



**R-Ranch in the Mountains  
Board of Director's Meeting  
July 17, 2021  
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 MAY 2021 BOD Meeting**
- VI. APPROVE/AMEND/ACCEPT MAY 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
  - b) Rodeo Committee



**VIII. OLD BUSINESS-**

- a) Storage area for RV, trailer and golf carts

**IX. NEW BUSINESS-**

- a) Guest reservation policy from 30 days to something lower
- b) RV4 - Culvert - Bridge - Walking Bridge
- c) Review of Security tickets
- d) Review budgeted items with new board and process for adding/ pushing items
  - a. Picnic tables (budgeted)
  - b. Grills for pool
  - c. Broken Washing/Drying Machines
  - d. Plastic straps for pool chairs
- e) Update from board Liaisons on assigned committees

**X. ADJOURN GENERAL MEETING**

Time: \_\_\_\_\_

The next meeting of the R-Ranch Board of Directors will be held on August 21, 2021 at 9:30 A.M. in the R-Ranch board room.

**XI. EXECUTIVE SESSION – Yes**

**XII. WORKING SESSION – No**



**R-Ranch in the Mountains  
Board of Director's Meeting  
May 15, 2021  
Meeting Minutes**

**In attendance: Marc Armstrong (President), Jesse Stout (Vice President), Becky Mooney (Treasurer), Holly Sell (Secretary), Iris Copeland, Genna Harmon, Randy Mercier, Cecil Pacetti, and Jim Sheppard,**

**Absent: Remotely: 0**

- I. CALL TO ORDER– 9:33 President, Marc Armstrong**
- II. OPENING PRAYER- Cecil Pacetti**
- III. PLEDGE OF ALLEGIANCE- Randy Mercier**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA- Motion to accept by Becky , seconded by Holly**
- V. SUSPEND READING MARCH 2021 BOD Meeting- Motion to accept by Cecil , seconded by Randy**
- VI. APPROVE/AMEND/ACCEPT MARCH 2021 BOD MEETING MINUTES Motion to accept by Iris, seconded by Randy**
- 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- Board appointed Cindy Simoes as Chairperson and Randy as liaison**
- 2. Covenants/Bylaws/Policy & Guidelines Committee- Board appointed Bill Poole as Chairperson and Iris as liaison**
- 3. Finance Committee- Board appointed Sue Burton as Chairperson and Becky as liaison**
- 4. Land Use/Fire Wise Committee- Board appointed Lance Leuliette as Chairperson and Genna as liaison**
- 5. Marketing Committee- Board appointed Johnny Hart as Chairperson and Jim Sheppard as liaison**



6. Owner's Concerns Committee- Board appointed Eudora LaLonde as Chairperson and Cecil as liaison
  7. Nominating Committee- Board appointed Christy Griffin as Chairperson
  8. Strategic Planning committee- no sign up sheet provided at owner's meeting
9. **BOARD APPOINTED COMMITTEE**
- a) RV6 Committee- Board appointed Joni Thrasher as Chairperson
  - b) Rodeo Committee-

**VIII. OLD BUSINESS-**

- a) NA

**IX. NEW BUSINESS-**

- a. Assign Committee Chairpersons and Board liaison as shown above
- b. P&G Policy update to P&G added in May. Board reviewed recently added P&G section 1.13 (c) to make it clear. Updated language is as follows: Proposed new Policies and Guidelines Section 1.13 (c): Outside Actions- Owner's Involved in any activities outside of The Ranch, which as determined by a majority of the Board of Directors, are inconsistent with the Values and Mission of The Ranch or criminal convictions discovered during a background check conducted pursuant to section 1.20 may be subject to immediate suspension by majority vote of the Board of Directors as provided for in the Bylaws, Article VIII, Section 8.1.2 and further action may be take pursuant to Bylaws, Article VIII, section 8.3. Motion to accept by Holly and seconded by Jesse, all in favor.
- c. Board reviewed P&G section 1.2 to have it also reference the newly added verbiage in 1.13 (c) by adding the underlined text: Section 1.20 R-RANCH'S RIGHT TO CONDUCT CREDIT AND CRIMINAL BACKGROUND CHECKS. All prospective Owners of R-Ranch are subject to a criminal background check and a credit check and shall sign appropriate releases providing R-Ranch with any and all information required by state and federal laws necessary to conduct such searches. If the search results reveal either a criminal history, excepting minor traffic violations, or a Beacon score of less than 700 then the R - Ranch may, in its discretion, deny Ownership to the prospective Owner or take action as provided in Section 1.13 C. Motion to approve by Jim and seconded by Randy, all in favor.

**X. ADJOURN GENERAL MEETING**

**Time: 11:24 a.m.**



The next meeting of the R-Ranch Board of Directors will be held on June 19, 2021 at 9:30 A.M. in the R-Ranch board room.

- XI. EXECUTIVE SESSION – Yes**
- XII. WORKING SESSION – Yes**

Signed, Holly Sell, Secretary

June 4, 2021

**R-Ranch in the Mountains®**  
**Income Statement**  
**Compared with Budget**  
**June 30, 2021**

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Revenues</b>						
Admin Revenue	\$ 39,708.60	\$ 34,005.00	5,703.60	\$ 751,281.00	\$ 763,327.00	(12,046.00)
RV Revenue	13,389.62	9,247.00	4,142.62	69,388.99	55,907.00	13,481.99
Cabin Revenue	11,628.12	11,188.00	440.12	53,378.98	49,081.00	4,297.98
Lodge Revenue	5,800.00	560.00	5,240.00	32,425.00	30,010.00	2,415.00
Capital Imp Revenue	1,575.50	2,211.00	(635.50)	15,374.72	19,166.00	(3,791.28)
Legal Revenue	2,163.50	2,112.00	51.50	16,475.50	12,172.00	4,303.50
Rodeo Revenue	53,165.28	44,362.00	8,803.28	61,534.40	50,238.00	11,296.40
<b>Total Revenues</b>	<b>127,430.62</b>	<b>103,685.00</b>	<b>23,745.62</b>	<b>999,858.59</b>	<b>979,901.00</b>	<b>19,957.59</b>
<b>Cost of Sales</b>						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
<b>Gross Profit</b>	<b>127,430.62</b>	<b>103,685.00</b>	<b>23,745.62</b>	<b>999,858.59</b>	<b>979,901.00</b>	<b>19,957.59</b>
<b>Expenses</b>						
Employee Expenses	62,861.67	69,602.62	(6,740.95)	352,092.27	442,557.03	(90,464.76)
Admin Expenses	16,174.82	13,477.00	2,697.82	155,293.33	144,190.00	11,103.33
GPM Expenses	21,228.11	14,420.00	6,808.11	67,848.45	53,480.00	14,368.45
Operating Utilities	2,813.91	6,712.00	(3,898.09)	32,409.30	39,406.00	(6,996.70)
Sales & Marketing Exp	2,521.99	1,250.00	1,271.99	4,814.34	8,800.00	(3,985.66)
Housekeeping Expenses	367.93	486.00	(118.07)	2,640.04	3,071.00	(430.96)
Stable Expenses	3,166.78	4,058.00	(891.22)	18,692.98	21,009.00	(2,316.02)
Owner Expenses	860.60	618.00	242.60	6,029.38	5,490.00	539.38
Sponsored Events Exp	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
Misc Exp	0.00	4.00	(4.00)	91.01	24.00	67.01
RV Expenses	15,317.24	8,314.00	7,003.24	110,965.88	52,123.00	58,842.88
Cabin Expenses	4,717.34	4,417.00	300.34	44,144.19	56,855.00	(12,710.81)
Lodge Expenses	2,010.48	5,537.00	(3,526.52)	33,344.79	28,402.00	4,942.79
Capital Imp Exp	(1,066.53)	0.00	(1,066.53)	10,768.39	0.00	10,768.39
Legal Exp	(80.76)	2,112.00	(2,192.76)	6,665.97	12,172.00	(5,506.03)
Rodeo Expenses	44,244.60	33,767.00	10,477.60	49,002.45	34,794.00	14,208.45
<b>Total Expenses</b>	<b>177,138.18</b>	<b>164,774.62</b>	<b>12,363.56</b>	<b>896,802.77</b>	<b>902,373.03</b>	<b>(5,570.26)</b>
<b>Net Operating Income</b>	<b>(49,707.56)</b>	<b>(61,089.62)</b>	<b>11,382.06</b>	<b>103,055.82</b>	<b>77,527.97</b>	<b>25,527.85</b>
<b>Other Income/Expense</b>						
Bad Debt Expense	5,330.53	0.00	5,330.53	30,842.65	0.00	30,842.65
<b>Net Income</b>	<b>\$ (55,038.09)</b>	<b>\$ (61,089.62)</b>	<b>6,051.53</b>	<b>\$ 72,213.17</b>	<b>\$ 77,527.97</b>	<b>(5,314.80)</b>

R-Ranch in the Mountains®  
P & L - No RV 6  
Compared with Budget  
For the Six Months Ending June 30, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Revenues</b>						
Admin - Assessments	\$ 20,718.91	\$ 16,231.00	4,487.91	\$ 642,218.75	\$ 645,958.00	(3,739.25)
Admin - Child Rights	0.00	500.00	(500.00)	1,200.00	500.00	700.00
Admin - Interest	2.60	7.00	(4.40)	15.27	42.00	(26.73)
Admin - Fines & Fees	400.00	100.00	300.00	832.69	600.00	232.69
Admin - Late Fees & FC	2,392.55	1,467.00	925.55	14,264.90	10,642.00	3,622.90
Admin - Ownership Sales	3,435.00	1,990.00	1,445.00	8,348.75	10,945.00	(2,596.25)
Admin - Ownership Transfer	3,055.50	1,944.00	1,111.50	12,127.25	11,664.00	463.25
Admin - Day Use	30.00	132.00	(102.00)	220.00	197.00	23.00
Admin - Sales - Ice	681.48	587.00	94.48	1,830.54	1,468.00	362.54
Admin - Sales - Propane	467.26	262.00	205.26	7,367.96	4,166.00	3,201.96
Admin - Sales - Souvenirs	222.22	270.00	(47.78)	222.22	1,009.00	(786.78)
Admin - Sales - Firewood	0.00	1.00	(1.00)	0.00	6.00	(6.00)
Admin - Sales - Gate Cards	50.00	75.00	(25.00)	350.00	140.00	210.00
Admin - Sales - Store	969.08	985.00	(15.92)	3,420.31	4,036.00	(615.69)
Admin - Vending Income	8.00	276.00	(268.00)	1,909.00	1,639.00	270.00
Admin - Stables - Riding Pas	1,275.00	997.00	278.00	5,495.00	3,921.00	1,574.00
Admin - Stables - Fundraiser	0.00	0.00	0.00	40.00	900.00	(860.00)
Admin - Recovery of Bad De	0.00	75.00	(75.00)	1,050.61	3,091.00	(2,040.39)
Admin - RV Adoptions	3,840.00	5,446.00	(1,606.00)	36,768.00	45,359.00	(8,591.00)
Admin - Cabin Adoptions	936.00	1,271.00	(335.00)	8,928.00	12,845.00	(3,917.00)
Admin - RV Moves	1,115.00	1,239.00	(124.00)	4,101.75	3,599.00	502.75
Admin - Pet Fees	110.00	150.00	(40.00)	570.00	600.00	(30.00)
RV - Electric - Usage Fee	6,877.00	5,157.00	1,720.00	33,828.00	22,203.00	11,625.00
RV - Electric - Quarterly	2,784.62	1,245.00	1,539.62	17,264.99	16,139.00	1,125.99
RV - Monthly Adoptions	0.00	100.00	(100.00)	2,240.00	2,150.00	90.00
RV - Yearly Adoptions	900.00	1,276.00	(376.00)	8,196.00	10,631.00	(2,435.00)
RV - Guest & Group	2,828.00	1,467.00	1,361.00	7,860.00	4,772.00	3,088.00
RV - Interest	0.00	2.00	(2.00)	0.00	12.00	(12.00)
Cabin - Electric - Usage	3,069.00	3,389.00	(320.00)	13,816.00	13,543.00	273.00
Cabin - Electric - Quarterly	439.38	314.00	125.38	3,104.18	3,993.00	(888.82)
Cabin - Adoptions	312.00	424.00	(112.00)	2,926.00	4,282.00	(1,356.00)
Cabin - Guest & Group	3,465.74	3,435.00	30.74	15,527.80	12,248.00	3,279.80
Cabin - Cottage	4,342.00	3,626.00	716.00	18,005.00	15,015.00	2,990.00
Lodge - Weddings	4,500.00	0.00	4,500.00	24,425.00	19,000.00	5,425.00
Lodge - Events	1,300.00	560.00	740.00	8,000.00	11,010.00	(3,010.00)
Capital Improve - RV	1,260.00	1,787.00	(527.00)	12,096.00	14,884.00	(2,788.00)
Capital Improve - Cabins	312.00	424.00	(112.00)	3,236.00	4,282.00	(1,046.00)
Capital Imp - Intrest	3.50	0.00	3.50	42.72	0.00	42.72
Legal - Admin	2,163.50	2,112.00	51.50	16,475.50	12,172.00	4,303.50
Rodeo - Tickets	39,480.14	29,398.00	10,082.14	41,272.58	29,618.00	11,654.58
Rodeo - Parking	4,346.74	3,039.00	1,307.74	4,523.42	3,046.00	1,477.42
Rodeo - Vendors	852.40	3,108.00	(2,255.60)	852.40	3,641.00	(2,788.60)
Rodeo - Sponsors	3,450.00	6,817.00	(3,367.00)	9,850.00	11,933.00	(2,083.00)
Rodeo - Souvenirs	5,036.00	2,000.00	3,036.00	5,036.00	2,000.00	3,036.00
Rodeo - Refreshments	5,536.19	0.00	5,536.19	5,536.19	0.00	5,536.19
<b>Total Revenues</b>	<b>132,966.81</b>	<b>103,685.00</b>	<b>29,281.81</b>	<b>1,005,394.7</b>	<b>979,901.00</b>	<b>25,493.78</b>
<b>Cost of Sales</b>						
<b>Total Cost of Sales</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>132,966.81</b>	<b>103,685.00</b>	<b>29,281.81</b>	<b>1,005,394.7</b>	<b>979,901.00</b>	<b>25,493.78</b>
<b>Expenses</b>						

For Management Purposes Only

R-Ranch in the Mountains®  
P & L - No RV 6  
Compared with Budget  
For the Six Months Ending June 30, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Employee - Payroll/Salary	49,856.91	53,554.62	(3,697.71)	287,274.94	348,105.03	(60,830.09)
Employee - Payroll Tax	3,961.11	5,098.00	(1,136.89)	22,036.59	33,138.00	(11,101.41)
Employee - Payroll Fees & E	561.84	489.00	72.84	4,632.72	3,048.00	1,584.72
Employee - Benefits	4,868.91	6,600.00	(1,731.09)	21,102.91	35,100.00	(13,997.09)
Employee - IRA	814.90	400.00	414.90	1,994.11	2,400.00	(405.89)
Employee - Workers Comp	2,548.00	3,161.00	(613.00)	12,101.00	18,966.00	(6,865.00)
Employee - Commissions	250.00	300.00	(50.00)	2,950.00	1,800.00	1,150.00
Admin - Accounting Fees	0.00	0.00	0.00	1,700.00	3,600.00	(1,900.00)
Admin - Bank Fees	20.00	55.00	(35.00)	95.15	397.00	(301.85)
Admin - Business Fees	0.00	273.00	(273.00)	1,070.95	1,516.00	(445.05)
Admin - IT	2,004.18	1,807.00	197.18	11,252.59	10,842.00	410.59
Admin - Dues & Subscriptio	0.00	233.00	(233.00)	332.39	1,440.00	(1,107.61)
Admin - Emp Develop & Tra	0.00	188.00	(188.00)	391.23	952.00	(560.77)
Admin - Acknowledgements	0.00	50.00	(50.00)	0.00	250.00	(250.00)
Admin - Merchant Services	(62.38)	0.00	(62.38)	(1,233.05)	0.00	(1,233.05)
Admin - Mileage Reimburse	61.25	70.00	(8.75)	141.05	350.00	(208.95)
Admin - Office Build M&R	0.00	0.00	0.00	125.00	444.00	(319.00)
Admin - Office Expense	857.70	439.00	418.70	2,368.07	2,819.00	(450.93)
Admin - Printing / Copying	958.36	743.00	215.36	2,921.94	3,115.00	(193.06)
Admin - Shipping / Postage	234.35	681.00	(446.65)	2,482.62	2,986.00	(503.38)
Admin - Cable/Cell/Telepho	1,236.79	1,400.00	(163.21)	7,473.72	8,400.00	(926.28)
Admin - Insurance - PL&A	0.00	0.00	0.00	71,959.50	47,520.00	24,439.50
Admin - Property Taxes	9,159.00	5,826.00	3,333.00	45,795.00	51,621.00	(5,826.00)
Admin - Sales - Ice	362.64	355.00	7.64	907.58	633.00	274.58
Admin - Sales - Propane	0.00	170.00	(170.00)	5,077.14	2,475.00	2,602.14
Admin - Sales - Souvenirs	307.62	134.00	173.62	307.62	1,112.00	(804.38)
Admin - Sales - Gate Cards	0.00	225.00	(225.00)	469.24	514.00	(44.76)
Admin - Sales - Firewood	0.00	1.00	(1.00)	0.00	2.00	(2.00)
Admin - Sales - Store	1,035.31	827.00	208.31	1,627.79	2,952.00	(1,324.21)
Admin - Sporting Equipment	0.00	0.00	0.00	27.80	250.00	(222.20)
Admin - Collection Expense	0.00	0.00	0.00	(317.50)	0.00	(317.50)
GPM - Equip Rental	399.50	34.00	365.50	921.31	204.00	717.31
GPM - Equip Repair	765.33	1,349.00	(583.67)	3,367.17	5,411.00	(2,043.83)
GPM - Fence / Pasture	50.98	500.00	(449.02)	6,907.53	9,185.00	(2,277.47)
GPM - Fuel	2,654.83	1,059.00	1,595.83	9,293.64	4,608.00	4,685.64
GPM - General Maintenance	110.12	200.00	(89.88)	829.06	1,134.00	(304.94)
GPM - Grounds/Property Re	929.84	800.00	129.84	1,440.64	2,031.00	(590.36)
GPM - Keys & Locks	250.45	16.00	234.45	282.41	266.00	16.41
GPM - Lawn & Landscape S	8,400.00	8,400.00	0.00	19,700.00	18,900.00	800.00
GPM - Pool Chemicals	826.86	849.00	(22.14)	2,503.50	3,788.00	(1,284.50)
GPM - Pool M&R	59.50	418.00	(358.50)	744.84	1,693.00	(948.16)
GPM - Pest Control Services	543.00	341.00	202.00	1,086.00	1,478.00	(392.00)
GPM - Roads M&R	0.00	0.00	0.00	1,230.00	0.00	1,230.00
GPM - Supplies	563.69	0.00	563.69	1,411.41	987.00	424.41
GPM - Tools	179.29	0.00	179.29	261.90	423.00	(161.10)
GPM - Vehicle M&R	3,470.72	400.00	3,070.72	6,314.41	3,188.00	3,126.41
GPM - Maint. Bldg M&R	0.00	54.00	(54.00)	0.00	184.00	(184.00)
GPM - Operat Security Contr	2,024.00	0.00	2,024.00	11,554.63	0.00	11,554.63
Operating - Util - Electric	1,333.91	2,786.00	(1,452.09)	12,832.08	15,240.00	(2,407.92)
Operating - Util - Propane	0.00	222.00	(222.00)	4,118.88	4,593.00	(474.12)
Operating - Util - STP	0.00	1,500.00	(1,500.00)	0.00	2,458.00	(2,458.00)
Operating - Util - Trash	1,480.00	930.00	550.00	6,976.70	5,206.00	1,770.70
Operating - Util - Wtr Test	0.00	1,200.00	(1,200.00)	3,517.58	3,144.00	373.58
Operating - Util - Wtr Trt M	0.00	74.00	(74.00)	4,964.06	3,765.00	1,199.06
Operating - Projects & Impro	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)
Sales - Sales & Market Exp	2,521.99	1,000.00	1,521.99	4,814.34	8,300.00	(3,485.66)
Sales - Mkt Comm Outreach	0.00	250.00	(250.00)	0.00	500.00	(500.00)

For Management Purposes Only

R-Ranch in the Mountains©  
P & L - No RV 6  
Compared with Budget  
For the Six Months Ending June 30, 2021

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Housekeeping - Supplies	367.93	486.00	(118.07)	2,640.04	3,071.00	(430.96)
Stables - Feed	1,053.52	1,060.00	(6.48)	6,006.08	7,062.00	(1,055.92)
Stables - Ferrier	1,080.00	1,243.00	(163.00)	6,740.00	6,658.00	82.00
Stables - General Expense	198.64	329.00	(130.36)	1,383.28	1,167.00	216.28
Stables - M&R	0.00	320.00	(320.00)	121.59	631.00	(509.41)
Stables - Tack & Equipment	153.72	32.00	121.72	510.43	377.00	133.43
Stables - Vet Fees / Medicine	632.82	990.00	(357.18)	4,622.03	4,289.00	333.03
Stables - Jr. Wrangler	0.00	0.00	0.00	0.00	16.00	(16.00)
Stables - Horses	0.00	0.00	0.00	(850.00)	500.00	(1,350.00)
Stables - Tools	48.08	84.00	(35.92)	159.57	309.00	(149.43)
Owner - Events	50.00	0.00	50.00	1,300.97	2,700.00	(1,399.03)
Owner - Board/Meetings	0.00	0.00	0.00	76.72	0.00	76.72
Owner - Sales & Transfers	810.60	618.00	192.60	4,651.69	2,790.00	1,861.69
Sponsored Events	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
Misc. Expense	0.00	4.00	(4.00)	91.01	24.00	67.01
RV - M&R	91.69	77.00	14.69	246.87	2,301.00	(2,054.13)
RV - Bath Houses	0.00	92.00	(92.00)	262.05	422.00	(159.95)
RV - Grounds	1,775.00	400.00	1,375.00	2,406.21	1,100.00	1,306.21
RV - Roads	0.00	0.00	0.00	1,280.00	1,700.00	(420.00)
RV - Utilities - Electric	4,384.67	7,391.00	(3,006.33)	35,363.68	30,134.00	5,229.68
RV - Utilities - Propane	0.00	154.00	(154.00)	625.21	1,338.00	(712.79)
RV - Utilities - STP	0.00	200.00	(200.00)	0.00	753.00	(753.00)
RV - Projects & Improve	9,065.88	0.00	9,065.88	70,781.86	14,375.00	56,406.86
Cabin - M&R	59.29	0.00	59.29	1,284.29	349.00	935.29
Cabin - Pest Control Svc	0.00	0.00	0.00	420.20	0.00	420.20
Cabin - Bath Houses	0.00	0.00	0.00	58.86	679.00	(620.14)
Cabin - Rainbow	665.64	130.00	535.64	1,320.29	2,614.00	(1,293.71)
Cabin - Chapel Hill	600.16	266.00	334.16	1,028.44	816.00	212.44
Cabin - Cottages	39.96	125.00	(85.04)	351.72	198.00	153.72
Cabin - Grounds	0.00	0.00	0.00	445.27	507.00	(61.73)
Cabin - Roads	1,380.00	0.00	1,380.00	3,840.00	1,712.00	2,128.00
Cabin - Utilities - Electric	1,942.07	3,692.00	(1,749.93)	23,066.40	30,659.00	(7,592.60)
Cabin - Utilities - Propane	0.00	4.00	(4.00)	538.28	606.00	(67.72)
Cabin - Utilities - STP	0.00	200.00	(200.00)	0.00	715.00	(715.00)
Cabin - Projects & Improve	30.22	0.00	30.22	11,790.44	18,000.00	(6,209.56)
Lodge - M&R	0.00	50.00	(50.00)	7,114.75	2,321.00	4,793.75
Lodge - Kitchen M&R	0.00	0.00	0.00	725.00	0.00	725.00
Lodge - Event Decor/Improv	0.00	0.00	0.00	92.50	402.00	(309.50)
Lodge - Event Coord/Staff	0.00	2,600.00	(2,600.00)	3,347.50	6,200.00	(2,852.50)
Lodge - Event Clean/Supply	706.00	93.00	613.00	530.00	332.00	198.00
Lodge - Event Security	0.00	88.00	(88.00)	(205.00)	262.00	(467.00)
Lodge - Marketing	75.00	50.00	25.00	447.00	612.00	(165.00)
Lodge - Utilities - Electric	1,229.48	2,392.00	(1,162.52)	10,672.82	11,265.00	(592.18)
Lodge - Utilities - Propane	0.00	264.00	(264.00)	12,162.10	7,008.00	5,154.10
Lodge - Projects & Improve	0.00	0.00	0.00	(8.55)	0.00	(8.55)
Lodge - Tax	0.00	0.00	0.00	(1,533.33)	0.00	(1,533.33)
Capital - Infra Improve	(1,066.53)	0.00	(1,066.53)	10,768.39	0.00	10,768.39
Legal - Admin	(80.76)	2,112.00	(2,192.76)	6,490.97	12,172.00	(5,681.03)
Legal - GPM	0.00	0.00	0.00	175.00	0.00	175.00
Rodeo - Stock Contract	4,000.00	4,167.00	(167.00)	4,000.00	4,167.00	(167.00)
Rodeo - 4L Ticket Split	19,176.87	14,245.00	4,931.87	19,176.87	14,245.00	4,931.87
Rodeo - Prize Money	4,500.00	4,167.00	333.00	4,500.00	4,167.00	333.00
Rodeo - Advertising	1,069.20	860.00	209.20	1,318.76	1,213.00	105.76
Rodeo - Security & EMT	1,360.00	1,173.00	187.00	1,360.00	1,173.00	187.00
Rodeo - Seating	6,000.00	4,500.00	1,500.00	6,000.00	4,500.00	1,500.00
Rodeo - Sanitation	1,385.00	417.00	968.00	1,385.00	417.00	968.00
Rodeo - Souvenirs	0.00	537.00	(537.00)	0.00	537.00	(537.00)

For Management Purposes Only

**R-Ranch in the Mountains®**  
**P & L - No RV 6**  
**Compared with Budget**  
**For the Six Months Ending June 30, 2021**

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Rodeo - Sponsors Exp	453.60	432.00	21.60	453.60	518.00	(64.40)
Rodeo - In-House Exp	2,657.60	2,277.00	380.60	2,807.60	2,352.00	455.60
Rodeo - Projects & Improve	1,763.80	713.00	1,050.80	3,085.00	1,164.00	1,921.00
Rodeo - Rentals	0.00	67.00	(67.00)	0.00	67.00	(67.00)
Rodeo - Insurance	0.00	0.00	0.00	1,089.00	0.00	1,089.00
Rodeo - Merchant Svc	1,468.55	12.00	1,456.55	1,611.05	12.00	1,599.05
Rodeo - Supplies	409.98	200.00	209.98	2,215.57	262.00	1,953.57
<b>Total Expenses</b>	<b>177,138.18</b>	<b>164,774.62</b>	<b>12,363.56</b>	<b>896,485.27</b>	<b>902,373.03</b>	<b>(5,887.76)</b>
<b>Net Operating Income</b>	<b>(44,171.37)</b>	<b>(61,089.62)</b>	<b>16,918.25</b>	<b>108,909.51</b>	<b>77,527.97</b>	<b>31,381.54</b>
<b>Other Income/Expense</b>						
Bad Debt Expense	5,330.53	0.00	5,330.53	30,842.65	0.00	30,842.65
<b>Net Income</b>	<b>\$ (49,501.90)</b>	<b>\$ (61,089.62)</b>	<b>11,587.72</b>	<b>\$ 78,066.86</b>	<b>\$ 77,527.97</b>	<b>538.89</b>

For Management Purposes Only

R-Ranch in the Mountains®  
Balance Sheet  
June 30, 2021

ASSETS

Current Assets		
Petty Cash	\$	180.00
Register Cash		300.00
Operating Bank Account		283,013.10
Lodge Bank Account		8,587.41
Cabin Bank Account		59,261.89
Property Tax Escrow Bank Acct		57,604.85
Payroll Bank Account		31,483.99
Rodeo Bank Account		24,547.52
Capital Improvement / Infrast		74,270.01
Legal Account		50,295.35
RV Bank Account		524,697.88
Operating Contingent		10,021.42
Accounts Receivable		2,334,311.23
Allowance for Doubtful Account		<u>(1,793,120.40)</u>
<b>Total Current Assets</b>		<b>1,665,454.25</b>
Property and Equipment		
Furniture & Fixtures		118,469.31
Vehicles		35,182.00
Machinery & Equipment		502,261.93
Horses & Sports Equipment		62,247.14
Buildings and Improvements		1,663,166.95
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>(1,419,325.34)</u>
<b>Total Property and Equipment</b>		<b>1,229,214.31</b>
Other Assets		
Unsold Ranch Memberships		<u>787,865.00</u>
<b>Total Other Assets</b>		<b><u>787,865.00</u></b>
<b>Total Assets</b>	<b>\$</b>	<b><u><u>3,682,533.56</u></u></b>

LIABILITIES AND CAPITAL

Current Liabilities		
Prepaid Assessments	\$	54,582.77
Sales Tax Payable		878.02
Accrued Property Tax		67,004.98
Cabin - Refundable Deposit		2,000.00
Refundable Deposits		250.00
Prepaid Electric		174.14
Accrued Property Tax		<u>17,232.00</u>
<b>Total Current Liabilities</b>		<b>142,121.91</b>
Long-Term Liabilities		

Unaudited - For Management Purposes Only

**R-Ranch in the Mountains®**  
**Statement of Cash Flow**  
For the six Months Ended June 30, 2021

	Current Month	Year to Date
<b>Cash Flows from operating activities</b>		
Net Income	\$ (73,564.69)	\$ 88,022.49
Adjustments to reconcile net income to net cash provided by operating activities		
Accounts Receivable	0.00	33,752.93
Allowance for Doubtful Account	0.00	(1,939.31)
Prepaid Assessments	4,823.02	11,481.23
Sales Tax Payable	425.22	627.42
Accrued Property Tax	9,159.00	45,795.00
Cabin - Refundable Deposit	500.00	2,000.00
Refundable Deposits	0.00	250.00
Prepaid Electric	174.14	124.14
	<hr/>	<hr/>
Total Adjustments	15,081.38	92,091.41
	<hr/>	<hr/>
Net Cash provided by Operations	(58,483.31)	180,113.90
	<hr/>	<hr/>
<b>Cash Flows from investing activities</b>		
Used For		
Rodeo ATM	(2,660.00)	(2,660.00)
	<hr/>	<hr/>
Net cash used in investing	(2,660.00)	(2,660.00)
	<hr/>	<hr/>
<b>Cash Flows from financing activities</b>		
Proceeds From		
Used For		
	<hr/>	<hr/>
Net cash used in financing	0.00	0.00
	<hr/>	<hr/>
Net increase <decrease> in cash	\$ (61,143.31)	\$ 177,453.90
	<hr/>	<hr/>
<b>Summary</b>		
Cash Balance at End of Period	\$ 1,124,263.42	\$ 1,124,263.42
Cash Balance at Beg of Period	(1,182,746.73)	(944,149.52)
	<hr/>	<hr/>
Net Increase <Decrease> in Cash	\$ (58,483.31)	\$ 180,113.90
	<hr/>	<hr/>

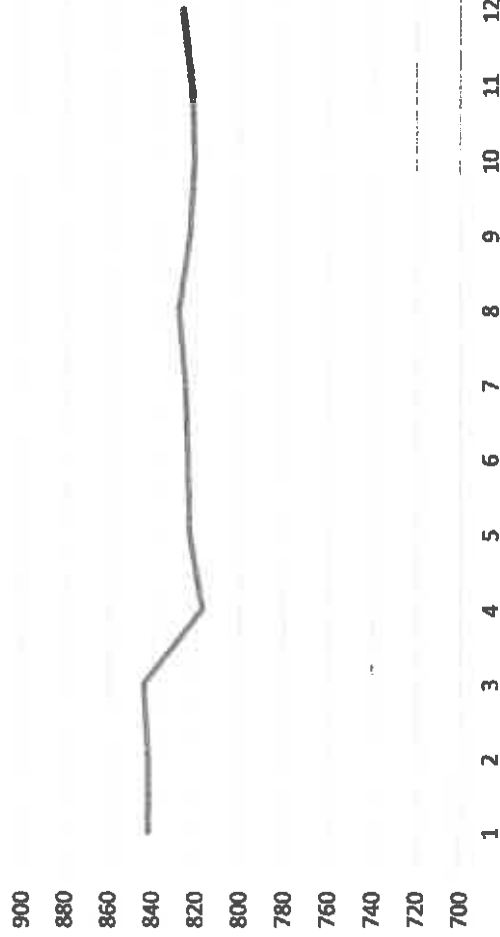


**CUSTOMER ACCOUNT STATUS/ UNIT STATUS**

Active	772	736	775	639	674	720	743	746	657	659	729
Suspended	70	106	69	178	149	104	85	77	164	163	97
<b>TOTAL UNITS</b>	<b>842</b>	<b>842</b>	<b>844</b>	<b>817</b>	<b>823</b>	<b>824</b>	<b>828</b>	<b>823</b>	<b>821</b>	<b>822</b>	<b>826</b>
Status as of:	1/17/20	2/14/20	3/20/20	4/24/20	5/13/20	6/19/20	8/12/20	9/17/20	10/19/20	11/19/20	12/19/20

Goal is 1200 units

**2020 Unit Status**



Active	743	755	760	722	733	729	758				
Option Program			6	6	8						
Suspended	86	68	63	88	72	80	51				
<b>TOTAL:</b>	<b>829</b>	<b>823</b>	<b>823</b>	<b>810</b>	<b>811</b>	<b>815</b>	<b>817</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Collections	33	40	38	58	57	53	49				
<b>TOTAL UNITS</b>	<b>862</b>	<b>863</b>	<b>861</b>	<b>868</b>	<b>868</b>	<b>868</b>	<b>866</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Status as of:	1/15/21	2/18/21	3/18/21	4/22/21	5/13/21	6/18/21	7/16/21				

Goal is 1200 units



- Month of May was prep for Holidays, Rodeos and Concerts along with our projects.
- Memorial Day was welcomed with a blackout. Advantage to having me around is to be able to closely monitor the situation with regards to the best possible outcome. Power came back on at 2am and I was able to reset all the water systems, gate systems and lifts stations.
- Memorial Day pool party was a huge success.
- Another year of Rodeo came and went, with it being a huge success.
- Was able to get away from the Ranch for a couple of weeks.
- Continued to monitor the budget closely as to ensure we are being financially prudent.
- Deeds – continuous project. Progress has slowed a little, but we are still moving forward. We have received in another few deeds in the past month. Collections is still working well.
- Worked a lot with Jason to bring up to speed so that I could slip away, very happy to have him.
- Came back on June 30<sup>th</sup> for final prep for 4<sup>th</sup> of July Festivities.
- Continuing to look at streamlining office processes/software including the ability for Owners to access their account on the website, POS system and the ability to see our RV site/cabin availability online.
- Personnel changes: we have continued to shuffle personnel in the front office. We said goodbye to Christine, Amber and Candace and we welcome Monique (Events), Georgia (Weddings), Kathy (Front Office Supervisor and Laine (Sales Representative). We also have some changes in the Barn, Dessi has departed, but James has just come onboard.
- Project updates:
  - 1) WiFi – looking to continue this project this year, budget dependent, meeting with finance committee.
  - 2) Chapel Hill – identified next phase of cabins. Supplies have been ordered. Will have on hand if we get a chance to work on this project with a week of no rain.

## Maint. Report for MAY Thru June - 20/21

Worked with Contractor on sewer for RV sites in  
CORRAL AREA ALSO built 4, New sites with sewer Rewired  
ALSO Moved Water for sites, worked on equipment  
& Trucks during RAIN. Had to Replace lights at  
Lodge parking due to lightning storm, Began Working  
on RV sites Timbers & gravel worked with Contractor  
Replacing pipes under Roadway to RV#1 cut Hay  
First Cutting, Cleaned Creek bank going into RV#3  
ALSO worked on RV#3 Crossing made through Another  
Rodeo Reworked stand pipes in RV#6 due to Heavy RAIN  
Replaced Colvert pipe at Roadway to log Cabins  
Scraped All Roads Began Working on New RV Storage

General Maint & Mowed grass.

# **Sales & Marketing Report**

## **July 2021 (Covers May & Jun)**

### **Sales:**

Salesforce Leads: 198      Tours: 14      Website: 29      Landing Page: 169

New Sales: 3      YTD: 7

Option Program-1      YTD: 6

Transfers – 6      YTD: 31

### **Tour Feedback:**

#### **The Good:**

- 1) Positive feedback on Stables.
- 2) Positive feedback on RV6.
- 3) People seem to like how it is a family-oriented community and there's activities for the kids.

#### **The Bad:**

- 1) Condition of putt-putt area, basketball court, and the volleyball area and RV section
- 2) Concern over number of RVs on sites. People question whether they will be able to reserve a spot.
- 3) Most people want to be able to stay longer than the max stay allotted.

### **Marketing:**

- No trade shows for 2021. Will look into options for 2022
- We have an ad on the Atlanta RV Show (Jonesboro) virtual camping show website until 2022
- We are receiving a lot of positive feedback on the website and landing page. Landing page is doing very well
- Looking to work on marketing plan for next 6 months along with digital brochures
- Digital marketing is going fantastic. Started in April and will continue to run through September. This will help us specifically utilize our new promo video to the max extent. Great results so far: Total ad spend: \$1,643; Link Clicks: 3,661; Impression: 100,000; Total Reach: 821,000, Leads: 267.
- Working on signs for the roadways on Stone Pile, Ridley, Yahoola and US19.

### June BOD Lodge Report

Income	
Wedding	\$4,500
Events	\$1,300
Misc.	\$0
	\$5,800

Total Expenses for the month	\$2,010
Net Revenue	\$3,790

Wedding P&L 2021	
Total Amount of Wedding Revenue Collected YTD	\$24,425
Budgeted Value of 2021 Weddings Projected	\$57,670
Total amount yet to book	\$33,245

Event P&L 2021	
Total Amount of Event Revenue Collected YTD	\$8,000
Budgeted Value of 2021 Events Projected	\$15,306
Amount booked to date	\$7,306

Contact Summary
-----------------

Contacts:	110	Emails	
	58		R-Ranch Web Site
	10		Here Comes the Guide
	22		Wedding Wire/ The Knot / The Spot/ Zola
	0		Referred by Friend
	10		Phone Calls
	0		Social Media
<b>Total</b>	<b>100</b>		

Of the contacts:			
100			Weddings
1			Groups
8			Party
1			Reunion/School
<b>110</b>	<b>Total</b>		

Wedding Tours:	6
Source:	2 Website, 0 Wedding Wire/Knot/Here, 1 HCTG, 3 Phone, 0 Referred
Status of Tours:	3 booked (1 HCTG, 1 Phone, 1 Web)

2021 Summary	
Weddings	16
Events	19
RR Events	16
	51
	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*

2022 Summary	
Weddings	3
Events	0
RR Events	16
	19
	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

## May 2021

We cleaned 30 chapel Hill cabins, 20 Duplex, 38 Single, and 15 cottages this month. This is a total of 103 cabins cleaned this month.

We deep cleaned 801 and 802 to get these back on line for rodeo.

# **Housekeeping Report**

**June 2021**

**We cleaned 35 Chapel Hill, 13 Cottages, 49 Singles and 40 Duplex. For a total of 137 Cabins Cleaned this month.**

**We are still having issue with mattress covers being ruined.**

# Accommodations Report

The June lottery drew 34 owners vying for four sites.

The 2021-2022 Accommodations team met after the June lottery. We are excited to continue the momentum from last year.

Darrell Hendrix was able to donate 36 4 x 4 posts for the site post project that was begun by the 2019-2020 Accommodations team. Members of the team, along with Becky Mooney were able to paint the posts. We will be seeking volunteers to help with the install that should take place in August. These posts will go in the 100 and 300 loops. With the cost of wood tripling over the last year this saved the Ranch around \$300.

The front office renovation is mostly complete except for a few details. We will continue to chip away at these details over the coming months. Special thanks to all owners who have stepped up to the plate to bring the vision to life. We now have a welcoming first impression.

The pressure treated wood on the arena building finally aged enough for us to complete painting and staining prior to this year's rodeo. This project was done with volunteer labor and rodeo funds which equates to no cost to owners.

We are seeking volunteers to help complete painting of signposts and utility banks. We hope to have this project completed by the fall. Paint is available on site.

Duplex 801 and 802 have been completely refurbished and are now online for reservations.

Five cabins in Chapel Hill have been leveled and have had the structural support rebuilt. Over the last year we have adopted out seven additional rehab cabins. This is a HUGE accomplishment as it was typical for us to go months to a year without interest when only a few cabins were offered via lottery. A few owners who currently have adoptions have inquired about taking advantage of the Rehab program that was approved by the board last year to add to their term. Cabin 965 was gutted due to a rodent infestation. We hope to see great improvements in Chapel Hill over the next year.

The stairs behind bath house 3 leading to RV 7 have been rebuilt. Although Accommodations had no part in this project it is important to note.

Wooden chairs have been built and placed around the fire pits in chapel Hill.

The benches on the docks at Crystal Lake were vandalized. Accommodations removed the broken pieces. A corner wooden chair at the pool playground was vandalized as well. No more chairs will be built and placed in common areas until this issue is resolved.

2 more owners have expressed interest in adopting chapel hill cabins. Renovations to cabins are ongoing. We have new decks being built. Siding being replaced and fresh coats of paint being applied. Drainage towards cabins in chapel hill is a big problem. This is being addressed at a few cabins as well.

Two picnic tables have been rebuilt in chapel hill with donated wood and paint.

# Accommodations Report

Issues currently in discussion:

Top two concerns from sales tours are #1. Looks like people live here. And #2. There are not enough sites available for rental because of the number of adoptions.

Because of this, Accommodations has been asked to clarify the P&G section relating to items allowed on adopted sites and cabins.

We will also be discussing the option that Alex Griffin previously submitted to the Board reference adoption site percentage and adoption fee.

We are reviewing the re-up program as well as the "days" off property article based on our current needs and will make a recommendation to the Director to present to the Board at the August meeting.

# **R-Ranch Marketing Committee Minutes**

## **July 4, 2021**

**Attendance** – Johnny Hart, Marty Blessitt, Angie Jones, Jim Sheppard, Blaine Griffith

This was the first meeting of the new marketing committee. The first order of business was to meet everyone and discuss the purpose of the committee. The Mission Statement was handed out to each member. Blaine discussed with the group what the previous marketing committee had accomplished and gave us an update on additional ideas the committee has discussed. Blaine provided a copy of the last marketing committee minutes from February 2021 and a copy of the Friends and Family Referral program suggested.

### **Webpage Marketing Discussion**

- 1) Currently there are three separate R-Ranch Facebook groups
  - a. R-Ranch in the Mountains (Official Owner's Group)
    - i. Currently 445 active members
  - b. RR(Owner's Only)
    - i. Currently @ 328 members
  - c. R-Ranch In the Mountains (campground)
    - i. Currently @ 21,304 members. This includes both r-ranch owners and non-owners
    - ii. Owned by someone that is no longer an owner at R-Ranch
- 2) Work toward converting current webpage to Wordpress for easier maintenance and updating
- 3) Create one digital pamphlet for all programs – cabins, horseback, weddings, RV sites, etc.
  - a. This would allow for one hardcopy pamphlet to be created
- 4) March-June webpage cost \$1285
  - a. Total clicks – 2636
  - b. 821,000 people accessed webpage

### **Marketing successes**

- 1) 74 new members last year
- 2) 825 total owners
- 3) 40 new members this year
- 4) Average 5 transfers a month
- 5) Looking at doing more deed back sales where owner pays 1 year out to cover expenses.

### **New Business**

- 1) Suggestion was made to provide a Q&A session after the lottery for members
- 2) Post request on Facebook for volunteer ambassadors to mentor new members about R-Ranch
- 3) Suggestion - Leased owner sites – if owner leaves their leased site for an extended period of time, the R-Ranch can rent their site during their absence
- 4) Friends & Family referral program – find out if this was approved by the board
- 5) Possible future event at R-Ranch – Do an RV Show with support of local RV businesses. Charge entrance fee like other RV shows to generate income
- 6) Attend at least one show quarterly – RV shows, Gold Rush in Dahlenoga
- 7) Labor Day weekend – 5K run/1K walk. \$30 fee to join. Get sponsors from local businesses.

**Next Meeting** – August 22, 2021 @ 3pm

R-Ranch in The Mountains®  
General Ledger

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

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

RV 6 Tracker  
RV6 Capital PTD

Account ID	Account Description	Date	Reference	Amount	Debit Amt	Credit Amt	Balance
4214	RV 6 Project Restricted						559,600.00

RV6 Expenses PTD

Account ID	Account Description	Date	Reference	Amount	Debit Amt	Credit Amt	Balance
6216	RV6 Expenses	10/16/20	EP 10/16/20 1	50.00	50.00		
6216	RV6 Expenses	10/20/20	EP 10/20/20 1	308.00	308.00		
6216	RV6 Expenses	10/30/20	2842	100.00	100.00		
6216	RV6 Expenses	11/13/20	2846	993.62	993.62		
6216	RV6 Expenses	11/18/20	EP 11/18/20 3	34.54	34.54		
6216	RV6 Expenses	12/1/20	EP 12/1/20	150.00	150.00		
6216	RV6 Expenses	12/4/20	2848	190.98	190.98		
6216	RV6 Expenses	12/11/20	28924	50.00	50.00		
6216	RV6 Expenses	12/16/20	2849	1,600.00	1,600.00		
6216	RV6 Expenses	12/18/20	2850	920.13	920.13		4,403.17
6216	RV6 Expenses	1/29/21	28008	4,844.00	4,844.00		4,844.00
6216	RV6 Expenses	2/5/21	EP 2/5/21 5	13.57	13.57		
6216	RV6 Expenses	2/5/21	EP 2/5/21 5	33.30	33.30		
6216	RV6 Expenses	2/12/21	2854	1,825.00	1,825.00		
6216	RV6 Expenses		Current Period Change	1,971.87	1,971.87		1,971.87
6216	RV6 Expenses	3/4/21	EP 3/4/21 5	101.65	101.65		
6216	RV6 Expenses	3/4/21	29083	298.00	298.00		
6216	RV6 Expenses	3/4/21	29083	25.98	25.98		
6216	RV6 Expenses	3/4/21	29083	19.98	19.98		
6216	RV6 Expenses	3/4/21	29083	22.98	22.98		
6216	RV6 Expenses	3/4/21	29083	169.00	169.00		
6216	RV6 Expenses	3/4/21	29083	416.50	416.50		
6216	RV6 Expenses	3/4/21	29083	53.82	53.82		
6216	RV6 Expenses	3/4/21	29083	46.99	46.99		
6216	RV6 Expenses	3/4/21	29083	24.96	24.96		
6216	RV6 Expenses	3/4/21	29083	41.99	41.99		
6216	RV6 Expenses	3/4/21	29083	13.47	13.47		
6216	RV6 Expenses	3/4/21	29083	38.98	38.98		
6216	RV6 Expenses	3/1/21	2857	59.86	59.86		
6216	RV6 Expenses	3/1/21	2857	12.96	12.96		
6216	RV6 Expenses	3/1/21	2857	32.46	32.46		
6216	RV6 Expenses		Current Period Change	1,383.57	1,383.57		1,383.57

Not budgeted  
New Arena Site Sewer

**R-Ranch In The Mountaineers®**  
**General Ledger**

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

Filter Criteria includes: \*) IDs: Multiple IDs. Report order is by ID. Report is printed with shortened

6218	RV6 Expenses	4/9/21	3989	CDJ	THE WATER AUTHORITY, LLC - Invoice: RV RR2021-D2	27,978.40
6218	RV6 Expenses	4/9/21	29171	CDJ	ANDERSON FEED & HARDWARE, INC. - Invoice: 199033	63.84
6218	RV6 Expenses	4/30/21	1203	CDJ	J.L GADDIS TRUCKING LLC - Invoice: 3654	242.31
6218	RV6 Expenses	4/30/21	2676	CDJ	CLEVELAND WOOD PRESERVE - Invoice: CLV.LNDWD APRIL-30-21	23,349.00
6218	RV6 Expenses	4/30/21	2677	CDJ	J.L GADDIS TRUCKING LLC - Invoice: 3654	807.69
6218	RV6 Expenses	4/30/21	2679	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82243	674.23
6218	RV6 Expenses	4/30/21	2679	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82064	204.00
6218	RV6 Expenses	4/30/21	2679	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82109	190.94
6218	RV6 Expenses	4/30/21	2679	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82233	146.88
6218	RV6 Expenses	4/30/21	2679	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 82298	2,383.23
6218	RV6 Expenses				Current Period Change	55,957.52
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: 5076880	32.16
6218	RV6 Expenses				Current Period Change	55,950.62
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: 82802 LIFT STATION	32.67
6218	RV6 Expenses	6/6/21	EP 6/6/21 1	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5076168	17.24
6218	RV6 Expenses	6/25/21	2889	CDJ	GRIZZLE BROTHERS GRADING - Invoice: 1858	25,000.00
6218	RV6 Expenses				Current Period Change	25,085.79
						\$13,000 over
						55,957.52
						149,676.54

## **RV6 Updates:**

**All arena sites are upgraded to 50 amp and sewer along with the 4 new RV sites, A13-A16**

**Lift station went live in May and arena sewer is up and running.**

**We had asked the grader not to work into Memorial day weekend, but we did get a little work done before Rodeo. We asked the grader to not work during Rodeo and to pause during the absence of the defacto project manager, until some issues were worked out by the Director and the RV6 committee.**

**Issues looking at currently:**

**The drainage/elevation in between the creek site pads**

**The extra dirt that we predict we have and creating an area for it by utilizing development of extra storage which is desperately needed.**

**We are now currently ready to continue working, but we are being seriously hampered by the current weather conditions. We have received above average rainfall and almost 5" in the past week.**

**We are looking at continuing work week after next and are in communication with the contractor.**

**All rumors at this time are completely false. Weather dependent, we should still be on track for an October – November completion date which was originally estimated.**



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

	YTD		
	YTD Actual	YTD Budget	Variance
<b>Revenues</b>			
Rodeo - Tickets	41,272.58	29,618.00	11,654.58
Rodeo - Parking	4,523.42	3,046.00	1,477.42
Rodeo - Vendors	852.40	3,641.00	(2,788.60)
Rodeo - Sponsors	9,850.00	13,133.00	(3,283.00)
Rodeo - Souvenirs	5,096.00	2,000.00	3,096.00
Rodeo - Refreshments	5,536.19	0.00	5,536.19
<b>Total Revenues</b>	<b>67,130.59</b>	<b>51,438.00</b>	<b>15,692.59</b>
<b>Expenses</b>			
Rodeo - Stock Contract	4,000.00	4,167.00	(167.00)
Rodeo - 4L Ticket Split	19,176.87	14,245.00	4,931.87
Rodeo - Prize Money	4,500.00	4,167.00	333.00
Rodeo - Advertising	1,318.76	1,487.00	(168.24)
Rodeo - Security & EMT	1,840.00	1,173.00	667.00
Rodeo - Seating	6,000.00	4,500.00	1,500.00
Rodeo - Sanitation	1,385.00	959.00	426.00
Rodeo - Souvenirs	1,805.59	1,942.00	(136.41)
Rodeo - Sponsors Exp	453.60	555.00	(101.40)
Rodeo - In-House Exp	3,478.60	2,461.00	1,017.60
Rodeo - Projects & Improve	2,485.00	1,164.00	1,321.00
Rodeo - Rentals	0.00	67.00	(67.00)
Rodeo - Insurance	1,089.00	350.00	739.00
Rodeo - Merchant Svc	1,611.05	736.00	875.05
Rodeo - Supplies	591.56	419.00	172.56
<b>Total Expenses</b>	<b>49,735.03</b>	<b>38,392.00</b>	<b>11,343.03</b>
<b>Net Income</b>	<b>\$ 17,395.56</b>	<b>\$ 13,046.00</b>	<b>\$ 4,349.56</b>

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## R-Ranch in the Mountains@ General Ledger

**For the Period From Apr 1, 2021 to Jul 31, 2021**

Filter Criteria includes: 1) IDs from 6216 to 6216. Report order is by ID. Report is printed with shorts

Account ID	Date	Reference	Jml	Trans Description	Debit Amt
6216	4/1/21	2865	CDJ	RAINES GRADING, HAULING & PAVI - Invoice: 11610	410.00
6216	4/1/21	2866	CDJ	RALPH GRIZZLE TRUCKING, INC. - Invoice: 117086	1,007.17
6216	4/1/21	2867	CDJ	ROBERT GRINDLE CONCRETE CONST. - Invoice: RV 3/30/21	1,360.00
6216	4/9/21	EP 4/9/21 12	CDJ	THE EVERYWHERE CARD - Invoice: INDDIP&SPLY 2/18/21	32.29
6216	4/21/21	2872	CDJ	WAYNES EQUIPMENT	2,106.00
6216	4/23/21	1202	CDJ	WAYNES EQUIPMENT SALES - Invoice: 788089	140.40
6216	4/23/21	2873	CDJ	WAYNES EQUIPMENT SALES - Invoice: 788089	280.80
6216	4/30/21	1203	CDJ	J L GADDIS TRUCKING LLC - Invoice: 3654	103.84
6216	4/30/21	2875	CDJ	ROBERT GRINDLE CONCRETE CONST. - Invoice: APRIL-19-21	500.00
6216	4/30/21	2877	CDJ	J L GADDIS TRUCKING LLC - Invoice: 3654	346.16
6216	4/30/21	2877	CDJ	J L GADDIS TRUCKING LLC - Invoice: 3639	6,600.00
6216	4/30/21	2879	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 81780	195.75
6216	4/30/21	EP 4/30/21	CDJ	THE EVERYWHERE CARD - Invoice: CLVINDWDPDRSRV1073114	1,536.95
6216	5/7/21	1204	CDJ	J L GADDIS TRUCKING LLC - Invoice: 3673	150.00
6216	5/7/21	2880	CDJ	J L GADDIS TRUCKING LLC - Invoice: 3673	300.00
6216	5/21/21	2882	CDJ	THE WATER AUTHORITY, LLC - Invoice: RR-CULVERT 5.19.21	14,561.00
6216	5/28/21	EP 5/28/21 1	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5078158	127.50
6216	5/28/21	EP 5/28/21 1	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5076292	233.23
6216	5/28/21	EP 5/28/21 1	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5078238	18.55
6216	6/4/21	2883	CDJ	J L GADDIS TRUCKING LLC - Invoice: 3743	3,600.00
6216	6/9/21	EP 6/9/21 1	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5079982	178.17
6216	6/11/21	2886	CDJ	J L GADDIS TRUCKING LLC - Invoice: 3757	3,200.00
6216	6/11/21	2887	CDJ	CITY PLUMBING & ELECTRIC - Invoice: 4229276 NEW ARENA	48.76
6216	6/11/21	EP 6/11/21 3	CDJ	HOME DEPOT / GECF - Invoice: 6980000127084 ARENA	143.10
6216	6/18/21	2888	CDJ	STOUTS CONSTRUCTION - Invoice: 2000	1,760.00
6216	6/28/21	EP 6/28/21	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5080203 NEW ARENA	36.68
6216	6/28/21	EP 6/28/21	CDJ	BLUETARP FINANCIAL, INC - Invoice: 5080201	99.17
6216	7/9/21	2890	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 83046 NEW ARENA	777.31
6216	7/9/21	2890	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 83164 NEW ARENA	6.91
6216	7/9/21	2890	CDJ	DAHLONEGA ELECTRIC SUPPLY - Invoice: 83071	125.50
6216	7/9/21	EP 7/9/21 7	CDJ	HOME DEPOT / GECF - Invoice: 7054942	19.10
6216	7/12/21	RV TO RO 900 00	GENJ	CORRECTION ON J L GADDIS INVOICE 3741	900.00
6216	7/16/21	2891	CDJ	HALLWAY PLUMBING - Invoice: RV - CC122790	9,669.73
6216	7/31/21			<b>Ending Balance</b>	

Storm damage YTD:	39,320.00
New Arena Sites	5,413.98
Bathhouse Stairs Repair:	1,760.00
RV/Arena/Rodeo Roads	4,100.00

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**R-Ranch in the Mountains®  
General Ledger**

**For the Period From May 1, 2021 to Jun 30, 2021**

Filter Criteria includes: 1) IDs from 6500 to 6500. Report order is by ID. Report is printed with shorts

Account ID	Date	Reference	Jml	Trans Description	Debit Amt	Credit Amt	Balance
6500	5/7/21	29214	CDJ	INTERSTATE TELECOMMUNICATIONS, - Invoice: 51433	544.50		
6500	5/7/21	29215	CDJ	NNT SOLUTIONS - Invoice: 16188	1,501.92		
6500	5/7/21	29215	CDJ	NNT SOLUTIONS - Invoice: 16187	181.90		
6500	5/21/21	29245	CDJ	ELECTRONIC SALES CO., INC. - Invoice: 1154885	783.23		
6500	5/21/21	29245	CDJ	ELECTRONIC SALES CO., INC. - Invoice: 1154851	1,150.70		
6500	6/11/21	29287	CDJ	THE WATER AUTHORITY, LLC - Invoice: RR0621 CL	1,178.73		
6500	6/17/21	5119055	CRJ	K&K INSURANCE		5,090.98	
6500	6/25/21	29303	CDJ	STOUTS CONSTRUCTION - Invoice: 2002	1,425.00		

Lightning Damage:	5,340.98
Stable Roof Temporary Repair	1,425.00

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