

R-Ranch

Board of Director's General Meeting

November 15, 2014

Agenda

- I. CALL TO ORDER- 9:30 A.M.- President Bill Poole
- II. OPENING PRAYER- *Fawn Howell*
- III. PLEDGE OF ALLEGIANCE-
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA - *Karen/Roger*
- V. SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES - *Mike/Karen*
- VI. APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES - *Mike/Karen*
- VII. REPORTS

- a. Financial Report- *Judy Crofts Rick Upton*
- b. Executive Director's Report- Michael Hoffer
- c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
- d. Stables Report- Josh Littlejohn, Stable Manager
- e. Sales Report- Sandy Stephenson
- f. Events Report- Denise Roberson

STANDING COMMITTEE REPORTS

- 1) Accommodations Committee- *Valerie Lottes Fawn Howell*
- 2) Covenants/Bylaws/Policy & Guidelines Committee- Chairman-Brenda Harned - *Karen/Iris passed the section 11.15*
- 3) Finance Committee-Sue Burton - *no report*
- 4) Land Use/Firewise Committee- Chairman-*Hal Barrineau Tracy Hennessee*
- 5) Marketing Committee-Co-Chairman-Barbara Poole/ Co-Chairman-Beverly Upton
- 6) Owner's Concerns Committee- Chairman-Brenda Harned - *no report*
- 7) Nominating Committee- Chairman- Christy Griffin - *no report*

BOARD APPOINTED COMMITTEE REPORTS

- a) Breakfast with Santa Committee- Chairman-Tracy Hennessee -

VIII. OLD BUSINESS

- a. 501(c)(3) foundation-"Friends of R Ranch, Inc."-Bill Poole
- b. Strategic Planning Committee plans-entire Board - *Roger/Karen - made the Comm. a Standing Comm. Roger - Chair*

June 19th 20

IX. NEW BUSINESS

- a) Appointment of Rodeo Chairman-Rick Upton - *Michael Hoffer - chair - Chris Meekem - Asst. chair. -*
- ~~b) Cabin 949 adoption agreement conversion-Anita Guffy~~ *Beth Garrett - teaching Weebly software.*

X. MOTION TO ADJOURN GENERAL MEETING - Karen/Iris

XI. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Bill Poole

The next meeting of the R-Ranch Board of Directors will be held on Jan. 17, 2015 at 9:30 A.M. in the R-Ranch board room.

XII. ADJOURN GENERAL MEETING, DATE, TIME-Bill Poole

November 15, 2014 at _____.

*Executive Session
Cabin 949*

R-Ranch in the Mountains

Board of Director's Meeting Minutes

November 15, 2014

- I. **CALL TO ORDER-** The meeting was called to order at 9:30 A.M. by Bill Poole, President. Board members Mike Carbonara, Anita Curry, Rick Upton, Fawn Howell, Karen Meadows, Iris Koplén, Roger Yonts, and Bryan Walker, were in attendance.
- II. **OPENING PRAYER-** Delivered by Fawn Howell
- III. **PLEDGE OF ALLEGIANCE-** Board & owners
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA** – Karen Meadows recommended that we strike cabin 949 agreement from the open meeting agenda since it is a contractual issue and discuss it in the Executive Session. The Board agreed. Karen made a **motion** to approve the agenda as amended; **seconded** by Roger Yonts; **vote** was unanimous in favor.
- V. **SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES** – Mike Carbonara made a **motion** to suspend reading the previous month's meeting minutes; **seconded** by Karen Meadows; **vote** was unanimous in favor.
- VI. **APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES** – Mike Carbonara made a **motion** to approve the previous month's meeting minutes as written; **seconded** by Karen Meadows; **vote** was unanimous in favor.
- VII. **REPORTS**
 - a. Financial Report- Rick Upton- Report attached. Rick reviewed the status report created by Judy Crofts and also said that even though the money is tight, we have sufficient funds to meet the requirements for bills and salaries until the next assessment money begins to come in.
 - b. Executive Director's Report- Michael Hoffer- Report attached. Michael reviewed his written report.
 - c. R-Ranch Grounds Report - Steve Corbin, Maintenance Manager - Report attached. Steve submitted and reviewed the weekly activity report since the last meeting. He also said there was some cleanup from the recent high winds. Also, his team has been winterizing all the exposed water lines in preparation for winter.
 - d. Stables Report - Josh Littlejohn - Report attached. Josh reviewed his written report.
 - e. Sales Report – Barbara Poole - Report attached. Barbara reviewed the written report. Also she commented that we have 71 new owners to date but mostly from transfers. She also reported that Sandy is participating in a number of community events in an effort to attract more new sales. She said that Sandy was also trying to build a

better relationship with the residents and businesses of Dahlonga and show that we are supportive of the community.

- f. Events Report – Denise Roberson – Denise presented a new committee idea (Social Committee) to help plan fun, cost effective events and gatherings for the owners. She is hoping to build a 12 member committee and make the plans for an entire year. She has a sign-up sheet at the office and already has several owners committed.

VIII. Standing Committee Reports

1. Accommodations Committee- Co-Chairman- Valerie Lottes, Board Liaison- Fawn Howell- In Valerie's absence, Fawn Howell reviewed the Committee meeting minutes-Report attached. In recognition of the popularity of April 2015 lottery, the Committee is proposing to release written information regarding the rules and the leases that will be available. (see attached)
2. Covenants/Bylaws/Policy & Guidelines Committee-Chairman-Brenda Harned, Board Liaison-Bill Poole- see attached- Brenda submitted to the Board, a recommendation regarding a change to the Policy & Guideline for the RV Storage Area. The Board reviewed the proposed recommendation and made some revisions. Karen Meadows made a **motion** to approve the 11.15 Policy & Guideline recommendation from the Committee to include the revisions; **seconded** by Iris Koplén; **vote** was unanimous in favor. Anita Curry agreed to re-type the entire approved/revised 11.15 and send to Michael Hoffer. Brenda then asked the Board to consider rescinding a previously approved Policy & Guideline 3.5 regarding the days of stay in Chapel Hill Cabins. She said that she had spoken with at least fifty owners herself and among the Committee, there were approximately 100 contacts expressing displeasure with another change in the original concept of the Chapel Hill area. Anita Curry commented that it was never the intention to offend the ownership by making any change to the stay concept in Chapel Hill. Anita made the **motion** to rescind the previously approved change to Policy & Guidelines 3.5; **seconded** by Roger Yonts; **vote** was 7 in favor/2 opposed.
3. Finance Committee - Chairman- Sue Burton, Board Liaison- Rick Upton-no report
4. Land Use Committee- Chairman- Tracy Hennessee, Board Liaison-Bryan Walker-Tracy reported that there will be an annual Firewise Day on November 22 at 9:00am. She also said that if anyone spends time on work related to Firewise, please document the time on the sheet in the office.
5. Marketing Committee- Co-chairs-Barbara Poole, Beverly Upton, Board Liaison-Iris Koplén-Barbara Poole gave the results of the owner survey recently taken. A copy of the results is attached. There was a lot of discussion regarding the results. Michael Hoffer will try to put the survey on our website in an effort to capture more information from more owners.
6. Owner's Concerns Committee- Chairman-Brenda Harned -no concerns to report.
7. Nominating Committee – Chairman–Christy Griffin-no report

8. Breakfast With Santa – Chairman-Tracy Hennessee-Tracy reported that a lot of the food has been donated and 46 volunteers are scheduled. Donna Bandy is overseeing all the crafts.

IX. Old Business

- a. 501(c)(3) Foundation-“Friends of R Ranch, Inc.”-Bill Poole-Bill reported that the Foundation has now been incorporated. He also needs owners for a Board that must be different from the Board of Directors for R Ranch. Bill also said that an attorney in his law firm will be writing By-Laws for the Foundation with his input.
- b. Strategic Planning Committee plans-entire Board-Roger Yonts has agreed to chair the Committee. He has begun to gather information regarding the goals and mission statement for the Committee and he expects the Committee to begin after the first of the new year.

X. New Business

- a. Appointment of Rodeo Chairman-Rick Upton-Rick reported that Michael Hoffer has agreed to chair the 2015 Rodeo. Chris Nickum is going to be the Assistant Chairman & Beth Garrett has agreed to work with the website information.

XI. MOTION TO ADJOURN GENERAL MEETING

Karen Meadows made a **motion** to adjourn; **seconded** by Iris Koplen; **vote** was unanimous in favor.

The next meeting of the R-Ranch Board of Directors will be held on January 17, 2015 at 9:30 A.M. in the R-Ranch board room.

Executive Session followed

Respectfully submitted,



Anita Curry, Secretary

Approved date 1/17/15

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

| | | | | | | | | | | | | | | | |
|------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|----------|----------|---------|---------|
| Active | 911 | 913 | 927 | 948 | 796 | 850 | 925 | 943 | 921 | 943 | 783 | 809 | 880 | 888 | 916 |
| Suspended | 145 | 108 | 89 | 73 | 225 | 169 | 106 | 85 | 106 | 85 | 248 | 224 | 153 | 135 | 104 |
| Master Credit | 25 | 33 | 42 | 53 | 52 | 52 | 52 | 59 | 58 | 58 | 57 | 57 | 56 | 56 | 27 |
| Howe | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 36 | 21 | 21 |
| R-Ranch/Invent | 561 | 561 | 564 | 562 | 566 | 557 | 562 | 557 | 569 | 567 | 673 | 674 | 680 | 731 | 952 |
| BD W/O | 134 | 165 | 155 | 140 | 137 | 148 | 147 | 147 | 136 | 145 | 145 | 145 | 143 | 132 | 155 |
| Hardship | | | | | | | | | | | | | | 15 | 20 |
| Bankruptcy | 4 | 0 | 3 | 3 | 3 | 3 | 4 | 5 | 6 | 5 | 6 | 6 | 5 | 4 | 6 |
| Closed | | | | | | | | | | | | | 176 | 248 | 161 |
| To be Researched | 620 | 620 | 620 | 620 | 620 | 620 | 603 | 603 | 603 | 596 | 487 | 484 | 271 | 170 | 35 |
| Problem children | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 |
| TOTAL UNITS | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 |
| Status as of: | 12/19/11 | 1/19/12 | 2/16/12 | 3/16/12 | 4/27/12 | 5/18/12 | 6/15/12 | 7/20/12 | 8/17/12 | 9/14/12 | 10/27/12 | 11/16/12 | 12/15/12 | 2/15/13 | 3/15/12 |

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

| | | | | | | | | | | | | | | | |
|------------------|---------|---------|---------|---------|---------|---------|----------|----------|----------|---------|---------|---------|---------|---------|---------|
| Active | 799 | 810 | 860 | 888 | 888 | 924 | 802 | 826 | 846 | 897 | 882 | 906 | 813 | 847 | 885 |
| Suspended | 216 | 206 | 157 | 133 | 134 | 103 | 229 | 198 | 162 | 118 | 132 | 108 | 197 | 168 | 125 |
| Litigation | | | | | 8 | 8 | 8 | 16 | 18 | 21 | 21 | 21 | 26 | 26 | 32 |
| Master Credit | 27 | 27 | 27 | 27 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 0 | 0 | 0 |
| Howe | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 |
| R-Ranch/Invent | 968 | 973 | 978 | 977 | 980 | 182 | 182 | 184 | 200 | 193 | 190 | 193 | 204 | 197 | 201 |
| BD W/O | 148 | 147 | 146 | 144 | 158 | 153 | 149 | 144 | 141 | 139 | 140 | 140 | 137 | 136 | 132 |
| Hardship | 17 | 14 | 10 | 9 | 6 | 4 | 4 | 6 | 7 | 6 | 9 | 6 | 1 | 4 | 5 |
| Bankruptcy | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 6 | 6 | 6 | 6 | 7 |
| Closed | 170 | 170 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 170 | 170 | 170 | 170 | 170 | 170 |
| Research/Problem | 27 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 22 |
| TOTAL UNITS | 2400 | 2400 | 2400 | 2400 | 2400 | 1600 | 1600 | 1600 | 1600 | 1600 | 1600 | 1600 | 1600 | 1600 | 1600 |
| Status as of: | 4/26/13 | 5/17/13 | 6/14/13 | 7/19/13 | 8/16/13 | 9/20/13 | 10/25/13 | 11/15/13 | 12/16/13 | 1/17/14 | 2/14/14 | 3/14/14 | 4/25/14 | 5/16/14 | 6/12/14 |

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

| | | | | | | | | | | | | | | | |
|------------------|---------|----------|---------|----------|----------|---|---|---|---|---|---|---|---|---|---|
| Active | 901 | | 890 | 695 | 718 | | | | | | | | | | |
| Suspended | 113 | | 124 | 313 | 292 | | | | | | | | | | |
| Litigation | 32 | no | 32 | 39 | 39 | | | | | | | | | | |
| Howe | 21 | report | 21 | 21 | 21 | | | | | | | | | | |
| R-Ranch/Invent | 194 | due | 195 | 197 | 197 | | | | | | | | | | |
| BD W/O | 132 | to | 129 | 123 | 122 | | | | | | | | | | |
| Hardship | 4 | employee | 6 | 8 | 7 | | | | | | | | | | |
| Bankruptcy | 8 | illness | 8 | 9 | 9 | | | | | | | | | | |
| Closed | 170 | | 170 | 170 | 170 | | | | | | | | | | |
| Research/Problem | 25 | | 25 | 25 | 25 | | | | | | | | | | |
| TOTAL UNITS | 1600 | | 1600 | 1600 | 1600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Status as of: | 7/18/14 | | 9/19/14 | 10/24/14 | 11/14/14 | | | | | | | | | | |

R-Ranch In The Mountains®
Balance Sheet
October 31, 2014

ASSETS

| | | |
|--------------------------------|----|--------------|
| Current Assets | | |
| Petty Cash | \$ | 200.00 |
| Register Cash | | 300.00 |
| Operating Bank Account | | 238,031.65 |
| Lodge/Event Bank Account | | 5,676.02 |
| Cabin Project Bank Account | | 29,543.62 |
| Stable Project Bank Account | | 2,693.07 |
| Property Tax Escrow Bank Acct | | 89,998.79 |
| Payroll Bank Account | | 1,071.53 |
| Rodeo Project Bank Account | | 39,052.41 |
| Rainbow Dam/Legal Bank Account | | 272,516.46 |
| Infrastructure MM Bank Account | | 5,340.68 |
| RV Bank Account | | 28,155.24 |
| RV-6 Project Bank Account | | 11,696.43 |
| Stable Petty Cash | | 27.43 |
| Accounts Receivable | | 881,883.98 |
| Allowance for Doubtful Account | | (256,000.00) |
| Other Receivables | | 1,800.00 |
| Chapel Hill Improvement Group | | 2,105.84 |
| | | 1,354,093.15 |
| Total Current Assets | | |
| Property and Equipment | | |
| Furniture & Fixtures | | 85,393.64 |
| Vehicles | | 53,018.00 |
| Machinery & Equipment | | 218,179.38 |
| Horses & Sports Equipment | | 66,305.58 |
| Buildings and Improvements | | 772,398.06 |
| 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 | | (797,505.14) |
| | | 665,001.84 |
| Total Property and Equipment | | |
| Other Assets | | |
| Unsold Ranch Memberships | | 224,051.00 |
| Dam Consulting in Progress | | 27,737.35 |
| | | 251,788.35 |
| Total Other Assets | | |
| Total Assets | \$ | 2,270,883.34 |

LIABILITIES AND CAPITAL

| | | |
|---------------------------|----|------------|
| Current Liabilities | | |
| Accounts Payable | \$ | 98,863.15 |
| Sales Tax Payable | | 144.52 |
| Accrued Property Tax | | (6,475.37) |
| Prepaid Assessments | | 22,877.57 |
| Rodeo Pre Paid Vendor Fee | | 100.00 |
| | | 115,509.87 |
| Total Current Liabilities | | |

Unaudited - For Management Purposes Only

R-Ranch In The Mountains©
Balance Sheet
October 31, 2014

Long-Term Liabilities

Total Long-Term Liabilities

0.00

Total Liabilities

115,509.87

Capital

Lodge Retained Earning

114,029.32

RV Retained Earnings

176,067.78

RV 6 Retained Earnings

93,672.97

Cabin Retained Earning

117,338.80

Stable Retained Earnings

16,177.37

Infrastructure Retained Earn

16,415.49

Legal Retained Earnings

23,995.81

Dam Retained Earnings

250,289.62

Undesignated Net Assets

1,130,097.78

Current Year Net Assets Change

217,288.53

Total Capital

2,155,373.47

Total Liabilities & Capital

\$ 2,270,883.34

R-Ranch In The Mountains®
 Operating Summary - Budget Comparison Report
 For the Ten Months Ending October 31, 2014

| | Month Actual | Month Budget | Month Variance | Year to Date Actual | Year to Date Budget | Year to Date Variance |
|---------------------------------|-----------------------|-----------------------|-------------------|------------------------|------------------------|--------------------------|
| Operating Income | | | | | | |
| Assessments | \$ 1,051.54 | \$ 0.00 | 1,051.54 | \$ 1,270,238.2 | \$ 1,231,100.0 | 39,138.26 |
| Children's Rights | 350.00 | 0.00 | 350.00 | 2,050.00 | 2,900.00 | (850.00) |
| Electric Reimbursements | 13,285.26 | 12,853.00 | 432.26 | 57,265.48 | 54,519.00 | 2,746.48 |
| Interest Income | 7.21 | 0.00 | 7.21 | 14.86 | 0.00 | 14.86 |
| Fines & Fees | 120.41 | 75.00 | 45.41 | 1,767.91 | 750.00 | 1,017.91 |
| Late Fees & Finance Charges | 25,124.42 | 17,100.00 | 8,024.42 | 114,141.78 | 73,605.00 | 40,536.78 |
| Ownership Sales & Transfers | 1,821.00 | 600.00 | 1,221.00 | 24,874.00 | 29,148.00 | (4,274.00) |
| Reserve Funding Operating | 8,910.76 | 10,219.73 | (1,308.97) | 59,780.37 | 60,380.11 | (599.74) |
| RV Moves, Pet & Day Use F | 580.00 | 365.00 | 215.00 | 4,900.00 | 5,115.00 | (215.00) |
| Sales | 2,115.47 | 1,827.00 | 288.47 | 18,888.98 | 14,276.00 | 4,612.98 |
| Vending Income | 132.60 | 116.00 | 16.60 | 599.55 | 510.00 | 89.55 |
| Recovery of Bad Debt | 0.00 | 10,000.00 | (10,000.00) | 144.00 | 100,000.00 | (99,856.00) |
| Miscellaneous & Tax Refund | 0.60 | 25.00 | (24.40) | 11,640.11 | 2,250.00 | 9,390.11 |
| Total Operating Income | 53,499.27 | 53,180.73 | 318.54 | 1,566,305.3 | 1,574,553.1 | (8,247.81) |
| Operating Expenses | | | | | | |
| Employee Expenses | 62,752.07 | 66,871.45 | 4,119.38 | 514,837.21 | 518,429.22 | 3,592.01 |
| Accrued Vacation Payout | 0.00 | 0.00 | 0.00 | 8,176.21 | 0.00 | (8,176.21) |
| Administrative Expenses | 5,636.12 | 7,476.25 | 1,840.13 | 57,191.90 | 122,406.43 | 65,214.53 |
| Cabin Expenses | 628.11 | 450.00 | (178.11) | 3,296.83 | 3,000.00 | (296.83) |
| Cleaning Expenses | 661.44 | 700.00 | 38.56 | 6,244.48 | 7,150.00 | 905.52 |
| Commission Expenses | 2,436.44 | 0.00 | (2,436.44) | 17,589.05 | 0.00 | (17,589.05) |
| General Property Maintenanac | 6,341.74 | 8,064.00 | 1,722.26 | 117,566.17 | 140,830.00 | 23,263.83 |
| Lodge Expenses | 542.15 | 300.00 | (242.15) | 11,201.81 | 26,980.00 | 15,778.19 |
| Owner Events | 103.47 | 1,750.00 | 1,646.53 | 3,569.86 | 10,255.00 | 6,685.14 |
| Ownership Sales & Transfers | 523.89 | 242.00 | (281.89) | 4,004.64 | 5,220.91 | 1,216.27 |
| RV Expenses | 0.00 | 100.00 | 100.00 | 857.09 | 970.00 | 112.91 |
| Sales & Marketing Expense | 370.00 | 380.00 | 10.00 | 2,924.44 | 10,618.00 | 7,693.56 |
| Sales Expense | 1,228.00 | 444.00 | (784.00) | 10,292.28 | 10,307.00 | 14.72 |
| Stables Expense | 1,358.09 | 3,275.00 | 1,916.91 | 19,483.26 | 27,930.00 | 8,446.74 |
| Utilities Expense | 10,327.19 | 14,903.92 | 4,576.73 | 171,528.38 | 173,859.51 | 2,331.13 |
| Rodeo Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property Insurance Expense | (8,200.00) | 4,100.00 | 12,300.00 | 41,330.59 | 41,000.00 | (330.59) |
| Property Taxes Expense | 7,500.00 | 7,500.00 | 0.00 | 75,000.00 | 75,000.00 | 0.00 |
| Bad Debt Expense | 3,130.76 | 300.00 | (2,830.76) | 297,114.04 | 259,600.00 | (37,514.04) |
| Depreciation Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Expense | 0.00 | 25.00 | 25.00 | 88.92 | 250.00 | 161.08 |
| Total Operating Expenses | 95,339.47 | 116,906.62 | 21,567.15 | 1,365,129.3 | 1,439,556.0 | 74,426.77 |
| Net Operating Income | \$ (41,840.20) | \$ (63,725.89) | 21,885.69 | \$ 201,176.00 | \$ 134,997.04 | 66,178.96 |

**R-Ranch In The Mountains
Operating Variance Report
October 2014**

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

Children's Rights

350 0 350 2,050 2,900 (850)

The year to date unfavorable variance is due to owners opting not to renew or the child has aged out due to the new reduced age eligibility.

Fines & Fees

120 75 45 1,767 600 1,167

The year to date favorable variance is due to continuing to enforce the rules and regulations therefore resulting in higher than anticipated fines and fees.

Late Fees & Finance Charge Income

25,124 17,100 8,024 114,142 73,605 40,537

The monthly favorable variance is due to higher than anticipated suspended owners being charged the Late Fee and finance charge. The year to date favorable variance is due to the late fees being added to past due assessments and increased length of time of past due balances, finance charges are calculated on the number of days past due.

Ownership Sales and Transfers Income

1,821 600 1,221 24,874 29,148 (4,274)

The monthly favorable variance is due to many more transfers occurring than anticipated. The year to date unfavorable variance is due to lower than anticipated sales however this was offset by transfers being higher than projected.

Recovery of Bad Debt Income

0 10,000 (10,000) 144 100,000 (99,856)

The monthly and year to date unfavorable variances are due to the fact that bad debt recovery is in our Aged Receivables and as we have already recognized this income once in previous billings we cannot list old debt here as well (per our CPA). The money shown here is from our collection attorney Howe

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

**R-Ranch In The Mountains
Operating Variance Report
October 2014**

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

Miscellaneous & Tax Refund Income

| | | | | | |
|---|----|------|--------|-------|-------|
| 0 | 25 | (25) | 11,640 | 2,225 | 9,415 |
|---|----|------|--------|-------|-------|

The year to date favorable variance is due to receiving a larger than expected tax refund.

Administrative Expenses

| | | | | | |
|-------|-------|-------|--------|---------|--------|
| 5,636 | 7,476 | 1,840 | 57,192 | 122,406 | 65,215 |
|-------|-------|-------|--------|---------|--------|

The monthly favorable variance is due to not renewing software until a later date, less collection expenses used this month and over all cutbacks. The year to date favorable variances are due to also the decision of using reserve capital to pay for the siding of the office per BOD decision, holding off the purchase of a new computer, spending less in collection expenses as well as employee development, training and uniforms.

General Property Maintenance

| | | | | | |
|-------|-------|-------|---------|---------|--------|
| 6,342 | 8,064 | 1,722 | 117,566 | 140,830 | 23,264 |
|-------|-------|-------|---------|---------|--------|

The monthly favorable variance is due to not order fuel this month as well as careful spending. The year to date favorable variance is due to holding off some equipment, vehicle and road repairs to a later date.

Lodge Expenses

| | | | | | |
|-----|-----|-------|--------|--------|--------|
| 542 | 300 | (242) | 11,202 | 26,980 | 15,778 |
|-----|-----|-------|--------|--------|--------|

The year to date favorable variance is due to holding off on painting and pool furniture until a later date

Owners Events Expenses

| | | | | | |
|-----|---|-------|-------|-------|-------|
| 103 | 0 | (103) | 1,647 | 3,570 | 1,923 |
|-----|---|-------|-------|-------|-------|

The year to date favorable variance is due to holding off some purchases until a later time and canceling some owner events.

Sales & Marketing Expense

| | | | | | |
|-----|-----|----|-------|--------|-------|
| 370 | 380 | 10 | 2,924 | 10,618 | 7,694 |
|-----|-----|----|-------|--------|-------|

The year to date favorable variance is due to holding off purchasing brochures, not going to horse shows and website upgrade being paid out of Rodeo income instead of operating.

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

**R-Ranch In The Mountains
Operating Variance Report
October 2014**

| | <u>MTD Actual</u> | <u>MTD Budget</u> | <u>MTD Variance</u> | <u>YTD Actual</u> | <u>YTD Budget</u> | <u>YTD Variance</u> |
|------------------------|-------------------|-------------------|---------------------|-------------------|-------------------|---------------------|
| Stables Expense | 1,358 | 3,275 | 1,917 | 19,483 | 27,930 | 8,447 |

The monthly favorable variance is due to not receiving a bill from the farrier - this will be higher next month as he has been notified as well as vet fees being less than anticipated this too will be higher next month. The year to date favorable variances are due to the aforementioned and lower expense in all areas of the stables.

| | | | | | | |
|-----------------------------------|---------|-------|--------|--------|--------|-------|
| Property Insurance Expense | (8,200) | 4,100 | 12,300 | 41,331 | 41,000 | (331) |
|-----------------------------------|---------|-------|--------|--------|--------|-------|

The monthly favorable variance is due to correcting an entry on the books.

| | | | | | | |
|-------------------------|-------|-----|---------|---------|---------|----------|
| Bad Debt Expense | 3,131 | 300 | (2,831) | 297,114 | 259,600 | (37,514) |
|-------------------------|-------|-----|---------|---------|---------|----------|

The monthly and year to date unfavorable variances are due to taking back ownerships due to hardships, bankruptcies and settlements.

R-Ranch In The Mountains®
 Budget Comparison Report - Reserve Accounts
 For the Ten Months Ending October 31, 2014

| | Monthly Actual | Monthly Budget | Monthly Variance | Year-To-Date Actual | Year-To-Date Budget | Year-To-Date Variance |
|-----------------------------------|-------------------|-------------------|---------------------|------------------------|------------------------|--------------------------|
| Cabin Reserve Income | \$ 7,924.50 | \$ 7,157.00 | 767.50 | \$ 72,644.39 | \$ 61,405.00 | 11,239.39 |
| Cabin Reserve Expenses | 2,942.28 | 2,465.59 | (476.69) | 73,748.72 | 67,504.51 | (6,244.21) |
| Net Cabin Reserve Income | 4,982.22 | 4,691.41 | 290.81 | (1,104.33) | (6,099.51) | 4,995.18 |
| RV Reserve Income | 10,478.03 | 14,257.75 | (3,779.72) | 76,774.90 | 71,161.00 | 5,613.90 |
| RV Reserve Expenses | 3,875.61 | 4,911.80 | 1,036.19 | 62,542.61 | 71,766.76 | 9,224.15 |
| Net RV Reserve Income | 6,602.42 | 9,345.95 | (2,743.53) | 14,232.29 | (605.76) | 14,838.05 |
| RV 6 Reserve Income | 0.00 | 8.00 | (8.00) | 23.32 | 60.00 | (36.68) |
| RV 6 Reserve Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net RV6 Reserve Income | 0.00 | 8.00 | (8.00) | 23.32 | 60.00 | (36.68) |
| Lodge Reserve Income | 11,300.00 | 12,643.00 | (1,343.00) | 48,693.86 | 61,541.00 | (12,847.14) |
| Lodge Reserve Expenses | 8,007.32 | 7,845.33 | (161.99) | 56,280.98 | 56,859.81 | 578.83 |
| Net Lodge Reserve Income | 3,292.68 | 4,797.67 | (1,504.99) | (7,587.12) | 4,681.19 | (12,268.31) |
| Stables Reserve Income | 545.00 | 800.00 | (255.00) | 9,945.55 | 7,185.00 | 2,760.55 |
| Stables Reserve Expenses | 32.72 | 47.60 | 14.88 | 6,030.69 | 5,726.75 | (303.94) |
| Net Stables Reserve Income | 512.28 | 752.40 | (240.12) | 3,914.86 | 1,458.25 | 2,456.61 |
| Infrastructure Reserve Income | 1,294.91 | 1,022.44 | 272.47 | 5,573.96 | 2,993.37 | 2,580.59 |
| Infrastructure Reserve Expenses | 0.00 | 0.00 | 0.00 | 1,431.40 | 0.00 | (1,431.40) |
| Net Infrastructure Reserve Income | 1,294.91 | 1,022.44 | 272.47 | 4,142.56 | 2,993.37 | 1,149.19 |
| Dam/Legal Reserve Income | 337.14 | 397.58 | (60.44) | 2,323.12 | 2,356.85 | (33.73) |
| Dam/Legal Reserve Expense | 0.00 | 0.00 | 0.00 | 0.00 | 2,500.00 | 2,500.00 |
| Net Dam/Legal Reserve Income | 337.14 | 397.58 | (60.44) | 2,323.12 | (143.15) | 2,466.27 |
| Total Net Reserve Income | \$ 17,021.65 | \$ 21,015.45 | (3,993.80) | \$ 15,944.70 | \$ 2,344.39 | 13,600.31 |

**R-Ranch In The Mountains
Reserves Variance Report
October 2014**

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

Reserve - Cabin Income

| | | | | | |
|-------|-------|-----|--------|--------|--------|
| 7,925 | 7,157 | 768 | 72,644 | 61,405 | 11,239 |
|-------|-------|-----|--------|--------|--------|

The monthly favorable variance is due to higher than anticipated cottage fees and guest and group fees and an additional adoption that was not budgeted. The year to date favorable variances are due to an additional adoptions that were not budgeted, linen kit income also guest and group fees being higher than anticipated.

Reserve - RV Income

| | | | | | |
|--------|--------|---------|--------|--------|-------|
| 10,478 | 14,258 | (3,780) | 76,775 | 71,161 | 5,614 |
|--------|--------|---------|--------|--------|-------|

The monthly unfavorable variance is due to three less adoptions this month - this may be due to the two week extension "snowball" effect. The year to date favorable variance is due to guest and group fees being higher than anticipated as well as an eleven month adoption that was not budgeted.

Reserve - Lodge Income

| | | | | | |
|--------|--------|---------|--------|--------|----------|
| 11,300 | 12,643 | (1,343) | 48,964 | 61,541 | (12,577) |
|--------|--------|---------|--------|--------|----------|

The monthly and year to date unfavorable variances are due to weddings and group income being less than anticipated.

Reserve - Stable Income

| | | | | | |
|-----|-----|-------|-------|-------|-------|
| 545 | 800 | (255) | 9,946 | 7,185 | 2,761 |
|-----|-----|-------|-------|-------|-------|

The year to date favorable variance is due to more events being held to benefit Stables as well as these events contributed to higher than anticipated ride passes and stall fees.

Reserve - Infrastructure Income

| | | | | | |
|-------|-------|-------|-------|-------|-------|
| 1,295 | 1,022 | (272) | 5,574 | 2,993 | 2,581 |
|-------|-------|-------|-------|-------|-------|

The year to date favorable variance is due to higher than anticipated contributions from all reserves.

Reserve - Cabin Expense

| | | | | | |
|-------|-------|-------|--------|--------|---------|
| 2,942 | 2,466 | (477) | 73,749 | 67,505 | (6,244) |
|-------|-------|-------|--------|--------|---------|

The year to date unfavorable variance is due to the replacing A/C units in 1701 & 1702 and overall contributions being higher than anticipated.

Reserve - RV Expense

| | | | | | |
|-------|-------|-------|--------|--------|-------|
| 3,876 | 4,912 | 1,036 | 62,543 | 71,767 | 9,224 |
|-------|-------|-------|--------|--------|-------|

The monthly favorable variance is due to less than expected contributions. The year to date favorable variance is due to holding off pad improvements until a later time.

Reserve - Infrastructure Expense

| | | | | | |
|---|---|---|-------|---|---------|
| 0 | 0 | 0 | 1,431 | 0 | (1,431) |
|---|---|---|-------|---|---------|

The year to date unfavorable variance is due to deciding to expense the office siding from reserves as it was a capital improvement.

Reserve - Dam/Legal

| | | | | | |
|---|---|---|---|-------|-------|
| 0 | 0 | 0 | 0 | 2,500 | 2,500 |
|---|---|---|---|-------|-------|

The year to date favorable variance is due to not needing any legal money that was budgeted.

R-Ranch In The Mountains®
Rodeo Budget Comparison Report
For the Ten Months Ending October 31, 2014

| | Month Actual | Month Budget | Month Variance | Year to Date Actual | Year to Date Budget | Year to Date Variance |
|-----------------------------|--------------------|-----------------|-------------------|------------------------|------------------------|--------------------------|
| Operating Income | | | | | | |
| Rodeo Income - Pre-Sale Tic | \$ 0.00 | \$ 0.00 | 0.00 | \$ 9,560.65 | \$ 7,000.00 | 2,560.65 |
| Rodeo Income - Gate Tickets | 0.00 | 0.00 | 0.00 | 6,572.70 | 29,400.00 | (22,827.30) |
| Rodeo Income - T Shirts | 80.00 | 0.00 | 80.00 | 1,852.50 | 1,700.00 | 152.50 |
| Rodeo Income - Parking | 0.00 | 0.00 | 0.00 | 3,832.95 | 4,500.00 | (667.05) |
| Rodeo Income - Vendors | 0.00 | 0.00 | 0.00 | 4,014.00 | 5,400.00 | (1,386.00) |
| Rodeo Income - Sponsors | 0.00 | 0.00 | 0.00 | 13,485.00 | 11,200.00 | 2,285.00 |
| Rodeo Income - Program Ad | 0.00 | 0.00 | 0.00 | 0.00 | 2,100.00 | (2,100.00) |
| Rodeo Income - Pony Rides | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | (150.00) |
| Rodeo Income - Interest | 0.00 | 0.00 | 0.00 | 10.89 | 0.00 | 10.89 |
| Total Rodeo Income | 80.00 | 0.00 | 80.00 | 39,328.69 | 61,450.00 | (22,121.31) |
| Operating Expenses | | | | | | |
| Rodeo Expense | 0.00 | 0.00 | 0.00 | 0.00 | 14,700.00 | 14,700.00 |
| Rodeo Expense - Stock Contr | 0.00 | 0.00 | 0.00 | 4,500.00 | 4,500.00 | 0.00 |
| Rodeo Expense - Prize Mone | 0.00 | 0.00 | 0.00 | 4,000.00 | 4,000.00 | 0.00 |
| Rodeo Expense - Advertising | 0.00 | 0.00 | 0.00 | 7,829.00 | 6,000.00 | (1,829.00) |
| Rodeo Expense - On Call Vet | 0.00 | 0.00 | 0.00 | 0.00 | 400.00 | 400.00 |
| Rodeo Expense - Security | 0.00 | 0.00 | 0.00 | 660.00 | 750.00 | 90.00 |
| Rodeo Expense - Seating | 0.00 | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 0.00 |
| Rodeo Expense - Sanitation | 0.00 | 0.00 | 0.00 | 1,525.00 | 1,500.00 | (25.00) |
| Rodeo Expense - EMT | 0.00 | 0.00 | 0.00 | 500.00 | 600.00 | 100.00 |
| Rodeo Expense - T-Shirts | 0.00 | 0.00 | 0.00 | 3,082.24 | 3,500.00 | 417.76 |
| Rodeo Expense - Free Cabins | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 |
| Rodeo Expense - ATM Fees | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 |
| Rodeo Expense - Sponsors E | 0.00 | 0.00 | 0.00 | 457.92 | 1,200.00 | 742.08 |
| Rodeo Expense - In-House E | 0.00 | 0.00 | 0.00 | 1,545.70 | 1,000.00 | (545.70) |
| Rodeo Expense - Merchant F | 0.00 | 0.00 | 0.00 | 98.98 | 150.00 | 51.02 |
| Rodeo Expense - Upgrades | 1,042.25 | 0.00 | (1,042.25) | 7,836.20 | 0.00 | (7,836.20) |
| Rodeo Expense - Miscellane | 0.00 | 0.00 | 0.00 | 1,865.57 | 2,500.00 | 634.43 |
| Website Upgrade | 0.00 | 0.00 | 0.00 | 260.25 | 750.00 | 489.75 |
| Total Rodeo Expenses | 1,042.25 | 0.00 | (1,042.25) | 39,160.86 | 47,150.00 | 7,989.14 |
| Net Rodeo Income | \$ (962.25) | \$ 0.00 | (962.25) | \$ 167.83 | \$ 14,300.00 | (14,132.17) |

R-Ranch In The Mountains
Accrual to Cash
As of October 2014

NOI **217,288.53**

ADJUSTMENTS*

| | | |
|------------------------------------|--------------|--------------|
| Less Accounts Receivables | 881,883.98 | |
| Allowance for Doubtful Accounting | (256,000.00) | |
| Less Other Receivables | 3,805.84 | |
| Less Prepaid Expenses | - | |
| Less Furniture & Fixtures | 85,393.64 | |
| Less Vehicles | 53,018.00 | |
| Less Machinery & Equipment | 218,179.38 | |
| Less Horses & Sports Equipment | 66,305.58 | |
| Less Building & Land | 772,398.06 | |
| Less Fixed Assets - Cabin | 57,370.36 | |
| Less Fixed Assets - Infrastructure | 9,041.26 | |
| Less Fixed Assets - Lodge | 52,027.81 | |
| Less Fixed Assets - RV | 105,307.49 | |
| Less Fixed Assets - RV 6 | 30,902.56 | |
| Less Fixed Assets - Stables | 6,642.34 | |
| Less Fixed Assets - Rodeo | 5,920.50 | |
| Depreciation | (797,505.14) | |
| Less Unsold Ownerships | 224,051.00 | |
| Less Dam Consulting | 27,737.35 | |
| | | 1,546,480.01 |

| | | |
|-----------------------------------|--------------|--------------|
| Plus Accounts Payable | 98,863.15 | |
| Plus Refundable Deposits | - | |
| Plus Usage Fee Giveaways | - | |
| Plus Sales Tax Payable | 144.52 | |
| Plus Accrued Property Tax | (6,475.37) | |
| Plus Accrued Property Insurance | - | |
| Plus Accrued Expenses | - | |
| Plus Prepaid Assessments | 22,877.57 | |
| Plus Prepaid Electric | - | |
| Plus Prepaid - Other | - | |
| Plus Other Payable | - | |
| Plus Lodge Retained Earnings | 114,029.32 | |
| Plus RV Retained Earnings | 176,067.78 | |
| Plus RV 6 Retained Earnings | 93,672.97 | |
| Plus Cabin Retained Earnings | 117,338.80 | |
| Plus Stable Retained Earnings | 16,177.37 | |
| Plus Infrastructure Retained Earn | 16,415.49 | |
| Plus Legal Retained Earnings | 23,995.81 | |
| Plus Dam Retained Earnings | 250,289.62 | |
| Plus Undesignated Net Assets | 1,130,097.78 | |
| | | 2,053,494.81 |

Also called Prior Years Profit/Loss

CASH FLOW

2,053,494.81
724,303.33

ACTUAL CASH BALANCE

724,303.33

Variance - NOI vs Actual Cash

-

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Oct 31, 2014

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

| Account ID | Account Description | Debit Amt | Credit Amt |
|------------|----------------------------------|------------|--------------|
| 1000 | Petty Cash | 200.00 | |
| 1010 | Register Cash | 300.00 | |
| 1020 | Operating Bank Account | 238,031.65 | |
| 1025 | Lodge/Event Bank Account | 5,676.02 | |
| 1030 | Cabin Project Bank Account | 29,543.62 | |
| 1035 | Stable Project Bank Account | 2,693.07 | |
| 1040 | Property Tax Escrow Bank | 89,998.79 | |
| 1045 | Payroll Bank Account | 1,071.53 | |
| 1050 | Rodeo Project Bank Account | 39,052.41 | |
| 1055 | Rainbow Dam/Legal Bank | 272,516.46 | |
| 1060 | Infrastructure MM Bank Account | 5,340.68 | |
| 1065 | RV Bank Account | 28,155.24 | |
| 1070 | RV-6 Project Bank Account | 11,696.43 | |
| 1080 | Stable Petty Cash | 27.43 | |
| 1100 | Accounts Receivable | 881,883.98 | |
| 1150 | Allowance for Doubtful Account | | 256,000.00 |
| 1160 | Other Receivables | 1,800.00 | |
| 1170 | Chapel Hill Improvement G | 2,105.84 | |
| 1500 | Furniture & Fixtures | 85,393.64 | |
| 1530 | Vehicles | 53,018.00 | |
| 1535 | Machinery & Equipment | 218,179.38 | |
| 1540 | Horses & Sports Equipment | 66,305.58 | |
| 1545 | Buildings and Improvement | 772,398.06 | |
| 1550 | Fixed Assets - Cabin | 57,370.36 | |
| 1551 | Fixed Assets - Inf | 9,041.26 | |
| 1552 | Fixed Assets - Lodge | 52,027.81 | |
| 1553 | Fixed Assets - RV | 105,307.49 | |
| 1554 | Fixed Assets - RV6 | 30,902.56 | |
| 1555 | Fixed Assets - Stable | 6,642.34 | |
| 1556 | Fixed Assets - Rodeo | 5,920.50 | |
| 1700 | Accumulated Depreciation | | 797,505.14 |
| 1900 | Unsold Ranch Membership | 224,051.00 | |
| 1910 | Dam Consulting in Progress | 27,737.35 | |
| 2000 | Accounts Payable | | 98,863.15 |
| 2210 | Sales Tax Payable | | 144.52 |
| 2390 | Accrued Property Tax | 6,475.37 | |
| 2450 | Prepaid Assessments | | 22,877.57 |
| 2500 | Rodeo Pre Paid Vendor Fe | | 100.00 |
| 3801 | Lodge Retained Earnings | | 114,029.32 |
| 3802 | RV Retained Earnings | | 176,067.78 |
| 3803 | RV 6 Retained Earnings | | 93,672.97 |
| 3804 | Cabin Retained Earnings | | 117,338.80 |
| 3805 | Stable Retained Earnings | | 16,177.37 |
| 3806 | Infrastructure Retained Earnings | | 16,415.49 |
| 3807 | Legal Retained Earnings | | 23,995.81 |
| 3808 | Dam Retained Earnings | | 250,289.62 |
| 3905 | Undesignated Net Assets | | 1,130,097.78 |
| 400005 | Rodeo Income - Pre-Sale T | | 9,560.65 |
| 400006 | Rodeo Income - Gate Ticke | | 6,572.70 |
| 400010 | Rodeo Income - T Shirts | | 1,852.50 |
| 400015 | Rodeo Income - Parking | | 3,832.95 |
| 400020 | Rodeo Income - Vendors | | 4,014.00 |
| 400025 | Rodeo Income - Sponsors | | 13,485.00 |
| 400050 | Rodeo Income - Interest | | 10.89 |
| 4010 | Assessments | | 1,270,238.26 |
| 4020 | Childrens Rights | | 2,050.00 |
| 4100 | Electric - Usage Fees | | 20,526.31 |
| 4115 | Electric - Cabin Reimburse | | 5,724.52 |
| 4120 | Electric - RV Reimburseme | | 31,014.65 |
| 4200 | Interest Income | | 14.86 |
| 4210 | Owner Fines & Fees | | 1,767.91 |
| 4220 | Late Fees & Finance Charg | | 114,141.78 |
| 4400 | Ownership Sales | | 9,607.00 |

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Oct 31, 2014

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

| Account ID | Account Description | Debit Amt | Credit Amt |
|------------|-----------------------------|------------|------------|
| 4410 | Ownership Transfers | | 15,267.00 |
| 4550 | Reserve to Operating | | 59,780.37 |
| 4600 | RV Moves | | 3,330.00 |
| 4650 | Pet Fees | | 925.00 |
| 4670 | Day Use Income | | 345.00 |
| 4680 | Lumpkin County Election In | | 300.00 |
| 4700 | Sales - Ice | | 3,837.55 |
| 4710 | Sales - Propane | | 5,443.21 |
| 4715 | Sales - Souvenirs | | 1,750.16 |
| 4720 | Sales - Firewood | | 909.00 |
| 4725 | Sales - Gate Cards | | 330.75 |
| 4730 | Sales - Store | | 6,618.31 |
| 4800 | Vending Income | | 599.55 |
| 4850 | Recovery of Bad Debt | | 144.00 |
| 4900 | Miscellaneous Income | | 10.41 |
| 4901 | Federal Tax Credit | | 11,629.70 |
| 600005 | Rodeo Expense - Stock Co | 4,500.00 | |
| 600010 | Rodeo Expense - Prize Mo | 4,000.00 | |
| 600015 | Rodeo Expense - Advertisi | 7,829.00 | |
| 600025 | Rodeo Expense - Security | 660.00 | |
| 600030 | Rodeo Expense - Seating | 5,000.00 | |
| 600035 | Rodeo Expense - Sanitatio | 1,525.00 | |
| 600040 | Rodeo Expense - EMT | 500.00 | |
| 600050 | Rodeo Expense - T-Shirts | 3,082.24 | |
| 600070 | Rodeo Expense - Sponsors | 457.92 | |
| 600075 | Rodeo Expense - In-House | 1,545.70 | |
| 600077 | Rodeo Expense - Merchant | 98.98 | |
| 600080 | Rodeo Expense - Upgrades | 7,836.20 | |
| 600095 | Rodeo Expense - Miscellan | 1,865.57 | |
| 600100 | Website Upgrade | 260.25 | |
| 6010 | Employee - Payroll/Salary | 393,128.25 | |
| 6015 | Employee - Payroll Tax Exp | 41,826.32 | |
| 6020 | Employee - Payroll Fees & | 6,775.51 | |
| 6030 | Employee - Health Insuran | 60,394.04 | |
| 6040 | Employee - Workers Comp | 12,713.09 | |
| 6050 | Accured Vacation Payout | 8,176.21 | |
| 6100 | Admin - Accounting Fees | 5,920.00 | |
| 6110 | Admin - Bank Fees | 512.38 | |
| 6115 | Admin - Business Fees | 1,884.08 | |
| 6120 | Admin - Collection Expense | 2,741.45 | |
| 6125 | Admin - Computer Expense | 8,320.15 | |
| 6130 | Admin - Dues & Subscriptio | 410.68 | |
| 6132 | Admin - Emp Develop & Tr | 657.01 | |
| 6135 | Admin - Gifts | 204.25 | |
| 6145 | Admin - Merchant Fees | 5,374.69 | |
| 6150 | Admin - Mileage Reimburs | 763.34 | |
| 6155 | Admin - Office Building Rep | 746.88 | |
| 6160 | Admin - Office Expense | 4,815.39 | |
| 6165 | Admin - Printing / Copying | 7,532.44 | |
| 6170 | Admin - Radio Expense | 641.23 | |
| 6175 | Admin - Shipping / Postage | 4,418.87 | |
| 6180 | Admin - Telephone / Cable | 12,249.06 | |
| 6195 | Assessment Discounts | 1,750.00 | |
| 6200 | Cabin - Bathhouse Repair | 49.83 | |
| 6210 | Cabin - Cottage Repair & M | 873.73 | |
| 6215 | Cabin - Repair & Maintena | 2,373.27 | |
| 6310 | Cleaning - Supply Expense | 6,244.48 | |
| 6390 | Commission Expenses | 17,589.05 | |
| 6400 | GPM - Equip Rental Expen | | 8.51 |
| 6415 | GPM - Equip Repair Expen | 7,993.76 | |
| 6420 | GPM - Fence / Pasture Exp | 10,370.06 | |
| 6425 | GPM - Fuel Expense | 16,830.54 | |
| 6430 | GPM - General Maintenanc | 3,226.58 | |
| 6435 | GPM - Grounds/Property R | 1,627.78 | |

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Oct 31, 2014

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

| Account ID | Account Description | Debit Amt | Credit Amt |
|------------|-------------------------------|------------|------------|
| 6440 | GPM - Keys & Locks | 167.17 | |
| 6445 | GPM - Lawn Svc & Landsc | 32,627.89 | |
| 6450 | GPM - Pest Control Service | 2,162.55 | |
| 6455 | GPM - Road Repair Expen | 3,695.51 | |
| 6460 | GPM - Security Contract | 30,302.61 | |
| 6465 | GPM - Supplies Expense | 791.54 | |
| 6470 | GPM - Tools Expense | 518.68 | |
| 6480 | GPM - Vehicle Maint & Rep | 6,998.22 | |
| 6485 | GPM - Vehicle Tags & Title | 261.79 | |
| 6500 | Lodge - Pool Chemical Exp | 5,408.56 | |
| 6505 | Lodge - Pool Repair & Main | 4,015.84 | |
| 6510 | Lodge - Repair & Maint Exp | 1,644.63 | |
| 6515 | Lodge - Kitchen Supplies | 132.78 | |
| 6530 | Owner Events | 3,282.73 | |
| 6535 | Owners & Board Meeting E | 287.13 | |
| 6540 | Ownership Sales & Transfe | 4,004.64 | |
| 7000 | RV - Bathhouse Repair & E | 279.75 | |
| 7010 | RV - Repair & Maintenance | 577.34 | |
| 7100 | Sales & Market Expense | 2,924.44 | |
| 7105 | Sales Expense - Ice | 2,793.65 | |
| 7210 | Sales Expense - Propane | 2,155.71 | |
| 7215 | Sales Expense - Souvenirs | 497.16 | |
| 7220 | Sales Expense - Gate Card | 224.70 | |
| 7225 | Sales Expense - Firewood | 576.00 | |
| 7227 | Sales Expense - Store | 4,045.06 | |
| 7230 | Sporting Equipment | 1,082.14 | |
| 7300 | Stables - Feed | 3,671.87 | |
| 7310 | Stables - Ferriter Expense | 7,605.05 | |
| 7315 | Stables - General Expense | 2,655.96 | |
| 7320 | Stables - Repair & Mainten | 1,027.90 | |
| 7325 | Stables - Tack & Equipmen | 484.65 | |
| 7330 | Stables - Vet Fees / Medici | 4,139.93 | |
| 7335 | Stables - Jr. Wrangler Expe | | 102.10 |
| 7400 | Utilities - Electricity | 125,237.56 | |
| 7410 | Utilities - Propane | 25,679.34 | |
| 7415 | Utilities - Sewer Treat Plant | 614.56 | |
| 7420 | Utilities - Trash Removal | 11,115.65 | |
| 7425 | Utilities - Water Testing Fe | 3,324.42 | |
| 7430 | Utilities - Water Treatment | 5,556.85 | |
| 7500 | Insurance - Property | 41,330.59 | |
| 7550 | Property Taxes | 75,000.00 | |
| 7600 | Bad Debt Expense | 297,114.04 | |
| 7999 | Miscellaneous Expense | 88.92 | |
| 8001 | Cabin RI - Adoption Fees | | 18,850.00 |
| 8002 | Cabin RI - Guest & Group | | 25,589.12 |
| 8003 | Cabin RI - Cottage Fees | | 26,684.75 |
| 8010 | Linen Kit Income | | 1,472.50 |
| 8080 | Cabin RI - Interest | | 48.02 |
| 8101 | RV RI - Monthly Adoption F | | 5,665.00 |
| 8102 | RV RI - Yearly Adoption Fe | | 53,091.60 |
| 8103 | RV RI - Guest & Group Fee | | 17,977.56 |
| 8180 | RV RI - Interest | | 40.74 |
| 8280 | RV 6 RI - Interest | | 23.32 |
| 8301 | Lodge RI - EBD Event Fees | | 26,250.00 |
| 8302 | Lodge RI - Wedding Fees | | 18,735.11 |
| 8303 | Lodge RI - Group Fees | | 3,708.75 |
| 8401 | Stables RI - Riding Pass Fe | | 7,553.00 |
| 8402 | Stables RI - Stall Fees | | 1,071.00 |
| 8410 | Stables RI - Fundraiser Inc | | 60.00 |
| 8420 | Stables RI - Events | | 1,251.60 |
| 8480 | Stables RI - Interest | | 1.45 |
| 8499 | Stables RI - Miscellaneous | | 8.50 |
| 8501 | Infrastructure RI - Cabin | | 2,108.34 |
| 8502 | Infrastructure RI - RV | | 2,154.76 |

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Oct 31, 2014

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

| Account ID | Account Description | Debit Amt | Credit Amt |
|---------------|------------------------------|---------------------|---------------------|
| 8504 | Infrastructure RI - Lodge | | 993.35 |
| 8505 | Infrastructure RI - Stables | | 312.29 |
| 8580 | Infrastructure RI - Interest | | 5.22 |
| 8675 | Dam/Legal RI - Reserve In | | 2,091.53 |
| 8680 | Dam/Legal RI - Interest | | 231.59 |
| 9000 | Cabin Reserve Expense | 7,900.00 | |
| 9001 | Cabin RE - Bath Houses | 556.50 | |
| 9002 | Cabin RE - Rainbow Cabin | 1,404.14 | |
| 9003 | Cabin RE - Chapel Hill Cab | 291.60 | |
| 9004 | Cabin RE - Cottages | 6,624.00 | |
| 9006 | Cabin RE - Roads | 768.91 | |
| 9007 | Cabin RE - Repairs | 1,254.25 | |
| 9060 | Cabin RE - Ranch Cap Imp | 26,915.06 | |
| 9070 | Cabin RE - Operating | 21,988.33 | |
| 9075 | Cabin RE - Dam | 732.95 | |
| 9080 | Cabin RE - Infrastructure | 5,312.98 | |
| 9101 | RV RE - Bath Houses | 2,991.70 | |
| 9102 | RV RE - Pad Improvements - | 7,364.94 | |
| 9106 | RV RE - Repairs | 1,400.00 | |
| 9107 | RV RE - Improvements | | 181.58 |
| 9160 | RV RE - Ranch Cap Imp | 24,817.36 | |
| 9170 | RV RE - Operating | 23,221.38 | |
| 9175 | RV RE - Dam | 774.05 | |
| 9180 | RV RE - Infrastructure | 2,154.76 | |
| 9300 | Lodge Reserve Expense | 960.38 | |
| 9301 | Lodge RE - Event Employe | 11,926.93 | |
| 9302 | Lodge RE - Event Decorati | 103.43 | |
| 9303 | Lodge RE - Event Staff | 2,055.94 | |
| 9304 | Lodge RE - Event Clean/Su | 212.49 | |
| 9305 | Lodge RE - Event Coordina | 7,338.55 | |
| 9307 | Lodge RE - Event Improve | 534.83 | |
| 9309 | Lodge RE - Event Marketin | 844.33 | |
| 9340 | Lodge RE - Pool/Deck | 3,537.36 | |
| 9350 | Lodge RE - Repairs | 7,797.25 | |
| 9360 | Lodge RE - Ranch Cap Imp | 4,930.25 | |
| 9370 | Lodge RE - Operating | 14,570.66 | |
| 9375 | Lodge RE - Dam | 485.69 | |
| 9380 | Lodge RE - Infrastructure | 949.44 | |
| 9399 | Lodge RE - Miscellaneous | 33.45 | |
| 9401 | Stables RE - Horses | 289.00 | |
| 9406 | Stables RE - Repairs | 160.69 | |
| 9407 | Stables RE - Improvements | 4,802.93 | |
| 9410 | Stables RE - Jr Wranglers | 11.24 | |
| 9460 | Stables RE - Ranch Cap Im | 239.79 | |
| 9475 | Stables RE - Dam | 98.84 | |
| 9480 | Stables RE - Infrastructure | 356.20 | |
| 9490 | Stables RE - Unbudgeted E | 12.00 | |
| 9499 | Stables RE - Miscellaneous | 60.00 | |
| 9506 | Infrastructure RE - Repairs | | 150.00 |
| 9560 | Infrastructure RE - Ranch | 1,581.40 | |
| Total: | | 4,935,630.60 | 4,935,630.60 |

Am 19

Executive Director's Report
R-Ranch
Board of Directors Meeting
November 15, 2014

Staff:

Maggie McCory, front desk receptionist resigned effective at the end of November. Maggie had been promoted from the housekeeping department a few months ago. We've been running ad want ads in the Lumpkin and White County papers and have received a couple dozen resumes. I've now interviewed six candidates and have booked three more on Tuesday. Several are very qualified and I'm confident we'll select a very good and talented replacement for Maggie.

We are in real need of a part time, floater that could fill in during the week when necessary. Maggie's been out 2 and a half days this week, pulling Judy, Angel and Denise away from their planned work.

As Josh will report we also have a new part time employee starting this weekend at the Stable. Brent Wallace comes with very appropriate credentials and should be another asset to that team.

CPA:

I had the opportunity and pleasure this week to meet our CPA Rob Mundy, Baker & Mundy LLC. I'm convinced that we have a talented professional and firm assisting us in that area. President Poole and I have also discussed what our position should be regarding future audited financial reports.

OWNER VEHICLES:

We denied an owner request this week to bring a 4 wheel drive, non-golf cart type vehicle to the ranch.

FIRE WISE:

Preparing for the year end renewal of our FireWise certification we're posting notices around the ranch reminding owners to assist in clearing leaves and debris from their sites and adjacent areas, and to sign the log sheet in the front office documenting hours worked in that effort. I understand that there are also plans for an owner's work party later this month.

PROPERTY & CASUALTY INSURANCE:

I've been working with Bob Feuerbach, BB&T Insurance Services preparing documents that he will use to solicit bids to provide our insurance coverages next year.

OWNER EVENTS and LODGE ACTIVITIES:

As Denise will report we've been brainstorming and planning the various events remaining this year and into next year. I'm also asking Denise to assume more of a leadership role in managing all activities at the Lodge. As part of that we will be reviewing and negotiating the renewal of our Catering Agreement.

SALES & MARKETING:

Sandy and I met with Bill and Barbara Poole and discussed various marketing elements – advertising, the website, email blasts, newsletters, support of local charities, use of the SalesForce program, etc. Also the Ownership survey and plans for production of an Owner's Directory.

SEVERE WEATHER PLANS:

I've met with various staff members to discuss planning for the severe winter weather that is predicted. I plan to formalize this with a staff policy and procedure guide.


TRASH REMOVAL:

I met this week with our account rep from Advance Disposal. We discussed issues I have with our current contract, the basis of their charges, equipment issues, etc. I think we have an understanding and I expect we'll be getting appropriate service.

This completes my report for this month.

-Michael Hoffer

Memo

To: Staff
From: Michael Hoffer 
cc: Board of Directors
Date: October 14, 2014
Re: Suspended Owner's due to non-payment of account balances

It has been brought to my attention that we have a potential problematic situation. Owners are suspended due to non-payment of assessments, electric bills, fines, fees or other charges are suspended even if being registered as another owner's guest. This means another owner CANNOT sign in the suspended owner gaining them access to the Ranch.

Suspension to the Ranch has been and will continue to be our practice of handing delinquent accounts.

Please see Declaration of Covenants Section 6.5.2 Additional Remedies sub-section (iii) "the rights of the Owner to use the Ranch may be suspended".

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Saturday 10/18/14

- ① Rounds
- ② Pool
- ③ Propane
- ④ Check Power @ Canal
- ⑤ Worked on Dog Park

Sunday 10/19/14

- ① Rounds
- ② Pool
- ③ Repair Toilet 807
- ④ Propane
- ⑤ worked on Dog Park

Monday 10/20/14

- ① Rounds
- ② Pool
- ③ re-did Site 210
- ④ Picked up old Carpet & put down new
Gravel at Fire Pit in RV-2
- ⑤ Trimmed trees at 210
- ⑥ worked on Dog Park

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Tuesday 10/21/14

- ① Rounds
- ② Pool
- ③ Worked on Dog Park
- ④ Checked Roof 813 Seems OK
- ⑤ Fix Leaking Hose 905 & 906
- ⑥ Fixed toilet Bathhouse 2
- ⑦ Picked up limbs 511
- ⑧ Moved RV
- ⑨ Fixed pull cord on Blower

Wednesday 10/22/14

- ① Rounds
- ② Pool
- ③ Moved RV
- ④ Worked on Dog Park
- ⑤ Worked on Hay Barn
- ⑥ Went and picked up Hay Blower

Thursday 10/23/14

- ① Rounds
- ② Pool
- ③ Filled propane
- ④ Worked on Dog Park

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Friday 10/24/14

- ① Rounds
- ② Pool
- ③ Finished up with Dog Park
- ④ Moved Hay cutting equipment back to Hay barn
- ⑤ Set up P.A. System at the Lodge
- ⑥ Took Hay Blower Back
- ⑦ Worked on Heater, Shop
- ⑧ Fixed Power 945
- ⑨ Fixed Power 944

Saturday 10/25/14

- ① Rounds
- ② Pool
- ③ Filled Propane
- ④ Replaced Breakers 945
- ⑤ Attended Meeting

Sunday 10/26/14

- ① Rounds
- ② Pool
- ③ Replaced Breaker 954
- ④ Filled propane
- ⑤ Reset Parking Lights Time Clock

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Monday 10/27/14

- ① Rounds
- ② Fixed water problem at # 1702 PRV
- ③ Replaced hose bib at # 314
- ④ Fixed leaks at # 968
- ⑤ Put new Hose 949
- ⑥ Picked up Gates for Dog Park
- ⑦ Picked up new wheels & plug for Pool crease & installed
- ⑧ Reused Asphalt at Rainbow and Plant for rip rap

Tuesday 10/28/14

- ① Rounds
- ② Pool
- ③ Hung gates at Dog Park
- ④ Moved RV's
- ⑤ Fixed range at # 831
- ⑥ Fixed toilet at # 831
- ⑦ Removed tin from rear of hay barn so Josh can access seasoned hay
- ⑧ Worked on Stables Gator

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Wednesday, Oct 29

- ① Rounds
- ② Pool
- ③ Filled LP
- ④ Replaced master bedroom window at #1600
- ⑤ Replaced rotten wood in shower at # 831
- ⑥ Trip to town for window trim

Thursday, Oct 30

- ① Rounds
- ② Pool
- ③ Cleaned screen on faucet at BH #1
- ④ cut grass at shop and office and blew off leaves
- ⑤ cut grass at pool and lodge and blew off leaves
- ⑥ Put up chairs and tables at pool for winter

Friday 10/31/14

- ① Rounds
- ② Pool
- ③ Filled propane
- ④ Cut Grass
- ⑤ Moved RV

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Saturday, Nov 1st

- ① Rounds
- ② Pool
- ③ Cleared damaged trees from roadways
- ④ Reset Boiler
- ⑤ lit fireplace at lodge for wedding
- ⑥ Filled LP
- ⑦ Reset lift station

Sunday, Nov 2nd

- ① Rounds
- ② Pool
- ③ Filled LP
- ④ Turned off water at #115 per owner request

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Monday 11/3/14

- ① Rounds
- ② Pool
- ③ Fixed Hydro Hose on the Back Hoe
- ④ sharpened all chainsaw
- ⑤ Emptye Crater Bags From Swimming Pool
- ⑥ Hooked Grapple Bucket on skidsteer
- ⑦ Reset Grill Room Air Handler
- ⑧ Reset timer For lights in the Pump House
- ⑨ cleaned up Fallen trees in chapel Hill Cabins
- ⑩ Trip to town to Pick up Hydro. Hose
- ⑪ winterize RV Pavilion
- ⑫ checked at R.V. 419 (Found nothing wrong)
- ⑬ Put heat tape on site 106

Tuesday 11/4/14

- ① Rounds
- ② Pool
- ③ Moved RV
- ④ Put Heat Tape on 106
- ⑤ Fixed power Box 207
- ⑥ Put new spigot 207
- ⑦ Cut Road in 941
- ⑧ Fixed broken water pipe 941
- ⑨ Cut tree down 907
- ⑩ Dug stump up 955

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Wednesday, Nov 5th

- ① Rounds
- ② Pool
- ③ Fixed picnic table 228
- ④ Fixed Broken Sewer pipe 228
- ⑤ cut Dead tree Down at Cabin 955
- ⑥ Fixed water LEAK at 946
- ⑦ Cut out place for Fire pit 941
- ⑧ Blew Leaves from around Bathhouse 142
- ⑨ Took old Fence down at RV's playground

Thursday, Nov 6th

- ① Rounds
- ② Pool
- ③ Worked on X-MAS Lights
- ④ Measured Lodge for X-MAS Lights
- ⑤ Installed new FLUSH Kit in Mens office
- ⑥ Fixed table leg at # 834
- ⑦ Picked up trash at # 961
- ⑧ Checked boiler room for inspection
- ⑨ Picked up Carpet at Cabin Dumpster
- ⑩ Turned Pumps on. Do SPRAY FEELERS
- ⑪

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Friday 11/7/14

- ① Rounds
- ② Pool
- ③ Move RV'S
- ④ Check Pumps at the treatment Plant
- ⑤ cut 2 trees on storage roads
- ⑥ Checked dryer door & needs new lock
- ⑦ Checked rock at fireplace in RV'S Pavilion
- ⑧ Met with Boiler Inspector OK
- ⑨ Chipped out old mortar to replace flat stones on fireplace RV'S Bathhouse
- ⑩ Blew leaves at Bathhouse 3
- ⑪ Spread gravel at # 941
- ⑫ Cleared dead tree at #940
- ⑬ Removed old picnic table at # 942
- ⑭ dug out stump at #942

SATURDAY 11-8-14

- ① Pool
- ② Rounds
- ③ Propane
- ④ swept the shop +
- ⑤ take DUMP truck up to 921
- ⑥ took out trash

R Ranch Stable Report

| Months / Riders / passes | | |
|--------------------------|-------|--------------|
| January | 80 | 2 |
| February | 62 | 7 |
| March | 250 | 22 |
| April | 281 | 19 |
| May | 285 | 60 |
| June | 382 | 54 |
| July | 502 | 59 |
| August. | 361 | 27 |
| September. | 273. | 25 |
| October. | 311. | 22 |
| November. | 89. | 2 |
| Total | 2,874 | 295 11/13/14 |

Unfortunately this has been a very hard month as we had to call **Dr. Hinton** out twice to treat two horses colicing while in the pasture.

Socks was the first one with colic from acorns and persimmon trees. Between **the vet** and **staff** we walked Socks and got the medicine that he needed and caught it early enough. He's doing great now.

Scout was the second one to colic . He got colic early in the night and had laid down and rolled too many times. It could not be reversed without major surgery and there was not enough time, nor funding to get him to UGA. With Mr. Hoffer and Mr. Poole's direction we made the very difficult call to put **Scout** down. This was the hardest decision to make since I've been here. **Dr. Hinton** says that every call he gets right now is horse colic due to acorns and persimmons.

I brought in two of my horses for the Ranch to use. Until they get comfortable with the trails they will be blue/gold rated. They will make great beginner horses. I have used them on a trail line for nine months already. **Little man** is about 7 and **Daisy May** is about 8 or 9.

We now have 24 horses: 6 blue, 8 blue/gold, 7 gold and 3 offline.

We've had some rough weather and trees down the last couple of weeks requiring a lot of trail cleanup and still have more clean up to do.

We hired a new stable hand, **Brent Wallace**. He has a lot of experience with horses and equipment and I think should be a great asset for the Ranch.

Board of Directors Meeting

November 15 , 2014

October 25-November 14, 2014

Sales Report

New Sales: none, 12 ytd

Transfers Completed: 3 (ytd 58)

Pending Transfers: 2

Those who want to transfer: 33 (paid to date)

Tours: 17(ytd 139)

New Leads: 12 From Angels on Horseback

**Groups: 11/16 group ride paying trail fee,
CTHA and Bent Tree Saddle Club guests of
Joan Grant (note: trail fee (now \$5) could be
raised to \$10.00)**

**Projects: Rescue Challenge (Nov.15), Handicapped Riders Nov. 8 ,
Trail Map, Stable Brochure**

**Note: Thank you to volunteers covering tours while I am at
Rescue Challenge Nov. 15th . (Posted at front desk)**

*71 new owners mainly
from transfers*

Accommodations 11/15/14

Proposed release of information for April 2015 Lottery with Multi Year Leases

The April 2015 lottery will be very popular. We have several 5 year leases expiring in RV5 and RV1. We also have 4 of the 1 year leases expiring. We want to publish what is available and how we plan to conduct the lottery. Please read this plan at least 4 times looking for errors, omissions, or issues. Please read as if you wanted a multi year lease, then read as if you wanted a 1 year lease, read as if you are new to the lottery and then read it as if you were a lottery pro. We want to have all the information correct the first time we publish. It is an important lottery to many Ranch Owners and we owe it to them to make it fair to all.

Rules: (summary of current rules)

- Must not owe any money to the Ranch to enter lottery as a participant or a proxy.
- Payment in full is due the day of the lottery for lease.
- Site selection is final.
- Selection of length of lease is final.
- If you are currently in a lease, you do not have to relinquish your current lease to enter the lottery for a new lease that is more than 1 year. If you are in a current lease, you do have to relinquish you current lease 30 days prior to the April 2015 lottery if you choose a lease that is 1 year. Just for clarification: if you are in a current lease and do not relinquish your lease 30 days prior to the April lottery and your number gets drawn for the lottery and all the multi year sites are selected, you are not eligible to accept the new 1 year lease.
- All current bylaws regarding leases apply.

Leases available by area:

RV1- We have several multi year leases expiring. To keep within the guidelines of our 70/30 ratio, 3 of these will become available for reservations. Site 121 will always be considered a reservation only site and will not be available for a lease.

| | |
|---------------------------------|---------|
| 1 year lease term (2 available) | \$1,000 |
| 2 year lease term (1 available) | \$2,400 |
| 3 year lease term (1 available) | \$4,000 |

RV2-

| | |
|---------------------------------|---------|
| 1 year lease term (1 available) | \$1,000 |
|---------------------------------|---------|

RV3-

| | | |
|----------------------------------|---------------------------|---------|
| 1 year lease term (1 available) | | \$1,000 |
| RV4- | | |
| 1 year lease term (2 available) | | \$1,000 |
| RV5- | | |
| 1 year lease term | (3 available creekside) | \$1,000 |
| | (4 available inside Loop) | \$1,000 |
| | (2 available treeline) | \$1,000 |
| 2 year lease term | (2 available creekside) | \$2,400 |
| | (3 available inside loop) | \$2,400 |
| | (1 available treeline) | \$2,400 |
| 3 year lease term | (1 available creekside) | \$4,000 |
| | (2 available inside loop) | \$4,000 |
| | (1 available treeline) | \$4,000 |

No pull thrus in the center offered. 50/50 pull thru tree line available.



3rd Annual R-Ranch Firewise Day

Our long-term commitment to making the R-Ranch property as safe as possible by addressing identified vulnerabilities and reducing our exposure to loss from wildfire. Our primary goals for this event is to create a defensible area around our cabins, RV sites, barn and other structures and remove debris from the trails. Please plan on taking inventory at your site or cabin to see what can be done to help clean-up our property. Invest a couple of hours in making the R-Ranch as safe as possible!

Annual Firewise Day

22 November 2014

Meet at 9:00 A.M.

R-Ranch Lodge
Dahlonega, GA

GEORGIA FORESTRY
COMMISSION





R Ranch Owners' Survey

Please take a few minutes to answer the following questions and share any suggestions, concerns, or ideas that you would like to pass on to the R Ranch Board. The following survey should provide a snapshot of our Owners and how they use the Ranch, actually it will be more like a collage of snapshots since no one owner's input tells the whole story. Thank you for your time and interest in R Ranch.

1. How long have you been an Owner? _____
 - a) A year or less
 - b) 1-3 years
 - c) 4-8 year
 - d) 9-15 years
 - e) More than 15 years

2. How often to you come to the Ranch? _____
 - a) 1-2 times a year
 - b) 3-4 times a year
 - c) 5-6 times a year
 - d) 6-11 times a year
 - e) 12 or more times a year

3. What is the zip code for your primary residence? _____

4. Number of Children: under 5 _____, 6-12 _____, 13-18 _____

5. Number of Grandchildren under 5 _____, 6-12 _____, 13-18 _____

6. How many nights do you spend a year in an R Ranch cabin? _____

7. How many nights do you spend a year in an R Ranch RV site? _____

8. Do you have a lease site for a cabin? Please circle Yes No

9. Would you lease a Chapel Hill Cabin, if available? Please circle Yes No

10. Do you have a lease site for an RV? Please circle Yes No

11. Would you lease an RV site, if available? Please circle Yes No

12. We often have _____ share our time at the Ranch.

13. Check all that apply:

- a) Guests _____
- b) Children _____
- c) Grandchildren _____
- d) Parents _____

14. Favorite things about R Ranch. Please rate the following Ranch activities on a scale of 1 to 5 based on your use and your family's use of the Ranch:

- 1 not important to me/us at all
- 2 rarely participate or use
- 3 use occasionally
- 4 enjoy using/doing
- 5 very important to me/us

- _____ Swimming pool
- _____ Stable/ horses
- _____ Riding horses on the trails
- _____ Lakes for fishing
- _____ Lakes for boating
- _____ Putt putt
- _____ Riding bikes
- _____ Place to spend time with my/our dog(s)
- _____ Hiking in the mountains
- _____ Fire Pits
- _____ Owner events and parties
- _____ Rodeo
- _____ Visiting with fellow R Ranchers
- _____ Summer youth camp
- _____ RV storage

If we forgot something, please add it here _____

15. I would enjoy R Ranch more often if _____

16. An activity that I would like to see at R Ranch: _____

17. What do you least like about R Ranch? _____

18. Additional comments or suggestions: _____

We would like to publish an Owners' Directory, which will not be provided to outside parties and will only be available to R Ranch Owners and staff. May we include your information in the directory? If okay, please complete the following:

Names of Owner/Owners: _____

Owner's Number: _____

Leased RV Site/Cabin if applicable: _____

Home Address: _____

Telephone Number: _____

Email Address: _____

Favorite Ranch Activity: _____

R Ranch Committees: _____

Owners Meeting Survey Responses 10/25/2014

Each number represents 1 owner's comment. All comments were listed except for one that wasn't legible. Not all owners filed out the last page which contained the prompt: What do you enjoy most about R Ranch?

Activity I would like to see:

1. Jazz bands, pops band, music from 50's, 60's,70's
2. Bingo, game night, cards, etc., movies on the lawn, hot tub at cabins
3. Wiffle ball
4. Game nights, potlucks, campfire sing-alongs
5. Covered dish monthly
6. Drive-ins/concerts
7. Music festival
8. Coordinate Ranch 5K
9. Owner events, parties
10. Exercise room/spa
11. Soccer or flag football
12. College game day at Lodge
13. Fundraiser for campers for repairs like playground
14. Potlucks, bingo
15. Kids' Fishing tournament
16. Emails of board and committee members on website, silent auctions might generate more income than regular auction at races (and keep evening shorter)
17. Social events
18. Adult night
19. Improved tennis courts
20. Shuffleboard
21. Clubs: fishing, trail riding, community organizations based on interests
22. Saturday morning lectures from N Ga professors or naturalists
23. Overnight hiking
24. Dances

I would enjoy the Ranch more often if:

1. There were WiFi
2. Game nights, potlucks
3. We have more scheduled activities during prime time for children and adults
4. More social gatherings
5. We had better luck getting a leased space
6. I had a partner
7. Love to see more owners
8. Extend lease for RV
9. More user friendly
10. People would come that used to come
11. We knew more people

12. I love R Ranch
13. We had potlucks, bingos
14. I lived closer
15. More socials
16. We could sign up online for cabins
17. Internet was reliable
18. Dogs not barking so much
19. Social events
20. Social Activities
21. They had more dances
22. I lived closer
23. Closer to home but it is home
24. Hot Tub
25. Internet/TV service
26. More horses
27. Lakes were stocked
28. I could build a house here
29. Activities

Least Like about RRanch:

1. I can't make reservation online, have all sites online
2. No internet, roads not conducive to bike riding, website does not offer accurate info or photos of cabins, online reservations. Email coordination of reservations, clearer more updates on website, more up dates on Facebook, social media
3. Love it all
4. Nothing
5. N/A
6. Gossip
7. Cliques, politics
8. Having to leave
9. Checking in/out process, not very efficient
10. Speeding golf carts and underage drivers
11. Coast-to-Coast RV5
12. Cliques/clannish groups
13. Lodge limitations
14. Bad mattresses, low wattage light bulbs, no bedside table and no lamps in bedroom for reading
15. Horses
16. Horses
17. Bickering
18. Rain
19. Too new to know
20. Some of the people

21. Would love to expand ownership at Ranch to include a younger generation. We need to up our game with website/internet accessibility and social media - we need young people
22. Poor maintenance/appearance
23. Not enough horses
24. Rules broken by owners
25. Politics
26. Inability to attract new owners
27. Golf cart parades

Additional Comments:

1. Must use social media for marketing to get new owners and younger ones – Facebook website needs updating
2. Love everything here
3. Paint activity room – add more picture of Ranch – make it less toddler themed
4. Would love to know the policy on non-owners use of the RV areas, ie Coast-to-Coast, etc. Seems like a few non-owners occupied spaces longer than owners
5. Offer additional R Ranch merchandise – hats, shirts, etc., make these available on website. Can be promoted in monthly email blasts
6. Underage drivers
7. Repave roads, pole light in R 7 midway, lights fixed in areas
8. Expand website to include current ranch events
9. Made reservations 30 days ahead and not in computer when I arrived – 2X
10. Need to update playground at bath house
11. Charge owners for their horses
12. Grateful for staff and board

Favorite Ranch Activity:

1. Get togethers and functions
2. Relaxing
3. Relaxing
4. Lounging
5. Everything – cannot get here often enough
6. RV
7. Breakfast with Santa
8. Pool, Rodeo, dances, socializing with R Ranch owners
9. Cabin Refurb.
10. Stable and friends
11. Horseback riding, Rodeo, \$th of July
12. Walking and Visiting
13. Swimming, horses
14. Pool
15. Horses, social events, hiking
16. Trail riding

17. Horses
18. Pool/bonfires
19. Horse riding
20. Meeting people
21. Hanging with family and friends
22. Leisure
23. Horses
24. Riding horses
25. Canoeing
26. RV stuff/social events at the Lodge
27. Horseback riding
28. Friendships
29. Pool
30. Chapel
31. Just grateful for surroundings
32. Visiting Friends
33. Riding horses
34. Hiking and meal events
35. Campfire at RV
36. Walking dogs
37. RV camping
38. Visiting with fellow owners
39. Getting together with family and friends
40. Swimming and hiking
41. Sitting by the creek

| Favorite R Ranch Activity (5Hi 1 Lo*) | 5 | 4 | 3 | 2 | 1 | 5,4 | 3,2 | 1,2 |
|--|----------|----------|----------|----------|----------|------------|------------|------------|
| Visiting fellow R Ranchers | 33 | 17 | 6 | 4 | 0 | 50 | 6 | 0 |
| Rodeo | 27 | 20 | 5 | 3 | 6 | 47 | 5 | 9 |
| Owner events and parties | 25 | 21 | 9 | 2 | 2 | 46 | 9 | 4 |
| Swimming pool | 29 | 16 | 7 | 5 | 2 | 45 | 7 | 7 |
| Fire Pits | 26 | 14 | 4 | 7 | 7 | 40 | 4 | 14 |
| Stable/horses | 25 | 7 | 9 | 11 | 8 | 32 | 9 | 19 |
| Place to spend time with my/our dogs | 23 | 9 | 6 | 4 | 16 | 32 | 6 | 20 |
| Riding horses on the trails | 23 | 7 | 10 | 8 | 12 | 30 | 10 | 20 |
| Summer youth camp | 14 | 4 | 8 | 8 | 19 | 28 | 8 | 27 |
| Hiking in the mountains | 14 | 12 | 5 | 12 | 8 | 26 | 5 | 20 |
| RV storage | 18 | 8 | 5 | 6 | 19 | 26 | 5 | 25 |
| Riding bikes | 9 | 10 | 13 | 7 | 15 | 19 | 13 | 22 |
| Lakes for fishing | 9 | 9 | 19 | 10 | 9 | 18 | 19 | 19 |
| Lakes for boating | 7 | 6 | 15 | 11 | 16 | 13 | 15 | 28 |
| Putt putt | 5 | 8 | 14 | 15 | 13 | 13 | 14 | 28 |

*** rankings:**

1 not important to me/us at all

2 rarely participate or use

3 use occasionally

4 enjoy using/doing

5 very important to me/us

ARTICLES OF INCORPORATION

OF

FRIENDS OF R RANCH, INC.

ARTICLE ONE

The name of the corporation is Friends of R Ranch, Inc.

ARTICLE TWO

The corporation shall have perpetual duration.

ARTICLE THREE

The corporation is a non-profit corporation organized pursuant to the Georgia Nonprofit Corporation Code, Chapter 3 of Title 14 of the Official Code of Georgia Annotated, as amended (the "Act").

ARTICLE FOUR

The corporation is organized and shall be operated exclusively for charitable purposes as the term is defined by Section 501(c)(3) of the Internal Revenue Code of 1986, or corresponding provisions hereafter in effect (the "Code"). No part of the corporation's net earnings shall inure to the benefit of, or be distributable to its officers, directors, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. No substantial part of its activities shall be the carrying on of propaganda or otherwise attempting to influence legislation (unless and during the period in which the corporation qualifies for and elects to apply the provisions of Section 501(h) of the Code), and the corporation shall not participate in, or intervene in (including the publishing or distributing of

statements), any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 201 17th Street NW, Suite 1700, Atlanta, Fulton County, Georgia 30363, and the name of its initial registered agent at such address is William M. Poole.

ARTICLE SIX

The name and address of the incorporator is William M. Poole, 201 17th Street NW, Suite 1700, Atlanta, Georgia 30363.

ARTICLE SEVEN

The corporation shall not have members, as that term is defined in Section 14-3-140(20) of the Act.

ARTICLE EIGHT

The mailing address of the initial principal office of the corporation is 65 R Ranch Road, Dahlonega, Georgia 30533.

ARTICLE NINE

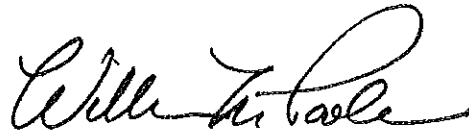
Notwithstanding any other provision of these articles, the corporation shall not carry on any activities not permitted to be carried on by an organization exempt from Federal income tax under Section 501(c)(3) of the Code.

ARTICLE TEN

Upon the dissolution of the corporation, the net assets of the corporation shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the

Code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any assets not so disposed of shall be disposed of by a court of general jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes, or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, the undersigned executed these Articles of Incorporation, this 10th day of November, 2014.

A handwritten signature in cursive script, appearing to read "William M. Poole", written in black ink.

William M. Poole, Incorporator