



**R-Ranch In the Mountains
Board of Director's Meeting
January 15, 2022
Agenda**

- I. CALL TO ORDER– President, Marc Armstrong**
- II. OPENING PRAYER- Genna Harmon**
- III. PLEDGE OF ALLEGIANCE- Randy Mercier**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- V. SUSPEND READING NOVEMBER 2021 BOD Meeting**
- VI. APPROVE/AMEND/ACCEPT NOVEMBER 2021 BOD MEETING MINUTES**
- VII. REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith
 - b. Executive Director's Report
 - c. R-Ranch Grounds Report
 - d. Stables report
 - e. Sales Report
 - f. Events Report
 - g. Treasurer's Report
 - h. President's Report

STANDING COMMITTEE REPORTS – Attached where submitted

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

- 9. BOARD APPOINTED COMMITTEE**
 - a) RV6 Committee



VIII. OLD BUSINESS-

a) N/A

IX. NEW BUSINESS-

a) Review P&G 1.11

X. ADJOURN GENERAL MEETING

Time: _____

The next meeting of the R-Ranch Board of Directors will be held on February 19, 2022 at 9:30 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION – No

XII. WORKING SESSION – No

R-Ranch in the Mountains@
Income Statement
Compared with Budget
December 31, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Admin Revenue	\$ 26,056.26	\$ 24,750.00	1,306.26	\$ 1,430,028.5	\$ 1,448,511.4	(18,482.91)
RV Revenue	8,476.71	4,633.00	3,843.71	154,083.50	127,911.00	26,172.50
Cabin Revenue	5,430.28	6,257.00	(826.72)	122,361.60	106,855.00	15,506.60
Lodge Revenue	750.00	7,355.00	(6,605.00)	108,228.75	72,976.00	35,252.75
Capital Imp Revenue	1,167.74	1,715.00	(547.26)	30,133.96	35,438.00	(5,304.04)
Legal Revenue	151.25	1,612.00	(1,460.75)	24,304.13	23,844.00	460.13
Rodeo Revenue	0.00	567.00	(567.00)	68,464.07	52,341.00	16,123.07
Total Revenues	42,032.24	46,889.00	(4,856.76)	1,937,604.5	1,867,876.4	69,728.10
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	42,032.24	46,889.00	(4,856.76)	1,937,604.5	1,867,876.4	69,728.10
Expenses						
Employee Expenses	96,633.94	69,702.62	26,931.32	801,224.54	889,197.06	(87,972.52)
Admin Expenses	11,478.06	11,574.00	(95.94)	308,494.10	281,733.00	26,761.10
GPM Expenses	4,313.35	8,009.00	(3,695.65)	170,072.91	128,145.00	41,927.91
Operating Utilities	13,959.41	7,709.00	6,250.41	88,979.15	72,732.00	16,247.15
Sales & Marketing Exp	1,466.35	450.00	1,016.35	17,754.34	12,250.00	5,504.34
Housekeeping Expenses	845.42	761.00	84.42	7,920.45	6,790.00	1,130.45
Stable Expenses	5,741.83	3,639.00	2,102.83	45,768.65	43,348.00	2,420.65
Owner Expenses	1,804.43	2,115.00	(310.57)	22,321.86	13,182.00	9,139.86
Sponsored Events Exp	0.00	0.00	0.00	0.00	168.00	(168.00)
Misc Exp	0.00	0.00	0.00	0.00	36.00	(36.00)
RV Expenses	1,544.26	6,189.00	(4,644.74)	190,100.61	95,044.00	95,056.61
Cabin Expenses	46,741.69	7,881.00	38,860.69	122,054.68	92,818.00	29,236.68
Lodge Expenses	11,139.21	10,035.00	1,104.21	98,190.22	72,881.00	25,309.22
Capital Imp Exp	2,609.83	0.00	2,609.83	12,399.97	35,000.00	(22,600.03)
Legal Exp	(100.00)	1,612.00	(1,712.00)	6,777.07	23,844.00	(17,066.93)
Rodeo Expenses	887.34	3,238.00	(2,350.66)	64,164.65	42,318.00	21,846.65
Total Expenses	199,065.12	132,914.62	66,150.50	1,956,223.2	1,809,486.0	146,737.14
Net Operating Income	(157,032.88)	(86,025.62)	(71,007.26)	(18,618.66)	58,390.38	(77,009.04)
Other Income/Expense						
Bad Debt Expense	(661,863.84)	0.00	(661,863.84)	(611,207.03)	0.00	(611,207.03)
Net Income	\$ 504,830.96	\$ (86,025.62)	590,856.58	\$ 592,588.37	\$ 58,390.38	534,197.99

For Management Purposes Only

R-Ranch in the Mountains@
P & L - No RV 6
Compared with Budget
For the Twelve Months Ending December 31, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Admin - Assessments	\$ 17,914.53	\$ 13,408.00	4,506.53	\$ 1,211,983.3	\$ 1,229,600.0	(17,616.62)
Admin - Child Rights	0.00	0.00	0.00	2,950.00	500.00	2,450.00
Admin - Interest	0.41	7.00	(6.59)	37.57	84.00	(46.43)
Admin - Fines & Fees	300.00	100.00	200.00	3,316.76	1,200.00	2,116.76
Admin - Late Fees & FC	1,367.70	1,171.00	196.70	21,636.85	17,828.00	3,808.85
Admin - Ownership Sales	0.00	995.00	(995.00)	16,186.25	20,895.00	(4,708.75)
Admin - Ownership Transfer	243.75	1,944.00	(1,700.25)	27,103.67	23,328.00	3,775.67
Admin - Day Use	0.00	0.00	0.00	490.00	531.00	(41.00)
Admin - Sales - Ice	100.00	49.00	51.00	4,374.96	3,420.00	954.96
Admin - Sales - Propane	1,118.12	896.00	222.12	12,784.84	7,740.00	5,044.84
Admin - Sales - Souvenirs	250.00	68.00	182.00	550.91	1,705.00	(1,154.09)
Admin - Sales - Firewood	130.00	1.00	129.00	730.00	12.00	718.00
Admin - Sales - Gate Cards	100.00	0.00	100.00	900.00	215.00	685.00
Admin - Sales - Store	537.75	378.00	159.75	8,412.85	8,640.00	(227.15)
Admin - Vending Income	7.00	55.00	(48.00)	3,731.35	3,027.00	704.35
Admin - Stables - Riding Pas	390.00	288.00	102.00	12,183.85	9,384.00	2,799.85
Admin - Stables - Stall Fees	0.00	0.00	0.00	275.00	0.00	275.00
Admin - Stables - Fundraiser	0.00	0.00	0.00	60.00	900.00	(840.00)
Admin - Recovery of Bad De	0.00	42.00	(42.00)	1,656.29	4,598.00	(2,941.71)
Admin - RV Adoptions	2,304.00	2,982.00	(678.00)	67,104.00	85,318.44	(18,214.44)
Admin - Cabin Adoptions	468.00	2,116.00	(1,648.00)	22,296.00	21,598.00	698.00
Admin - RV Moves	805.00	200.00	605.00	10,370.00	6,188.00	4,182.00
Admin - Sponsored Events	0.00	0.00	0.00	0.00	600.00	(600.00)
Admin - Pet Fees	20.00	50.00	(30.00)	894.00	1,200.00	(306.00)
RV - Electric - Usage Fee	5,540.00	2,585.00	2,955.00	69,363.50	46,738.00	22,625.50
RV - Electric - Quarterly	1,874.71	566.00	1,308.71	40,201.94	38,231.00	1,970.94
RV - Monthly Adoptions	0.00	83.00	(83.00)	2,240.00	5,154.00	(2,914.00)
RV - Yearly Adoptions	720.00	722.00	(2.00)	15,506.00	19,281.00	(3,775.00)
RV - Guest & Group	342.00	676.00	(334.00)	26,772.06	18,489.00	8,283.06
RV - Interest	0.00	1.00	(1.00)	0.00	18.00	(18.00)
Cabin - Electric - Usage	1,587.50	1,520.00	67.50	25,885.12	28,141.00	(2,255.88)
Cabin - Electric - Quarterly	460.78	280.00	180.78	6,215.29	8,091.00	(1,875.71)
Cabin - Adoptions	156.00	705.00	(549.00)	7,462.00	7,199.00	263.00
Cabin - Guest & Group	1,954.00	900.00	1,054.00	44,744.73	31,750.00	12,994.73
Cabin - Cottage	1,272.00	2,852.00	(1,580.00)	38,054.46	31,674.00	6,380.46
Lodge - Weddings	0.00	7,085.00	(7,085.00)	90,868.75	57,670.00	33,198.75
Lodge - Events	750.00	270.00	480.00	17,360.00	15,306.00	2,054.00
Capital Improve - RV	1,008.00	1,010.00	(2.00)	22,302.00	28,239.00	(5,937.00)
Capital Improve - Cabins	156.00	705.00	(549.00)	7,772.00	7,199.00	573.00
Capital Imp - Intrest	3.74	0.00	3.74	59.96	0.00	59.96
Legal - Admin	151.25	1,612.00	(1,460.75)	24,304.13	23,844.00	460.13
Rodeo - Tickets	0.00	0.00	0.00	41,272.58	29,954.00	11,318.58
Rodeo - Parking	0.00	0.00	0.00	4,523.42	3,046.00	1,477.42
Rodeo - Vendors	0.00	0.00	0.00	852.40	3,641.00	(2,788.60)
Rodeo - Sponsors	0.00	567.00	(567.00)	10,650.00	13,700.00	(3,050.00)
Rodeo - Souvenirs	0.00	0.00	0.00	5,123.00	2,000.00	3,123.00
Rodeo - Refreshments	0.00	0.00	0.00	6,042.67	0.00	6,042.67
Total Revenues	42,032.24	46,889.00	(4,856.76)	1,937,604.5	1,867,876.4	69,728.10
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	42,032.24	46,889.00	(4,856.76)	1,937,604.5	1,867,876.4	69,728.10

For Management Purposes Only

R-Ranch in the Mountains®
P & L - No RV 6
Compared with Budget
For the Twelve Months Ending December 31, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Expenses						
Employee - Payroll/Salary	81,342.20	53,554.62	27,787.58	660,922.78	696,210.06	(35,287.28)
Employee - Payroll Tax	5,783.28	5,098.00	685.28	52,665.68	66,276.00	(13,610.32)
Employee - Payroll Fees & E	819.95	589.00	230.95	9,302.89	5,679.00	3,623.89
Employee - Benefits	3,907.15	6,600.00	(2,692.85)	42,069.05	74,700.00	(32,630.95)
Employee - IRA	(375.64)	400.00	(775.64)	3,264.14	4,800.00	(1,535.86)
Employee - Workers Comp	4,707.00	3,161.00	1,546.00	27,000.00	37,932.00	(10,932.00)
Employee - Commissions	450.00	300.00	150.00	6,000.00	3,600.00	2,400.00
Admin - Accounting Fees	0.00	0.00	0.00	5,225.00	5,325.00	(100.00)
Admin - Bank Fees	20.00	60.00	(40.00)	293.85	778.00	(484.15)
Admin - Business Fees	285.00	270.00	15.00	1,534.95	1,981.00	(446.05)
Admin - IT	2,729.03	1,807.00	922.03	24,766.96	21,684.00	3,082.96
Admin - Dues & Subscriptio	1,697.50	700.00	997.50	7,984.50	3,576.00	4,408.50
Admin - Emp Develop & Tra	406.60	227.00	179.60	1,548.83	1,339.00	209.83
Admin - Acknowledgements	8.52	50.00	(41.48)	157.72	550.00	(392.28)
Admin - Merchant Services	987.21	0.00	987.21	(382.02)	0.00	(382.02)
Admin - Mileage Reimburse	0.00	72.00	(72.00)	196.35	513.00	(316.65)
Admin - Office Build M&R	0.00	148.00	(148.00)	2,510.21	801.00	1,709.21
Admin - Office Expense	313.99	466.00	(152.01)	5,320.35	4,998.00	322.35
Admin - Printing / Copying	733.38	914.00	(180.62)	7,811.18	7,015.00	796.18
Admin - Shipping / Postage	180.74	164.00	16.74	3,539.70	5,264.00	(1,724.30)
Admin - Internet/Cell/Teleph	1,957.96	1,400.00	557.96	15,269.61	16,800.00	(1,530.39)
Admin - Insurance - PL&A	25.00	0.00	25.00	129,635.07	95,040.00	34,595.07
Admin - Property Taxes	0.00	4,231.00	(4,231.00)	82,431.00	100,921.00	(18,490.00)
Admin - Sales - Ice	279.66	108.00	171.66	3,519.95	2,271.00	1,248.95
Admin - Sales - Propane	1,053.42	569.00	484.42	9,974.57	4,208.00	5,766.57
Admin - Sales - Souvenirs	369.15	0.00	369.15	676.77	1,563.00	(886.23)
Admin - Sales - Gate Cards	0.00	0.00	0.00	938.45	814.00	124.45
Admin - Sales - Firewood	0.00	1.00	(1.00)	450.00	6.00	444.00
Admin - Sales - Store	430.90	387.00	43.90	5,063.30	6,036.00	(972.70)
Admin - Sporting Equipment	0.00	0.00	0.00	27.80	250.00	(222.20)
Admin - Collection Expense	0.00	0.00	0.00	(599.22)	0.00	(599.22)
GPM - Equip Rental	37.91	34.00	3.91	2,231.33	408.00	1,823.33
GPM - Equip Repair	42.72	1,605.00	(1,562.28)	11,897.31	10,660.00	1,237.31
GPM - Fence / Pasture	1,154.81	259.00	895.81	14,225.04	11,739.00	2,486.04
GPM - Fuel	(3,000.00)	1,149.00	(4,149.00)	16,036.82	10,730.00	5,306.82
GPM - General Maintenance	26.97	437.00	(410.03)	1,698.70	3,348.00	(1,649.30)
GPM - Grounds/Property Re	511.52	700.00	(188.48)	3,154.55	4,972.00	(1,817.45)
GPM - Keys & Locks	8.37	8.00	0.37	360.08	329.00	31.08
GPM - Lawn & Landscape S	0.00	0.00	0.00	61,900.00	60,900.00	1,000.00
GPM - Pool Chemicals	0.00	43.00	(43.00)	4,190.64	7,043.00	(2,852.36)
GPM - Pool M&R	0.00	1,830.00	(1,830.00)	3,451.45	4,361.00	(909.55)
GPM - Pest Control Services	543.10	170.00	373.10	2,382.10	2,925.00	(542.90)
GPM - Roads M&R	0.00	0.00	0.00	1,230.00	0.00	1,230.00
GPM - Supplies	180.20	63.00	117.20	3,333.66	1,555.00	1,778.66
GPM - Tools	916.37	311.00	605.37	1,841.81	1,188.00	653.81
GPM - Vehicle M&R	63.38	1,400.00	(1,336.62)	12,667.73	7,548.00	5,119.73
GPM - Vehicle Tags & Titles	0.00	0.00	0.00	2,037.06	255.00	1,782.06
GPM - Maint. Bldg M&R	0.00	0.00	0.00	0.00	184.00	(184.00)
GPM - Operat Security Contr	3,828.00	0.00	3,828.00	27,434.63	0.00	27,434.63
Operating - Util - Electric	4,242.55	2,132.00	2,110.55	27,706.73	26,502.00	1,204.73
Operating - Util - Propane	1,244.72	3,049.00	(1,804.28)	8,469.11	9,792.00	(1,322.89)
Operating - Util - STP	0.00	21.00	(21.00)	0.00	5,656.00	(5,656.00)
Operating - Util - Trash	2,960.00	1,557.00	1,403.00	16,411.70	11,587.00	4,824.70
Operating - Util - Wtr Sys M	292.50	932.00	(639.50)	14,261.22	6,800.00	7,461.22
Operating - Util - Wtr Trt M	0.00	18.00	(18.00)	4,406.25	7,394.00	(2,987.75)

For Management Purposes Only

R-Ranch in the Mountains®
P & L - No RV 6
Compared with Budget
For the Twelve Months Ending December 31, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating - Projects & Impro	5,219.64	0.00	5,219.64	17,724.14	5,001.00	12,723.14
Sales - Sales & Market Exp	1,466.35	200.00	1,266.35	17,204.34	11,250.00	5,954.34
Sales - Mkt Comm Outreach	0.00	250.00	(250.00)	550.00	1,000.00	(450.00)
Housekeeping - Supplies	845.42	761.00	84.42	7,920.45	6,790.00	1,130.45
Stables - Feed	3,493.81	1,351.00	2,142.81	14,988.91	13,112.00	1,876.91
Stables - Ferrier	1,540.00	897.00	643.00	14,440.00	13,645.00	795.00
Stables - General Expense	512.18	153.00	359.18	4,262.32	2,586.00	1,676.32
Stables - M&R	30.87	71.00	(40.13)	191.44	1,196.00	(1,004.56)
Stables - Tack & Equipment	50.97	20.00	30.97	1,522.39	857.00	665.39
Stables - Vet Fees / Medicine	114.00	1,147.00	(1,033.00)	10,648.51	9,935.00	713.51
Stables - Jr. Wrangler	0.00	0.00	0.00	0.00	633.00	(633.00)
Stables - Horses	0.00	0.00	0.00	(850.00)	1,000.00	(1,850.00)
Stables - Tools	0.00	0.00	0.00	565.08	384.00	181.08
Owner - Events	1,485.88	1,400.00	85.88	13,028.11	6,400.00	6,628.11
Owner - Board/Meetings	0.00	0.00	0.00	104.98	0.00	104.98
Owner - Sales & Transfers	318.55	715.00	(396.45)	9,188.77	6,782.00	2,406.77
Sponsored Events	0.00	0.00	0.00	0.00	168.00	(168.00)
Misc. Expense	0.00	0.00	0.00	0.00	36.00	(36.00)
RV - M&R	0.00	290.00	(290.00)	784.34	3,033.00	(2,248.66)
RV - Bath Houses	24.30	194.00	(169.70)	726.62	1,002.00	(275.38)
RV - Grounds	247.24	0.00	247.24	9,073.73	1,729.00	7,344.73
RV - Roads	900.00	0.00	900.00	7,380.00	4,000.00	3,380.00
RV - Utilities - Electric	12,176.36	4,962.00	7,214.36	86,340.62	66,945.00	19,395.62
RV - Utilities - Propane	190.32	543.00	(352.68)	1,718.76	2,618.00	(899.24)
RV - Utilities - STP	0.00	200.00	(200.00)	0.00	1,342.00	(1,342.00)
RV - Projects & Improve	(11,993.96)	0.00	(11,993.96)	84,076.54	14,375.00	69,701.54
Cabin - M&R	0.00	176.00	(176.00)	1,772.70	938.00	834.70
Cabin - Pest Control Svc	0.00	0.00	0.00	630.30	0.00	630.30
Cabin - Security Contract	0.00	0.00	0.00	156.55	0.00	156.55
Cabin - Bath Houses	33.40	53.00	(19.60)	899.43	1,520.00	(620.57)
Cabin - Rainbow	1,178.01	358.00	820.01	3,476.43	4,458.00	(981.57)
Cabin - Chapel Hill	28.27	843.00	(814.73)	2,508.75	1,896.00	612.75
Cabin - Cottages	(36.00)	335.00	(371.00)	909.02	2,013.00	(1,103.98)
Cabin - Grounds	4,300.00	33.00	4,267.00	4,789.48	1,402.00	3,387.48
Cabin - Roads	0.00	658.00	(658.00)	3,840.00	6,734.00	(2,894.00)
Cabin - Utilities - Electric	6,884.92	4,368.00	2,516.92	41,828.09	48,356.00	(6,527.91)
Cabin - Utilities - Propane	482.18	957.00	(474.82)	1,275.58	2,318.00	(1,042.42)
Cabin - Utilities - STP	0.00	100.00	(100.00)	0.00	1,183.00	(1,183.00)
Cabin - Projects & Improve	33,870.91	0.00	33,870.91	59,968.35	22,000.00	37,968.35
Lodge - M&R	1,799.00	695.00	1,104.00	10,894.98	4,839.00	6,055.98
Lodge - Kitchen M&R	500.00	211.00	289.00	3,253.24	351.00	2,902.24
Lodge - Event Decor/Improv	0.00	50.00	(50.00)	3,293.12	748.00	2,545.12
Lodge - Event Coord/Staff	125.00	2,800.00	(2,675.00)	23,997.50	12,800.00	11,197.50
Lodge - Event Clean/Supply	1,391.30	75.00	1,316.30	10,383.62	627.00	9,756.62
Lodge - Event Security	0.00	29.00	(29.00)	2,035.00	608.00	1,427.00
Lodge - Marketing	80.00	50.00	30.00	1,474.65	1,247.00	227.65
Lodge - Utilities - Electric	3,326.86	1,864.00	1,462.86	23,324.20	22,189.00	1,135.20
Lodge - Utilities - Propane	3,917.05	4,261.00	(343.95)	21,075.79	12,972.00	8,103.79
Lodge - Projects & Improve	0.00	0.00	0.00	(8.55)	16,500.00	(16,508.55)
Lodge - Tax	0.00	0.00	0.00	(1,533.33)	0.00	(1,533.33)
Capital - Infra Improve	2,609.83	0.00	2,609.83	12,399.97	35,000.00	(22,600.03)
Legal - Admin	(100.00)	1,612.00	(1,712.00)	6,602.07	23,844.00	(17,241.93)
Legal - GPM	0.00	0.00	0.00	175.00	0.00	175.00
Rodeo - Stock Contract	0.00	0.00	0.00	4,000.00	4,167.00	(167.00)
Rodeo - 4L Ticket Split	0.00	0.00	0.00	19,176.87	14,245.00	4,931.87
Rodeo - Prize Money	0.00	0.00	0.00	4,500.00	4,167.00	333.00
Rodeo - Advertising	0.00	74.00	(74.00)	1,628.21	1,561.00	67.21

For Management Purposes Only

R-Ranch in the Mountains®
P & L - No RV 6
Compared with Budget
For the Twelve Months Ending December 31, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Rodeo - Security & EMT	0.00	0.00	0.00	1,840.00	1,173.00	667.00
Rodeo - Seating	0.00	0.00	0.00	6,000.00	4,500.00	1,500.00
Rodeo - Sanitation	0.00	0.00	0.00	1,810.00	959.00	851.00
Rodeo - Souvenirs	0.00	0.00	0.00	1,805.59	1,942.00	(136.41)
Rodeo - Sponsors Exp	0.00	0.00	0.00	453.60	555.00	(101.40)
Rodeo - In-House Exp	0.00	3,085.00	(3,085.00)	3,490.88	6,178.00	(2,687.12)
Rodeo - Projects & Improve	887.34	79.00	808.34	16,260.33	1,263.00	14,997.33
Rodeo - Rentals	0.00	0.00	0.00	0.00	67.00	(67.00)
Rodeo - Insurance	0.00	0.00	0.00	1,089.00	350.00	739.00
Rodeo - Merchant Svc	0.00	0.00	0.00	1,611.05	736.00	875.05
Rodeo - Supplies	0.00	0.00	0.00	499.12	455.00	44.12
Total Expenses	199,065.12	132,914.62	66,150.50	1,955,623.9	1,809,486.0	146,137.92
Net Operating Income	(157,032.88)	(86,025.62)	(71,007.26)	(18,019.44)	58,390.38	(76,409.82)
Other Income/Expense						
Bad Debt Expense	(661,863.84)	0.00	(661,863.84)	(611,207.03)	0.00	(611,207.03)
Net Income	\$ 504,830.96	\$ (86,025.62)	590,856.58	\$ 593,187.59	\$ 58,390.38	534,797.21

CUSTOMER ACCOUNT STATUS/UNIT STATUS

Active	772	736	775	839	874	720	713	743	746	857	659	729
Suspended	70	108	69	178	149	104	112	85	77	164	163	97
TOTAL UNITS	842	844	844	817	823	824	825	828	823	821	822	826
Status as of:	1/17/20	2/14/20	3/20/20	4/24/20	5/13/20	6/19/20	7/15/20	8/12/20	9/17/20	10/9/20	11/9/20	12/9/20

Goal is 1200 units

Active	743	755	760	722	733	729	738	778	762	610	659
Option Program	86	68	63	88	72	80	51	44	61	203	155
Suspended	829	823	823	810	811	815	817	828	821	821	822
TOTAL	829	823	823	810	811	815	817	828	821	821	822
Collections	33	40	38	68	67	53	49	43	43	43	43
TOTAL UNITS	862	863	861	888	868	868	866	871	864	864	865
Status as of:	1/15/21	2/16/21	3/18/21	4/20/21	5/13/21	6/18/21	7/16/21	8/20/21	9/16/21	10/21/21	11/17/21

Goal is 1200 units

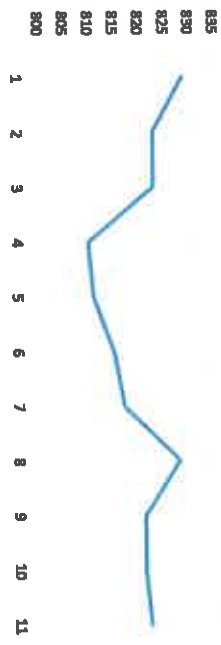
Active	677										
Option Program	7										
Suspended	119										
TOTAL	802	0	0	0	0	0	0	0	0	0	0
Collections	63										
TOTAL UNITS	865										
Status as of:	1/12/22										

Goal is 1200 units

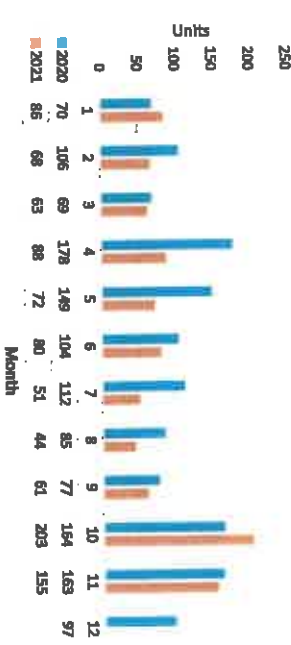
2020 Unit Status



2021 Unit Status



Suspended



R-Ranch in the Mountains®
Balance Sheet
December 31, 2021

ASSETS

Current Assets		
Petty Cash	\$	216.63
Register Cash		400.00
Operating Bank Account		105,890.47
Lodge Bank Account		16,464.58
Cabin Bank Account		68,088.97
Property Tax Escrow Bank Acct		5,881.35
Payroll Bank Account		1,211.69
Rodeo Bank Account		16,328.41
Capital Improvement / Infrast		96,185.24
Legal Account		56,521.73
RV Bank Account		409,184.78
Operating Contingent		10,031.27
Accounts Receivable		2,319,409.21
Allowance for Doubtful Account		<u>(1,135,662.70)</u>
Total Current Assets		1,970,151.63
Property and Equipment		
Furniture & Fixtures		119,135.71
Vehicles		48,432.00
Machinery & Equipment		521,792.43
Horses & Sports Equipment		61,747.14
Buildings and Improvements		1,772,947.82
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>(1,552,544.09)</u>
Total Property and Equipment		1,238,723.33
Other Assets		
Unsold Ranch Memberships		<u>239,795.00</u>
Total Other Assets		239,795.00
Total Assets	\$	<u><u>3,448,669.96</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Prepaid Assessments	\$	48,822.27
Sales Tax Payable		120.84
Accrued Property Tax		17,901.91
Operating - Maint Bldg Damage		(2,637.00)
Cabin - Refundable Deposit		10,480.00
Prepaid Electric		139.90
Accrued Property Tax		<u>17,232.00</u>
Total Current Liabilities		92,059.92
Long-Term Liabilities		

Unaudited - For Management Purposes Only



- November and December came and went very fast. Very busy months finishing up year end budget items and projects.
- Had a very nice quick vacation on a boat before all the COVID kicked back up.
- POS system in the front office installed and working. Very nice system with many capabilities. Has vastly improved efficiency and lowered mistakes in both the front office and accounting.
- Continuous work on RV6 as quickly and best we could with all the rain. It won't stop raining, but we have been making progress.
- Had a very nice employee luncheon for Thanksgiving.
- Christmastime was very nice here at the Ranch.
- Breakfast with Santa was nice to have back at the Ranch. It was a good time.
- Worked with contractors on various projects: windows on back of front office, AC/heat and windows for Rainbow duplexes (803-6), Stable house rehab on front side: windows and siding, cabin leveling in Chapel Hill, Asphalt work in RV section.
- Worked toward setting up for the move to Quickbooks. We purchased Quickbooks for a little less than the cost of our current system. This will improve our capabilities/efficiencies and allow our POS system to directly input data into the system instead of manually as we have been doing.
- Hiring needs: stables has gotten better, but still have challenges. Still looking for that #2 person. Housekeeping for summer will be coming up and we hope to have better luck this year.
- Personnel changes: several changes at the front office: Geneva has left us. We will not be replacing until the spring. We welcome Scott into maintenance with a specialty in carpentry to focus on cabins and their repairs.
- Project updates:
 - 1) WiFi – Rainbow was completed and the first 1st of 3 phases was completed in Chapel Hill. Once the last two are completed, we should have complete coverage over the entire Ranch in all areas.
 - 2) Internet upgrade was complete. We have 500 mbps of bandwidth coming into the Ranch. This does not translate to everyone's laptop phone. This will allow more people onto the network at a time before it bogs down. Will still not allow absolutely everyone to stream but will do a better job than before.
 - 3) Chapel Hill – identified next phase of cabins. Supplies are on hand and as soon as RV6 is done, we will focus on trenching conduit. This will be a springtime priority.

MAINT. Report

Worked in RV#6 Cutid extra RV site in RV#6
general maint.

R-Ranch Stable Report

NOV-DEC 2021

Summary:

NOV 2021 was a good month despite the cold temperatures. Most mornings were near or below freezing but the day time temperatures weren't too bad. We finished the month just below our average # of Riders for NOV but exceeded the average for Passes. Please refer to the Table further down in the report.

Meaghan (Stable Hand) is doing much better after her injury on NOV 27th while unloading horses at the Stable. She's getting better every day and we look forward to her return in 2022.

AS usual DEC 2021 was a pretty slow month for Riders and passes. The mid-month storm with heavy rain and hi winds didn't help much. With that said we finished the year approx. 240 Riders under our seven (7)-year average but exceeded that average for guest passes. If we compare to our three (3) year average, we exceeded ride numbers in both categories. DEC was also difficult due to manning shortages do to COVID-19.

DEC we started a comprehensive Remarking of our Trail system. We are marking Trail heads and intersections with color coded and named metal signs. The blank metal signs were generously donated to us by Terry Hense! Additionally, we are marking trees along the entire trail with the paint color indicating the rating of each trail. Blue for Beginner, Yellow for Intermediate and Orange for Experienced. This will be an ongoing process that we hope to complete before the spring/summer heavy riding season.

Events:

- ❖ COVID-19
 - In accordance with new CDC guidance concerning PPE face coverings are now optional while outside at the stable. When indoors, in vehicles or in close proximity with Stable Staff we ask that all non-vaccinated persons wear face coverings.
- ❖ NOV 06 Birthday Group Corral Ride
 - The Searcys (Owners) through a Birthday Party for their Child. We had 14 kids taking turns on six (6) horses in the corral. They had a blast and the food was quite good too!
- ❖ NOV 13 Birthday Trail Ride
 - Katie Ball (Owner) brought six (6) of her friends to the Ranch for a Group Trail Ride. It was fun.
- ❖ NOV 22 Executive Director's Employee Lunch
 - Mr. Blaine hosted a nice luncheon for all the Employees. The food was excellent as was the fellowship with the other Staff members.
- ❖ DEC 11 Storm
 - The heavy rain and hi winds brought down trees on our Trails
- ❖ DEC 17 Board of Directors Employee Lunch
 - We at the Stables would like to thank the Board for the nice lunch and the bonuses that were given to each of us...thank you.

R-Ranch Stable Report

NOV-DEC 2021

Projects:

❖ Hay / pasture:

- Our Hay pastures/fields are starting to recover.
- Our Pastures are grazed down to stubble and we are relying on Round Baled hay to sustain our horses.

❖ Chapel Hill Hazardous Tree Removal:

- I'm very thankful that Troy and I felled the number of trees that we did up in Chapel Hill Cabin area. No doubt we not only saved the Ranch considerable money on the job but far more in storm damage. The damage from the last storm was bad enough with damage to cabins and porches. You can only imagine how many cabins would have been lost our damaged had we not taken on this project.

❖ Stable/Barn:

- Contractors replaced the rotten wood on the rear bard doors as well as some of the damaged/rotten wood around the barn.
- I am told that the roof will be repaired or replaced in JAN 2022.
- The barn is also in great need of a paint job.

Fencing/Pastures:

• All Pasture:

- As mentioned above ALL pastures are grazed down.

• Owners Pasture (New):

- In the absence of owners horses we have used the New Owners Pasture on several occasions to graze Blue herd.

❖ Fencing/Pastures continued:

• Barn Pasture:

- Blue herd is grazing on Barn, Back, and Office pastures during the work week. They are pretty much grazed down to nothing.

• Back Pasture:

- Blue herd is grazing on Barn, Back, and Office pastures during the work week. They are pretty much grazed down to nothing.

• Rainbow Pasture:

- This pasture is set aside for recovery.
- You can see the new grass is coming in now on the West and East sides. The center where the top soil was taken along with all the dirt to make the pond in Rainbow lake is not doing very well despite reseeding and fertilizing.

• Chapel Hill:

- Red Herd currently grazing on this pasture.

• Old Owner's Pasture:

- Red Herd is currently grazing on this pasture as well.

• Lodge Pasture:

- This pasture is set aside for spring hay production.

R-Ranch Stable Report

NOV-DEC 2021

- Office Pasture:
 - This pasture is set aside for spring hay production.
- Putt Putt Pasture:
 - We rotate Blue herd to this pasture on TUE & WED.
 - I still have to make a more deliberate repair or modification to the fence near the gully just South of the Putt Putt golf crs. Due to previous significant erosion. We installed a temporary section of fence to keep the horses safe.
 - Also sometime this year or 2022 we will remove the old Barbed wire section of fence (E-side) and make a permanent barrier to the gully.

Maintenance:

- ❖ F-350:
 - NSTR
- ❖ Stock Trailer
 - The rusted front wall is getting much worse but the maintenance Team has too many other projects to get to it. I have not had time to let James weld new metal sheeting in place once I get the material.
- ❖ Kubota ATV:
 - Serviced in JUL by James.
 - Still having problems starting the engine when warm. The throttle body is worn out and there's another undiagnosed issue...it will most likely need to go to repair shop to pinpoint and repair the problem.
 - Front tires need to be replaced very soon.
- ❖ Manure Wagon:
 - Last serviced it in JAN 2021.
- ❖ Chainsaws:
 - NSTR, running great

Equine Care:

- ❖ Dewormer: (Due again FEB 2022)
 - We Dewormed on NOV 14, 2021.
 - As soon as we have a hard frost we will deworm for Tape worm and other parasites in NOV.
- ❖ Coggins (Equine Herpes Virus or EHV test): (Due in MAR 2022)
 - On MAR 04 Dr Pam Milligan of Chattahoochee Veterinary Clinic drew blood for our Coggins test and administered Rabies Vaccine to our entire herd.
- ❖

R-Ranch Stable Report

NOV-DEC 2021

Equine Care continued:

❖ Vaccine: (Due again APR 2022)

- We administered the 5-Way Semi-annual Vaccine to all our horses in OCT 17, 2021. This protects them from:
 - Eastern Equine Encephalitis (EEE).
 - Western Equine Encephalitis (WEE).
 - Tetanus.
 - Rhino (EHV 1 & 4).
 - Influenza.
 - West Nile virus.

❖ Farrier / Hoof Care:

- We will start to see an increase in Interval between Farrier service to shod horses. It is currently 8-9 weeks for shod horses and up to 12 weeks for barefoot horses. This will decrease in frequency now that their metabolism is changing to promote the growth of their winter coat.

❖ Vet:

- NSTR

Herd development/training:

- Our herd count is now **23**. 14 are Geldings and 9 are Mares. Nine (9) are Beginner, eight (8) are Intermediate, five (5) are Experienced.
- We are still looking for several horses to supplement the herd and reduce the daily work load on the ones we have. The current market is much higher than previous years so we are putting a lot of effort into finding horses that are appropriate for our program and affordable.

R-Ranch Stable Report

NOV-DEC 2021

Rider & Pass #s:

2021									2014-2020 (7-Year Average)				
Month	Month Riders	Month Passes	Year Riders	Year Passes	TREND				Month	Month Riders	Month Passes	Year Riders	Year Passes
					MR	MP	YR	YP					
JAN	125	11	125	11					JAN	97	11	97	11
FEB	53	3	178	64					FEB	86	8	183	20
MAR	234	29	412	93					MAR	149	19	340	39
APR	285	31	463	95					APR	334	43	622	82
MAY	389	47	852	142					MAY	281	35	906	117
JUN	313	43	1,165	185					JUN	338	46	1,247	164
JUL	357	52	1,522	237					JUL	468	62	1,713	227
AUG	212	48	1,734	285					AUG	249	25	1,941	252
SEP	287	36	2,021	321					SEP	308	42	2,224	296
OCT	284	51	2,305	372					OCT	269	42	2,461	359
NOV	209	47	2,514	419					NOV	241	31	2,702	390
DEC	20	6	2,534	425					DEC	74	9	2,776	399

KEY	
	: Above Average
	: Equal / Nearly Equal to Average
	: Slight Decrease
	: Below Average

R-Ranch Stable Report

NOV-DEC 2021

❖ Trails current as of publication of this report:

- High Meadow is closed due too significant dirt and tree pill from RV storage expansion and the washed out wooden bridge.
- The Majority of our trails have heavy tree damage. We are working to reopen them.




Trail Status:

Western Sector (8)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Ridge Loop			
Ridge			
Cotton			
Gary's Loop			
Waterfall			
Knee Knocker			
Indian Mound			
Wild Turkey			
Eastern Sector (13)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Upper Creek Side			
Satterfield			
Nemo			
Jarad			
Burnt Out			
High Meadow			Bridge washed out, Trail Blocked by construction
RV-7 Bypass			
Crystal			
Pennywise			
Nickum's Blunder			
Rustic; Outer & Inner Loops			
Archery			
Wagon Wheel			
Southern Sector (6)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Rainbow			
Ed Owen			
Tire Tree			
Gooch Gap			
Piano			
Lake			

R-Ranch Stable Report

NOV-DEC 2021

KEY to Trail List:

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

v/r

Herbert L. Kirkover
CSM USA (RET)
Stable Manager

Key:

COA = Course of action
GATC = Georgia Appellation Trail Club
IOT = In order to
IVO = In vicinity of
NSTR = Nothing significant to report
ODA = US Army Special Forces Operational Detachment Alpha
OOA = On or about
TBD = To be determined
WX = Weather

Enclosures:

Encl-1 Horse Roster

Horse Roster by herd

As of: Jan 01, 2022

Blue Herd (14)					
	Sex	Age	Level	Remarks	
1	Captain	G	24	Beginner	
2	Chill	M	21	Experienced	
3	Cooley	G	29	Beginner	
4	Ed	G	26	Corral	
5	Fancy	M	19	Beginner	
6	Feather	M	18	Beginner	
7	Fiona	M	18	Intermediate	
8	Leonardo	G	16	Beginner	
9	Pita	M	16	Intermediate	
10	Rain	M	18	Beginner	
11	Raquel	M	21	Beginner	
12	Samson	G	13	Experienced	
13	Skywalker	G	6	Intermediate	
14	TJ	G	15	Intermediate	
Red Herd (9)					
	Sex	Age	Level	Remarks	
1	Cash	G	23	Beginner	
2	Dakota	G	18	Intermediate	
3	Falth	M	16	Experienced	Will reduce to Intermediate soon. Goal is Beginner
4	Jeb	G	16	Intermediate	
5	Leo	G	19	Beginner	
6	Nugget	G	20	Intermediate	
7	Romeo	G	10	Experienced	
8	Scarlett	M	23	Intermediate	
9	Scoot	M	16	Experienced	

23 Total # Horses

Sales & Marketing Report

January (Covers November and December)

Sales:

Salesforce Leads:83 Website:11 Landing Page:74 Phone:4 Tours: 5

New Sales:2 YTD: 18

Option Program: 1 YTD: 7

Transfers:7 YTD: 62

Tour Feedback:

The Good:

- 1) Beautiful scenery
- 2) Love how quiet and friendly it is.
- 3) RV moves are a great thing to offer

The Bad:

- 1) Don't like having to pay assessment fees and nightly rates
- 2) Want to be able to rent golf carts
- 3) Want to be able to stay longer

Reasons for Transfer:

- Unable to continue paying
- Moved away
- Health reasons

Marketing:

- Going to Jonesboro RV show Jan 27th – 30th.
- Looking to restart 2022 digital campaigns in February with hopefully new content.
- Still have ad on the Atlanta RV Show (Jonesboro) virtual camping show website until 2022
- **Roadside signs:** Round-a-bout: in the process of being built, waiting on materials;
County tourism signs: Yahoola was replaced, working on Ridley and Stone pile gap rd.

January 2022 BOD Lodge Report

December 2021 Income	
Wedding	\$0
Events	\$750
Misc.	\$0
	\$750

Total Expenses for the month	\$10,031
Net Revenue	\$9,281

Wedding P&L 2021	
Total Amount of Wedding Revenue Collected YTD	\$90,869
Budgeted Value of 2021 Weddings Projected	\$57,670
Total amount yet to book	\$33,199

Event P&L 2021	
Total Amount of Event Revenue Collected YTD	\$17,360
Budgeted Value of 2021 Events Projected	\$15,306
Amount booked to date	\$2,054

Contact Summary

Contacts:		69
	Emails	
	34	R-Ranch Web Site
	7	Here Comes the Guide
	18	Wedding Wire/ The Knot / The Spot/ Zola
	0	Direct Emails
	10	Phone Calls
	0	Social Media
Total	69	
Of the contacts:		
	62	Weddings
	4	Groups
	1	Party
	2	Reunion/School
	69	Total

Wedding Tours:	4
Source:	1 Website, Wedding Wire/1 Knot/Here, 0 HCTG, 2 Phone, 0 Referred
Status of Tours:	2 booked (0 Zola, 1 Knot, 0 Web 1 Phone)

2021 Summary	
Weddings	17
Events	26
RR Events	16
	59
Owner Events (NON REVENUE)	
<i>The R-Ranch non-revenue events are:</i> Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party <i>R-Life parties will be in conjunction with R-Ranch Holidays</i>	

2022 Summary	
Weddings	20
Events	13
RR Events	16
	49
Owner Events (NON REVENUE)	
<i>The R-Ranch non-revenue events are:</i> Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party <i>R-Life parties will be in conjunction with R-Ranch Holidays</i>	

December 2021 BOD Lodge Report

November 2021 Income	
Wedding	\$8,850
Events	\$2,200
Misc.	\$0
	\$11,050

Total Expenses for the month	\$13,067
Net Revenue	\$2,017

Wedding P&L 2021	
Total Amount of Wedding Revenue Collected YTD	\$90,869
Budgeted Value of 2021 Weddings Projected	\$57,670
Total amount yet to book	\$33,199

Event P&L 2021	
Total Amount of Event Revenue Collected YTD	\$16,610
Budgeted Value of 2021 Events Projected	\$15,306
Amount booked to date	\$1,304

Contact Summary

Contacts:	69
	Emails
	34
	7
	18
	0
	10
	0
Total	69

R-Ranch Web Site
Here Comes the Guide
Wedding Wire/ The Knot / The Spot/ Zola
Direct Emails
Phone Calls
Social Media

Of the contacts:	
62	Weddings
4	Groups
1	Party
2	Reunion/School
69	Total

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2021 Summary	
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R-Life parties will be in conjunction with R-Ranch Holidays

2022 Summary	
Weddings	20
Events	13
RR Events	16
	49
	Owner Events (NON REVENUE)

The R-Ranch non-revenue events are:
 Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party
R-Life parties will be in conjunction with R-Ranch Holidays

Housekeeping Report

Nov 2021

We cleaned 12 Cottages, 20 Chapel Hill, 24 Duplex, and 42 Single cabins. This is a total of 98 Cabins cleaned this month.

We have Winterized the chapel hill cabins.

Filter Criteria Includes: 1) Doc Multiple IDs. Report order is by ID. Report is printed with shortened

RV 6 Tracker

RV6 Capital PTD

Account ID	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
4214	RV 6 Project Restrictid							622,850.00

RV6 Expenses PTD

Account ID	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
6218	RV6 Expenses	10/18/20	EP-10/18/20 1	CDJ	THE EVERYWHERE CARD - PERMIT	50.00		
6218	RV6 Expenses	10/20/20	EP-10/20/20 1	CDJ	DRINKING WATER FEES - STORMWATER PERMIT	308.00		
6218	RV6 Expenses	10/30/20	2842	CDJ	DAVIS ENGINEERING & SURVEYING	100.00		
6218	RV6 Expenses	11/13/20	2846	CDJ	ROBERT GRINDLE CONCRETE CONST. - Invoic: 11112020	983.82		
6218	RV6 Expenses	11/18/20	EP-11/18/20 3	CDJ	BLUETARP FINANCIAL, INC. - Invoic: 6073901	34.54		
6218	RV6 Expenses	12/1/20	EP-12/1/20	CDJ	THE EVERYWHERE CARD - Invoic: LUMP CO RV6 PERMIT	150.00		
6218	RV6 Expenses	12/4/20	2848	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoic: 79488	198.88		
6218	RV6 Expenses	12/11/20	28624	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 129171	60.00		
6218	RV6 Expenses	12/18/20	2849	CDJ	DAVIS ENGINEERING & SURVEYING - Invoic: RV 7216	1,800.00		4,403.17
6218	RV6 Expenses	12/18/20	2850	CDJ	CITY PLUMBING & ELECTRIC - Invoic: 4071878	820.13		4,944.00
6218	RV6 Expenses	1/29/21	28008	CDJ	THE WATER AUTHORITY, LLC - Invoic: RV6 / RF2021 - D1	4,944.00		
6218	RV6 Expenses	2/5/21	EP-2/5/21 5	CDJ	HOME DEPOT / GEOFF - Invoic: 9024907	13.57		
6218	RV6 Expenses	2/6/21	EP-2/6/21 6	CDJ	HOME DEPOT / GEOFF - Invoic: 8024336	33.30		
6218	RV6 Expenses	2/12/21	2854	CDJ	DAVIS ENGINEERING & SURVEYING - Invoic: 7405	1,826.00		1,971.87
6218	RV6 Expenses				Current Period Change	1,971.87		
6218	RV6 Expenses	3/4/21	EP-3/4/21 5	CDJ	THE EVERYWHERE CARD - Invoic: SAFETYSIGN	101.65		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	286.00		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	25.98		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: RV 137004	19.99		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: RV 138908	22.88		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	168.00		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: RV 137079	416.60		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	53.82		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	49.99		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	24.95		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: RV 137005	41.98		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	13.47		
6218	RV6 Expenses	3/4/21	28088	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	39.96		
6218	RV6 Expenses	3/4/21	2857	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	69.85		
6218	RV6 Expenses	3/12/21	2857	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138650	12.98		
6218	RV6 Expenses	3/12/21	2857	CDJ	THE UPS STORE - Invoic: 21621	32.46		1,383.57
6218	RV6 Expenses				Current Period Change	1,383.57		
6218	RV6 Expenses	4/9/21	3888	CDJ	THE WATER AUTHORITY, LLC - Invoic: RV RF2021-D2	27,976.40		
6218	RV6 Expenses	4/9/21	29171	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoic: 138033	63.84		
6218	RV6 Expenses	4/30/21	1203	CDJ	J.L.GADDIS TRUCKING LLC - Invoic: 3854	242.31		
6218	RV6 Expenses	4/30/21	2878	CDJ	CLEVELAND WOOD PRESERVE - Invoic: CLVINDWD APRIL-30-21	21,368.00		\$13,000 over
6218	RV6 Expenses	4/30/21	2877	CDJ	J.L.GADDIS TRUCKING LLC - Invoic: 3854	807.69		
6218	RV6 Expenses	4/30/21	2879	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoic: 62243	674.23		
6218	RV6 Expenses	4/30/21	2879	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoic: 62084	204.00		
6218	RV6 Expenses	4/30/21	2878	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoic: 62108	180.94		
6218	RV6 Expenses	4/30/21	2878	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoic: 62233	146.86		
6218	RV6 Expenses	4/30/21	2878	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoic: 62288	2,383.23		
6218	RV6 Expenses				Current Period Change	55,967.52		55,967.52

Not budgeted
 New Arena Sbs Sewer

R-Ranch In The Mountains®
General Ledger

For the Period From Sep 1, 2020 to Jan 31, 2021

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6218	RV6 Expenses	5/7/21	29221	CDJ	PETTY CASH - Invoice: APRIL 2021	18.46	
6218	RV6 Expenses	5/14/21	2881	CDJ	GRIZZLE BROTHERS GRADING	47,975.00	
6218	RV6 Expenses	5/21/21	2882	CDJ	THE WATER AUTHORITY, LLC - Invoice: RR-4 SEWER 5.19.21	7,925.00	
6218	RV6 Expenses	5/28/21	EP 5/28/21 1	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5078860	32.16	55,950.62
					Current Period Change		
6218	RV6 Expenses	6/4/21	2885	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82407 LIFT STATION	3.48	
6218	RV6 Expenses	6/4/21	2885	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82373	12.40	
6218	RV6 Expenses	6/4/21	2885	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82602 LIFT STATION	32.67	
6218	RV6 Expenses	6/9/21	EP 6/9/21 1	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5079168	17.24	
6218	RV6 Expenses	6/25/21	2889	CDJ	GRIZZLE BROTHERS GRADING - Invoice: 1858	25,000.00	
					Current Period Change	25,065.79	25,065.79
6218	RV6 Expenses	7/30/21	2894	CDJ	DAVIS ENGINEERING & SURVEYING - Invoice: 8009	1,250.00	
					Current Period Change	1,250.00	1,250.00
6218	RV6 Expenses	8/7/21	2898	CDJ	MAULDIN EXCAVATING & GRADING L	1,028.00	
6218	RV6 Expenses	8/20/21	2900	CDJ	JEFF GARTRELL	1,680.00	
					Current Period Change	2,708.00	2,708.00
6218	RV6 Expenses	9/10/21	2904	CDJ	J.L. GADDIS TRUCKING LLC - Invoice: 3863	2,200.00	
6218	RV6 Expenses	9/17/21	2906	CDJ	J.L. GADDIS TRUCKING LLC - Invoice: 3874	1,800.00	
6218	RV6 Expenses	9/24/21	2906	CDJ	J.L. GADDIS TRUCKING LLC - Invoice: 3980	4,850.00	
6218	RV6 Expenses	9/24/21	2909	CDJ	AMICALOLA EMC - Invoice: L20432	1,500.00	
6218	RV6 Expenses	9/24/21	2909	CDJ	AMICALOLA EMC - Invoice: L20432	7,150.00	
					Current Period Change	17,300.00	17,300.00
6218	RV6 Expenses	10/1/21	2910	CDJ	GRIZZLE BROTHERS GRADING - Invoice: 1948	25,000.00	
6218	RV6 Expenses	10/8/21	2912	CDJ	CITY PLUMBING & ELECTRIC - Invoice: 4312018	9.22	
6218	RV6 Expenses	10/8/21	2913	CDJ	GRIZZLE BROTHERS GRADING - Invoice: 1988	307.19	
6218	RV6 Expenses	10/8/21	29596	CDJ	GRIZZLE BROTHERS GRADING - Invoice: 1988	582.81	
6218	RV6 Expenses	10/8/21	2914	CDJ	THE WATER AUTHORITY, LLC	631.90	
6218	RV6 Expenses	10/8/21	EP 10/08/21 5	CDJ	THE EVERYWHERE CARD - Invoice: NTHRNTL 10/8/21	10.00	
6218	RV6 Expenses	10/22/21	EP 10/22/21 3	CDJ	THE EVERYWHERE CARD - Invoice: NTHRNTL 10/8/21	378.00	
6218	RV6 Expenses	10/22/21	EP 10/22/21 3	CDJ	THE EVERYWHERE CARD - Invoice: HMDJPT 2515194	115.48	
6218	RV6 Expenses	10/28/21	2920	CDJ	KING GRADING, LLC - Invoice: 52	600.00	
6218	RV6 Expenses	10/28/21	2921	CDJ	DAVIS ENGINEERING & SURVEYING - Invoice: 8642	1,040.00	
6218	RV6 Expenses	10/28/21	2922	CDJ	GRIZZLE BROTHERS GRADING - Invoice: 1997	50,000.00	
					Current Period Change	76,674.80	76,674.80
6218	RV6 Expenses	11/5/21	2924	CDJ	MARVIN TRITT - Invoice: 153020	7,500.00	
6218	RV6 Expenses	11/5/21	2926	CDJ	C & W HARDWARE - Invoice: 2110-250355	195.93	
6218	RV6 Expenses	11/5/21	29587	CDJ	HERB KIRKOVER - Invoice: TRGT SUPPLY	80.06	
6218	RV6 Expenses	11/5/21	29594	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoice: 158778	38.90	
6218	RV6 Expenses	11/5/21	29594	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoice: 158414	18.48	
6218	RV6 Expenses	11/5/21	29594	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoice: 158703	63.84	
6218	RV6 Expenses	11/5/21	29594	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoice: 158521	23.94	
6218	RV6 Expenses	11/5/21	29594	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoice: 160165	192.15	
6218	RV6 Expenses	11/12/21	EP 11/12/21 4	CDJ	HOME DEPOT / GEFC	81.88	
					Current Period Change	8,186.19	8,186.19

R-Ranch in The Mountains®
General Ledger
For the Period From Sep 1, 2020 to Jan 31, 2021

Filter Criteria Includes: 1) Doc: Multiple Docs. Report order is by ID. Report is printed with shortened

6218	RV6 Expenses	11/5/21	2924	CDU	MARVIN TRITT - Invoices: 153020	7,500.00
6218 <td>RV6 Expenses</td> <td>11/5/21</td> <td>2926</td> <td>CDU</td> <td>C & W HARDWARE - Invoices: 2110-250355</td> <td>195.93</td>	RV6 Expenses	11/5/21	2926	CDU	C & W HARDWARE - Invoices: 2110-250355	195.93
6218 <td>RV6 Expenses</td> <td>11/5/21</td> <td>29587</td> <td>CDU</td> <td>HERB KIRKOVER - Invoices: TRCTR SUPPLY</td> <td>60.08</td>	RV6 Expenses	11/5/21	29587	CDU	HERB KIRKOVER - Invoices: TRCTR SUPPLY	60.08
6218 <td>RV6 Expenses</td> <td>11/5/21</td> <td>29584</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 158778</td> <td>39.90</td>	RV6 Expenses	11/5/21	29584	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 158778	39.90
6218 <td>RV6 Expenses</td> <td>11/5/21</td> <td>29594</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 156521</td> <td>23.94</td>	RV6 Expenses	11/5/21	29594	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 156521	23.94
6218 <td>RV6 Expenses</td> <td>11/5/21</td> <td>29594</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 160165</td> <td>182.15</td>	RV6 Expenses	11/5/21	29594	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 160165	182.15
6218 <td>RV6 Expenses</td> <td>11/5/21</td> <td>29594</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 158414</td> <td>18.48</td>	RV6 Expenses	11/5/21	29594	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 158414	18.48
6218 <td>RV6 Expenses</td> <td>11/5/21</td> <td>29594</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 158703</td> <td>63.94</td>	RV6 Expenses	11/5/21	29594	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 158703	63.94
6218 <td>RV6 Expenses</td> <td>11/1/21</td> <td>EP 11/1/21 4</td> <td>CDU</td> <td>HOME DEPOT / GECF</td> <td>91.88</td>	RV6 Expenses	11/1/21	EP 11/1/21 4	CDU	HOME DEPOT / GECF	91.88
6218 <td>RV6 Expenses</td> <td>11/1/21</td> <td>EP 11/1/21 1</td> <td>CDU</td> <td>THE EVERYWHERE CARD - Invoices: STEELMART 1014/21</td> <td>1,342.85</td>	RV6 Expenses	11/1/21	EP 11/1/21 1	CDU	THE EVERYWHERE CARD - Invoices: STEELMART 1014/21	1,342.85
6218 <td>RV6 Expenses</td> <td>11/28/21</td> <td>11/28/21 5</td> <td>CDU</td> <td>BLUETARP FINANCIAL, INC - Invoices: 5085380</td> <td>270.79</td>	RV6 Expenses	11/28/21	11/28/21 5	CDU	BLUETARP FINANCIAL, INC - Invoices: 5085380	270.79
6218 <td>RV6 Expenses</td> <td></td> <td></td> <td></td> <td>Current Period Change</td> <td>9,789.83</td>	RV6 Expenses				Current Period Change	9,789.83
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>2831</td> <td>CDU</td> <td>MARVIN TRITT - Invoices: 12/3/21</td> <td>7,500.00</td>	RV6 Expenses	12/3/21	2831	CDU	MARVIN TRITT - Invoices: 12/3/21	7,500.00
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>2834</td> <td>CDU</td> <td>DAHLONEGA ELECTRIC SUPPLY - Invoices: 85838</td> <td>4,144.39</td>	RV6 Expenses	12/3/21	2834	CDU	DAHLONEGA ELECTRIC SUPPLY - Invoices: 85838	4,144.39
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>2834</td> <td>CDU</td> <td>DAHLONEGA ELECTRIC SUPPLY - Invoices: 86100</td> <td>12,186.27</td>	RV6 Expenses	12/3/21	2834	CDU	DAHLONEGA ELECTRIC SUPPLY - Invoices: 86100	12,186.27
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>2835</td> <td>CDU</td> <td>CLEVELAND WOOD PRESERVE - Invoices: 1085802</td> <td>683.57</td>	RV6 Expenses	12/3/21	2835	CDU	CLEVELAND WOOD PRESERVE - Invoices: 1085802	683.57
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28624</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 160728</td> <td>64.87</td>	RV6 Expenses	12/3/21	28624	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 160728	64.87
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28624</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 161282</td> <td>21.98</td>	RV6 Expenses	12/3/21	28624	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 161282	21.98
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28624</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 160878</td> <td>23.94</td>	RV6 Expenses	12/3/21	28624	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 160878	23.94
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28624</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 161708</td> <td>10.45</td>	RV6 Expenses	12/3/21	28624	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 161708	10.45
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28624</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 162049</td> <td>18.84</td>	RV6 Expenses	12/3/21	28624	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 162049	18.84
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28624</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 161834</td> <td>6.79</td>	RV6 Expenses	12/3/21	28624	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 161834	6.79
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28624</td> <td>CDU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 161140</td> <td>250.00</td>	RV6 Expenses	12/3/21	28624	CDU	ANDERSON FEED & HARDWARE, INC. - Invoices: 161140	250.00
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28627</td> <td>CDU</td> <td>KENT D. SIMMONS JR.</td> <td>689.00</td>	RV6 Expenses	12/3/21	28627	CDU	KENT D. SIMMONS JR.	689.00
6218 <td>RV6 Expenses</td> <td>12/3/21</td> <td>28628</td> <td>CDU</td> <td>AARON M. WITT</td> <td>25,000.00</td>	RV6 Expenses	12/3/21	28628	CDU	AARON M. WITT	25,000.00
6218 <td>RV6 Expenses</td> <td>12/10/21</td> <td>28640</td> <td>CDU</td> <td>HALLWAY PLUMBING - Invoices: 20733</td> <td>84.24</td>	RV6 Expenses	12/10/21	28640	CDU	HALLWAY PLUMBING - Invoices: 20733	84.24
6218 <td>RV6 Expenses</td> <td>12/10/21</td> <td>28645</td> <td>CDU</td> <td>THE UPS STORE - Invoices: 11/3/21</td> <td>38.41</td>	RV6 Expenses	12/10/21	28645	CDU	THE UPS STORE - Invoices: 11/3/21	38.41
6218 <td>RV6 Expenses</td> <td>12/17/21</td> <td>EP 12/17/21 2</td> <td>CDU</td> <td>HOME DEPOT / GECF - Invoices: W085951468</td> <td>7,200.00</td>	RV6 Expenses	12/17/21	EP 12/17/21 2	CDU	HOME DEPOT / GECF - Invoices: W085951468	7,200.00
6218 <td>RV6 Expenses</td> <td>12/30/21</td> <td>2940</td> <td>CDU</td> <td>MARVIN TRITT - Invoices: 12/17/21</td> <td>1,100.00</td>	RV6 Expenses	12/30/21	2940	CDU	MARVIN TRITT - Invoices: 12/17/21	1,100.00
6218 <td>RV6 Expenses</td> <td>12/30/21</td> <td>29681</td> <td>CDU</td> <td>J.L. GAUDIN TRUCKING LLC - Invoices: 4284</td> <td>5.66</td>	RV6 Expenses	12/30/21	29681	CDU	J.L. GAUDIN TRUCKING LLC - Invoices: 4284	5.66
6218 <td>RV6 Expenses</td> <td>12/30/21</td> <td>EP 12/30/21 8</td> <td>CDU</td> <td>PETTY CASH - Invoices: TRCTR SFPLY 11/1/21</td> <td>23.75</td>	RV6 Expenses	12/30/21	EP 12/30/21 8	CDU	PETTY CASH - Invoices: TRCTR SFPLY 11/1/21	23.75
6218 <td>RV6 Expenses</td> <td>12/30/21</td> <td>EP 12/30/21 8</td> <td>CDU</td> <td>BLUETARP FINANCIAL, INC. - Invoices: 5086729</td> <td>49.82</td>	RV6 Expenses	12/30/21	EP 12/30/21 8	CDU	BLUETARP FINANCIAL, INC. - Invoices: 5086729	49.82
6218 <td>RV6 Expenses</td> <td>12/30/21</td> <td>EP 12/30/21 8</td> <td>CDU</td> <td>BLUETARP FINANCIAL, INC. - Invoices: 5086027</td> <td>22.65</td>	RV6 Expenses	12/30/21	EP 12/30/21 8	CDU	BLUETARP FINANCIAL, INC. - Invoices: 5086027	22.65
6218 <td>RV6 Expenses</td> <td>12/30/21</td> <td>EP 12/30/21 8</td> <td>CDU</td> <td>BLUETARP FINANCIAL, INC. - Invoices: 5086089</td> <td>5.82</td>	RV6 Expenses	12/30/21	EP 12/30/21 8	CDU	BLUETARP FINANCIAL, INC. - Invoices: 5086089	5.82
6218 <td>RV6 Expenses</td> <td>12/31/21</td> <td>2843</td> <td>CDU</td> <td>BLUETARP FINANCIAL, INC. - Invoices: 5098175</td> <td>40,000.00</td>	RV6 Expenses	12/31/21	2843	CDU	BLUETARP FINANCIAL, INC. - Invoices: 5098175	40,000.00
6218 <td>RV6 Expenses</td> <td>12/31/21</td> <td>28685</td> <td>CDU</td> <td>GRIZZLE BROTHERS GRADING - Invoices: 2057</td> <td>875.00</td>	RV6 Expenses	12/31/21	28685	CDU	GRIZZLE BROTHERS GRADING - Invoices: 2057	875.00
6218 <td>RV6 Expenses</td> <td>12/31/21</td> <td>RV6 TO O FUEL</td> <td>GENU</td> <td>ANDERSON FEED & HARDWARE, INC. - Invoices: 163866</td> <td>3,000.00</td>	RV6 Expenses	12/31/21	RV6 TO O FUEL	GENU	ANDERSON FEED & HARDWARE, INC. - Invoices: 163866	3,000.00
6218 <td>RV6 Expenses</td> <td></td> <td></td> <td></td> <td>FUEL EXPENSE</td> <td>3,000.00</td>	RV6 Expenses				FUEL EXPENSE	3,000.00
6218 <td>RV6 Expenses</td> <td></td> <td></td> <td></td> <td>Current Period Change</td> <td>100,615.26</td>	RV6 Expenses				Current Period Change	100,615.26
6218 <td>RV6 Expenses</td> <td></td> <td></td> <td></td> <td></td> <td>97,615.26</td>	RV6 Expenses					97,615.26
6218 <td>RV6 Expenses</td> <td></td> <td></td> <td></td> <td></td> <td>253,698.38</td>	RV6 Expenses					253,698.38
6218 <td>RV6 Expenses</td> <td></td> <td></td> <td></td> <td></td> <td>288880.82</td>	RV6 Expenses					288880.82

RV6 January YTD Update

This update will encompass to the present, as yesterday 4:45pm.

No matter the battle of rain, which has continuously hindered us. We are continuing to try and get the work done.

Grading – Once we are complete with the sites, the grader needs about 3 days to come back in to finish laying down the rest of the rock for the roads and sites.

Sewer – all sewer work and cleanouts have been completed, they have started cutting them down to final grade and placing the caps on them.

Electric – All electrical panels are in and built. Amicolala will come out in the next few weeks to run electrical from the power pole to the transformer then to the 3 electrical panels. We have about 28 more sites to run electrical wire from the panels to the sites and place the electrical boxes.

Water – water has been energized and working, there are two small minor leaks that will need to be fixed.

Cement – We have 7 cement pads left to pour in RV6, I should get an update next week from him about when it can happen. The worry is temperatures over the next few weeks.

All timbers have been put in place for the gravel sites.

Once rock is done, we will work on landscaping and hydroseeding. With weekly rain, we are seriously looking at late February to early March for completion and ready to move people in.

Section 3.7 CHECK-IN AND CHECKOUT TIMES.

Check-in time for RV, Cabin, and Tent accommodations is 4:00 p.m.; checkout time is 12:00 noon for cabins and RV/tent sites. Upon arrival if the Cabin or RV site has been cleaned & ready for use, the Owner may check in upon arrival. Reservations will be held until 12:00 midnight of the arrival day. At that time, the accommodations will be made available on a first-come basis.

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Section 11.15 RV STORAGE AREA.

The RV Storage area is reserved for RVs of Owners in Good Standing. Owners may store no more than one RV in the RV storage area at any one time and may not store an RV in the storage area if such RV Owner has another RV located on the R-Ranch. Prior to putting an RV in storage, the Owner must complete and sign an RV Storage Use Agreement, as designated by R-Ranch staff (Form 2018 -1), which agreement must be renewed annually in April. Following each annual renewal, a decal will be issued by R-Ranch staff, which must be placed by the Owner on the left front bumper of the RV. Owners of RV's in storage without a current storage agreement will be required to pay a fee of \$25 per month. If an Owner has an RV in storage without a current signed storage agreement for more than 3 months such RV may be towed away or disposed of as abandoned property at the Owner's expense. Each Owner will be responsible for moving their RV in and out of storage and for parking it in a properly designated appropriate place. “

R-Ranch staff will move an RV:

- Monday-Friday only
- Owner shall fill out the RV Move Request Form at office or email form to frontoffice@rranch.com. Request will be made no later than 48 hours prior to intended move.
- Cost of move shall be based upon the a la carte item(s) at the prevailing rate as determined by the maintenance department.

While your RV's in the storage it must be locked and secured by the Owner at all times. All personal property or related equipment left within or on a RV is the responsibility of the Owner. Your stored RV must have the tires inflated and be able to be moved. It is the Owner's responsibility to ensure your RV exterior is maintained including cleaned while in storage.

Golf Carts may be stored on the same site as RV.

RV's must meet Article IV RV Area Section 4.1 RV Restrictions

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R-Ranch staff will move an RV:

- Monday-Friday only
- Owner shall fill out the RV Move Request Form at office or email the form to the front office. Request will be made no later than 48 hours prior to intended move.
- Cost of move shall be based upon the options chosen on the move request form.

While your RV is in the storage it must be locked and secured by the Owner at all times. All personal property or related equipment left within or on a RV is the responsibility of the Owner. Your stored RV must have the tires inflated and be able to be moved. It is the Owner's responsibility to ensure your RV exterior is maintained including cleaned while in storage.

Golf Carts may be stored directly behind your RV or in the designated golf cart parking area.

RV's must meet Article IV RV Area Section 4.1 RV Restrictions

Section 2.5 GUEST CABIN AND RV SITE RESERVATIONS.

Owners may make advance reservations for guests for RV sites and Cabins. Advance RV site reservations for guest for Ranch holiday weekends may only be made beginning 14 days prior to the beginning of the Ranch holiday weekend. Advance Cabin reservations for guests on Ranch holiday weekends will be made only for the Chapel Hill Cabins; however, upon arrival guests may occupy, at the prevailing guest rate, a Rainbow Lake Cabin on a space available basis.

Section 2.5 GUEST CABIN AND RV SITE RESERVATIONS.

Owners may make advance reservations for guests for RV sites and Cabins made up to thirty (30) days in advance of arrival. Advance RV site & Cabin reservations for guests for Ranch holiday weekends may only be made beginning 14 days prior to the beginning of the Ranch holiday weekend.

Section 3.5 RAINBOW LAKE CABIN RESERVATION.

Each unit interest will receive fourteen (14) nights peak season (April 1 – November 30) and twenty-one (21) nights off peak season (December 1 – March 31) per calendar year at the prevailing usage only rate. Unit interest counts as (1) no matter how many names appear on the deed. Owners may stay an additional 10 nights per year at the over 14/21-night rate.

~~**Section 3.5 RAINBOW LAKE CABIN RESERVATION.**~~

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Section 3.4 TERMS OF RESERVATION.

Owners may occupy a cabin/RV/tent site for a period of fourteen (14) nights per visit. An absence of three (3) consecutive nights between visits is required. All Owners who hold an adopted RV site or cabin will be permitted to stay on property a maximum of twenty-one (21) nights in a single visit. With the exception of adopted sites all Owners' property must be removed from the cabin/RV/tent site at the end of each visit.

Cottages require a two-night minimum reservation.

During the winter months (December 1 – March 31), Owners are allowed to occupy a cabin/RV/tent site for a period of twenty-one (21) days, with a three (3) consecutive night leave in between visits.

R-Ranch is not designed for permanent residence, but for periodic enjoyment. All personal items left behind (including RV) will be considered a violation and will result in a fine for each night at the prevailing rate as set by the Board.

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Cottages require a two-night minimum reservation.

R-Ranch is not designed for permanent residence, but for periodic enjoyment. All personal items left behind (including RV) will be considered a violation and will result in a fine for each night at the prevailing rate as set by the Board.

Section 1.11 SIGNS AND ADVERTISEMENT.

No signs or advertisements may be posted anywhere on the R-Ranch without prior approval of the Executive Director.

I have a concern about RRanch and the tendency in the last major election cycle for owners to band together and politicize campers and golf carts with political signs. I feel that the ranch should be a politically neutral location and explicit political signage should not be allowed to be displayed on the ranch property.

My concern is that future political cycles may become even more passionate and there is a tendency for like minds to attract toward each other. If a member is not of that same mind set, they could be ostracized from regular ranch activities or in a worse case, there could be a threatening environment. Safety and property could be at risk.

My personal experience is that we've felt unwelcome in traditional patriotic activities like the 4th of July golf cart parade even though I proudly fly the American Flag. Also, casual walks with our dogs are routinely ruined with vulgar signage directed at particular political personalities.

Example:

(g) Signs. No sign of any kind shall be erected by an Owner or Occupant within the Community without the prior written consent of the Board except: (a) one (1) professional security sign consistent with the Community-Wide Standard not to exceed six inches (6") by six 18 inches (6") in size displayed on a Lot; (b) such signs as may be required by legal proceedings; and (c) such other signage expressly permitted via the Association's Rules and Regulations or Design Standards. In addition, in connection with a bona-fide offer to sell or lease a Lot, one (1) professionally lettered "For Sale" or "For Rent" sign may be displayed on a Lot; provided, however, that such signs must be consistent with the Community-Wide Standard and must comply in all respects with such specifications and requirements as may be published from time to time by the Board. Any other type of "For Sale" or "For Rent" sign shall not be permitted in the Community without the prior written approval of the Board. The Board shall have the right to erect any reasonable and appropriate signs.

(z) Flags. No flags may be displayed on any Lot without the prior written approval of the ACC or except as permitted by the Design Standards; provided, however, no such approval shall be required to display the flag of the United States of America on a Lot in accordance 21 with the provisions of the U.S. Flag Code (36 U.S.C. 173-178). The Board of Directors of the Association may promulgate reasonable rules and regulations with respect to the display of flags in the Community, including, without limitation, regulating the size of flags that may be displayed and imposing reasonable time, place and manner restrictions pertaining to the display of the flag of the United States of America; provided, however, the Association shall not enact any rule or regulation which has the effect of prohibiting any Owner from displaying the flag of the United States of America on a Lot in the Community in contravention of the Freedom to Display the American Flag Act of 2005, as may be amended from time to time.

I propose that the RRanch board consider some commonsense rules and guidelines to limit political or vulgar expressions on ranch property.

