendation go the Marketing Committee that the Ranch host 2 ACTHA events:

ACTHA = American Competitive Trail Horse Association

* Requested Dates : Weekends of March 29 and 30th and September 20th and 21st.

Rodeo Arena on Sat: ACTHA Obstacle Challenge; Trails on Sunday: CTC: Competitive Trail Challenge.

Classes: junior, buddy ,scout, pleasure, open....something for all ages and levels of skill, family oriented.

Very little expense or work for the ranch and excellent income potential.

National organization: competitors sign up and pay on their website, we get more than 50% of ride fee and ACTHA makes a donation to a horse charity (Georgia Equine Rescue League) in the Ranch's name from their share of the ride fees. Ride fees are \$25 to \$58 per competitor.

Example: Pleasure class is \$58, ranch gets 40. (We do have to pay an overall admin fee to ACTHA of \$100 for Sunday and \$65 for Saturday)

They do the paperwork and advertising on their website (actha.us) We will be able to rent stalls, RV sites at arena at group rates. Expect as many as 200.

ACTHA trains judges online. We have the obstacles we need for the competition. We will need about a dozen volunteers to help out. We talked about maybe setting up a concession stand. If we only get 100 here, with entry fees and RV,cabin and stall rentals we could do very well!

We do need to act quickly on this however because many competitors are looking at the ACTHA website and planning their travel plans now. Many compete every month and are working toward National year-end awards.

ACTHA also provides the insurance for all competitions.