R-Ranch

Board of Director's General Meeting

January 21, 2012

Agenda

I. **CALL TO ORDER- 9:30 A.M.- Larry Blaze, President**
II. **OPENING PRAYER- Brenda Harned**
III. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
IV. **SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES**
V. **APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES**
VI. **REPORTS**
   a. Financial Report- Sharon Caldwell, Executive Director
   b. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
   c. Stables Report- Tim Wingo, Stable Manager
   d. Sales Report- Wendy Wood
   e. Reservation Report -Michelle Colbert-Young

Standing Committee Report

1. Accommodations Committee- Chairman- Richard Duceatt
2. Covenants/Bylaws/Policy & Guidelines Committee- Chairman- Linda Steckley- Co-Chairman- Fawn Howell-
3. Finance Committee- Mike Foster
4. Land Use Committee- Chairman- Bryan Walker
5. Marketing Committee- Chairman- Christy Griffin
6. Owner's Concerns Committee- Chairman- Ellie McKinney

Special Committee/Board Appointed Committees

1. Breakfast With Santa Committee-Chairman, Ellie McKinney
2. Chapel Hill Cabin Rehab Committee- Chairman- Anita Curry
3. Dog Park Committee- Chairman-Gary Grant
4. Fire Wise Committee- Chairman- Hal Barrineau
5. Landscape /Beautification Committee- Patsy Bracy
6. Nominating Committee- Chairman- Mindy Keheley
7. Rainbow Lake Dam Committee- Larry Blaze/Steve Corbin
8. Rodeo - Chairman- Monica Hill
9. RV-6 Committee- Chairman- David Muckerman/Jason Davis

VII. Old Business

a. Cabin 901 Roof- Lisa Richards
b. Owner's right to 21 Days Stay for leased sites vs. Owner's right to 14 Days Stay for reservation sites.
c.
d.

VIII. New Business

a. Implementing our decisions after a meeting- Lisa Richards
b. Financial Statements for December & January- Lisa Richards
c. Implementation of the 2012 Budget- Alex Griffin
d. Rainbow Lake Cabin Reservation-Michelle Young
e. Appoint New Nominating Committee Chairman- Brenda Harned

IX. ADJOURN TO EXECUTIVE SESSION- Larry Blaze

X. RECONVENE GENERAL MEETING- Larry Blaze

XI. AGENDA FOR NEXT GENERAL MEETING

XII. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Larry Blaze

The next meeting of the R-Ranch Board of Directors will be held on February 18, 2012 at 9:30 A.M. in the R-Ranch board room.

XIII. MOTION TO ADJOURN GENERAL MEETING

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

XIV. ADJOURN GENERAL MEETING, DATE, TIME-Larry Blaze

February 18, 2012 at 11:30 ~~PM.~~ A.M.

R-Ranch

Board of Director's General Meeting

January 21, 2011

Minutes

I. CALL TO ORDER-

The monthly meeting of the R-Ranch Owner's Association Board of Directors was called to order on January 21' 2012 at 9:30 A.M. by **Larry Blaze, President**

The following BOD was present: Larry Blaze, Alex Griffin, Brenda Harned, Lisa Richards, Chris McKemie, Gary Harden, Cecil Pacetti and Rich Miramonti.

The following Board of Director was absent: Monica Hill

Eleven Owners attended *(sign in sheet attached)*

II. OPENING PRAYER

Brenda Harned opened the meeting in prayer.

III. REVIEW/APPROVE/AMEND/ACCEPT AGENDA

Lisa Richards made a motion to accept the agenda as distributed. **Gary Harden 2nd** the motion the motion carried and the agenda was accepted as distributed.

IV. SUSPEND READING/AMEND/ACCEPT PREVIOUS MONTH'S MINUTES

Lisa Richards made a motion to suspend reading the minutes. **Gary Harden 2nd** the motion. The motion carried.

Lisa Richard made a motion to accept the minutes as written. **Alex Griffin** 2nd the motion. The motion carried and the November minutes were approved as distributed.

V. REPORTS

a. Financial Report- Sharon Caldwell, Executive Director

Sharon Caldwell presented the Financial Reports for the time ending October 31, 2011. The following reports are available for all owners to review: Balance Sheet, Budget Comparison Report, Operating Variance Report, Income Statement and Peachtree Customer Account Status/Unit Status, Deed Project, Electric Invoicing Project and Blossman Project.

- Summary Budget Comparison Report (**page 8**) has changed drastically. There is no longer reserve income on this report. This was done for January so it is not quite as detailed as it will be in the February report. There are a couple of new forms (page8) is a summary. If you look at the budget there is a summary page and a detail page. The detail page list every line item, i.e., electric, propane, every administrative expense, copy, postage, etc. The summary page does not replace the detailed page it just gives a quick glance. The biggest change is taking off the reserve accounts.
- Budget Comparison Report- Reserve Account **(page 9)** is a total separate report for reserve accounts.

Any questions concerning the financial reports should be directed to Sharon Caldwell, Executive Director or Lisa Richards, Treasurer

b. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager

Steve Corbin reported his staff has been working hard:

- Rainy days have prohibited a lot of outside work.
- Working to better manage the electric usage; they have been removing light bulbs or reducing the wattage of the light bulbs.
- They winterized the Duplexes.
- They have been scraping and maintain the gravel roads.

Iris Copeland asked if there is some way to monitor electric usage on vacant RV sites. The board explained it is up to each owner as individuals to use the honor system, do the right thing and not use electric on RV sites that are not leased or reserved.

c. **Stables Report**- Tim Wingo, Stable Manager reported his staff has been: (Monthly stables report is attached)

- Cleaning grounds around the barn
- Rearranged the work hours to ensure there is a staff member available to feed the horses seven days a week. All the horses are looking healthy.
- There is plenty of hay as a result of seeding and fertilizing.
- Fencing is still an issue.

d. Sales Report- Wendy Wood

Wendy Wood reported on the sales and events for December 2011 and January 2012 *(Please review the events report attached)*

- Event totals for 2011 were 21 weddings and 15 events gross income $108,000.00
- Events Booked for 2012 to date is 19 events.
- **ZebraPower.com CyberComm Marketing, LLC**

Wendy is working with Dennis Everett with **ZebraPower.com**. They have an online directory that will help R-Ranch get found on the net and become more visible by utilizing the internet more effectively and establish an internet presence. They will utilize social media (Bing, Google, Yahoo, Ask.com, etc.) to bring attention to R-Ranch and help get our message to potential customers. While on the internet go to search, type in the word horse in GA and R-Ranch will pop up, type in the word camping in GA R-ranch will pop up, type in the word fishing In GA R-Ranch will pop up, so on and on. This will go out to states including but not limited to Florida, Mississippi, and Virginia.

- Sent brochures to the Florida Rally to be included in the goody bags in hope of stimulating some interest from that area.

Wendy suggested that we may want to bring bigger events to the ranch to bring in more revenue. **Brenda Harned** pointed out that the negative side to bringing larger events to the ranch including opening us up to additional liability and increased cost of insurance. **Lisa Richards** pointed out money for profit brings up a tax issue. **Cecil Pacetti** pointed out that money we make from assessments from the owners is non-taxable however sales/profit from outside based events is taxable. Lisa Richards pointed out we have to protect our **"Not for Profit" Status. The board** explained to Wendy that she should concentrate on selling new ownerships as our main source of income through assessment dollars.

e. Reservation Report -Michelle Colbert-Young submitted a reservation report for a period of September and October 2011.

November 2011

- Total Reservation -127
- Guest Reservation Total – 24/ $1,704.50

- Total Wedding Accommodations – 2/ $355.00
- Group Total – 0.00
- Rental Payments & deposits Collected -$525.00

December 2011

- Total Reservations- 107
- Guest Reservation Total - 14 / $642.25
- Total Wedding Accommodations – 7/ $693.50
- Groups – 1/ $240.00
- Reservation Report Accumulation
- Lottery Statistics
- RV Area Breakdown for Total Ratio 110/168=.654762 (65.5%)

Standing Committee Report

1. Accommodations Committee- Chairman- Richard Duceatt

- Richard presented a proposal to add 4 new sites in RV 5 area for future one year lease. The proposed sites would include three sites in the play ground area and one site between 512 and 513. The pad would be 60 feet long and concrete surface. The estimated cost is $6400.00 per pad. It was suggested the RV account would fund the construction of the new sites.

  The board of directors asked Richard Duceatt and Steve Corbin to present a scaled drawing of the proposed sites including firm pricing and permit information for consideration at the February meeting.

- RV 4 sites upgrade is near completion and maintenance is scheduled to start site upgrades in RV 2.
- Chapel Hill Cabins-After checking the meters on the cabins there was electric usage in one cabin in excess or $400.00 per quarter and another cabin's electric usage was in excess of $300.00 per quarter. The following motion was made.

- **Motion- Lisa Richard** made a motion "All cabins that currently have electric meters are billed quarterly for actual usage instead of a flat rate upon adoption or adoption renewal." **Gary Harden 2nd** the motion. All board members voted in favor, the motion carried. The change will start immediately.

- Patsy Bracey has completed the interior upgrade to Rainbow cabin number 1702 except for some cookware, dishes and flat ware. Patsy was able to stay within her budget while giving the place a really nice face lift including, new sofa, chairs, tables, lamps, bedding, and accessories. The board approved the upgrade and gave her permission to start on Rainbow cabin number 1701. Please stop by at your convenience to see what a nice job Patsy has done.

2. Covenants/Bylaws/Policy & Guidelines Committee- Chairman- Linda Steckley- Co-Chairman- Fawn Howell- No Report
3. Finance Committee- Mike Foster- No Report
4. Land Use Committee- Chairman- Bryan Walker- No Report
5. Marketing Committee- Chairman- Christy Griffin
    - Christy Griffin reported that Alex and Christy Griffin, Rich Miramonti, Wendy Wood, Iris and Brad Copeland and Gabe Nurmi are scheduled to work at the R-Ranch booth in the Atlanta RV Expo.
    - The board agreed to allow five ownerships to be given away in the R-Ranch Give Away Promotion during the Atlanta RV Expo.
6. Owner's Concerns Committee- Chairman- Ellie McKinney- No Report

Special Committee/Board Appointed Committees

1. Breakfast With Santa Committee-Chairman, Ellie McKinney- No Report
2. Chapel Hill Cabin Rehab Committee- Chairman- Anita Curry- No Report
3. Dog Park Committee- Chairman-Gary Grant- No Report
4. Fire Wise Committee- Chairman- Hal Barrineau- No Report
5. Landscape /Beautification Committee- Patsy Bracy- No Report
6. Nominating Committee- Chairman- Mindy Keheley- No Report

7. Rainbow Lake Dam Committee- Larry Blaze/Steve Corbin- No Report

8. Rodeo - Chairman- Monica Hill- No report

9. RV-6 Committee- Chairman- David Muckerman/Jason Davis-No Report

Break (10 min)

VI. Old Business

a. Cabin 901 roof- **Lisa Richards**

Lisa Richards wanted to know if she and Larry have the Board of Directors approval to install the new roof on Chapel Hill cabin number 901. Lisa and Larry are board approved roof installers and have permission to proceed with the installation of the new roof on cabin number 901 at their earliest convenience.

b. Owner's right to 21 days stay for leased sites vs. Owner's right to 14 days stay for reservation sites- **Alex Griffin**

Alex Griffin reported that several owners have contacted him concerning the number of days an owner is approved to stay on the ranch between visits. Several owners are of the opinion because an owner who leases a site has been approved 21 days stay with 3 days absence between visits is privileged over an owner who visits the ranch on a reservation and is only approved 14 days stay with 3 days absence between visits.

It was pointed out that an owner who leases a site pays $1000.00 for a one year lease, $6000.00 for a 5 year lease and pays for actual electric usage verses a reservation that does not pay for the site and pays $2.50 electric usage per night.

No motion was made.

New Business

a. Implementing our decisions after a meeting- **Lisa Richards**

Lisa Richards stated there seems to be some issues about getting the things implemented that we say we are going to do in the board meetings.

Example: We approved the 2012 Budget in the November 2011 board meeting; however the office staff did not think they could make it available to the owners before the November 2011 meeting minutes had been approved.

Lisa pointed out there is a motion recorded on tape and the budget was clearly approved. She feels the staff should have the authority to implement the board's decisions unless it involves a policy change that requires a 30 days' notice to the owners.

It is agreed during the board meeting; Sharon will compile a list of things that are to be implemented from the motions or decisions from the board of directors. An exception to this procedure is Policies and Guidelines that require a 30 days' notice to the owners. Sharon will follow up with Brenda Harned (Secretary) soon after the meeting to ensure she includes all motions and decisions from the board of directors.

b. Financial Statements for December & January- **Lisa Richards**

This topic was covered during the financial report.

c. Implementation of the 2012 Budget- **Alex Griffin**

Alex Griffin presented a summary of the operating account. He is concerned we are spending assessment money during the first quarter of the fiscal year that is collected in the second and fourth quarter of the fiscal year and is earmarked for future operating expense.

Cecil Pacetti explained that the fiscal year is from January 1 to December 31. The assessments are billed and collected in April and October during the fiscal year. Lisa and Cecil further explained we bill the owners in April and October; however those assessments are for January through December. We are operating on an accrual accounting method thus we are in order to spend the money starting January 1st of the fiscal year.

d. Rainbow Lake Cabin Reservation- Michelle Young

Michelle Young submitted a proposal to change Rainbow Lake Cabin Reservations. *(see attached proposal)*

e. Appoint New Nominating Committee Chairman- **Brenda Harned**

Brenda Harned asked Larry Blaze, President to appoint Anita Curry to Nominating Committee Chairman to fill the vacancy due to the resignation of Mindy Keheley. Anita Curry accepted the appointment and the board voted unanimous in favor of Anita's appointment.

ADJOURN TO EXECUTIVE SESSION- Personnel- Larry Blaze

VII. RECONVENE GENERAL MEETING- Larry Blaze

VIII. AGENDA FOR NEXT GENERAL MEETING- nothing stated

IX. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Larry Blaze

The meeting of the R-Ranch Board of Directors will be held on February 18, 2012 at 9:30 A.M. in the R-Ranch board room.

X. MOTION TO ADJOURN GENERAL MEETING

(Motion to adjourn general meeting) Lisa Richards

(2nd Motion to adjourn general meeting) Brenda Harned

Unanimous vote by the board of directors.

XI. ADJOURN GENERAL MEETING, DATE, TIME-Larry Blaze

The meeting adjourned on January 21, 2012 at 12:30 PM.

Respectfully submitted by Brenda Harned

Brenda Harned, Secretary

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

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

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

Active	980	734	852			942	955	775	865	913	937	950	960	861	874
Suspended	162	410	291			128	106	285	195	139	114	99	85	188	177
Master Credit	83	81	82			8	17	15	15	20	23	26	30	29	28
R-Ranch/Invent						3	7	13	13	560	563	563	563	565	562
BD W/O						148	146	143	143	142	143	142	142	136	136
Bankruptcy														1	3
To be Researched										626	620	620	620	620	620
TOTAL UNITS	1225	1225	1225	0	0	1229	1231	1231	1231	2400	2400	2400	2400	2400	2400
Status as of:	9/17/10	10/22/10	11/20/10	12/1/10	1/1/11	2/18/11	3/18/11	4/18/11	5/20/11	6/17/11	7/15/11	8/19/11	9/16/11	10/21/11	11/18/11

Active	911	913													
Suspended	145	108													
Master Credit	25	33													
R-Ranch/Invent	561	561													
BD W/O	134	165													
Bankruptcy	4	0													
To be Researched	620	620													
TOTAL UNITS	2400	2400	0	0	0	0	0	0	0	0	0	0	0	0	0
Status as of:	12/19/11	1/19/12													

R-Ranch In The Mountains Association
Book Balance
January 20, 2012

Petty Cash	$	200.00
Register Cash		300.00
Operating Bank Account		29,903.00
Lodge/Event Bank Account		64,862.29
Cabin Project Bank Account		48,731.61
Stable Project Bank Account		7,788.79
Property Tax Escrow Bank Acct		35,778.39
Payroll Bank Account		2,320.81
Rainbow Dam/Legal Bank Account		275,016.43
Infrastructure MM Bank Account		8,480.13
RV Bank Account		72,544.76
RV-6 Project Bank Account		42,737.35
	$	588,663.56

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United Community Bank

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Summary | Accounts | Funds Management | Print

Account Summary as of 01/20/2012 2:13 PM sorted by Group, Product Description

Checking Accounts sorted by Product Description In Ascending Order

Product Description	Account Nickname	Current Balance	Available Balance
BUSINESS IMMA [redacted]	STABLE FUND	7,918.79	7,918.79
BUSINESS IMMA [redacted]	CABIN FUND	48,731.61	48,731.61
BUSINESS IMMA [redacted]	RV FUND	72,507.26	72,507.26
BUSINESS IMMA [redacted]	PROPERTY TAX	34,778.39	34,778.39
BUSINESS IMMA [redacted]	RAINBOW DAM ACCT	275,016.43	275,016.43
BUSINESS IMMA [redacted]	INFRASTRUCTURE	8,480.13	8,480.13
BUSINESS IMMA [redacted]	RV PROJECT ACCT	42,774.85	42,774.85
BUSINESS VALUE [redacted]	LODGE EVENTS	65,004.07	65,004.07
BUSINESS VALUE [redacted]	PAYROLL	2,794.29	2,794.29
PRESTIGE BUSINESS [redacted]	OPERATING	41,953.10	41,953.10
Total Checking Accounts:		**599,958.92**	**599,958.92**

Support Bill Pay Enrollment Bill Pay Service Remote Deposit Login

Disclosures Frequently Asked Questions

EQUAL HOUSING LENDER Member FDIC

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DATE	CURRENT Assessments Collected	PAST DUE Assessments & FC Collected	Prepaids	Totals
December				
12/1/2011	1,110.00	110.79	317.61	1,538.40
12/2/2011	1,510.42	1,299.76	479.36	3,289.54
12/3/2011	-	-	-	-
12/4/2011	-	-	-	-
12/5/2011	1,698.64	173.97	100.00	1,972.61
12/6/2011	-	-	-	-
12/7/2011	-	-	-	-
12/8/2011	1,780.00	508.71	12.01	2,300.72
12/9/2011	-	-	-	-
12/10/2011	-	-	-	-
12/11/2011	-	-	-	-
12/12/2011	455.00	232.98	120.00	807.98
12/13/2011	455.00	115.98	-	570.98
12/14/2011	-	25.00	-	25.00
12/15/2011	-	-	-	-
12/16/2011	-	375.45	226.77	602.22
12/17/2011	-	278.08	-	278.08
12/18/2011	-	-	-	-
12/19/2011	-	200.00	227.00	427.00
12/20/2011	-	100.00	-	100.00
12/21/2011	-	-	-	-
12/22/2011	-	-	-	-
12/23/2011	-	-	-	-
12/24/2011	-	-	-	-
12/25/2011	-	-	-	-
12/26/2011	-	-	-	-
12/27/2011	1,365.00	133.78	370.18	1,868.96
12/28/2011	910.00	176.43	35.00	1,121.43
12/29/2011	305.00	314.12	75.84	694.96
12/30/2011	-	-	-	-
12/31/2011		120.00	75.00	195.00
Totals	9,589.06	4,045.05	2,038.77	15,597.88 ✓

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

ASSETS

Current Assets		
Petty Cash	$ 200.00	
Register Cash	300.00	
Operating Bank Account	92,643.38	
Lodge/Event Bank Account	64,754.44	
Cabin Project Bank Account	48,731.61	
Stable Project Bank Account	7,763.79	
Property Tax Escrow Bank Acct	12,778.39	
Payroll Bank Account	2,234.33	
Rainbow Dam/Legal Bank Account	275,016.43	
Infrastructure MM Bank Account	8,480.13	
RV Bank Account	68,994.76	
RV-6 Project Bank Account	42,737.35	
Accounts Receivable	278,123.22	
Other Receivables	3,501.68	
Prepaid Expenses	4,258.00	
Total Current Assets		910,517.51
Property and Equipment		
Furniture & Fixtures	82,992.71	
Vehicles	51,396.00	
Machinery & Equipment	197,224.11	
Horses & Sports Equipment	63,339.16	
RV Improvements	37,700.00	
Buildings and Improvements	652,246.81	
Accumulated Depreciation	(591,101.78)	
Total Property and Equipment		493,797.01
Other Assets		
Unsold Ranch Memberships	90,000.00	
Dam Consulting in Progress	27,737.35	
Total Other Assets		117,737.35
Total Assets		$ 1,522,051.87

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	$ 24,972.18	
Refundable Deposits	3,750.00	
Sales Tax Payable	1,236.20	
Accrued Property Tax	14,000.00	
Accrued Expenses	4,050.00	
Prepaid Assessments	11,267.41	
Prepaid Electric	74.35	
Other Payables	1,882.67	
Total Current Liabilities		61,232.81
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		61,232.81

Unaudited - For Management Purposes Only

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

Capital		
Lodge Retained Earning	54,620.46	
RV Retained Earnings	100,699.72	
RV 6 Retained Earnings	36,575.00	
Cabin Retained Earning	52,476.25	
Stable Retained Earnings	13,389.45	
Infrastructure Retained Earn	9,417.20	
Legal Retained Earnings	23,145.28	
Dam Retained Earnings	251,020.62	
Undesignated Net Assets	834,538.60	
Current Year Net Assets Change	84,936.48	
Total Capital		1,460,819.06
Total Liabilities & Capital		$ 1,522,051.87

R-Ranch In The Mountains Association
Summary Budget Comparison Report
For the Twelve Months Ending December 31, 2011

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	$ 0.00	$ 0.00	0.00	$ 1,103,988.6	$ 1,119,300.0	(15,311.32)
Children's Rights	0.00	0.00	0.00	2,760.00	2,200.00	560.00
Electric Reimbursements	637.50	1,000.00	(362.50)	57,812.54	60,350.00	(2,537.46)
Interest Income	0.89	150.00	(149.11)	101.45	1,800.00	(1,698.55)
Fines & Fees	0.00	25.00	(25.00)	380.00	600.00	(220.00)
Late Fees & Finance Charges	6,233.79	5,000.00	1,233.79	51,735.81	60,000.00	(8,264.19)
Ownership Sales & Transfers	1,000.00	750.00	250.00	14,577.00	16,600.00	(2,023.00)
Reserve Funding Operating	1,560.30	0.00	1,560.30	85,529.44	0.00	85,529.44
RV Moves, Pet & Day Use F	180.00	200.00	(20.00)	5,760.00	3,395.00	2,365.00
Sales	1,009.32	400.00	609.32	13,910.06	15,645.00	(1,734.94)
Rodeo Income	0.00	0.00	0.00	33,293.00	0.00	33,293.00
Vending Income	90.00	0.00	90.00	651.25	600.00	51.25
Recovery of Bad Debt	678.08	0.00	678.08	10,592.57	0.00	10,592.57
Miscellaneous Income	166.04	250.00	(83.96)	1,299.03	3,000.00	(1,700.97)
Total Operating Income	11,555.92	7,775.00	3,780.92	1,382,390.8	1,283,490.0	98,900.83
Operating Expenses						
Employee Expenses	52,995.63	52,198.00	(797.63)	501,594.94	512,326.00	10,731.06
Administrative Expenses	5,533.32	3,771.00	(1,762.32)	64,758.17	76,587.00	11,828.83
Cabin Expenses	143.61	150.00	6.39	1,875.03	1,800.00	(75.03)
Cleaning Expenses	2,743.47	2,400.00	(343.47)	27,554.76	43,950.00	16,395.24
General Property Maintenanc	9,343.00	7,770.00	(1,573.00)	119,505.62	120,910.00	1,404.38
Lodge Expenses	(200.10)	100.00	300.10	7,920.33	6,500.00	(1,420.33)
Owner Events	1,055.83	1,500.00	444.17	4,341.43	9,250.00	4,908.57
Ownership Sales & Transfers	244.12	300.00	55.88	4,301.01	3,300.00	(1,001.01)
RV Expenses	0.00	100.00	100.00	950.04	1,200.00	249.96
Sales & Marketing Expense	567.00	500.00	(67.00)	4,380.06	6,000.00	1,619.94
Sales Expense	1,373.65	550.00	(823.65)	8,535.47	11,425.00	2,889.53
Stables Expense	2,618.02	2,000.00	(618.02)	28,952.70	29,089.00	136.30
Utilities Expense	17,080.06	20,850.00	3,769.94	204,701.00	228,774.00	24,073.00
Rodeo Expense	0.00	0.00	0.00	31,405.47	0.00	(31,405.47)
Property Insurance Expense	0.00	4,050.00	4,050.00	50,353.00	51,050.00	697.00
Property Taxes Expense	7,000.00	7,000.00	0.00	86,613.72	84,000.00	(2,613.72)
Bad Debt Expense	(86,896.28)	(87,000.00)	(103.72)	162,901.15	162,342.43	(558.72)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	135.00	150.00	15.00	908.40	1,800.00	891.60
Total Operating Expenses	13,736.33	16,389.00	2,652.67	1,311,552.3	1,350,303.4	38,751.13
Net Operating Income	$ (2,180.41)	$ (8,614.00)	6,433.59	$ 70,838.53	$ (66,813.43)	137,651.96

M/E December

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R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the Twelve Months Ending December 31, 2011

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	$ 1,895.75	$ 2,000.00	(104.25)	$ 53,766.46	$ 51,753.00	2,013.46
Cabin Reserve Expenses	464.75	194.00	(270.75)	57,839.28	29,526.12	(28,313.16)
Net Cabin Reserve Income	1,431.00	1,806.00	(375.00)	(4,072.82)	22,226.88	(26,299.70)
RV Reserve Income	1,676.13	7,350.00	(5,673.87)	62,964.90	118,575.00	(55,610.10)
RV Reserve Expenses	2,558.24	0.00	(2,558.24)	58,681.29	31,952.60	(26,728.69)
Net RV Reserve Income	(882.11)	7,350.00	(8,232.11)	4,283.61	86,622.40	(82,338.79)
RV 6 Reserve Income	3.84	0.00	3.84	52,738.25	0.00	52,738.25
RV 6 Reserve Expenses	0.74	0.00	(0.74)	45,880.61	0.00	(45,880.61)
Net RV6 Reserve Income	3.10	0.00	3.10	6,857.64	0.00	6,857.64
Lodge Reserve Income	6,826.29	0.00	6,826.29	108,081.81	50,770.00	57,311.81
Lodge Reserve Expenses	9,261.57	0.00	(9,261.57)	96,430.06	31,049.21	(65,380.85)
Net Lodge Reserve Income	(2,435.28)	0.00	(2,435.28)	11,651.75	19,720.79	(8,069.04)
Stables Reserve Income	385.60	200.00	185.60	9,873.03	6,700.00	3,173.03
Stables Reserve Expenses	19.28	0.00	(19.28)	15,547.97	5,074.67	(10,473.30)
Net Stables Reserve Income	366.32	200.00	166.32	(5,674.94)	1,625.33	(7,300.27)
Infrastructure Reserve Incom	95.48	477.50	(382.02)	8,902.51	14,930.87	(6,028.36)
Infrastructure Reserve Expen	(443.30)	0.00	443.30	8,700.33	2,933.91	(5,766.42)
Net Infrastructure Reserve In	538.78	477.50	61.28	202.18	11,996.96	(11,794.78)
Dam/Legal Reserve Income	56.50	0.00	56.50	1,123.62	0.00	1,123.62
Dam/Legal Reserve Expense	0.00	0.00	0.00	273.09	0.00	(273.09)
Net Infrastructure Reserve In	56.50	0.00	56.50	850.53	0.00	850.53
Total Net Reserve Income	$ (921.69)	$ 9,833.50	(10,755.19)	$ 14,097.95	$ 142,192.36	(128,094.41

R-Ranch In The Mountains
Reserves Variance Report
December 2011

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Cabin	1,431	1,806	(375)	(4,073)	22,227	(26,300)

The year to date unfavorable variance is due to some major repairs to power lines in that area, moving a percentage to the Operating account and recalculation of the equipment purchases.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - RV & RV6	(879)	7,350	(8,229)	11,142	86,622	(75,481)

The monthly unfavorable variance is due to the purchase of timber for RV4 Rehab. The year to date unfavorable variance is due to the aforementioned, the repair of the pump in the ball field lift station, moving a percentage to the Operating account, supplies needed for road and drainage repair and recalculation of equipment purchases.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Lodge	(2,435)	0	(2,435)	11,652	19,721	(8,069)

The monthly unfavorable variance is due to additional expenses related to the additional income. The year to date unfavorable variance is due to the carpet cleaning, reimbursement for expenses for the past year to Wendy, moving a percentage to the Operating account, AC work, the purchase of square baler, the allocation of bulldozer purchase being recalculated with current account balances and the purchase of carpet.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Stables	366	200	166	(5,675)	1,625	(7,300)

The year to date unfavorable variance is due to moving a percentage to the Operating account, ditch work needed for the pasture near the Crosswind section, magazine subscription renewals and the allocation of bulldozer purchase being recalculated with current account balances.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Infrastructure	539	478	61	202	11,997	(11,795)

The year to date unfavorable variance is due to a few months of little or no contributions due to equipment purchases.

R-Ranch In The Mountains
Operating Variance Report
December 2011

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Children's Rights	0	0	**0**	2,760	2,200	**560**

The year to date favorable variance is due to additional owners obtaining Children's Rights.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Interest Income	1	150	**(149)**	101	1,800	**(1,699)**

The year to date unfavorable variance is due to interest being booked to the correct reserve income accounts.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Late Fees & Finance Charge Income	6,239	5,000	**1,239**	51,795	60,000	**(8,205)**

The monthly favorable variance is due to billing finances charges 15 days later than normal. Finance charges are calculated daily. The year to date unfavorable variance is due to writing off bad debt last year that were previously being charged late fees and more owners in good standing therefore not being charged late fees.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Ownership Sales & Transfers	1,000	750	**250**	14,577	16,600	**(2,023)**

The year to date unfavorable variance is due to less sales in house so far this year.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
RV Moves, Pet & Day Use Fees	180	200	**(20)**	5,760	3,395	**2,365**

The year to date favorable variance is due to more owners utilizing the maintenance department for their RV set up.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Sales	1,009	40	**969**	13,910	15,645	**(1,735)**

The monthly favorable variance is due to more tanks being filled due to the cold weather and shirt sales. The monthly unfavorable variance is due to holding off purchasing souvenirs to a later date.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Recovery of Bad Debt	678	0	**678**	10,593	0	**10,593**

The monthly and year to date favorable variances are due to this being unbudgeted income.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Administrative Expenses	5,533	3,771	**(1,762)**	64,758	76,587	**11,829**

The monthly unfavorable variance is due to CPA billing for personal property taxes. The year to date favorable variance is due to our not conducting an audit as budgeted in February and postponing computer maintenance until a later date.

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

R-Ranch In The Mountains
Operating Variance Report
December 2011

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Cleaning - Service Expense						
	2,743	2,400	**(343)**	27,555	43,950	**16,395**

The year to date favorable variance is due to not hiring additional employees as budgeted and applying the site fee paid by work campers to this account.

General Property Maintenance						
	9,343	7,770	**(1,573)**	119,506	120,910	**1,404**

The monthly unfavorable variance is due to receiving a fuel delivery budgeted in a previous month.

Lodge Expenses						
	(200)	100	**300**	7,920	6,500	**(1,420)**

The year to date unfavorable variance is due to contamination of the pool two times this year.

Owner Events						
	1,056	1,500	**444**	4,341	9,250	**4,909**

The year to date favorable variance is due to the band being cancelled for luau and events being held at little or no cost.

Ownership Sales & Transfers						
	244	300	**56**	4,301	3,300	**(1,001)**

The year to date unfavorable variance is due to more owner to owner transfers therefore more credit and background checks than budgeted.

Sales Expense						
	1,374	550	**(824)**	8,535	11,425	**2,890**

The year-to-date favorable variance is due to the Coast to Coast & Passport America customers getting their main propane tanks filled and not ordering previously budgeted merchandise.

Utilities Expense						
	17,080	20,850	**3,770**	204,701	228,774	**24,073**

The monthly and year to date favorable variances are due to cooperative weather this year.

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

Project Account Reconciliation
December 31, 2011

Lodge / Event

Cash G/L Balance	1025	64,754.44
Lodge Reserve	2010	-
Refundable Deposits	2100	(3,750.00)
Lodge Retained Earnings	3801	(54,620.46)
Lodge Income G/L Balance	4515	(108,081.81)
Lodge Expense G/L Balance	6915	96,430.06
		(5,267.77)

Variances

[redacted]	180.00	Receivable
	310.00	Receivable
	1,500.00	Receivable
	1,000.00	Receivable
	1,500.00	Receivable
	1,000.00	Receivable
	925.00	From Operating
	(11.91)	From Operating
	(26.32)	From Operating
	(8.46)	From Operating
	(8.26)	From Operating
	(68.34)	From Operating
December 15%	(1,023.94)	To Operating
December 5%	-	To Infrastructure
	5,267.77	
Checks and Balances	0.00	

Cabin Reserve

Cabin Reserve

Cash G/L Balance	1030	48,731.61
Reserve G/L Balance	2020	-
Cabin Retained Earnings	3804	(52,476.25)
Reserve Income	4500	(53,766.46)
Reserve Expense	6900	57,839.28
		328.18

Variances

[redacted]	31.50	From Operating
December 15%	(284.36)	To Operating
December 5%	(75.32)	To Infrastructure
	(328.18)	
Checks and balances	-	

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Project Account Reconciliation

December 31, 2011

RV

Cash G/L Balance RV	1065	68,994.76
RV Improvements	1542	37,700.00
RV Reserve	2040	-
RV Retained Earnings	3802	(100,699.72)
RV Income	4520	(62,964.90)
RV Expense	6920	58,681.29
		1,711.43
Variances		
[redacted]		75.00
		(1,078.56)
		(79.16)
		(127.33)
		(82.75)
		(167.21)
November 15%		(251.42)
November 5%		
		(1,711.43)
Checks and Balances		(0.00)

RV6

Cash G/L Balance RV	1070	42,737.35	
RV 6 Reserve	2050	-	
RV 6 Retained Earnings	3803	(36,575.00)	
RV 6 Income	4521	(52,738.25)	
RV 6 Expense	6921	45,880.61	
		(695.29)	
Variances			
October 5%		(0.16)	To Infrastructure
November 15%		(0.54)	To Operating
November 5%		(0.15)	To Infrastructure
December 15%		(0.58)	To Operating
December 5%		(0.16)	To Infrastructure
[redacted]		1,367.80	From RV
		(455.00)	To Operating
		(106.96)	To Operating
		(2.80)	To Operating
		(50.00)	To Operating
		(6.16)	To Operating
		(50.00)	To Operating
		695.29	
Checks and Balances		-	

Project Account Reconciliation
December 31, 2011

Stables

Cash G/L Balance	1035	7,763.79	
Reserve G/L Balance	2030	-	
Stable Retained Earnings	3805	(13,389.45)	
Reserve Income	4525	(9,873.03)	
Reserve Expense	6925	15,547.97	
		49.28	
Variances			
[redacted]		(50.00)	To Operating
		20.00	From Operating
November 5%		(19.28)	To Infrastructure
		(49.28)	
Checks and Balances		(0.00)	

Rainbow Dam Account

Cash G/L Balance Dam	1055	275,016.43	
Reserve G/L Balance Dam	2060	-	
Reserve G/L Balance Legal	2070	-	
Legal Retained Earnings	3808	(251,020.62)	
Dam Retained Earnings	3807	(23,145.28)	
Reserve Income Dam / Legal	4530	(1,123.62)	
Reserve Legal Expense	6930	273.09	Legal to Operating
		(0.00)	
Variances			
		-	
Checks and Balances		(0.00)	

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Project Account Reconciliation
December 31, 2011

Infrastructure Account

Cash G/L Balance	1060	8,480.13	
Reserve G/L Balance	2080	-	
Property Insurance Retained Earnings	3806	(9,417.20)	
Reserve Income	4510	(8,902.51)	
Reserve Expense	6910	8,700.33	
		(1,139.25)	
Variances			
December 5%			
Cabin 5%		75.32	
Lodge 5%		-	
RV 5%		-	
RV-6 5%		0.16	
RV 6 5% - October		0.16	
RV 6 5%		0.15	
Stables 5%		19.28	
[redacted]	Ballfield Lift Station	78.79	To Operating
	Ballfield Lift Station	78.79	to Operating
		443.30	From Operating
		443.30	From Operating
		1,139.25	
Checks and Balances		(0.00)	

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Fuel Log Monthly Composites

July

Maintenance	69.4
Security (old)	84.2
Office	4
Housekeep	16
*Employees	0
*Owners	4.1
	177.7

August

Maintenance	96.8
Security (old)	77.7
Office	4
Housekeep	0
*Employees	0
*Owners	0
	178.5

September

Maintenance	66.2
Security	59.2
Office	5.7
Housekeep	23.6
*Employees	8
*Owners	4
	166.7

October

Maintenance	106
Security	107
Office	1.6
Housekeep	24.4
*Employees	9.2
*Owners	0
	248.2

November

Maintenance	82.3
Security	80.8
Office	0
Housekeep	25.5
*Employees	11.1
*Owners	0
	199.7

December

Maintenance	53.6
Security	97.7
Office	0
Housekeep	15
*Employees	0
*Owners	0
	166.3

2012

January

Maintenance	
Security	
Office	
Housekeep	
*Employees	
*Owners	
	0

February

Maintenance	
Security	
Office	
Housekeep	
*Employees	
*Owners	
	0

March

Maintenance	
Security	
Office	
Housekeep	
*Employees	
*Owners	
	0

*Please note: All employee and Owner gas is paid for and priced at that day's current rate per gallon. This is strictly for emergency use only.

LOCATION	METER #	Nov 2011 KW Hrs	Nov 2010 KW Hrs	Difference
Main Office	1125255	2282	2866	-584
Maintenance Building	80556145	1938	2120	-182
Mini Golf/Ball Field	17954585	0	0	0
Lift Station Ball Field	33555909	204	253	-49
Tennis Courts	17954584	62	111	-49
Lake Cabins (Duplex 802)	58742533	9300	10680	-1380
Lake Cabins (Single 813)	50232483	3400	3440	-40
Pool House	17943617	82	177	-95
Lodge	28823697	12060	12840	-780
Chapel	17943616	1250	738	512
Chapel Hill Bath House 1	17957998	2983	2557	426
Chapel Hill Central Meter (Pasture)	10142859	85	720	-635
Chapel Hill Bath House 2	17957999	3417	4243	-826
Water Pump	52007768	1364	1235	129
Stables	17957996	2500	2167	333
Stable house	17950709	830	970	-140
Lake Cabins (Rental 1701)	39839867	9300	9060	240
Arena RV Sites	32473597	826	1148	-322
Corral Area (Rodeo ring)	17946797	0	1	-1
Lift Station RV Area	1144078	127	73	54
Tent Area / RV 3	34437197	2174	3705	-1531
RV 1 (feeds concrete only)	32460630	2214	2632	-418
RV 2 / B HOUSE (feeds RV 1 creek)	34739251	2923	3192	-269
RV 2 (2/4 intersection front)	39554993	6625	5954	671
RV 4 (2/4 intersection back)	34739250	3656	3715	-59
RV 5 (beginning, next to 521)	48293143	4960	4320	640
RV 5 (end, next to 526)	39902151	3273	3192	81
RV 7 A	45122016	1606	2216	-610
RV 7 B	45122018	1516	2381	-865
Sewage Treatment Plant	58234989	2918	2912	6
Sprayfield Pump	80556134	110	21	89
Dede house	20412958	0	9	-9
		83985	89648	-5663

Total Savings **($792.82)**

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Power Usage Comparison Report -November 2011 and November 2010

Monthly Stable Report

	Special Notes	Weather Conditions	# of Horses Brought in	# of Owners on Trail	# of Owners in Corral	# of Guests on Trail	# of Guests in Corral	$ Collected
Sunday, November 20, 2011	Rain a.m.		15	3	2	0	0	$ -
Monday, November 21, 2011		clear/wet	19	0	18	0	2	$ 30.00
Friday, November 25,2011		clear	24	26	10	2	5	$ 125.00
Saturday, November 26, 2011		cloudy/65deg	22	26	15	2	2	$ 80.00
Sunday, November 27, 2011	sprinkle a.m.	cloudy	24	2	5	1	0	$ 15.00
Monday, November 28, 201	flash floods	heavy rain	0	0	0	0	0	$ -
Friday, December 2, 2011	farrier		20	0	2	0	0	$ -
Saturday, December 3, 2011	breakfast w/Santa		11	0	2	0	1	$ 15.00
Sunday, December 4, 2011		cloudy/ cool	13	10	1	0	0	$ -
Monday, December 5,2011		cloudy cool	15	0	0	0	0	$ -
Friday, December 9, 2011		clear/cold	10	0	0	0	0	$ -
Saturday, December 10, 2011		clear/cold	18	5	1	12	0	$ 300.00
Sunday, December 11, 2011		clear/cold	13	0	1	0	0	$ -
Monday, December 12, 2011	Feed Store	Rain	11	0	0	0	0	$ -
Friday, December 16, 2011		Rain	11	0	0	0	0	$ -
Saturday, December 17, 2011	Started preventative hoof	Wet - no trails	16	0	9	0	0	$ -
Sunday, December 18, 2011	hoof treatment &		16	12	5	2	0	$ 50.00
Monday, December 19, 2011		Clear	13	8	0	0	0	$ -
Friday, December 23, 2011		clear/wet trails	10	0	2	0	0	$ -
Saturday December 24, 2011	Christmas eve- 1/2	clear/wet	0	0	0	0	0	$ -
Sunday, December 25, 2011	Christmas Day-no	overcast/rain	10	0	0	0	0	$ -
Monday, December 26,2011	Feedstore	overcast/rain	10	0	0	0	0	$ -
Friday, December 30, 2011		Overcast	10	3	0	0	0	$ -
Saturday, December 31, 2011		clear	16	14	2	0	1	$ 65.00
					Guest Totals:	**0**	**0**	$ 650.00

Monthly Stable Report

	Special Notes	Weather Conditions	# of Horses Brought in	# of Owners on Trail	# of Owners in Corral	# of Guests on Trail	# of Guests in Corral	$ Collected	
Sunday, January 1, 2012		rain/cloudy	10	0	0	0	0		
Monday, January 2, 2012		clear/cold	10	0	0	0	0	0.00	
Friday, January 6, 2012		clear/cold	14	4	0	1	0	25.00	
Saturday, January 7, 2012		some rain	14	9	1	1	2	55.00	
Sunday, January 8, 2012		all day rain	20	0	0	0	0	0.00	
Monday, January 9, 2012		all day rain	16	0	0	0	0	0.00	
Friday, January 13, 2012	kim out sic	cloudy/cold	10	0	0	0	0	0.00	
Saturday, January 14,2012		clear/cold	12	8	1	0	2	30.00	cc
Sunday, January 15, 2012		clear/cold	16	12	8	1	1	45.00	
Monday, January 16, 2012		overcast/cc	16	12	6	1	1	40.00	
Friday, January 21, 2012		rain/cloudy	10	0	0	0	0	0.00	

total: $195

December & January – Event & Sales Reports

Marketing tracking-

Emails sent Dec. – Jan. 159 through **Constant Contact**

Emailed from website inquires-

15 and follow up call-
6 tours
2 over night stays
0 sales
2 might be interested in April

RV LEADS-

99 – From list – 88 emailed
25 calls

Bounces- 8+
Opens- 57
Opt outs- 3

Total Emails-

Sent- 320

Bounces- 49
Wrong email
Didn't recognize email from me
Don't remember giving permission
Email address changed
Out of Office – auto reply
Lost internet

Incoming calls-

On record- I returned 75 from messages left
+ not including direct pick up
Dec- Jan. 16th

Event totals for 2011-

21 weddings
15 events **Brought in $108,000 + overnight lodging**

Events Booked for 2012-

19 -Events

$16,500 deposits collected - weddings
$ 1,000 deposits collected – other events

$17,500 Total Deposits collected for 2012

Plus lodging deposits- ?

April, May, June, July, Sept., Oct., booked
December / January Sales / Events Report

December-
New sales- 0 for Dec. & Jan.
Owner Transfers- 1 Dec. & Jan. 1

Totals Transactions for 2011: 76

Transfers - 66

Ownerships taken back- **20**
Owner to Owner- **46**

New Sales- 10

RV show- 2	**Nurmi & Powell**
MY- 4	**Jan. - Dec.**
WW- 4	**Oct. – Nov.**

The 10 ownerships that were sold were all sold at - $500
4- Were charged prorated assessments
6- No assessment paid until the next annual due

2009-

Owner's assist- 34 priced at $500

Last time we collected more than $500 for a new sale was 2009 and we sold 2 for $2,700. Price has varied from 2009- present.

Total Transactions in 2012 –
Transfers- Jan. -3
New- 0

Over the years we have talked about bigger events here on property to bring in more revenue. I think that we should revisit these ideas and see what kind of options we have. I would like to make a proposal for 1-2 events here on property for the upcoming year. One idea: Popular local band to perform a concert with food, drink etc. If it would seriously be considered I will try to work on ideas in the next month. Marketing plan, cost breakdown, ticket price etc.

Reservation Report – November 2011

RENTAL	9
DUPLEX	32
SINGLE	41
CHAPEL HILL	7
RV 1	4
RV 2	3
RV 3	0
RV 4	2
RV 5	29
ARENA	0
TENT	0
STALL	0
TOTAL RESERVATIONS	**127**

Miscellaneous:

- Guest Reservations
  - Rentals – 1 .... Rental Reservation Total - $378.00
  - Cabins – 14 .... Cabin Reservation Total - $921.50
  - RVs – 2 .... RV Reservation Total – $160.00
  - Coast-to-Coast/Passport -7...... CTC/PA Reservation Total - $245.00
- **Guest Reservation Total – 24 / $1,704.50**

- **Total Wedding Accommodations – 2 / $355.00**

- Groups – 0
- **Group Total - $0.00**

- Rental Payments & Deposits Collected - $,1551.50

Submitted by: Michelle Young Date: 1/19/12

Reservation Report – December 2011

RENTAL	10
DUPLEX	7
SINGLE	44
CHAPEL HILL	11
RV 1	4
RV 2	1
RV 3	2
RV 4	1
RV 5	16
ARENA	2
TENT	6
STALL	3
TOTAL RESERVATIONS	**107**

Miscellaneous:

◈ Guest Reservations

Rentals – 0 .... Rental Reservation Total - $0.00

Cabins – 6 .... Cabin Reservation Total – $347.25

RVs – 3 .... RV Reservation Total – $220.00

Coast-to-Coast/Passport -5 ...... CTC/PA Reservation Total - $75.00

◈ **Guest Reservation Total – 14 / $642.25**

◈ **Total Wedding Accommodations – 7 / $693.50**

◈ Groups – 1

Glover Boy Scout Horsemanship Clinic - $240.00

◈ **Group Total - $240.00**

◈ Rental Payments & Deposits Collected - $975.00

Submitted by: Michelle Young Date: 1/19/22

Reservation Report Accumlation

APRIL	
RENTAL	11
DUPLEX	40
SINGLE	56
CHAPEL HILL	17
RV 1	11
RV 2	6
RV 3	4
RV 4	5
RV 5	44
ARENA	4
TENT	2
STALL	0
TOTAL RESERVATIONS	**200**
Guest Reservation Total	$2,418.50
Group Total	$1,957.50

MAY	
RENTAL	9
DUPLEX	23
SINGLE	42
CHAPEL HILL	22
RV 1	10
RV 2	5
RV 3	10
RV 4	8
RV 5	48
ARENA	3
TENT	2
STALL	8
TOTAL RESERVATIONS	**190**
Guest Reservation Total	$1,749.25
Group Total	$0.00

JUNE	
RENTAL	12
DUPLEX	39
SINGLE	69
CHAPEL HILL	45
RV 1	15
RV 2	15
RV 3	12
RV 4	8
RV 5	49
ARENA	6
TENT	8
STALL	2
TOTAL RESERVATIONS	**280**
Guest Reservation Total	$3,137.25
Group Total	$1,923.00

JULY	
RENTAL	17
DUPLEX	73
SINGLE	62
CHAPEL HILL	22
RV 1	15
RV 2	9
RV 3	11
RV 4	28
RV 5	51
ARENA	0
TENT	1
STALL	2
TOTAL RESERVATIONS	**291**
Guest Reservation Total	$2,680.25
Group Total	$3,293.25

AUGUST	
RENTAL	12
DUPLEX	18
SINGLE	68
CHAPEL HILL	9
RV 1	7
RV 2	10
RV 3	2
RV 4	13
RV 5	23
ARENA	0
TENT	0
STALL	0
TOTAL RESERVATIONS	**162**
Guest Reservation Total	$1,133.50
Group Total	$1,838.00

SEPTEMBER	
RENTAL	11
DUPLEX	32
SINGLE	60
CHAPEL HILL	24
RV 1	13
RV 2	17
RV 3	18
RV 4	21
RV 5	45
ARENA	2
TENT	0
STALL	2
TOTAL RESERVATIONS	**245**
Guest Reservation Total	$1,255.50
Group Total	$11,573.00

OCTOBER	
RENTAL	11
DUPLEX	30
SINGLE	53
CHAPEL HILL	13
RV 1	12
RV 2	6
RV 3	7
RV 4	11
RV 5	53
ARENA	3
TENT	0
STALL	0
TOTAL RESERVATIONS	**199**
Guest Reservation Total	$2,446.98
Group Total	$548.00

NOVEMBER	
RENTAL	9
DUPLEX	32
SINGLE	41
CHAPEL HILL	7
RV 1	4
RV 2	3
RV 3	0
RV 4	2
RV 5	29
ARENA	0
TENT	0
STALL	0
TOTAL RESERVATIONS	**127**
Guest Reservation Total	$1,704.50
Group Total	$0.00

DECEMBER	
RENTAL	10
DUPLEX	7
SINGLE	44
CHAPEL HILL	11
RV 1	4
RV 2	1
RV 3	2
RV 4	1
RV 5	16
ARENA	2
TENT	6
STALL	3
TOTAL RESERVATIONS	**107**
Guest Reservation Total	$642.25
Group Total	$240.00

the LOTTERY - 2011 Statistics

Saturday, January 08, 2011

# of attendees	9	(one present for cabin adoption)
# of leases available	4	(three 5-years, one 1-year)
# of sites leased	6	(one cabin, two 5-years, one 1-year, two 3-months)
		Notes: one 5-year did not lease

Saturday, February 05, 2011

# of attendees	4	
# of leases available	3	(one 5-year, two 1-years)
# of sites leased	2	(two 1-years)
		Notes: one 5-year did not lease

Saturday, March 05, 2011

# of attendees	14	(two present for cabin adoption)
# of leases available	7	(two 5-years, five 1-years)
# of sites leased	9	(two cabins, two 5-years, five 1-years)
		Notes: n/a

Saturday, April 02, 2011

# of attendees	13	
# of leases available	4	(one 5-year, three 1-years)
# of sites leased	5	(one 5-year, three 1-years, one 1-month)
		Notes: n/a

Saturday, May 07, 2011

# of attendees	16	
# of leases available	3	(one 5-year, two 1-years)
# of sites leased	9	(one 5-year, two 1-years, six 1-months)
		Notes: 9 of the 16 expressed an interest in RV 6.

Saturday, June 04, 2011

# of attendees	15	
# of leases available	3	(three 1-years)
# of sites leased	7	(three 1-years, four 1-months)
		Notes: 5 of the 15 expressed an interest in RV 6.

Saturday, July 02, 2011

# of attendees	19	
# of leases available	6	(one 5-year, five 1-years)
# of sites leased	12	(one 5-year, five 1-years, six 1-months)
		Notes: n/a

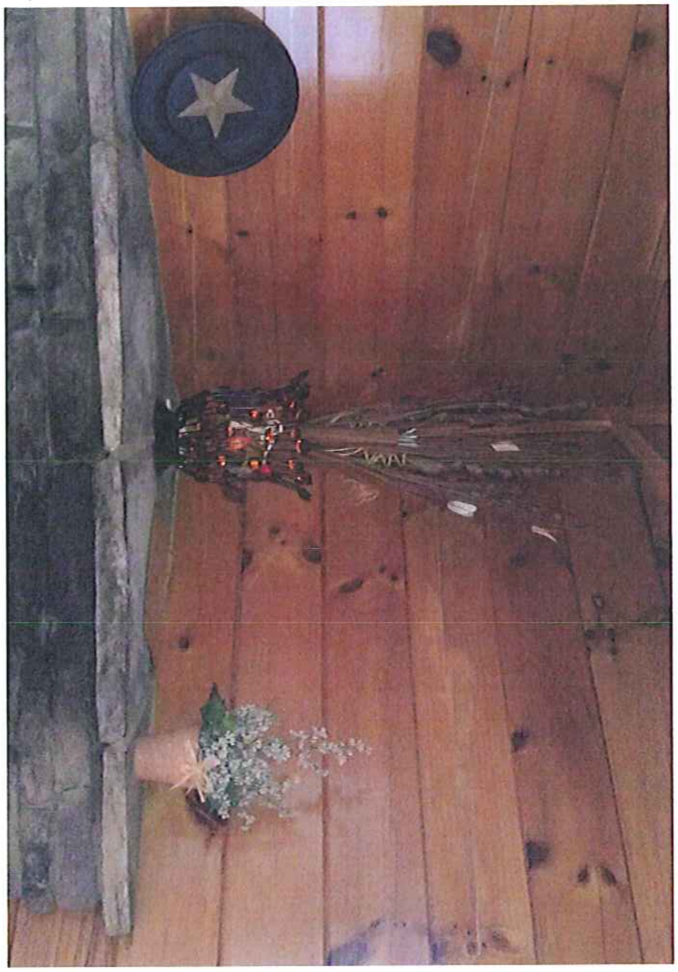
Saturday, August 06, 2011		
# of attendees	19	
# of leases available	6	(one 5-year, five 1-years)
# of sites leased	7	(one 5-year, five 1-years, five 1-months) *Notes: n/a*
Saturday, October 01, 2011		
# of attendees	14	
# of leases available	7	(seven 1-years)
# of sites leased	8	(five 1-years, two 1-months, one cabin) *Notes: two adoptions in RV 4 rolled over to the next month*
Saturday, November 05, 2011		
# of attendees	6	
# of leases available	6	(one 5-year, three 1-years, one 22-month, one 20-month)
# of sites leased	4	(two 1-years, twon 1-months) *Notes: one 5-year, one 1-year, one 22-month, and one 20-month rolleved over to the next month.*
Saturday, December 03, 2011		
# of attendees	10	
# of leases available	8	(two 5-year, two 1-years, one 21-month, two 19-month, one 50-month)
# of sites leased	7	(one cabin, one 50-month, one 21-month, one 19-month, one 1-year, two 1-months) *Notes: two 5-year, one 1-year, one 19-month rolleved over to the next month*

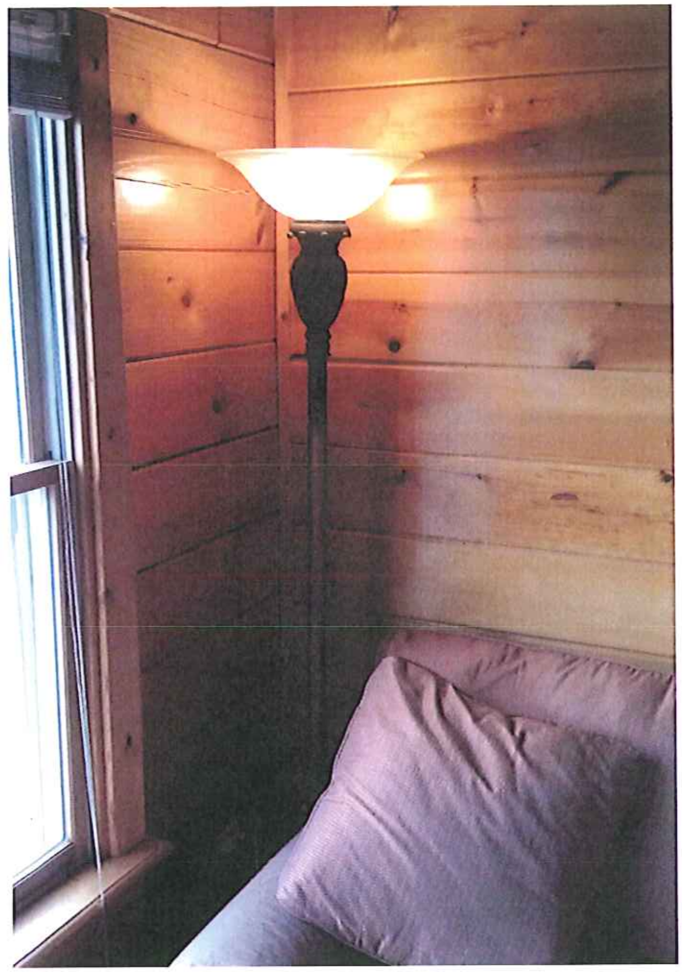
Report compiled by Michelle Colbert 1/20/12

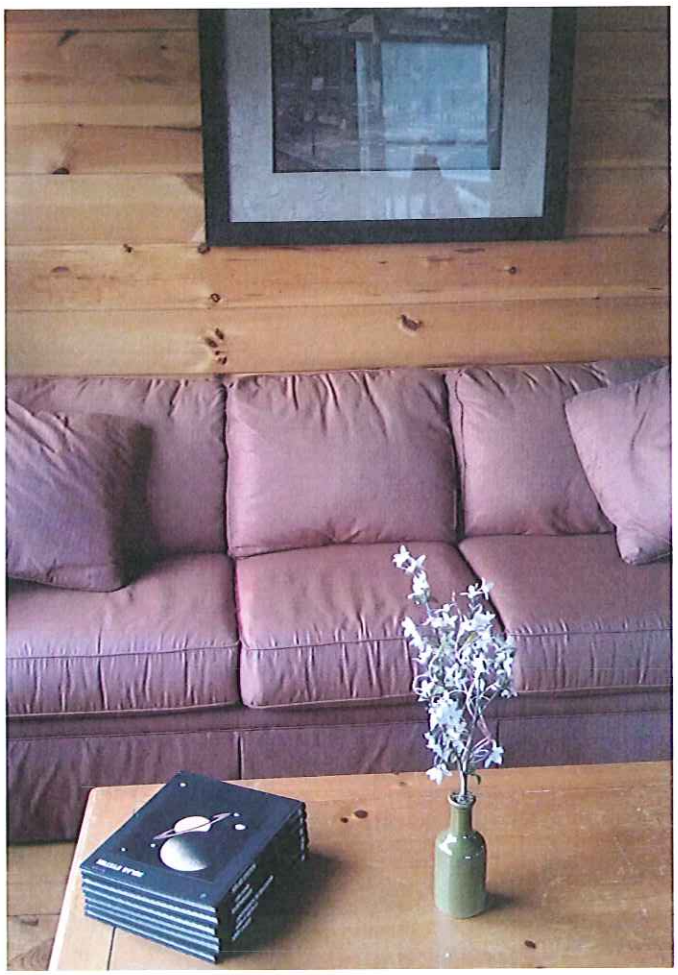
the LOTTERY - 2012 Statistics

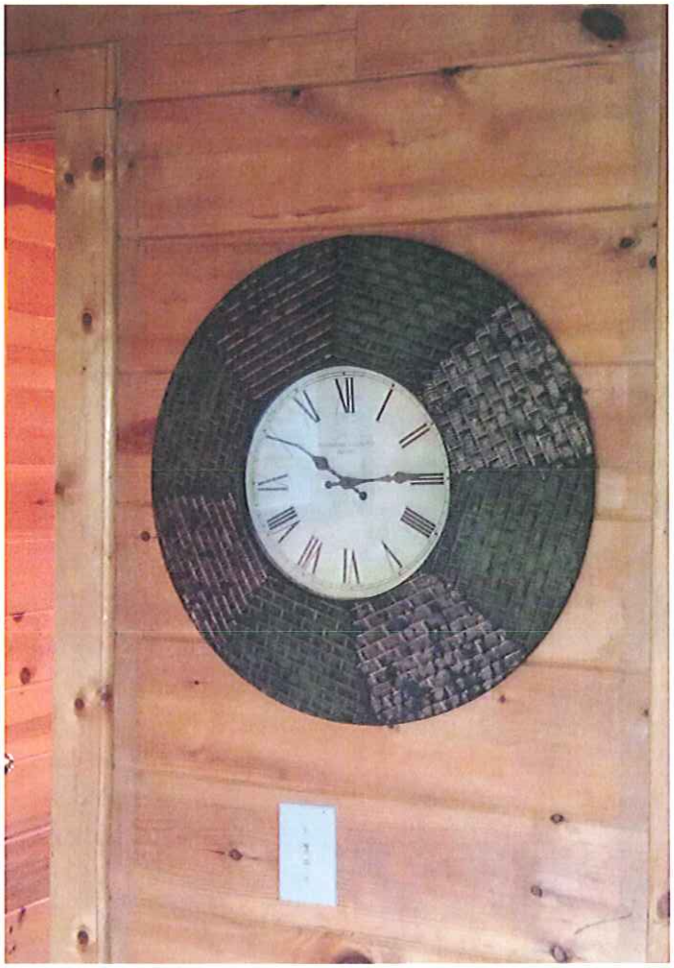
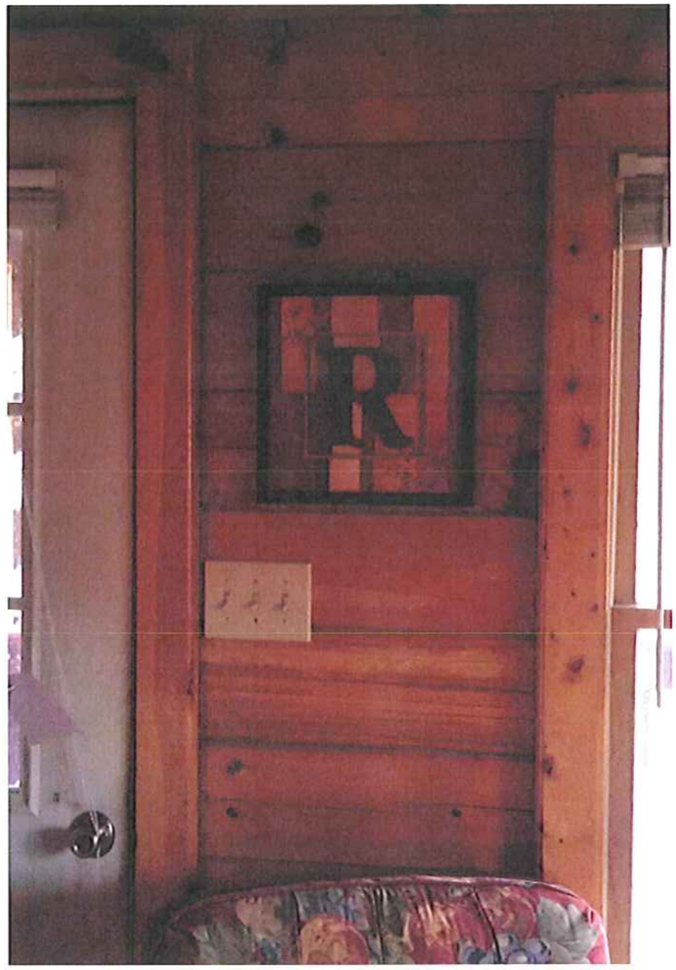
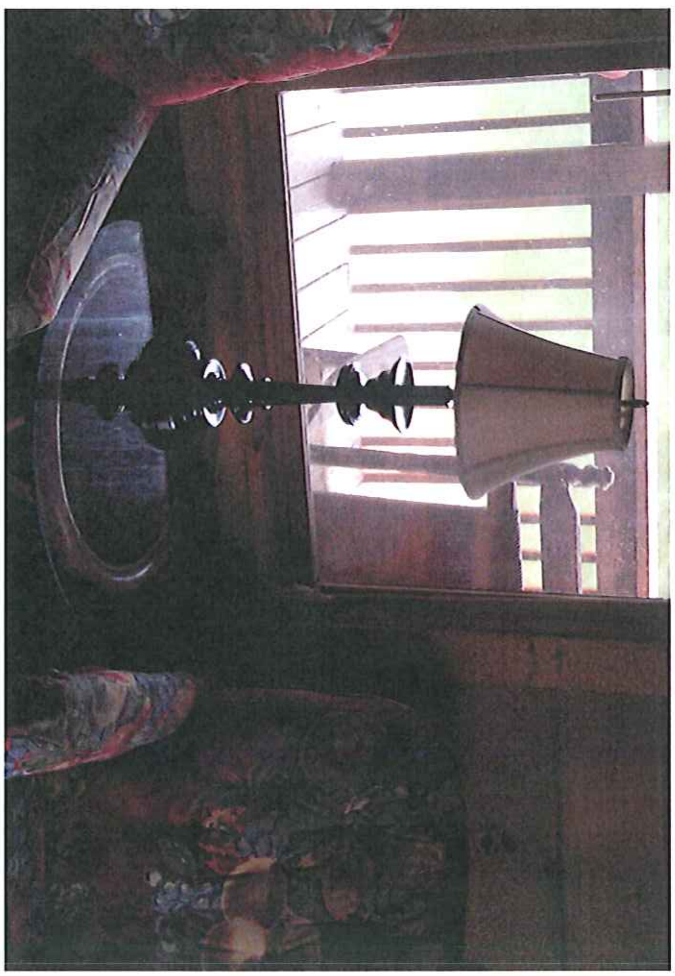
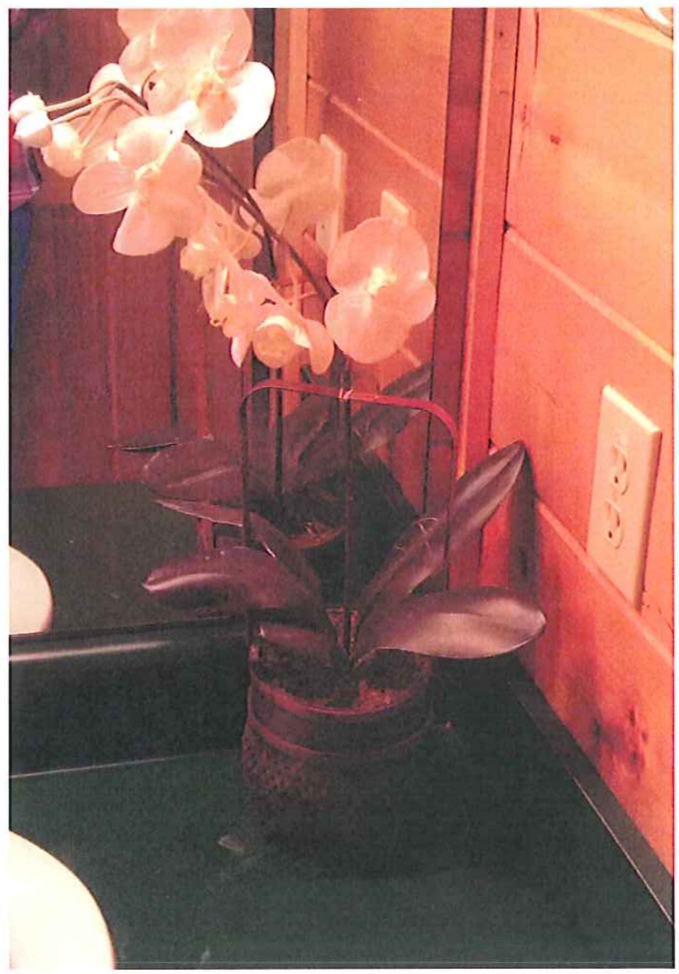
Saturday, January 07, 2012		
# of attendees	5	
# of leases available	5	(two 5-year, one 1-year, one 18-month, one 50-month)
# of sites leased	5	(one 5-year, one 1-year, one 18-month, two 11-months {arena})
		Notes: one 5-year, one 50-month rolled over to the next month.

Report compiled by Michelle Colbert 1/20/12







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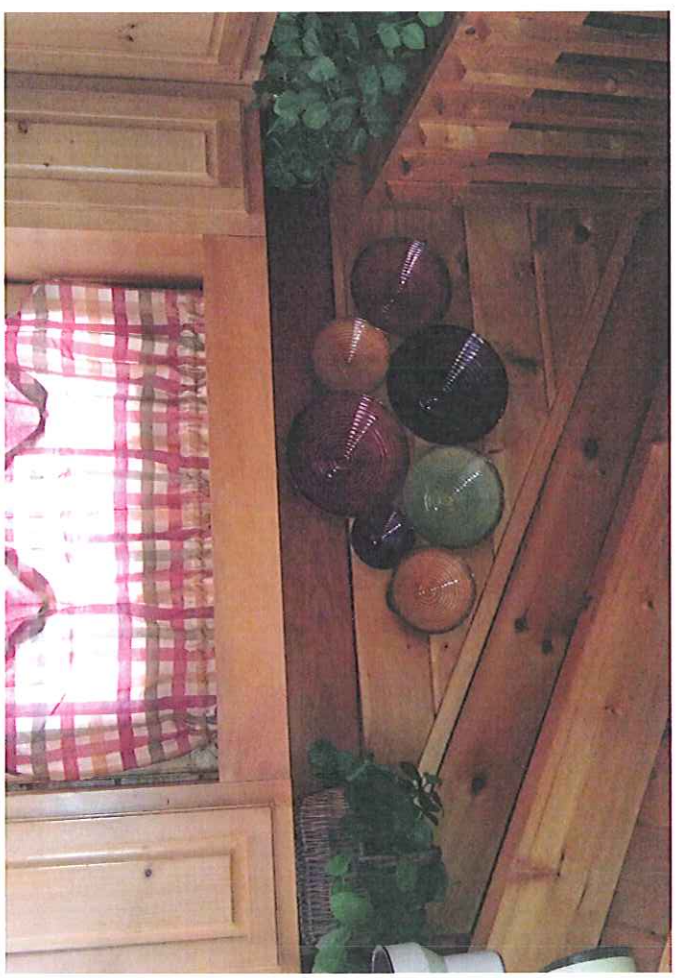



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MARKETING COMMITTEE REPORT JANUARY 21, 2012

The Marketing Committee will be representing R-Ranch at the 37th Atlanta Camping & RV show at the Atlanta Exposition Center next weekend. Wendy Wood and members of the Marketing Committee will man the booth.

We asked to again give away 5 ownerships at the show.

We request to do the FRIENDS AND FAMILY promotion this year in March- April and September-October. We would include a copy of the promotion in the assessments that will be billed out next month, so all owners will have the opportunity to participate. We would also continue to do email blasts as reminders. Again, the referring owner MUST tour guest prospect.. Prospect would complete credit/background check application and pay application fee. Upon completion of deed filing, referring owner receives $100 credit on future assessment.

We will schedule an orientation for new owners as an opportunity to review Policy & Procedures, meet other owners, Board of Directors, as well as our staff.

FRIENDS & FAMILY PROMOTION 2012

To run twice a year: March - April & September – October.

To qualify, referring owner MUST tour guest prospect. Prospect would fill out credit/background check information and pay fee. Upon completion of deed filing, referring owner receives $100 credit on future assessment.

Assessments are billed by office in mid-February & mid-August. When the assessments go out, we would like to include an announcement of the promotion so all owners will be notified of the promotion and may participate. We will also continue to do email blasts to notify owners.

Current Price of ownership is $1495. Promotion price is $495

We would also like to schedule an orientation in March & September for all new owners. This would be an opportunity for them to learn Policy & Procedure, meet other owners and Board of Directors, as well as our staff.

Rainbow Lake Cabin Reservations

Current Policy: Each Ownership will receive 14 nights peak season (April 1 - November 30) and 14 nights off-peak season (December 1 - March 31) per calendar year at usage only rate. A leased owner who reserves a cabin will not be eligible for any usage only rate reservation but will be eligible for a current Owner rate + usage rate reservation. *(P&G Article III, Section 3.5)*

Previous Changes:

1994- Each ownership will receive two weeks (10 weekdays and four weekend days) at no charge. After that, the fee schedule applies.

1998- Each ownership will receive 14 days per calendar year at no charge. After that, the fee schedule applies. However, if an Owner has reserved a Chapel Hill cabin and finds a Rainbow Lake cabin is available at check-in time, the Owner may substitute the Rainbow Lakes cabin without it being counted as part of the two weeks allotment at no charge.

2004- Each ownership will receive 14 nights peak season and 14 nights off-peak season per calendar year. *(No explanation was found in the meeting minutes as to why the change was brought forth.)*

Proposed Changes:

Option 1 - Each ownership will receive 28 nights per calendar year at the prevailing usage only rate. After that, the Owner will be subject to the current Owner rate + usage rate for reservations. A leased owner who reserves a cabin will not be eligible for any usage only rate reservation but will be eligible for a current Owner rate + usage rate reservation.

Reasoning: As it is currently, an Owner's Rainbow Lake cabin usage is use it or lose it which in most cases is fine. There are very few owners who use 14 nights during the off-peak season. Why would we want punish an owner for not wanting to in a fairly stay un-insulated cabin in the cold winter months? This option gives the Owner the liberty to stay as they wish.

Option 2 - Each Ownership will receive 21 nights peak season (April 1 - November 30) and 7 nights off-peak season (December 1 - March 31) per calendar year at usage only rate. After that, the Owner will be subject to the current Owner rate + usage rate for reservations. A leased owner who reserves a cabin will not be eligible for any usage only rate reservation but will be eligible for a current Owner rate + usage rate reservation.

Reasoning: The peak season is 8 months while the off-peak season is only 4. This option makes the number of nights proportionate to the length of time for each season. There are very few owners who use 14 nights during the off-peak season.

R-Ranch Board of Directors General Meeting January 21, 2012			
Owners and Guest Sigh In Below			
Name	Owner Number	Phone Number	E-Mail Address
1 Ruth Durrant	1301		
2 PATSY BRACY	1813	7-364-9423	patsybracy@bellsouth.net
3 Barbara Brown	0568	770-925-3588	
4 Iris Koplen	0544	404-234-4891	schmoozin@bellsouth.net
5 ANN BURKS	0132	7-433-8268	
6 Fawn Howell	1600	6-592-6920	
7 Nancy Ruhl	1817	404-579-1715	
8 Anita Curry			
9 Bob GALLION	0629		
10 Bryan Walker	0707	678-871-0486	bd_walker@hotmail.com
11 CHRISTY GRIFFIN	1800	352-563-7774	christy.griffin2@yahoo.com
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