

R-Ranch

Board of Director's Meeting

September 15, 2018

Meeting Minutes

- I. **CALL TO ORDER- 9:30 A.M.-** President, Holly Sell. Absent Valorie Lottes.
- II. **OPENING PRAYER-** Carolyn Ponte
- III. **PPEDGE OF ALLEGIANCE-** Jim Kaminsky
- IV. **Review/APPROVE/AMEND/ACCEPT AGENDA-** Carolyn Ponte made a motion to accept, Alex Griffin seconded. All in favor.
- V. **SUSPEND READING August 2018 BOD Meeting Minutes –** Eudora LaLonde made a motion to suspend the reading, Ashley Spenner seconded. All in favor.
- VI. **APPROVE/AMEND/ACCEPT August 2018 BOD MEETING MINUTES –** Ron Cagle made a motion to approve the minutes, Carolyn Ponte seconded. All in favor.
- VII. **REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith – Introduction to Paula, new Sales & Marketing Rep.
 - 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 – Info will be sent to the Owners in October
8. Strategic Planning committee – Asset management update – Report attached

BOARD APPOINTED COMMITTEE

- a) Rodeo Committee - No new updates
- b) Rainbow Dam Committee – No new updates

VIII. OLD BUSINESS – No old business

IX. NEW BUSINESS -- No new business

X. ADJOURN GENERAL MEETING

Time: _____11:26am_____

The next meeting of the R-ranch board of Directors will be held on October 20, 2018 at 9:30 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION- No

R-Ranch

Board of Director's Meeting

September 15, 2018

Agenda

- I. CALL TO ORDER- 9:30 A.M.-** President, Holly Sell
- II. OPENING PRAYER-** Carolyn Ponte
- III. PPEDGE OF ALLEGIANCE-** Jim Kaminsky
- IV. Review/APPROVE/AMEND/ACCEPT AGENDA-**
- V. SUSPEND READING August 2018 BOD Meeting Minutes**
- VI. APPROVE/AMEND/ACCEPT August 2018 BOD MEETING MINUTES**
- VII. REPORTS – Attached where submitted**
 - a. Financial Report- Judy Crofts/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
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- 4. Land Use/Fire Wise Committee
- 5. Marketing Committee
- 6. Owner's Concerns Committee
- 7. Nominating Committee
- 8. Strategic Planning committee – Asset management update

BOARD APPOINTED COMMITTEE

- a) Rodeo Committee
- b) Rainbow Dam Committee

- VIII. OLD BUSINESS – No old business**

IX. **NEW BUSINESS – No new business**

X. **ADJOURN GENERAL MEETING**

Time: _____

The next meeting of the R-ranch board of Directors will be held on October 20, 2018 at 9:30 A.M. in the R-Ranch board room.

XI. **EXECUTIVE SESSION- No**

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	755	791	808	839	735	769	814	828	817	837	665	727	765
Suspended	265	229	208	174	270	246	202	188	202	186	355	296	252
Litigation	81	81	86	86	94	93	102	102	102	101	111	109	109
Howe	11	11	11	11	11	11	11	11	11	11	11	11	11
R-Ranch/Invent	190	188	191	188	198	191	184	185	183	180	178	177	183
BD W/O	90	90	88	88	82	82	77	77	77	77	71	71	71
Hardship	8	9	7	8	5	4	6	5	5	5	6	6	6
Bankruptcy	10	11	11	13	13	13	13	13	12	12	12	12	12
Closed	168	168	168	170	170	169	169	169	169	169	169	169	169
Research/Problem	22	22	22	22	22	22	22	22	22	22	22	22	22
TOTAL UNITS	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Status as of:	10/23/15	11/20/15	12/18/15	3/18/16	4/22/16	5/20/16	6/24/16	7/15/16	8/19/16	9/16/16	10/21/16	11/18/16	12/16/16

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	782	786	815	703	775	800	810	802	828	700	685	735	792	783	831
Suspended	245	213	198	308	240	218	211	225	201	331	347	304	259	313	252
Litigation	108	132	130	129	128	126	123	122	121	120	115	110	108	45	43
R-Ranch/Invent	174	178	166	164	161	159	159	155	157	156	0	0	0	0	0
BD W/O	71	71	71	71	71	71	69	69	69	69	70	69	70	71	70
Hardship	6	6	6	12	11	13	14	14	10	10	5	5	3	7	6
Bankruptcy	11	11	11	11	11	10	10	9	9	9	14	14	12	9	7
Closed	169	169	169	169	169	169	170	170	171	171	172	173	172	173	172
Research/Problem	22	22	22	22	22	22	22	22	22	22	21	21	21	21	21
TOTAL UNITS	1600	1600	1600	1601	1600	1600	1600	1600	1600	1600	1247	1441	1448	1433	1402
Status as of:	1/20/17	2/17/17	3/17/17	4/21/17	5/19/17	6/19/17	7/14/17	8/18/17	9/22/17	10/20/17	11/17/17	12/21/17	1/19/18	2/16/18	3/16/18

Goal is 1200 units

Active	773	802	830	840	822	832							
Suspended	283	258	221	203	217	200							
TOTAL UNITS	1056	1060	1051	1043	1039	1032	0	0	0	0	0	0	0
Status as of:	4/27/18	5/18/18	6/22/18	7/21/18	8/17/18	9/14/18							

Goal is 1200 units

R-Ranch In The Mountains®
Balance Sheet
August 31, 2018

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		42,902.94
Lodge Bank Account		10,733.54
Cabin Project Bank Account		72,179.99
Property Tax Escrow Bank Acct		86,464.13
Payroll Bank Account		1,351.65
Rodeo Project Bank Account		21,984.57
Rainbow Dam Bank Account		151,017.04
Cap Imp/Legal Account		75,199.20
RV Bank Account		179,294.51
RV-6 Project Bank Account		11,746.87
Accounts Receivable		644,262.20
		<hr/>
Total Current Assets		1,297,636.64
Property and Equipment		
Furniture & Fixtures		112,068.44
Vehicles		33,182.00
Machinery & Equipment		381,233.07
Horses & Sports Equipment		61,007.14
Buildings and Improvements		1,440,692.16
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		(1,171,111.03)
		<hr/>
Total Property and Equipment		1,124,284.10
Other Assets		
Unsold Ranch Memberships		608,465.00
		<hr/>
Total Other Assets		608,465.00
		<hr/>
Total Assets	\$	<u>3,030,385.74</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Sales Tax Payable	\$	326.49
Accrued Property Tax		77,006.96
Prepaid Assessments		21,740.20
RV5 Playground		381.69
Cabin - Storm Damage		3,523.25
Other Payables		2,554.20
		<hr/>
Total Current Liabilities		105,532.79
Long-Term Liabilities		
		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>

Unaudited - For Management Purposes Only

R-Ranch In The Mountains®
Balance Sheet
August 31, 2018

Total Liabilities		105,532.79
Capital		
Lodge Retained Earning	114,029.32	
RV Retained Earnings	176,067.78	
RV 6 Retained Earnings	93,672.97	
Cabin Retained Earning	117,338.80	
Stable Retained Earnings	16,177.37	
Infrastructure Retained Earn	16,415.49	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	250,289.62	
Undesignated Net Assets	2,433,936.36	
Current Year Net Assets Change	<u>(316,954.86)</u>	
Total Capital		<u>2,924,968.66</u>
Total Liabilities & Capital	\$	<u><u>3,030,501.45</u></u>

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Eight Months Ending August 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Assessments	\$ 101,390.98	\$ 67,825.00	33,565.98	\$ 703,549.22	\$ 605,907.00	97,642.22
Assessment - Special Dam A	92.74	92.74	0.00	10,110.30	10,110.30	0.00
Childrens Rights	0.00	167.00	(167.00)	400.00	1,967.00	(1,567.00)
Electric - Usage Fees - RV	3,680.00	5,234.00	(1,554.00)	32,026.19	35,644.00	(3,617.81)
Electric - Usage Fees - Cabin	1,860.50	1,726.00	134.50	13,730.60	15,780.00	(2,049.40)
Electric - RV Reimbursement	2,337.44	4,051.00	(1,713.56)	26,757.41	22,300.00	4,457.41
Electric - Cabin Reimburse	678.88	689.00	(10.12)	5,924.88	5,194.00	730.88
Interest Income	13.32	6.00	7.32	58.19	50.00	8.19
Owner Fines & Fees	180.00	66.00	114.00	1,741.66	461.00	1,280.66
Late Fees & Finance Charges	669.35	1,911.00	(1,241.65)	17,693.12	11,758.00	5,935.12
Ownership Sales	0.00	3,990.00	(3,990.00)	9,775.00	31,920.00	(22,145.00)
Ownership Transfers	3,073.00	2,475.00	598.00	29,232.00	13,402.00	15,830.00
RV Moves	720.00	407.00	313.00	5,154.12	3,133.00	2,021.12
Pet Fees	170.00	160.00	10.00	1,360.00	1,154.00	206.00
Day Use Income	35.00	77.00	(42.00)	520.00	766.00	(246.00)
Linen Kit Income	30.00	110.00	(80.00)	420.00	1,207.00	(787.00)
Sales - Ice	281.21	360.00	(78.79)	2,296.30	2,982.00	(685.70)
Sales - Propane	148.89	204.00	(55.11)	5,883.79	4,258.00	1,625.79
Sales - Souvenirs	60.75	104.00	(43.25)	1,101.74	1,465.00	(363.26)
Sales - Firewood	105.00	85.00	20.00	870.00	1,013.00	(143.00)
Sales - Gate Cards	25.00	17.00	8.00	150.00	280.00	(130.00)
Sales - Store	795.99	822.00	(26.01)	6,329.12	5,967.00	362.12
Vending Income	700.00	332.00	368.00	2,649.50	1,095.00	1,554.50
RV RI - Monthly Adoption F	320.00	315.00	5.00	6,022.90	2,466.00	3,556.90
RV RI - Yearly Adoption Fee	3,000.00	2,548.00	452.00	47,912.38	48,764.00	(851.62)
RV RI - Guest & Group Fees	1,081.00	1,446.00	(365.00)	7,824.70	9,019.00	(1,194.30)
RV-6 Interest	1.90	2.00	(0.10)	14.97	16.00	(1.03)
Cabin RI - Adoption Fees	780.00	260.00	520.00	9,616.50	12,553.00	(2,936.50)
Cabin RI - Guest & Group Fe	3,531.75	3,587.00	(55.25)	19,016.75	24,039.00	(5,022.25)
Cabin RI - Cottage Fees	2,161.44	2,512.00	(350.56)	20,209.76	22,754.00	(2,544.24)
Cabin - Special Projects (DD	0.00	0.00	0.00	35.00	0.00	35.00
Lodge RI - Wedding Fees	200.00	5,320.00	(5,120.00)	30,543.40	37,874.00	(7,330.60)
Lodge RI - Group Fees	325.00	1,635.00	(1,310.00)	17,397.00	10,410.00	6,987.00
Lodge RI - Miscellaneous Fe	0.00	45.00	(45.00)	120.00	205.00	(85.00)
RV Adopt - Infra/Cap Imp	3,000.00	2,548.00	452.00	47,911.70	48,764.00	(852.30)
Cabin Adopt - Infra/Cap Imp	780.00	260.00	520.00	11,198.50	12,553.00	(1,354.50)
Dam - Interest	32.22	0.00	32.22	256.19	0.00	256.19
Stables RI - Riding Pass Fees	745.00	806.00	(61.00)	5,470.00	8,883.00	(3,413.00)
Stables RI - Stall Fees	0.00	38.00	(38.00)	320.00	155.00	165.00
Stables RI - Fundraiser Inco	20.00	0.00	20.00	823.00	0.00	823.00
Recovery of Bad Debt	45.38	0.00	45.38	4,319.32	1,526.25	2,793.07
Rodeo Income - Ticket Sales	0.00	1,039.00	(1,039.00)	29,224.95	22,813.00	6,411.95
Rodeo Income - Parking	0.00	0.00	0.00	3,405.94	3,153.00	252.94
Rodeo Income - Vendors	0.00	0.00	0.00	3,057.00	3,572.00	(515.00)
Rodeo Income - Sponsors	0.00	317.00	(317.00)	11,700.00	12,644.00	(944.00)
Rodeo Income - T Shirts	0.00	131.00	(131.00)	159.00	2,196.00	(2,037.00)
Miscellaneous Income	0.00	20.00	(20.00)	0.77	1,190.00	(1,189.23)
Total Revenues	133,071.74	113,739.74	19,332.00	1,154,292.8	1,063,362.5	90,930.32
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	133,071.74	113,739.74	19,332.00	1,154,292.8	1,063,362.5	90,930.32

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Eight Months Ending August 31, 2018

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Childrens Rights	0.00	167.00	(167.00)	400.00	1,967.00	(1,567.00)
Electric - Usage Fees - RV	3,680.00	5,234.00	(1,554.00)	32,026.19	35,644.00	(3,617.81)
Electric - Usage Fees - Cabin	1,860.50	1,726.00	134.50	13,730.60	15,780.00	(2,049.40)
Electric - RV Reimbursement	2,337.44	4,051.00	(1,713.56)	26,757.41	22,300.00	4,457.41
Electric - Cabin Reimbusem	678.88	689.00	(10.12)	5,924.88	5,194.00	730.88
Interest Income	13.32	6.00	7.32	58.19	50.00	8.19
Owner Fines & Fees	180.00	66.00	114.00	1,741.66	461.00	1,280.66
Late Fees & Finance Charges	669.35	1,911.00	(1,241.65)	17,693.12	11,758.00	5,935.12
Ownership Sales	0.00	3,990.00	(3,990.00)	9,775.00	31,920.00	(22,145.00)
Ownership Transfers	3,073.00	2,475.00	598.00	29,232.00	13,402.00	15,830.00
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Day Use Income	35.00	77.00	(42.00)	520.00	766.00	(246.00)
Linen Kit Income	30.00	110.00	(80.00)	420.00	1,207.00	(787.00)
Sales - Ice	281.21	360.00	(78.79)	2,296.30	2,982.00	(685.70)
Sales - Propane	148.89	204.00	(55.11)	5,883.79	4,258.00	1,625.79
Sales - Souvenirs	60.75	104.00	(43.25)	1,101.74	1,465.00	(363.26)
Sales - Firewood	105.00	85.00	20.00	870.00	1,013.00	(143.00)
Sales - Gate Cards	25.00	17.00	8.00	150.00	280.00	(130.00)
Sales - Store	795.99	822.00	(26.01)	6,329.12	5,967.00	362.12
Vending Income	700.00	332.00	368.00	2,649.50	1,095.00	1,554.50
RV RI - Monthly Adoption F	320.00	315.00	5.00	6,022.90	2,466.00	3,556.90
RV RI - Yearly Adoption Fee	3,000.00	2,548.00	452.00	47,912.38	48,764.00	(851.62)
RV RI - Guest & Group Fees	1,081.00	1,446.00	(365.00)	7,824.70	9,019.00	(1,194.30)
RV-6 Interest	1.90	2.00	(0.10)	14.97	16.00	(1.03)
Cabin RI - Adoption Fees	780.00	260.00	520.00	9,616.50	12,553.00	(2,936.50)
Cabin RI - Guest & Group Fe	3,531.75	3,587.00	(55.25)	19,016.75	24,039.00	(5,022.25)
Cabin RI - Cottage Fees	2,161.44	2,512.00	(350.56)	20,209.76	22,754.00	(2,544.24)
Cabin - Special Projects (DD	0.00	0.00	0.00	35.00	0.00	35.00
Lodge RI - Wedding Fees	200.00	5,320.00	(5,120.00)	30,543.40	37,874.00	(7,330.60)
Lodge RI - Group Fees	325.00	1,635.00	(1,310.00)	17,397.00	10,410.00	6,987.00
Lodge RI - Miscellaneous Fe	0.00	45.00	(45.00)	120.00	205.00	(85.00)
RV Adopt - Infra/Cap Imp	3,000.00	2,548.00	452.00	47,911.70	48,764.00	(852.30)
Cabin Adopt - Infra/Cap Imp	780.00	260.00	520.00	11,198.50	12,553.00	(1,354.50)
Dam - Interest	32.22	0.00	32.22	256.19	0.00	256.19
Stables RI - Riding Pass Fees	745.00	806.00	(61.00)	5,470.00	8,883.00	(3,413.00)
Stables RI - Stall Fees	0.00	38.00	(38.00)	320.00	155.00	165.00
Stables RI - Fundraiser Inco	20.00	0.00	20.00	823.00	0.00	823.00
Recovery of Bad Debt	45.38	0.00	45.38	4,319.32	1,526.25	2,793.07
Rodeo Income - Ticket Sales	0.00	1,039.00	(1,039.00)	29,224.95	22,813.00	6,411.95
Rodeo Income - Parking	0.00	0.00	0.00	3,405.94	3,153.00	252.94
Rodeo Income - Vendors	0.00	0.00	0.00	3,057.00	3,572.00	(515.00)
Rodeo Income - Sponsors	0.00	317.00	(317.00)	11,700.00	12,644.00	(944.00)
Rodeo Income - T Shirts	0.00	131.00	(131.00)	159.00	2,196.00	(2,037.00)
Miscellaneous Income	0.00	20.00	(20.00)	0.77	1,190.00	(1,189.23)
Total Revenues	133,071.74	113,739.74	19,332.00	1,154,292.8	1,063,362.5	90,930.32
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	133,071.74	113,739.74	19,332.00	1,154,292.8	1,063,362.5	90,930.32

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Eight Months Ending August 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Expenses						
Employee - Payroll/Salary Ex	61,194.55	69,829.00	(8,634.45)	368,040.80	418,976.00	(50,935.20)
Employee - Payroll Tax Expe	4,977.43	4,432.00	545.43	33,158.95	39,888.00	(6,729.05)
Employee - Payroll Fees & E	469.31	577.00	(107.69)	4,367.45	4,540.00	(172.55)
Employee - Benefits	3,579.86	6,900.00	(3,320.14)	32,195.18	55,200.00	(23,004.82)
Employee - Workers Comp I	7,903.53	2,210.00	5,693.53	29,022.57	17,680.00	11,342.57
Commission Expenses	645.80	1,738.00	(1,092.20)	9,356.39	17,077.00	(7,720.61)
Admin - Accounting Fees	0.00	75.00	(75.00)	5,618.20	5,096.00	522.20
Admin - Bank Fees	20.00	47.00	(27.00)	529.82	576.00	(46.18)
Admin - Business Fees	0.00	203.00	(203.00)	1,454.00	1,548.00	(94.00)
Admin - Collection Expense	0.00	60.00	(60.00)	(530.00)	1,100.00	(1,630.00)
Admin - Computer Expense	1,735.06	3,409.00	(1,673.94)	6,371.32	7,005.00	(633.68)
Admin - Dues & Subscriptio	12.45	80.00	(67.55)	314.70	945.00	(630.30)
Admin - Emp Develop & Tra	75.17	100.00	(24.83)	1,130.67	800.00	330.67
Admin - Gifts	0.00	40.00	(40.00)	322.92	280.00	42.92
Admin - Legal Fees	0.00	100.00	(100.00)	0.00	800.00	(800.00)
Admin - Operate Merchant F	(146.03)	0.00	(146.03)	(867.47)	(52.00)	(815.47)
Admin - Mileage Reimburse	6.65	13.00	(6.35)	395.85	383.00	12.85
Admin - Office Building Rep	0.00	0.00	0.00	261.03	260.00	1.03
Admin - Office Expense	10.85	430.00	(419.15)	4,540.59	5,348.00	(807.41)
Admin - Printing / Copying E	481.78	585.00	(103.22)	4,283.82	4,106.00	177.82
Admin - Cell Phone Expense	178.64	141.00	37.64	1,292.70	1,128.00	164.70
Admin - Shipping / Postage	717.20	562.00	155.20	3,606.57	4,222.00	(615.43)
Admin - Telephone / Cable E	1,440.10	986.00	454.10	12,839.53	10,961.00	1,878.53
Lodge - Tax Expense	0.00	0.00	0.00	10,049.00	0.00	10,049.00
Cleaning - Supply Expense	229.51	1,036.00	(806.49)	3,658.70	4,466.00	(807.30)
GPM - Equip Rental Expense	0.00	34.00	(34.00)	852.41	1,348.00	(495.59)
GPM - Equip Repair Expense	242.34	445.00	(202.66)	4,944.36	8,857.00	(3,912.64)
GPM - Cabin Repair & Main	41.93	33.00	8.93	555.63	1,139.00	(583.37)
GPM - Fence / Pasture Expen	0.00	5.00	(5.00)	687.62	6,342.00	(5,654.38)
GPM - Fuel Expense	2,514.61	422.00	2,092.61	8,890.17	7,012.00	1,878.17
GPM - General Maintenance	333.43	491.00	(157.57)	6,806.82	3,624.00	3,182.82
GPM - Grounds/Property Re	154.83	271.00	(116.17)	6,509.75	4,552.00	1,957.75
GPM - Keys & Locks	105.93	19.00	86.93	186.46	272.00	(85.54)
GPM - Lawn Svc & Landscap	0.00	6,895.00	(6,895.00)	24,214.30	31,074.00	(6,859.70)
GPM - Lodge Pool Chemical	61.91	1,111.00	(1,049.09)	4,984.57	4,681.00	303.57
GPM - Lodge Pool Repair &	55.11	547.00	(491.89)	1,982.41	1,908.00	74.41
GPM - Lodge Repair & Main	0.00	977.00	(977.00)	4,768.27	3,671.00	1,097.27
GPM - Lodge Kitchen Suppli	393.43	4.00	389.43	393.43	25.00	368.43
GPM - Pest Control Services	210.10	250.00	(39.90)	2,245.80	1,842.00	403.80
GPM - Pest Control Services	0.00	0.00	0.00	0.00	1,100.00	(1,100.00)
GPM - Road Repair Expense	0.00	0.00	0.00	0.00	200.00	(200.00)
GPM - RV Repair & Maint E	0.00	338.00	(338.00)	0.00	618.00	(618.00)
GPM - Supplies Expense	0.00	113.00	(113.00)	7,592.82	963.00	6,629.82
GPM - Tools Expense	178.11	238.00	(59.89)	178.11	435.00	(256.89)
GPM - Vehicle Maint & Rep	737.80	925.00	(187.20)	3,831.75	8,805.00	(4,973.25)
GPM - Vehicle Tags & Titles	0.00	260.00	(260.00)	0.00	260.00	(260.00)
GPM - Maintenance Bldg Re	0.00	0.00	0.00	36.04	0.00	36.04
GPM - Operat Security Contr	1,642.66	0.00	1,642.66	8,748.64	0.00	8,748.64
GPM - RV Security Contract	1,642.66	0.00	1,642.66	8,748.65	0.00	8,748.65
GPM - Cabin Security Contra	1,642.68	0.00	1,642.68	8,748.69	0.00	8,748.69
GPM - Lodge Security Contr	269.00	0.00	269.00	269.00	0.00	269.00
Owner Events	(133.54)	200.00	(333.54)	71.10	1,200.00	(1,128.90)
Owners & Board Meeting Ex	0.00	5.00	(5.00)	452.86	435.00	17.86
Ownership Sales & Transfers	732.11	892.00	(159.89)	5,108.63	3,910.00	1,198.63
Sales & Market Expense	391.26	2,390.00	(1,998.74)	3,312.76	7,035.00	(3,722.24)

For Management Purposes Only

R-Ranch In The Mountains®
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	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Sales Expense - Ice	448.33	759.00	(310.67)	1,281.15	1,830.00	(548.85)
Sales Expense - Propane	387.48	245.00	142.48	4,257.26	1,958.00	2,299.26
Sales Expense - Souvenirs	0.00	0.00	0.00	740.00	1,907.00	(1,167.00)
Sales Expense - Gate Cards	0.00	116.00	(116.00)	915.27	347.00	568.27
Sales Expense - Firewood	0.00	75.00	(75.00)	250.00	650.00	(400.00)
Sales Expense - Store	372.44	551.00	(178.56)	4,072.38	3,882.00	190.38
Sporting Equipment	0.00	16.00	(16.00)	5.98	226.00	(220.02)
Stables - Feed	897.57	623.00	274.57	9,893.48	6,758.00	3,135.48
Stables - Ferrier Expense	1,140.00	2,060.00	(920.00)	8,715.00	9,484.00	(769.00)
Stables - General Expense	368.75	228.00	140.75	1,657.84	1,772.00	(114.16)
Stables - Repair & Maintena	0.00	56.00	(56.00)	1,121.61	1,603.00	(481.39)
Stables - Tack & Equipment	0.00	36.00	(36.00)	654.94	420.00	234.94
Stables - Vet Fees / Medicine	747.60	1,033.00	(285.40)	11,355.67	7,245.00	4,110.67
Stables - Jr. Wrangler Expens	478.18	73.00	405.18	536.54	(36.00)	572.54
Stables - Horses	0.00	0.00	0.00	(412.50)	0.00	(412.50)
Stables - Tools	0.00	0.00	0.00	252.93	0.00	252.93
RV RE - Bath Houses	14.85	240.00	(225.15)	484.75	641.00	(156.25)
RV RE - Pad Improvements	0.00	200.00	(200.00)	1,910.00	1,600.00	310.00
RV RE - Grounds	0.00	254.00	(254.00)	6,685.54	3,074.00	3,611.54
RV RE - Roads	0.00	0.00	0.00	350.00	500.00	(150.00)
RV RE - Improvements	236.11	100.00	136.11	1,007.45	800.00	207.45
RV RE - Miscellaneous	0.00	100.00	(100.00)	87.11	800.00	(712.89)
Cabin RE - Bath Houses	14.85	146.00	(131.15)	14.85	700.00	(685.15)
Cabin RE - Rainbow Cabins	633.87	741.00	(107.13)	1,771.20	5,468.00	(3,696.80)
Cabin RE - Chapel Hill Cabi	0.00	0.00	0.00	1,373.67	267.00	1,106.67
Cabin RE - Cottages	648.68	30.00	618.68	1,046.78	337.00	709.78
Cabin RE - Grounds	0.00	100.00	(100.00)	2,366.34	800.00	1,566.34
Cabin RE - Roads	0.00	2,005.00	(2,005.00)	0.00	9,185.00	(9,185.00)
Cabin RE - Improvements	(500.00)	300.00	(800.00)	137.87	2,400.00	(2,262.13)
Cabin RE - Miscellaneous	0.00	0.00	0.00	100.10	157.00	(56.90)
Lodge RE - Event Decoration	0.00	0.00	0.00	49.00	60.00	(11.00)
Lodge RE - Event Coordinati	1,325.00	0.00	1,325.00	6,995.00	0.00	6,995.00
Lodge RE - Event Staff	2,653.83	111.00	2,542.83	12,384.54	1,084.00	11,300.54
Lodge RE - Event Clean/Sup	0.00	159.00	(159.00)	365.00	1,022.00	(657.00)
Lodge RE - Event Security	(37.00)	0.00	(37.00)	265.00	0.00	265.00
Lodge RE - Event Improvem	2,630.94	2.00	2,628.94	6,534.97	2,099.00	4,435.97
Lodge RE - Event Linens	0.00	139.00	(139.00)	90.00	714.00	(624.00)
Lodge RE - Event Marketing	0.00	0.00	0.00	452.89	184.00	268.89
Lodge RE Capital Improvem	0.00	0.00	0.00	0.00	5,702.00	(5,702.00)
Dam Expenses	780.00	780.00	0.00	21,607.52	21,607.52	0.00
Legal Expenses	0.00	0.00	0.00	1,522.42	633.89	888.53
Rodeo Expense - Stock Contr	0.00	0.00	0.00	4,000.00	4,500.00	(500.00)
Rodeo Exp - 4L Ticket Split	0.00	0.00	0.00	14,103.50	12,373.00	1,730.50
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	1,368.60	1,729.00	(360.40)
Rodeo Expense - Security &	0.00	0.00	0.00	1,280.00	1,047.00	233.00
Rodeo Expense - Seating	0.00	0.00	0.00	4,000.00	5,667.00	(1,667.00)
Rodeo Expense - Sanitation	0.00	0.00	0.00	1,250.00	1,558.00	(308.00)
Rodeo Expense - T-Shirts	0.00	58.00	(58.00)	2,176.38	3,670.00	(1,493.62)
Rodeo Expense - Sponsors E	0.00	0.00	0.00	368.08	804.00	(435.92)
Rodeo Expense - In-House E	20.00	606.00	(586.00)	4,192.32	1,955.00	2,237.32
Rodeo Expense - Upgrades	0.00	0.00	0.00	5,519.64	1,000.00	4,519.64
Rodeo Exp - Tent, ATM Fees	0.00	0.00	0.00	0.00	200.00	(200.00)
Rodeo Exp - Insurance (Rain	0.00	0.00	0.00	328.00	0.00	328.00
Rodeo Expense - Merchant F	0.00	0.00	0.00	1,009.93	0.00	1,009.93
Rodeo Expense - Supplies	0.00	120.00	(120.00)	568.71	1,588.00	(1,019.29)
Utilities - Electricity-Opera	2,394.55	2,622.00	(227.45)	21,905.04	20,327.00	1,578.04

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R-Ranch In The Mountains®
Income Statement
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For the Eight Months Ending August 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Utilities - Electricity-RV	8,052.60	7,673.00	379.60	49,095.24	38,802.00	10,293.24
Utilities - Electricity-Cabins	3,609.18	5,819.00	(2,209.82)	44,313.85	36,429.00	7,884.85
Utilities - Electricity-Lodge	2,220.10	1,527.00	693.10	17,816.60	11,715.00	6,101.60
Utilities - Propane-Operating	0.00	6.00	(6.00)	5,203.85	4,195.00	1,008.85
Utilities - Propane-RV	291.37	0.00	291.37	1,768.80	1,312.00	456.80
Utilities - Propane-Cabins	0.00	6.00	(6.00)	871.27	4,387.00	(3,515.73)
Utilities - Propane-Lodge	0.00	0.00	0.00	7,679.07	8,336.00	(656.93)
Utilities O - Sewer Treat Plnt	1,551.56	563.00	988.56	1,696.17	4,094.00	(2,397.83)
Utilities RV- Sewer Treat Pln	0.00	200.00	(200.00)	689.47	1,600.00	(910.53)
Utilities C - Sewer Treat Plnt	0.00	200.00	(200.00)	864.47	1,600.00	(735.53)
Utilities L - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	1,600.00	(1,600.00)
Utilities - Trash Removal	1,290.00	907.00	383.00	7,979.00	7,623.00	356.00
Utilities - Water Testing Fees	44.47	492.00	(447.53)	4,454.81	4,804.00	(349.19)
Utilities - Water Treatment R	0.00	186.00	(186.00)	6,403.81	6,595.00	(191.19)
Insurance - Property	0.00	0.00	0.00	49,699.50	45,702.00	3,997.50
Property Taxes	8,616.00	8,616.00	0.00	68,928.00	68,928.00	0.00
Operating - Infrastructure	0.00	0.00	0.00	12,008.41	14,500.00	(2,491.59)
RV - Infrastructure	0.00	0.00	0.00	4,168.11	6,800.00	(2,631.89)
Cabin - Infrastructure	0.00	0.00	0.00	8,721.77	10,300.00	(1,578.23)
Lodge - Infrastructure	0.00	0.00	0.00	1,557.19	4,950.00	(3,392.81)
Miscellaneous Expense	0.00	0.00	0.00	340.25	0.00	340.25
Total Expenses	136,079.53	151,497.00	(15,417.47)	1,119,763.7	1,146,212.4	(26,448.68)
Net Operating Income	(3,007.79)	(37,757.26)	34,749.47	34,529.14	(82,849.86)	117,379.00
Other Income/Expense						
Bad Debt Expense	37,542.23	0.00	37,542.23	351,484.00	0.00	351,484.00
Net Income	\$ (40,550.02)	\$ (37,757.26)	(2,792.76)	\$ (316,954.86)	\$ (82,849.86)	(234,105.00)

August 30, 2018

Collections and other tasks: Summary for the month of August:

1. Chapel Hill Adoptions (All adoptions including CHIG members):
 - a. Status quo on Chapel Hill.

2. August Lottery:
 - a. Prepared for August Lottery; 5 RV sites were available for One-Year adoptions.
 - i. Monthly Adoptions: 10 RV sites (in addition to Arena sites) and 3 CH Cabins were available for monthly adoption.
 - b. Attended and assisted Lottery: Completed contracts and collected payments.
 - c. Recorded all owner changes to reservation system and Electricity/Meters spreadsheet for electricity monitoring and billing.

3. Collections summary:
 - a. Judy and I mailed out statements for October 1st Assessment fees.
 - b. Printed and mailed 236 statements to owners that have a balance due.
 - c. Sent out 11 Deed Recovery Letters with Quitclaims attached in effort to recover deeds back to the ranch. Includes, deceased owners and those that have met their settlement commitments and agreed to return their ownership to the ranch.
 - d. Prepared 2 Quitclaims and PT-61's for transfers.
 - e. Signed up 3 owners for the Deed Take Back Program. All 3 have prepaid the fee of \$1250.00 and will be processed over three consecutive months (Aug, Sept and Oct).
 - f. Collection Total for August: \$ 6,232.63

Report by: Wendy Byrd; 8/30/18



Executive Director Board Report

Sep Meeting

- October assessments have started to come into the ranch.
- Working with all departments to conduct observations, audits and improvements.
- Working with Denise and lodge to re-structure event forms and adverts.
- RV5 playground is complete. It looks fantastic, please go by.
- Rainbow dam reclassification is complete. Looking to work with the contractor to begin construction of the island.
- Maintenance will start prepping the areas of the lake to have it ready to fill when island is complete.
- Have met with a local engineer, Jason Davis, who also happens to be an owner, to go over the scope of the survey needed for the RV expansion project.
- Hired a FT housekeeper. We are doing everything we can to ensure her happiness, so that she'll be around a long time.
- Office server replacement will be in the fall, looking to start IT audit to be ready for this. Not getting a lot of cooperation with our current network vendor and have talked with another to setup a site visit. Will have to keep in mind all future projects that will need to utilize the correct server.
- Have started working with finance committee to prep for FY19 budget. Collected all requirements and wish list from departments.
- Have met with Windstream on our next big project: to bring in Fiber optic to the ranch. Will be looking to place in budget for spring.
- Have also talked with Wi-Fi vendor about Ranch-wide Wi-Fi that will be able to utilize the Fiber to offer high speed internet. Waiting for final quotes.
- Working with several vendors for various projects and am awaiting quotes to be put into the budget for approval.
- Working to bring all R-Ranch staff to work together as a TEAM and also improve communications.

Work for Month of August.

CUT & BAILED HAY ASSISTED WITH RVS PLAYGROUND
BEGAN RESHAPING RAINBOW LAKE SHORE LINE ALSO RESHAPING
LAKE BOTTOM ALSO BUSH HOGGING LAKE BOTTOM
WORKED ON ROUND HAY BAILER
GENERAL MAINT. MOWED GRASS

R-Ranch Stable Report

AUG 01-31, 2018

Summary:

We had a few ups and downs this month. We really enjoyed our Owners and guests. Those who rode with us had a great time. We had numerous owners helping out at different times which has been a big help while we are shorthanded. Magicman has a new home with Marilyn and I. We put him with Charlie who we took in three (3) years ago from the Ranch. (yes we have four horses we pay bored for, two (2) Retired R-Ranch horses and our two we ride).

7 of 18 available ride days were adversely affected by rain or rain effects on the trails. I believe this is what kept our monthly ride #s below our 4-year average. Also contributing was the loss of SAT AUG 25th (busy ride day) to the Annual Square bale harvest. The harvest time table was driven by the availability of an adequate number of days to cut, dry, and bale the hay.

It was a sad day at the Stables on THU, AUG 30th. Bojangles, our beloved pony, died from cancer. He suffered from a seizure on Sunday and had another severe episode on Thursday. Sadly, he had some benign tumors that became cancerous and he was having difficulty breathing. His seizures would have continued and his condition was quickly deteriorating.

The Stable crew stayed with Bojangles and spoiled him until the vet could arrive. Our vet, Dr. Eddy euthanized him on Thursday. He did an exceptional job, Bojangles just went to sleep. Bojangles was a wonderful pony and will be missed greatly by everyone.

On a happier note Taylor Wood came back to work for R-Ranch Stables. It is good to have her back for now. We are still short one person on THU, FRI & MON. I am continuing the interview process.

*****Caution*****

Bears: We still periodically see a mother bear and two (2) cubs foraging on the Ranch.

Yellow Jackets: They are out there but have yet to cause us any serious problems. I have eradicated several nests.

Events:

AUG 4, Jr Wrangler:

Kip Bishop (our Farrier) provided a demonstration and education to the Jr Wrangler kids along with several parents. Approximately 30 kids attended.

AUG 21:

Marilyn & I took in Majicman. Despite all efforts here Magicman just wasn't recovering. He seems to be doing better with us where we bored our horses. He's hanging out near Charlie and El Dorado. We are working closely with our vet. We provide him with daily love, care, and nourishment. He's like a teenage boy...eating me out of house and home...that's ok though he's a sweet animal. Marilyn is wonderful with him.

AUG 23: Group ride:

Danae Englund pre-coordinated for a group ride for Adventures in Missions. They used the R-Ranch as a venue. On THU, AUG 23rd Eight (8) of their people came to ride with us. (\$200.00). They were very nice people and had a great time.

R-Ranch Stable Report

AUG 01-31, 2018

Projects:

❖ Hay:

- AUG 25 (SAT), Annual Square Bale Harvest (Rodeo Fields):
We had a very good turn out with volunteers, 12 x Owners (9 adult males and 3 teenage girls). See Encl-4 for picture and names. They really kicked but. Mike Outlaw was named this years "Hay Beast" for his superior motivation/contribution. He narrowly edged out last year's Hay Beast Eric Schmidt (Maint). We exceeded my goal of 400 by producing 429 Square-bales.
The Maintenance Team (Steve, Rickie, and Eric) switched to Round-bale production and Blaine drove the truck. We got 14 Round-Bales.
- AUG 27 (MON)(Office Pasture):
2nd cutting Resumed. The Maint-Team were able to get 50 Round-bales from Office pasture before have to halt for maintenance issues with the baler. The Baler has been a real pain. It was producing loose bales that would/will fall apart when transporting and was frequently breaking the twine preventing it from securing the bales at all.
- AUG 28th TUE (Lodge Pasture):
2nd Cutting Resumed. The repairs the Maint-Team made to the baler got it through the day. We got 60 Round-bales.
- Total 2nd cut production:
429 Square-Bales
124 Round-bales.

❖ Fencing: (no change)

- Chapel Hill: Northern (Cabin Side) fence line damaged from the constant abuse from horses. Still requires an electric hot wire along the top to prevent to prevent escape. I will also be relocating a weathered gate from Office Pasture to Old Owners pasture near the cabins so that we have an access point on the North side of the pasture.
- Rainbow Pasture: The entire southern portion of the Rainbow Pasture from the cabins east to the maintenance road is brittle and dangerous barbed wire.
- Barn Pasture: The stream has eroded the bank and undermined the Eastern fence line. I will request some help from Steve to make repairs.

Projects continued:

❖ Stable Gutters:

- On JUN 11th a crew from Lundeen came out and took down the partially collapsed rain gutters on the N-side of our barn.
- The date they will replace the gutters is unknown. Mr. Blaine is working with them on this. I have also been unsuccessful in getting ahold of them.

R-Ranch Stable Report

AUG 01-31, 2018

Maintenance:

- ❖ F-350:
 - Still has a fuel leak above the intake manifold.
- ❖ Kubota ATV:
 - Built a tool rack from scraps at maint.
- ❖ Chainsaws:
 - NSTR
- ❖ Stock Trailer:
 - Rotated tires due to wear patterns.

Equine Care:

- ❖ Dewormer: (Due again AUG 2018)
 - Just ordered the Dewormers for this quarter. I delayed ordering due to funds.
- ❖ Vaccine: (Due again OCT 2018)
 - We will administer the next Semi-annual Vaccine to all our horses in OCT 2018. This will protect them from:
 - Eastern Equine Encephalitis (EEE).
 - Western Equine Encephalitis (WEE).
 - West Nile virus.
 - Tetanus.
 - Rhino (EHV 1 & 4).
 - Influenza.
- ❖ Farrier / Hoof Care:
 - Our interval between shoeing remains between 5 & 7 weeks. I've attached the Horseshoeing List as Encl-2.
 - We are able to keep six (8) horses bare foot.
- ❖ Vet:
 - Dr Eddy had to come out to put Bojangles down...

Herd development/training:

- Our herd count is 29. (See Encl-1 Horse Roster & Ride Times)
- Suzanne's "Herd report" is attached. Please see Encl-3.

R-Ranch Stable Report

AUG 01-31, 2018

Rider & Pass #s:

2018					2014-2017 Average (4-Year Ave.)									
Month	Month Riders	Month Passes	Year Riders	Year Passes	TREND				Month	Month Riders	Month Passes	Year Riders	Year Passes	
					MR	MP	YR	YP						
JAN	91	12	91	12					JAN	126	11	126	11	
FEB	68	6	159	18					FEB	87	9	213	26	
MAR	111	9	270	27					MAR	167	23	394	49	
APR	358	40	628	67					APR	352	56	744	106	
MAY	253	38	881	105					MAY	362	46	1,076	152	
JUN	316	35	1,197	140					JUN	351	54	1,426	209	
JUL	402	72	1,599	212					JUL	523	69	1,950	276	
AUG	199	31	1,798	243					AUG	277	25	2,197	302	
SEP									SEP	320	41	2,466	346	
OCT									OCT	302	36	2,782	407	
NOV									NOV	252	35	3,034	443	
DEC									DEC	107	15	3,142	458	

KEY	
	: Increase
	: No Change
	: Decrease

Trail Status: As of this week

- Trail clearance still remains a constant effort to keep clear. We are making progree
- We have reopened several trails and blazed a new trail running East from the barn a little higher than Creek side to give us better access to Rustic, Crystal and the other Eastern trails.
- Trails are inspected and cleared as required by a Stable employee prior to taking out a ride or allowing Owners (Gold Card) to take rides out on them.

R-Ranch Stable Report

AUG 01-31, 2018

❖ Trail Status

As of: AUG 08, 2018

Western Sector (8)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Ridge Loop			
Ridge			
Cotton			
Gary's Loop			Yellow Jackets
Waterfall			Downed Trees
Knee Knocker			
Indian Mound			
Wild Turkey			
Eastern Sector (13)			
Trail Name	Status	Last Ridden / Cleared	Remarks
High Meadow			
Satterfield			
Jarad			
Burnt Out			Overgrowth
RV-7 Bypass			
Nemo			
Crystal			
Pennywise			
Nickum's Blunder			
Rustic; Outer & Inner Loops			Low Limbs & Vines
Archery			Downed Trees
Wagon Wheel			Downed Trees
Creek Side			Soggy
Southern Sector (6)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Rainbow			
Ed Owen			Time & Mult. WX Events
Tire Tree			Time & Mult. WX Events
Gooch Gap			
Piano			
Lake			

Trail Clearance Status Key:		< 2 weeks since last Ridden / Cleared; No adverse WX	
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R-Ranch Stable Report

AUG 01-31, 2018

		> 2 Weeks since last Ridden / Cleared; Adverse WX event; Minor Obstacle	
		= Reported / Observed Hazard	

v/r

Herbert L. Kirkover
CSM USA (RET)
Stable Manager

Enclosures:

Encl-1: Horse Roster (recommend "By Herd" tab/sheet).

Encl-2: Farrier List (2017)

Encl-3: Herd Report.

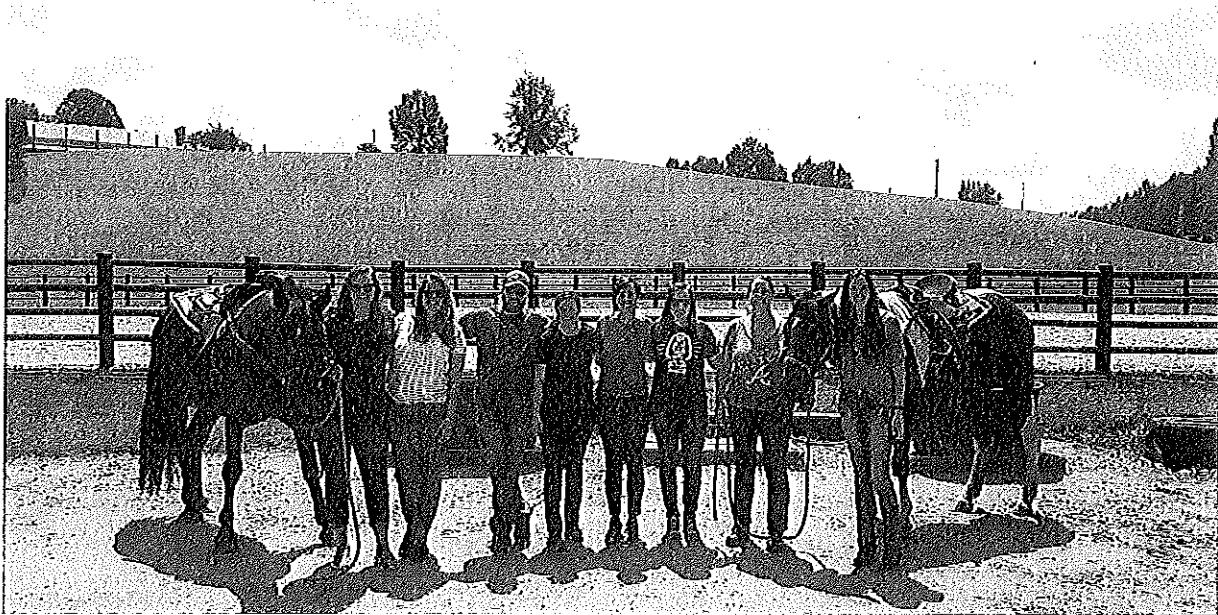
Horse Roster by herd

As of: AUG 30, 2018

Blue Herd (13)					Sex	Age	Level	Remarks
1	Bella	M	10	Working				
2	Captain	G	20	Beginner				
3	Chili	M	17	Experienced				
4	Ed	G	20	Experienced				
5	Fancy	M	15	Experienced				
6	Feather	M	14	Intermediate				
7	Frodo	G	18	Beginner				
8	Jake	G	10	Intermediate				
9	Klinger	G	29	Corral:				
10	Maddie	M	12	Experienced				
11	Pickles	G	15	Experienced				
12	Redman	G	18	Beginner				
13	Spirit	G	17	Intermediate				
Red Herd (16)					Sex	Age	Level	Remarks
1	Dart	G	24	Experienced				
2	Cash	G	19	Intermediate				
3	Cooley	G	15	Intermediate				
4	Cougar	M	17	Experienced				
5	Dakota	G	14	Intermediate				
6	Dodge	G	21	Experienced				
7	Fancy-Girl	M		Intermediate				
8	Jeb	G	12	Intermediate				
9	Leo	G	15	Beginner				
10	Molly	M	17	Experienced				
11	Nugget	G	16	Intermediate				
12	Scarlett	M	19	Intermediate				
13	Scoot	M	12	Experienced				
14	Sis	M	18	Experienced				
15	Thorpe	G	14	Experienced				
16	Tonka	G	19	Experienced				

29 Total # Horses

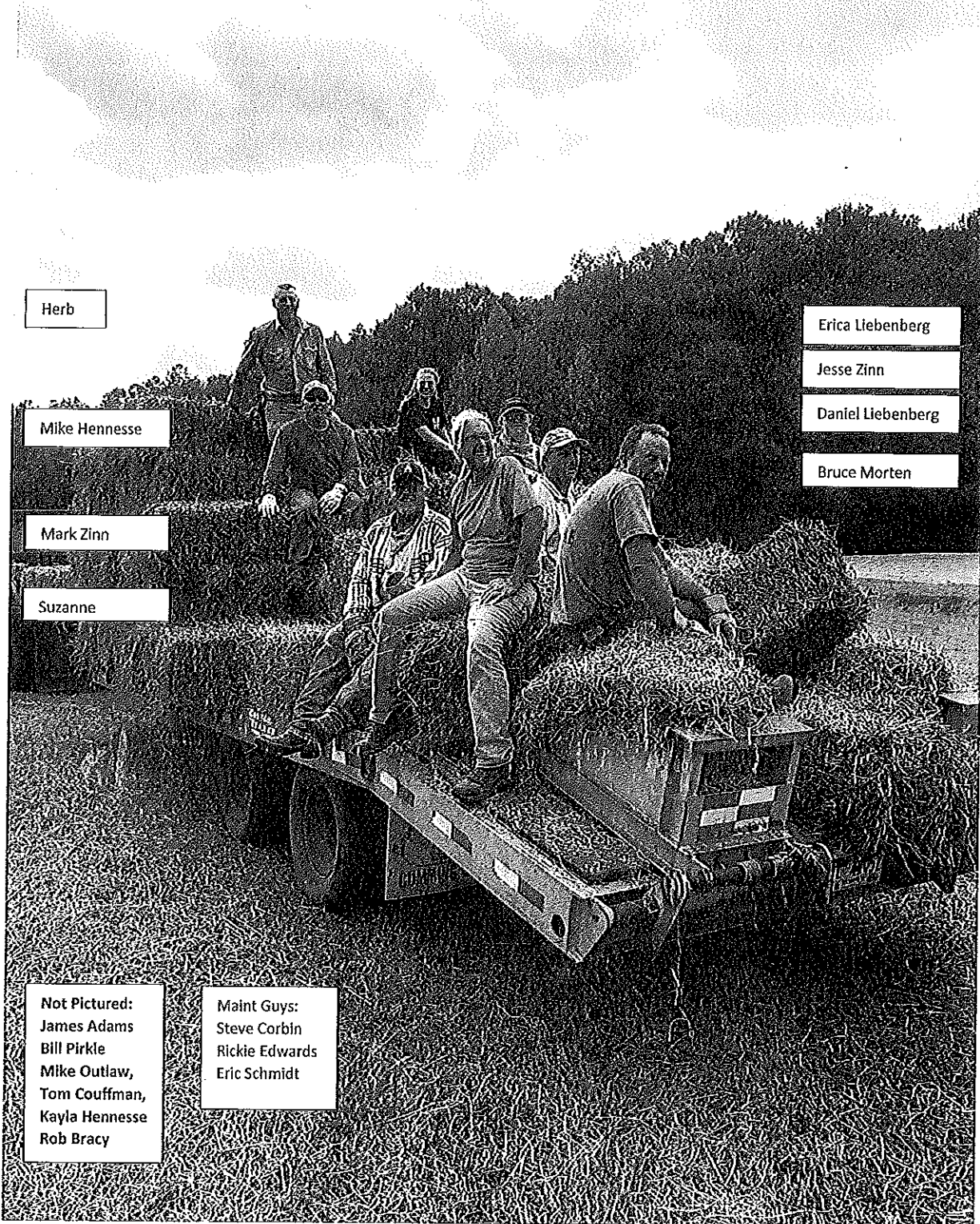
Adventures in Missions Group Ride AUG 23, 2018



Magician with Marilyn (his new owner)(L) & Debbi (a friend)(R) at his new home



AUG 25, 2018 Square Bale Team



Herb

Mike Hennesse

Mark Zinn

Suzanne

Not Pictured:
James Adams
Bill Pirkle
Mike Outlaw,
Tom Couffman,
Kayla Hennesse
Rob Bracy

Maint Guys:
Steve Corbin
Rickie Edwards
Eric Schmidt

Erica Liebenberg

Jesse Zinn

Daniel Liebenberg

Bruce Morten

AUGUST 2018 STABLE REPORT and JR WRANGLER REPORT

General Health and Welfare

August was another good month for grazing; R-Ranch pastures continue to provide good nutrition for our horses. Our hay was also wonderful this last cutting, so winter weather can come any time now. Remind me not to complain about frosty mornings in December. Horses and humans at the barn are pretty tired of this heat and humidity. Our eternal battle with rain rot and pasture dermatitis is finally under control. The drier weather in the latter part of August has helped a lot.

With school in full swing, things have slowed down a little at the stables. We had an excellent summer with few behavioral and health issues. Overall our horse herd held up really well in both areas. We kept a careful watch on riding times in the heat of summer and that really paid off, physically and mentally.

Individual Health Issues

Bojangles: We have very sad news about Bojangles this month. On Sunday August 26 he suffered a seizure while in the corral. He had only been out a few minutes and had done very little that day. He began acting strangely, and luckily both Jordan and I were working with kids in the corral at the time. We were able to get the little girl off safely, though he did manage to land on my toes. (Our smallest horse but somehow always manages to get my toes). Though he recovered quickly, we discussed the matter with Dr. Eddy, who suggested recreating the circumstances (without the kid, naturally) and see if another seizure occurred. With only a little exercise in the round pen the following Thursday, Bojie suffered from a severe episode, struggling greatly to breathe, bleeding from his nose, and eventually seizing again. Herb immediately made the decision to euthanize him. He has had Cushing's disease, which is a benign tumor on his pituitary gland and some other tumors as well. Most likely he had cancer which led to these symptoms. He was a very old pony, probably 25 or so, and this was the humane thing to do for him. He will be sadly missed by everyone.

Magic: Herb and his wife Marilyn decided to adopt Magic this month. He was not improving in health here at R-Ranch and they can give him the individual attention that he requires.

Frodo: Frodo continues to provide occasional corral rides and looks great this summer. His coat is shiny and his weight is very good. He still loves to run in for his breakfast every morning.

Bella: Bella is much better this month. Her hoof has recovered greatly though she still has a slight limp.

Behavioral Issues and Training

Nothing much to report with behavior problems in August. All our horses did really well this summer. Training is put on the back burner during the summer so we can focus on getting rides out and caring for horses. There are always a few issues, but most were taken care of quickly

with a quick ride by one of the stable crew. It is always fun to get a challenging horse to come around and straighten up.

JR WRANGLER AUGUST 4, 2018

August was farrier month for our Junior Wranglers. Kip Bishop, our horse shoer, came in on Saturday instead of his usual day and our kids got to watch horse shoeing up close and personal. We had 30 kids present, so we split into two groups. One group observed Kip at work, while the second group worked on making horse shoe picture frames from used horse shoes.

The horse shoe project was a huge success and we had kids and adults hanging out all day working on their horse shoes. As usual, I had a ton of support from my older kids and also from Jordan, who helped enormously. My Martha Stewart moments are few and far between, so I had to call in back up from the artsier types. Jayme, Addy, and Paisley were especially big helpers this month. Admittedly, I may have let a few too many kids into Junior Wrangler (just couldn't say no to all those cute kids), but all those amazing assistants have made things go smoothly.

Only one more Jr Wrangler to go, and it is possible I just may survive. Too early to tell though.

Suzanne Wandersee. Assistant Stable Manager, Trainer, and Polar Opposite of Martha Stewart

Sales Report August

New Sales -- 0

Transfers -- 8

Deborah departed R-Ranch on 24 August

Paula Robinson has started on 30 August.

Zero new sales in the pipeline

3 transfers in in the pipeline

August Lodge Report for September 2018 Board Meeting

Total Income for August 2018	
Wedding Cash Accounting	\$200
Events Cash Accounting	\$325
Misc. Cash Accounting	\$0
Total Income for August 2018	\$525

Total Expenses for August 2018	\$9,455
Income - Expenses =	-\$8,930 In the Red

Projected Cash Value of Weddings/Events in 2018	
Total Value of 2018 Weddings and Events	\$80,138
Less Deposits Collected in 2017	\$14,000
Plus Deposits collected in 2018 for 19,20	\$3,500
2018 Cash value of Events	\$69,638

Budgeted Revenue 2018	\$77,996
Less 2018 cash value of events	\$69,638
	\$8,358 behind

(Revenue still outstanding for 2018 is \$20,428)

August Contact Summary

Contacts

14

8	Emails				
	4	from RR Ranch Web Site			
	0	from Here Comes the Guide			
	2	Wedding Wire			
	0	from the Knot Magazine			
	2	Referred by Friend			
5	Phone Calls	3	Owners	2	Non-Owners
1	Walk-ins	1	Owner		

Of the 14 contacts: 12 Weddings
 2 Birthdays (both Owners)

Of the dates requested:

8 dates were available
 3 dates were not available
 3 dates have not yet been chosen

Tours Generated

NewTours 3

Results:

August 8th, telephone contact wants to set up a tour in September.
 August 15 Birthday tour from telephone contact by a New Owner: They booked August 25th, 2018.
 August 15th Wedding tour has penciled in June 1st; still in pipeline
 August 18th wedding tour with Blaine booked Wedding with Deposit on Sept. 14th.
 August 9th phone contact by Owner booked Birthday in Pavilion on September 1

2018 Event Summary

Weddings 19 (8 Owner Weddings and 11 Non-Owner Weddings)
Events 13 (8 Owner Parties and 6 Community Events)
RR Events 31 (non-revenue)

Available Weekends left to book for Weddings or Events:

8-Dec

2019 Event Summary

Weddings 4 (1 Owner Wedding and 3 Non-Owner Wedding)
Events 2 (1 Owner Event and 1 Non-Owner Event)
RR Events 16

To Date: Total Value of Revenue projected: \$21,800

The 16 R Ranch nonrevenue events are:

Vet the Candidates, Meet the Candidates, Lottery, Meet and Greet the Candidates, April Owner's Weekend, Easter Egg Hunt, Memorial Day Rodeo, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Bk with Santa, Employee Appreciation Lunch, Christmas, and New Year's Eve party
(Other R Ranch or R Life parties have not yet been added)

2020 Event Summary

Weddings 0
Events 1 (1 community event)
RR Events 16

To Date: Total Value of Revenue projected: \$750

The 16 R Ranch nonrevenue events are:

Vet the Candidates, Meet the Candidates, Lottery, Meet and Greet the Candidates, April Owner's Weekend, Easter Egg Hunt, Memorial Day Rodeo, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Bk with Santa, Employee Appreciation Lunch, Christmas, and New Year's Eve party
(Other R Ranch or R Life parties have not yet been added)

Monthly Housekeeping Report August 2018

We Cleaned 10 Cottage, 34 Chapel Hill, 31 Duplex and 46 Single cabins, for a total 121 cabins cleaned this month.

Curtis has installed all the owls (wood pecker deterrent) in the rainbow cabin are. We haven't noticed any new damage.

We have replaced the Queen-sized quilts in the cottages. We will try to find twin sized to match for 1600.

We installed metered bug spray canisters in all bath houses to keep down the insect activity complaint.

We continue to replace broken blinds as needed in all cabins.

We have found a new employee for housekeeping position posted on indeed. Kerri is working out well so far.

September 2018 Report Accommodations Committee

- September Lottery: Saturday 09/01/18
 - 18 owners
 - 4 of 4 RV spots leased for one year
 - 1 Monthlies RV sites (In Arena)
 - 1 Min work Cabin
 - 0 Total Rehab Cabins

October will have 9 RV's sites available for adoption, 5 Total Rehab Cabins.

Topics and Discussions during Committee Meeting:

- Committee working through email to answer P&G question on the Guest Policy update.
- Brainstorming ideas for fall fundraiser.

Becky Mooney

Accommodation Committee - Chair