R-Ranch

Board of Director's General Meeting

September 15, 2012

Agenda

I. CALL TO ORDER- 9:30 A.M.- Alex Griffin, President

II. OPENING PRAYER-

III. PLEDGE OF ALLEGIANCE

IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA

V. SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES
   a. July
   b. August

VI. APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES
   a. July
   b. August

VII. REPORTS
   a. Financial Report- Sharon Caldwell, Executive Director, and Lisa Richards
   b. Director's Report-Sharon Caldwell
   c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
   d. Stables Report- Kim Bruce, Stable Manager
   e. Reservation Report -
   f. Sales Report- Wendy Wood
   g. Committee Reports:
      1. Accommodations – Richard Duceatt
      2. Covenants/Bylaws/Policy & Guidelines – Bill Poole
      3. Finance – Sue Burton
      4. Land Use – Tracy Hennessee
      5. Marketing – Rick Upton
      6. Owner's Concerns – Ellie McKinney
      7. Nominating Committee – Anita Curry
      8. Rainbow Lake Dam – Alex Griffin
      9. Rodeo – Monica Hill
      10. Fire Wise – Hal Barrineau

VIII. Old Business

a. Craigslist ad verbiage as submitted by Mike Carbonara – Alex
b. Update on Security company-Sharon
c. Housekeeping-Chris McKemie
d. Deed reduction – Alex Griffin
e. Change of BOD every year – Brenda Harned

IX. New Business

a. Job Description for Front Office Personnel Position-Alex

X. MOTION TO ADJOURN GENERAL MEETING

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

XI. CONVENE EXECUTIVE SESSION – Alex Griffin

XII. RECONVENE REGULAR MEETING (if needed)

XIII. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Alex Griffin

The next meeting of the R-Ranch Board of Directors will be the semi-annual meeting held on October 27, 2012 at 1:00 P.M. in the R-Ranch Lodge.

XIV. ADJOURN GENERAL MEETING, DATE, TIME-Alex Griffin,
September 15, 2012 2:30 **A/P**

Owners Sign-in List

1.) Bill Pook 1085
2.) Monica Hill 1094
3.) Rick Upton 1608
4.) Larry Richards 287
5 Richard Duceat 1301
Barbara Brown 0568
Jorre Roszel 0603
Alex Heneveau 0823
Robert Siddith 0662
Ellie James McKinney 0227
Katherine McHan
Debbie Walker 0707
Michael Carbonara 0862
GEORGE SHUMAN 1212
CHRISTY GRIFFIN 1800

R-Ranch
Board of Director's General Meeting
August 18, 2012
Meeting Minutes

I. **The monthly meeting of the R-Ranch Board of Directors was called to order on August 18, 2012 at 9:31 AM by Alex Griffin, President. Due to recent surgery Vice President Brenda Harned attended the meeting by conference call. All other Board members were present.**

II. Chris McKemie delivered the opening prayer.

III. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
Katherine McCann requested we add the Pledge of Allegiance. Fawn Howell requested we amend the agenda and put the motion to adjourn after new business. Lisa Richards made a motion to accept the agenda as amended. Rich Miramonti 2nd the motion. The motion carried. See attached agenda.

IV. **SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES**
Fawn Howell suggested the minutes needed further review.

V. **APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MINUTES**
Fawn Howell asked that we hold off on approving the minutes until the September meeting. She suggested they needed further review.

VI. **REPORTS**
a. Financial Report- given by Sharon Caldwell. See attached.
b. Director's Report – Sharon Caldwell. See attached
c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
Steve Corbin reported the men were busy with routine maintenance, work orders and keeping the ranch cleaned up. He has the material to do the rv sites. They have completed 1 site and have completed 1 side of another. They will finish the 2nd one this week. He is going to try to dedicate 2 days a week to the rv sites. He needs 3 days for everything else.
He has been informed that it is very common to have a scaling problem on the salt water canisters at the pool. There is a new chemical on the market. He is now working with the owner or president of the company, and hopes to know more this week on how to correct this problem.

The men have been doing odds and ends on the front entrance. They now have a direction and are ready to go.
They have been gaining on the electrical problems. Steve received compliments from both Alex and Barbara Poole.

d. Stables Report- Kim Bruce, Stable Manager. See attached report.
   Kim was asked about the hay situation. She said we have gone through ½ the square bales. She cannot account for where they went. We need to replenish the hay, and she is placing a lock on the hay barn.
e. Reservation Report-Michelle Colbert-Young. See attached report.
f. Sales Report- Wendy Wood. See attached report.
g. Committee Reports:
   1. Accommodations-Richard Duceatt. No report
   2. Covenants/Bylaws/Policy & Guidelines-Bill Poole.
      Bill proposed a change to Article VIII, Section 8.4 regarding the coggins test. Kim explained the reasons for this suggested change. After some discussion the consensus of the board was to send this back to the committee for clarification
   3. Finance – Sue Burton. Report attached.
   4. Land Use-Tracy Hennessee. No report
   5. Marketing-Rick Upton. Report attached.
   6. Owner's Concerns-Ellie McKinney. No report
   7. Nominating –Anita Curry. No report
   8. Rainbow Dam-Alex Griffin
      Larry Blaze is taking care of the report to the state. We currently have $250,000 in the dam reserve account, and $25,000 in the legal reserve account. Hal Barineau is working on a way to put some money from the reserve accounts into the dam account.
   9. Rodeo-Monica Hill. No report

VII. Old Business

a. Rodeo Profit
   There were 2 late corrections to the rodeo profit. The new amount is $14,654. Karen made a motion to approve $10,101.66 for the Rodeo Arena Upgrades/Repairs. Lisa 2nd. The motion carried 5 for, 3 opposed.
   Lisa made a 2nd motion that 15% of the remaining net rodeo profit, minus the $10,101.06, go to operating – the remainder will go into an account, the use to be determined at a later date. Chris 2nd. The motion carried 6 for, 2 opposed.

b. Housekeeping-Bryan. This will be covered under Sharon's presentation.

c. Main Entrance Update-Sharon
After Sharon's explanation and board discussion Cecil made a motion to spend up to $3,000 for conduit, curbing and gravel to come from the infrastructure reserve account. Karen 2nd. Motion carried 7 to 1.

d. Employee Bonding/Dishonesty Insurance-Sharon
Tabled

e. Security Company-Sharon
Sharon met with the owner of the company. She explained that the guards had not had sufficient training, and we were not getting incident reports. She put them on a 30 day suspension. If they do not improve we will be looking for a new company. Fawn asked if owner incident reports were being followed up on. Sharon said she was working on it.

f. Gate Security-Sharon and Michelle
Sharon has determined the problem. Some of it was personnel, some is owners. Michelle researched solutions. This will be brought back to the board. Iris Koplin suggested the need for a gate at Rainbow. Alex said there is info from last year. Chris is working with Sharon on possible solutions with wi/fi.

g. Cleaning-Sharon and Michelle
Suzanne says she needs 2 full time and 2 part time employees for housekeeping. After much discussion Alex left the decision to the Executive Director.

VIII. New Business

a. Reduction of Total Ownerships-Alex – Report from Bill Poole attached.

b. Leased Site required stays-Karen
Karen made a motion that at least 12 stays per year (one overnight constituting a stay) be required for all leased rv sites. Brenda 2nd. Motion failed 6-2.

IX. MOTION TO ADJOURN GENERAL MEETING

Rich Miramonti made a motion to adjourn. Fawn 2nd. General Meeting was adjourned.

X. CONVENE EXECUTIVE SESSION-Alex Griffin

XI. RECONVENE REGULAR MEETING (if needed)

XII. **ANNOUNCE DATE, TIME, LOCATION OF NEXT GENERAL MEETING-Alex Griffin**

The next meeting of the R Ranch Board of Directors will be held on September 15, 2012 at 9:30 A.M. in the R-Ranch board room.

XIII. **MOTION TO ADJOURN GENERAL MEETING, DATE, TIME-Alex Griffin,**

Rich Miramonti made the motion to adjourn the general meeting. Fawn Howell 2nd the motion. Meeting adjourned at 4:15 pm.

The Board of Directors convened in Executive Session to discuss 2 issues, 1 brought forward by Sharon, 1 by Alex. Brenda was included in the discussion by conference call. No motions were made – nothing to report.

Respectfully Submitted: ______________________________ Date: ____________

Karen Meadows, Secretary

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	911	913	927	948	796	850	925	943	943						
Suspended	145	108	89	73	225	169	106	85	85						
Master Credit	25	33	42	53	52	52	52	59	58						
Howe	0	0	0	1	1	1	1	1	1						
R-Ranch/Invent	561	561	564	562	566	557	562	557	567						
BD W/O	134	165	155	140	137	148	147	147	145						
Bankruptcy	4	0	3	3	3	3	4	5	5						
To be Researched	620	620	620	620	620	620	603	603	596						
TOTAL UNITS	2400	2400	2400	2400	2400	2400	2400	2400	2400	0	0	0	0	0	0
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	9/14/12						

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

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

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

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

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R-Ranch In The Mountains Association
Book Balance
September 14, 2012

ASSETS

Current Assets		
Petty Cash	$	200.00
Register Cash		300.00
Operating Bank Account		83,460.59
Lodge/Event Bank Account		51,362.14
Cabin Project Bank Account		52,162.56
Stable Project Bank Account		7,165.40
Property Tax Escrow Bank Acct		63,828.82
Payroll Bank Account		241.90
Rodeo Project Bank Account		14,878.43
Rainbow Dam/Legal Bank Account		274,102.16
Infrastructure MM Bank Account		6,133.85
RV Bank Account		66,253.61
RV-6 Project Bank Account		62,748.65
	$	682,838.11

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Summary | Accounts | Funds Management | Print

Account Summary as of 09/14/2012 5:01 PM sorted by Group, Product Description

Secure Mail **Options**
Mailbox(0) Compose

Checking Accounts sorted by Product Description In Ascending Order

Product Description	Account Nickname	Current Balance	Available Balance
BUSINESS IMMA	STABLE FUND	7,165.40	7,165.40
BUSINESS IMMA	CABIN FUND	52,162.56	52,162.56
BUSINESS IMMA	RV FUND	66,131.61	66,131.61
BUSINESS IMMA	PROPERTY TAX	63,828.82	63,828.82
BUSINESS IMMA	RAINBOW DAM ACCT	274,102.16	274,102.16
BUSINESS IMMA	INFRASTRUCTURE	6,133.85	6,133.85
BUSINESS IMMA	RV PROJECT ACCT	62,748.65	62,748.65
BUSINESS VALUE	LODGE EVENTS	51,868.25	51,868.25
BUSINESS VALUE	PAYROLL	150.93	150.93
PRESTIGE BUSINESS	OPERATING	77,938.87	77,938.87
Total Checking Accounts:		**662,231.10**	**662,231.10**

Rodeo Account 14878.43

CHAT IS CLOSED

Support Bill Pay Enrollment Bill Pay Service Remote Deposit Login

Total Checking 677109.53

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DATE	CURRENT Assessments Collected	PAST DUE Assessments & FC Collected	Prepaids	Totals
August				
8/1/2012	-	110.00	166.66	276.66
8/2/2012	-	-	83.33	83.33
8/3/2012	-	1,066.64	85.00	1,151.64
8/4/2012	-	-	200.00	200.00
8/5/2012	-	-	-	-
8/6/2012	-	-	39.00	39.00
8/7/2012	-	400.00	-	400.00
8/8/2012	-	-	-	-
8/9/2012	-	-	-	-
8/10/2012	1,000.00	2,075.00	235.15	3,310.15
8/11/2012	250.00	-	-	250.00
8/12/2012	-	480.00	-	480.00
8/13/2012	-	-	100.00	100.00
8/14/2012	2,390.00	700.00	80.00	3,170.00
8/15/2012	-	-	-	-
8/16/2012	-	-	-	-
8/17/2012	1,663.84	-	(74,117.19)	1,663.84
8/18/2012	951.00	-	-	951.00
8/19/2012	-	-	-	-
8/20/2012	9,320.17	121.46	41.67	9,483.30
8/21/2012	1,083.33	574.32	-	1,657.65
8/22/2012	183.33	-	-	183.33
8/23/2012	1,500.00	-	-	1,500.00
8/24/2012	1,000.00	-	-	1,000.00
8/25/2012	-	-	-	-
8/26/2012	-	-	-	-
8/27/2012	5,301.68	-	-	5,301.68
8/28/2012	183.50	-	-	183.50
8/29/2012	-	-	-	-
8/30/2012	5,075.00	674.32		5,749.32
8/31/2012				-
Totals	29,901.85	6,201.74	(73,086.38)	37,134.40

R-Ranch In The Mountains Association
Balance Sheet
August 31, 2012

ASSETS

Current Assets		
Petty Cash	$ 200.00	
Register Cash	300.00	
Operating Bank Account	108,574.85	
Lodge/Event Bank Account	51,533.15	
Cabin Project Bank Account	50,881.06	
Stable Project Bank Account	7,045.40	
Property Tax Escrow Bank Acct	78,707.25	
Payroll Bank Account	222.34	
Rainbow Dam/Legal Bank Account	274,102.16	
Infrastructure MM Bank Account	6,133.85	
RV Bank Account	62,541.61	
RV-6 Project Bank Account	62,748.65	
Accounts Receivable	887,417.59	
Allowance for Doubtful Account	(236,000.00)	
Other Receivables	1,283.19	
Prepaid Expenses	400.00	
Total Current Assets		1,356,091.10
Property and Equipment		
Furniture & Fixtures	82,992.71	
Vehicles	50,018.00	
Machinery & Equipment	150,579.38	
Horses & Sports Equipment	63,339.16	
Buildings and Improvements	665,837.55	
Fixed Assets - Cabin	28,960.77	
Fixed Assets - Inf	3,596.90	
Fixed Assets - Lodge	15,027.01	
Fixed Assets - RV	74,719.25	
Fixed Assets - RV6	13,211.60	
Fixed Assets - Stable	5,143.57	
Accumulated Depreciation	(626,225.99)	
Total Property and Equipment		527,199.91
Other Assets		
Unsold Ranch Memberships	90,000.00	
Dam Consulting in Progress	27,737.35	
Total Other Assets		117,737.35
Total Assets		$ 2,001,028.36

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	$ 61,575.86	
Refundable Deposits	3,000.00	
Usage Fee Give Away	1,196.58	
Sales Tax Payable	25.23	
Accrued Property Tax	70,000.00	
Accrued Expenses	19,437.18	
Prepaid Assessments	3,782.10	
Prepaid Electric	168.00	
Prepaid - Other	100.00	
Other Payables	254.81	

R-Ranch In The Mountains Association
Balance Sheet
August 31, 2012

Total Current Liabilities		159,539.76
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		159,539.76
Capital		
Lodge Retained Earning	86,755.33	
RV Retained Earnings	124,934.06	
RV 6 Retained Earnings	73,712.76	
Cabin Retained Earning	77,364.20	
Stable Retained Earnings	12,679.59	
Infrastructure Retained Earn	13,216.28	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	251,020.62	
Undesignated Net Assets	825,586.06	
Current Year Net Assets Change	352,223.89	
Total Capital		1,841,488.60
Total Liabilities & Capital		$ 2,001,028.36

R-Ranch In The Mountains Association
Summary Budget Comparison Report
For the Eight Months Ending August 31, 2012

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	$ 604,530.50	$ 605,500.00	(969.50)	$ 1,216,507.0	$ 1,211,000.0	5,507.06
Children's Rights	350.00	0.00	350.00	1,750.00	2,910.00	(1,160.00)
Electric Reimbursements	1,962.75	1,385.00	577.75	41,410.00	39,635.00	1,775.00
Interest Income	10.03	10.00	0.03	50.43	80.00	(29.57)
Fines & Fees	325.00	50.00	275.00	665.00	400.00	265.00
Late Fees & Finance Charges	(57.63)	2,500.00	(2,557.63)	34,079.03	22,200.00	11,879.03
Ownership Sales & Transfers	1,074.00	550.00	524.00	18,707.00	7,225.00	11,482.00
Reserve Funding Operating	2,498.50	1,173.00	1,325.50	26,102.75	24,011.00	2,091.75
RV Moves, Pet & Day Use F	535.00	515.00	20.00	3,802.50	3,775.00	27.50
Sales	861.35	900.00	(38.65)	10,278.97	9,670.00	608.97
Vending Income	90.00	50.00	40.00	430.25	400.00	30.25
Recovery of Bad Debt	114.03	0.00	114.03	7,307.94	0.00	7,307.94
Miscellaneous Income	0.00	100.00	(100.00)	195.87	800.00	(604.13)
Total Operating Income	612,293.53	612,733.00	(439.47)	1,361,286.8	1,322,106.0	39,180.80
Operating Expenses						
Employee Expenses	40,683.06	37,869.00	(2,814.06)	327,087.18	315,293.50	(11,793.68)
Administrative Expenses	5,627.64	6,612.00	984.36	50,808.68	58,551.00	7,742.32
Cabin Expenses	133.85	1,120.00	986.15	3,975.23	6,835.00	2,859.77
Cleaning Expenses	3,499.46	3,537.50	38.04	21,941.71	23,420.00	1,478.29
General Property Maintenanc	11,727.86	13,645.92	1,918.06	97,465.67	91,761.59	(5,704.08)
Lodge Expenses	10,914.91	1,357.00	(9,557.91)	9,457.27	9,161.00	(296.27)
Owner Events	0.00	200.00	200.00	2,604.67	3,250.00	645.33
Ownership Sales & Transfers	234.91	400.00	165.09	3,767.11	2,850.00	(917.11)
RV Expenses	17.07	435.00	417.93	560.17	3,520.00	2,959.83
Sales & Marketing Expense	681.62	150.00	(531.62)	3,820.44	3,750.00	(70.44)
Sales Expense	217.55	300.00	82.45	6,979.51	4,315.00	(2,664.51)
Stables Expense	3,250.33	3,497.00	246.67	24,547.92	29,554.00	5,006.08
Utilities Expense	17,454.90	17,470.00	15.10	123,806.15	119,244.35	(4,561.80)
Property Insurance Expense	3,585.80	5,200.00	1,614.20	25,708.60	41,600.00	15,891.40
Property Taxes Expense	7,000.00	7,000.00	0.00	56,000.00	56,000.00	0.00
Bad Debt Expense	118,574.32	118,000.00	(574.32)	242,106.03	236,000.00	(6,106.03)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	959.39	150.00	(809.39)	2,108.47	1,200.00	(908.47)
Total Operating Expenses	224,562.67	216,943.42	(7,619.25)	1,002,744.8	1,006,305.4	3,560.63
Net Operating Income	$ 387,730.86	$ 395,789.58	– (8,058.72)	$ 358,541.99	$ 315,800.56	+ 42,741.43

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R-Ranch In The Mountains
Operating Variance Report
August 2012

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Children's Rights	350	0	**350**	1,750	2,910	**(1,160)**

The year to date unfavorable variance is due to owners' children not renewing as expected.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Late Fees & Finance Charge Income	(58)	2,500	**(2,558)**	24,079	22,200	**1,879**

The monthly unfavorable variance is due to Assessment billing interfering with this process. The year to date favorable variance is due to 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.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Ownership Sales and Transfers Income	1,074	550	**524**	18,707	7,225	**11,482**

The year to date favorable variance is due to additional sales and more owner to owner transfers than budgeted.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve Funding to Operating Income	2,499	1,173	**1,326**	26,103	24,011	**2,092**

The monthly and year to date favorable variance is due to Lodge having no budgeted income this month.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Recovery of Bad Debt Income	114	0	**114**	7,308	0	**7,308**

The year to date favorable variances are due to accounts getting caught up.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Employee Expenses	40,683	37,869	**(2,814)**	327,087	315,294	**(11,794)**

The monthly unfavorable variance is due to pay increases and overtime.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Administrative Expenses	5,628	6,612	**984**	50,809	58,551	**7,742**

The monthly favorable variance is due to lower than expected printing, collection & shipping. The year to date favorable variance is due to the lower cost tax preparation being much less than anticipated and a credit in sales tax.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Cleaning Expenses	3,499	3,538	**38**	21,942	23,420	**1,478**

The year to date favorable variance is due to fewer cleaning personnel than budgeted.

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

R-Ranch In The Mountains
Operating Variance Report
August 2012

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
General Property Maintenance Expense	11,728	13,646	**1,918**	97,466	91,762	(5,704)

The monthly favorable variance is due to lower fence/pasture, fuel and road repair. The year to date unfavorable variance is due fuel expense and earlier than budgeted lawn care.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Lodge Expense	10,915	1,357	(9,558)	9,457	9,161	(296)

The monthly unfavorable variance is due to reclassification of the carpet expense purchase in 2011.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Ownership Sales & Transfers Expense	235	400	**165**	3,767	2,850	(917)

The year to date unfavorable variance is due to more new sales and owner to owner transfers which means more credit & background checks.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
RV Expense	17	435	**418**	560	3,520	**2,960**

The year to date favorable variance is due to lower than expected repair costs.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Stables Expense	3,250	3,497	**247**	24,548	29,554	**5,006**

The year to date favorable variance is due to feed being much less than budgeted.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Property Insurance Expense	3,586	5,200	**1,614**	25,709	41,600	**15,891**

The monthly and year to date favorable variances are due to not having final rates when budgeted.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Utilities Expense	15,757	17,075	**1,318**	106,351	101,774	(4,577)

The monthly favorable variance is due to postponing work budgeted on the water treatment plant till a later time. The year to date unfavorable variance is due to additional trash pickups that were unbudgeted, an increase in the cost of propane, delivery of propane in on last day on December and invoiced in January and a repair of a pump in the water treatment plant.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Miscellaneous Expense	959	150	(809)	2,108	1,200	(908)

The monthly and year to date unfavorable variances are due to the purchase of a defibrillator.

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

R-Ranch In The Mountains Association
Budget Comparison Report
For the Eight Months Ending August 31, 2012

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	$ 604,530.50	$ 605,500.00	(969.50)	$ 1,216,507.0	$ 1,211,000.0	5,507.06
Childrens Rights	350.00	0.00	350.00	1,750.00	2,910.00	(1,160.00)
Electric - Usage Fees	1,962.75	1,385.00	577.75	13,715.44	10,685.00	3,030.44
Electric - Cabin Reimbursem	0.00	0.00	0.00	5,174.88	3,950.00	1,224.88
Electric - RV Reimbursement	0.00	0.00	0.00	22,519.68	25,000.00	(2,480.32)
Interest Income	10.03	10.00	0.03	50.43	80.00	(29.57)
Owner Fines & Fees	325.00	50.00	275.00	665.00	400.00	265.00
Late Fees & Finance Charges	(57.63)	2,500.00	(2,557.63)	34,079.03	22,200.00	11,879.03
Ownership Sales	374.00	0.00	374.00	11,707.00	1,500.00	10,207.00
Ownership Transfers	700.00	550.00	150.00	7,000.00	5,725.00	1,275.00
Reserve to Operating	2,498.50	1,173.00	1,325.50	26,102.75	24,011.00	2,091.75
RV Moves	325.00	400.00	(75.00)	2,457.50	2,990.00	(532.50)
Pet Fees	70.00	115.00	(45.00)	550.00	785.00	(235.00)
Day Use Income	40.00	0.00	40.00	495.00	0.00	495.00
Lumpkin County Election In	100.00	0.00	100.00	300.00	0.00	300.00
Sales - Ice	293.01	500.00	(206.99)	3,357.57	3,070.00	287.57
Sales - Propane	296.50	200.00	96.50	4,025.48	4,550.00	(524.52)
Sales - Souvenirs	100.36	100.00	0.36	2,115.55	1,250.00	865.55
Sales - Firewood	71.48	50.00	21.48	475.37	400.00	75.37
Sales - Gate Cards	100.00	50.00	50.00	305.00	400.00	(95.00)
Vending Income	90.00	50.00	40.00	430.25	400.00	30.25
Recovery of Bad Debt	114.03	0.00	114.03	7,307.94	0.00	7,307.94
Miscellaneous Income	0.00	100.00	(100.00)	195.87	800.00	(604.13)
Total Operating Income	612,293.53	612,733.00	(439.47)	1,361,286.8	1,322,106.0	39,180.80
Operating Expenses						
Employee - Payroll/Salary Ex	32,948.66	29,480.00	(3,468.66)	260,318.20	246,980.00	(13,338.20)
Employee - Payroll Tax Expe	2,886.33	2,907.00	20.67	28,875.78	24,367.50	(4,508.28)
Employee - Payroll Fees & E	318.98	180.00	(138.98)	2,264.57	1,530.00	(734.57)
Employee - Health Insurance	3,685.76	4,125.00	439.24	28,935.28	33,000.00	4,064.72
Employee - Workers Comp I	843.33	1,177.00	333.67	6,693.35	9,416.00	2,722.65
Admin - Accounting Fees	225.00	0.00	(225.00)	7,478.00	10,350.00	2,872.00
Admin - Bank Fees	1.50	40.00	38.50	88.43	110.00	21.57
Admin - Business Fees	95.00	0.00	(95.00)	1,812.80	1,990.00	177.20
Admin - Collection Expense	0.00	250.00	250.00	167.17	2,000.00	1,832.83
Admin - Computer Expense	1,500.00	1,500.00	0.00	5,743.90	6,300.00	556.10
Admin - Dues & Subscriptio	13.45	12.00	(1.45)	128.10	376.00	247.90
Admin - Emp Develop & Tra	49.00	75.00	26.00	199.00	600.00	401.00
Admin - Gifts	180.10	50.00	(130.10)	255.10	400.00	144.90
Admin - Merchant Fees	658.84	800.00	141.16	7,111.06	6,600.00	(511.06)
Admin - Mileage Reimburse	0.00	155.00	155.00	475.27	1,060.00	584.73
Admin - Office Building Rep	0.00	50.00	50.00	2,989.17	2,850.00	(139.17)
Admin - Office Expense	306.65	300.00	(6.65)	4,139.37	3,300.00	(839.37)
Admin - Printing / Copying E	541.75	785.00	243.25	4,362.29	4,980.00	617.71
Admin - Radio Expense	320.07	400.00	79.93	2,553.71	3,200.00	646.29
Admin - Shipping / Postage	568.31	950.00	381.69	5,291.17	4,325.00	(966.17)
Admin - Telephone / Cable E	1,167.97	1,245.00	77.03	9,207.65	10,110.00	902.35
Admin - Sales Tax Expense	0.00	0.00	0.00	(1,193.51)	0.00	1,193.51
Cabin - Bathhouse Repair Ex	17.06	40.00	22.94	34.18	280.00	245.82
Cabin - Cottage Repair & Ma	8.11	950.00	941.89	1,854.60	4,325.00	2,470.40
Cabin - Repair & Maintenanc	108.68	130.00	21.32	2,086.45	2,230.00	143.55
Cleaning - Service Expense	2,696.35	2,737.50	41.15	16,272.49	17,520.00	1,247.51
Cleaning - Supply Expense	803.11	800.00	(3.11)	5,669.22	5,900.00	230.78
GPM - Equip Rental Expense	708.13	1,000.00	291.87	2,178.60	4,600.00	2,421.40
GPM - Equip Repair Expense	36.31	0.00	(36.31)	10,477.85	7,859.00	(2,618.85)

R-Ranch In The Mountains Association
Budget Comparison Report
For the Eight Months Ending August 31, 2012

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
GPM - Fence / Pasture Expen	223.16	1,100.00	876.84	5,801.56	10,200.00	4,398.44
GPM - Fuel Expense	1,713.26	2,610.00	896.74	13,768.99	5,760.00	(8,008.99)
GPM - General Maintenance	271.55	250.00	(21.55)	1,102.93	2,000.00	897.07
GPM - Grounds/Property Re	15.92	250.00	234.08	5,469.01	2,000.00	(3,469.01)
GPM - Keys & Locks	461.51	25.00	(436.51)	511.21	200.00	(311.21)
GPM - Lawn Svc & Landsca	4,100.00	4,100.00	0.00	21,525.00	18,450.00	(3,075.00)
GPM - Pest Control Services	0.00	210.00	210.00	1,954.75	1,680.00	(274.75)
GPM - Road Repair Expense	0.00	380.00	380.00	380.00	3,040.00	2,660.00
GPM - Security Contract	3,826.15	3,020.92	(805.23)	26,345.06	24,972.59	(1,372.47)
GPM - Supplies Expense	134.65	150.00	15.35	1,302.77	1,200.00	(102.77)
GPM - Tools Expense	0.00	100.00	100.00	2,060.11	3,600.00	1,539.89
GPM - Vehicle Maint & Rep	237.22	450.00	212.78	4,587.83	6,200.00	1,612.17
Lodge - Pool Chemical Expe	228.84	1,157.00	928.16	2,704.49	5,785.00	3,080.51
Lodge - Pool Repair & Maint	12.00	150.00	138.00	4,147.69	2,976.00	(1,171.69)
Lodge - Repair & Maint Exp	10,674.07	50.00	(10,624.07)	2,350.36	400.00	(1,950.36)
Lodge - Kitchen Supplies	0.00	0.00	0.00	254.73	0.00	(254.73)
Owner Events	0.00	200.00	200.00	2,604.67	3,250.00	645.33
Ownership Sales & Transfers	234.91	400.00	165.09	3,767.11	2,850.00	(917.11)
RV - Bathhouse Repair & Ex	17.07	85.00	67.93	118.30	720.00	601.70
RV - Repair & Maintenance	0.00	350.00	350.00	441.87	2,800.00	2,358.13
Sales & Market Expense	681.62	150.00	(531.62)	3,820.44	3,750.00	(70.44)
Sales Expense - Ice	217.55	300.00	82.45	1,862.83	1,915.00	52.17
Sales Expense - Propane	0.00	0.00	0.00	2,671.82	1,400.00	(1,271.82)
Sales Expense - Souvenirs	0.00	0.00	0.00	1,579.00	1,000.00	(579.00)
Sales Expense - Gate Cards	0.00	0.00	0.00	577.86	0.00	(577.86)
Sales Expense - Firewood	0.00	0.00	0.00	288.00	0.00	(288.00)
Stables - Feed	933.88	1,620.00	686.12	6,589.40	12,640.00	6,050.60
Stables - Ferrier Expense	675.00	800.00	125.00	5,880.00	6,800.00	920.00
Stables - General Expense	417.47	300.00	(117.47)	3,293.43	2,700.00	(593.43)
Stables - Repair & Maintena	9.69	0.00	(9.69)	904.26	675.00	(229.26)
Stables - Tack & Equipment	30.94	200.00	169.06	1,018.80	1,600.00	581.20
Stables - Vet Fees / Medicine	1,183.35	577.00	(606.35)	6,862.03	5,139.00	(1,723.03)
Utilities - Electricity	16,260.51	13,500.00	(2,760.51)	91,334.57	94,950.00	3,615.43
Utilities - Propane	12.00	945.00	933.00	16,562.63	6,904.35	(9,658.28)
Utilities - Sewer Treat Plant	0.00	25.00	25.00	0.00	200.00	200.00
Utilities - Trash Removal	1,182.39	800.00	(382.39)	8,385.36	6,900.00	(1,485.36)
Utilities - Water Testing Fees	0.00	0.00	0.00	3,247.00	3,250.00	3.00
Utilities - Water Treatment R	0.00	2,200.00	2,200.00	4,276.59	7,040.00	2,763.41
Insurance - Property	3,585.80	5,200.00	1,614.20	25,708.60	41,600.00	15,891.40
Property Taxes	7,000.00	7,000.00	0.00	56,000.00	56,000.00	0.00
Bad Debt Expense	118,574.32	118,000.00	(574.32)	242,106.03	236,000.00	(6,106.03)
Miscellaneous Expense	959.39	150.00	(809.39)	2,108.47	1,200.00	(908.47)
Total Operating Expenses	224,562.67	216,943.42	(7,619.25)	1,002,744.8	1,006,305.4	3,560.63
Net Operating Income	$ 387,730.86	$ 395,789.58	(8,058.72)	$ 358,541.99	$ 315,800.56	42,741.43

R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the Eight Months Ending August 31, 2012

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	$ 3,546.11	$ 2,450.00	1,096.11	$ 42,754.28	$ 38,500.00	4,254.28
Cabin Reserve Expenses	490.82	471.63	(19.19)	39,414.93	26,185.57	(13,229.36)
Net Cabin Reserve Income	3,055.29	1,978.37	1,076.92	3,339.35	12,314.43	(8,975.08)
RV Reserve Income	7,391.47	5,370.00	2,021.47	41,074.26	38,480.00	2,594.26
RV.Reserve Expenses	2,754.89	1,033.73	(1,721.16)	41,096.10	31,018.86	(10,077.24)
Net RV Reserve Income	4,636.58	4,336.27	300.31	(21.84)	7,461.14	(7,482.98)
RV 6 Reserve Income	7.99	0.00	7.99	24,054.78	6,000.00	18,054.78
RV 6 Reserve Expenses	1.48	0.00	(1.48)	21,810.91	9,735.29	(12,075.62)
Net RV6 Reserve Income	6.51	0.00	6.51	2,243.87	(3,735.29)	5,979.16
Lodge Reserve Income	5,710.00	0.00	5,710.00	66,456.45	77,100.00	(10,643.55)
Lodge Reserve Expenses	3,148.27	4,565.00	1,416.73	88,368.84	73,996.31	(14,372.53)
Net Lodge Reserve Income	2,561.73	(4,565.00)	7,126.73	(21,912.39)	3,103.69	(25,016.08)
Stables Reserve Income	719.71	1,000.00	(280.29)	6,351.44	6,650.00	(298.56)
Stables Reserve Expenses	41.78	50.00	8.22	6,914.69	7,587.44	672.75
Net Stables Reserve Income	677.93	950.00	(272.07)	(563.25)	(937.44)	374.19
Infrastructure Reserve Incom	501.53	382.36	119.17	2,618.49	3,910.76	(1,292.27)
Infrastructure Reserve Expen	2,500.22	0.00	(2,500.22)	5,726.92	1,900.30	(3,826.62)
Net Infrastructure Reserve In	(1,998.69)	382.36	(2,381.05)	(3,108.43)	2,010.46	(5,118.89)
Dam/Legal Reserve Income	46.61	0.00	46.61	369.86	0.00	369.86
Dam/Legal Reserve Expense	275.00	0.00	(275.00)	1,284.13	0.00	(1,284.13)
Net Dam/Legal Reserve Inco	(228.39)	0.00	(228.39)	(914.27)	0.00	(914.27)
Total Net Reserve Income	$ 8,710.96	$ 3,082.00	5,628.96	$ (20,936.96)	$ 20,216.99	(41,153.95)

R-Ranch In The Mountains
Reserves Variance Report
August 2012

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Cabin Income	3,546	2,450	1,096	42,754	38,500	4,254

The monthly and year to date favorable variances are due to more cabin reservations than anticipated and unexpected cabin adoptions.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - RV Income	7,391	5,370	2,021	41,074	38,480	2,594

The monthly favorable variance is due to additional guest and group fees. The year to date favorable variance is due to additional yearly adoption fees.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - RV6 Income	8	0	8	24,058	6,000	18,058

The year to date favorable variance is due to two unbudgeted adoptions and one that was budgeted in December, but not adopted until January.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Lodge Income	5,710	0	5,710	66,456	77,100	(10,644)

The monthly favorable variance is due to unbudgeted wedding fees. The year to date unfavorable variance is due to the cancellation of two weddings in July and lower than projected bookings.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Cabin Expense	491	472	(19)	39,415	26,186	(13,229)

The year to date unfavorable variance is due to Rainbow Cabin and Owner Cottages renovations and gravel for parking area at Rainbow Cabins.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - RV Expense	2,755	1,034	(1,721)	41,096	31,019	(10,077)

The monthly unfavorable variance is due to amperage upgrades and timbers. The year to date unfavorable variance is due to the installation of handicapped access to bath house 3 and RV pad improvements.

R-Ranch In The Mountains
Reserves Variance Report
August 2012

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - RV6 Expense	1	0	(1)	21,811	9,735	(12,076)

The year to date unfavorable variance is due to increased contributions to fencing, operating and infrastructure based on the three unbudgeted 5-year adoption income.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Lodge Expense	3,148	4,565	1,417	88,369	73,996	(14,373)

The monthly favorable variance is due to cancellations of two wedding therefore less staff and event coordination fees and the pool vacuum purchase being held off till a later date. The year do date unfavorable variance is due to the purchase of the fans and a new salt cell generator for the pool.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Stables Expense	42	50	8	6,915	7,587	673

The year to date favorable variance is due to less horses purchased than budgeted.

	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Reserve - Infrastructure Expense	2,500	0	(2,500)	5,727	1,900	(3,827)

The monthly unfavorable variance is due to the front entrance renovation. The year to date unfavorable variance is due to the aforemention and repair of sanitation lines.

R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the Eight Months Ending August 31, 2012

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve						
Cabin RI - Adoption Fees	$ 1,091.44	$ 0.00	1,091.44	$ 16,479.20	$ 12,350.00	4,129.20
Cabin RI - Guest & Group Fe	1,044.25	1,300.00	(255.75)	11,641.75	14,950.00	(3,308.25)
Cabin RI - Cottage Fees	1,406.00	1,150.00	256.00	14,598.50	11,200.00	3,398.50
Cabin RI - Interest	4.42	0.00	4.42	34.83	0.00	34.83
Cabin RE - Bath Houses	94.16	0.00	(94.16)	2,429.15	1,600.00	(829.15)
Cabin RE - Rainbow Cabins	0.00	0.00	0.00	7,193.51	5,600.00	(1,593.51)
Cabin RE - Chapel Hill Cabi	(296.06)	0.00	296.06	867.73	0.00	(867.73)
Cabin RE - Cottages	0.00	0.00	0.00	7,782.77	0.00	(7,782.77)
Cabin RE - Roads	0.00	0.00	0.00	572.71	0.00	(572.71)
Cabin RE - Repairs	0.00	0.00	0.00	843.65	1,100.00	256.35
Cabin RE - Improvements	0.00	0.00	0.00	23.53	0.00	(23.53)
Cabin RE - Ranch Cap Imp.	0.00	0.00	0.00	12,310.63	10,842.18	(1,468.45)
Cabin RE - Operating	531.92	367.50	(164.42)	6,291.59	5,775.00	(516.59)
Cabin RE - Infrastructure	160.80	104.13	(56.67)	1,099.66	1,268.39	168.73
Net Cabin Reserve Income	3,055.29	1,978.37	1,076.92	3,339.35	12,314.43	(8,975.08)
RV Reserve						
RV RI - Monthly Adoption F	540.00	270.00	270.00	675.00	1,080.00	(405.00)
RV RI - Yearly Adoption Fee	4,000.00	4,000.00	0.00	31,650.00	27,000.00	4,650.00
RV RI - Guest & Group Fees	2,844.00	1,100.00	1,744.00	8,686.50	10,400.00	(1,713.50)
RV RI - Interest	7.47	0.00	7.47	62.76	0.00	62.76
RV RE - Bath Houses	0.00	0.00	0.00	4,279.26	0.00	(4,279.26)
RV RE - Pad Improvements	0.00	0.00	0.00	2,830.64	0.00	(2,830.64)
RV RE - Grounds	0.00	0.00	0.00	47.94	0.00	(47.94)
RV RE - Repairs	0.00	0.00	0.00	160.47	0.00	(160.47)
RV RE - Improvements	1,482.84	0.00	(1,482.84)	1,815.36	0.00	(1,815.36)
RV RE - Ranch Cap Imp	0.00	0.00	0.00	24,978.34	24,015.19	(963.15)
RV RE - Operating	1,108.72	805.50	(303.22)	6,234.31	5,772.00	(462.31)
RV RE - Infrastructure	163.33	228.23	64.90	749.78	1,231.67	481.89
Net RV Reserve Income	4,636.58	4,336.27	300.31	(21.84)	7,461.14	(7,482.98)
RV 6 Reserve						
RV-6 RI - Adoption Fees	0.00	0.00	0.00	24,000.00	6,000.00	18,000.00
RV 6 RI - Interest	7.99	0.00	7.99	54.78	0.00	54.78
RV-6 RE - Ranch Cap Imp	0.00	0.00	0.00	17,690.96	8,835.29	(8,855.67)
RV-6 RE - Operating	1.36	0.00	(1.36)	3,608.38	900.00	(2,708.38)
RV-6 RE - Infrastructure	0.12	0.00	(0.12)	511.57	0.00	(511.57)
Net RV6 Reserve Income	6.51	0.00	6.51	2,243.87	(3,735.29)	5,979.16
Lodge Reserve						
Lodge RI - EBD Event Fees	825.00	0.00	825.00	5,485.00	0.00	5,485.00
Lodge RI - Wedding Fees	4,760.00	0.00	4,760.00	52,706.35	68,850.00	(16,143.65)
Lodge RI - Group Fees	125.00	0.00	125.00	8,265.10	8,250.00	15.10
Lodge RE - Event Employees	1,140.00	1,120.00	(20.00)	9,555.00	9,520.00	(35.00)
Lodge RE - Event Decoration	125.00	0.00	(125.00)	879.75	140.00	(739.75)
Lodge RE - Event Staff	599.96	500.00	(99.96)	5,625.93	4,500.00	(1,125.93)
Lodge RE - Event Cleaning	0.00	595.00	595.00	999.74	2,560.00	1,560.26
Lodge RE - Event Coordinati	0.00	2,000.00	2,000.00	11,335.87	12,150.00	814.13
Lodge RE - Event Breakage	0.00	0.00	0.00	33.11	100.00	66.89
Lodge RE - Event Improvem	0.00	0.00	0.00	4,338.71	5,236.00	897.29
Lodge RE - Event Linens	0.00	85.00	85.00	1,151.75	1,175.00	23.25

R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the Eight Months Ending August 31, 2012

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Lodge RE - Event Marketing	0.00	85.00	85.00	546.00	1,930.00	1,384.00
Lodge RE - Event Security	71.50	180.00	108.50	1,028.50	1,640.00	611.50
Lodge RE - Event Catering	0.00	0.00	0.00	3,850.60	0.00	(3,850.60)
Lodge RE - Pool/Deck	0.00	0.00	0.00	8,225.00	6,000.00	(2,225.00)
Lodge RE - Repairs	0.00	0.00	0.00	2,813.78	2,750.00	(63.78)
Lodge RE - Improvements	0.00	0.00	0.00	0.00	400.00	400.00
Lodge RE - Ranch Cap Imp	0.00	0.00	0.00	25,959.66	13,074.61	(12,885.05)
Lodge RE - Operating	856.50	0.00	(856.50)	9,968.47	11,565.00	1,596.53
Lodge RE - Infrastructure	134.83	0.00	(134.83)	134.83	1,155.70	1,020.87
Lodge RE - Lifeguards	193.73	0.00	(193.73)	1,391.52	0.00	(1,391.52)
Lodge RE - Miscellaneous	26.75	0.00	(26.75)	530.62	100.00	(430.62)
Net Lodge Reserve Income	2,561.73	(4,565.00)	7,126.73	(21,912.39)	3,103.69	(25,016.08)
Stables Reserve						
Stables RI - Riding Pass Fees	435.00	1,000.00	(565.00)	4,922.50	6,650.00	(1,727.50)
Stables RI - Stall Fees	150.00	0.00	150.00	1,140.00	0.00	1,140.00
Stables RI - Interest	0.56	0.00	0.56	4.79	0.00	4.79
Stables RI - Miscellaneous F	134.15	0.00	134.15	284.15	0.00	284.15
Stables RE - Horses	0.00	0.00	0.00	5,000.00	6,000.00	1,000.00
Stables RE - Repairs	0.00	0.00	0.00	274.37	0.00	(274.37)
Stables RE - Ranch Cap Imp	0.00	0.00	0.00	1,498.77	1,332.44	(166.33)
Stables RE - Infrastructure	41.78	50.00	8.22	116.55	255.00	138.45
Stables RE - Miscellaneous	0.00	0.00	0.00	25.00	0.00	(25.00)
Net Stables Reserve Income	677.93	950.00	(272.07)	(563.25)	(937.44)	374.19
Infrastructure Reserve						
Infrastructure RI - Cabin	160.80	104.13	56.67	1,162.99	1,268.39	(105.40)
Infrastructure RI - RV	163.33	228.23	(64.90)	686.45	1,231.67	(545.22)
Infrastructure RI - RV 6	0.12	0.00	0.12	511.57	0.00	511.57
Infrastructure RI - Lodge	134.83	0.00	134.83	134.83	1,155.70	(1,020.87)
Infrastructure RI - Stables	41.78	50.00	(8.22)	116.55	255.00	(138.45)
Infrastructure RI - Interest	0.67	0.00	0.67	6.10	0.00	6.10
Infrastructure RE - Grounds	2,500.22	0.00	(2,500.22)	2,500.22	0.00	(2,500.22)
Infrastructure RE - Sanitation	0.00	0.00	0.00	1,034.16	0.00	(1,034.16)
Infrastructure RE - Repairs	0.00	0.00	0.00	27.14	0.00	(27.14)
Infrastructure RE - Ranch Ca	0.00	0.00	0.00	2,165.40	1,900.30	(265.10)
Net Infrastructure Reserve In	(1,998.69)	382.36	(2,381.05)	(3,108.43)	2,010.46	(5,118.89)
Dam/Legal Reserve						
Dam/Legal RI - Interest	46.61	0.00	46.61	369.86	0.00	369.86
Dam / Legal Reserve Expens	0.00	0.00	0.00	225.00	0.00	(225.00)
Dam/Legal RE - Dam	0.00	0.00	0.00	31.71	0.00	(31.71)
Dam/Legal RE - Legal	275.00	0.00	(275.00)	1,012.50	0.00	(1,012.50)
Dam/Legal RE - Miscellaneo	0.00	0.00	0.00	14.92	0.00	(14.92)
Net Dam/Legal Reserve Inco	(228.39)	0.00	(228.39)	(914.27)	0.00	(914.27)
Net Reserve Income	$ 8,710.96	$ 3,082.00	5,628.96	$ (20,936.96)	$ 20,216.99	(41,153.95)

R-Ranch In The Mountains Association
Rodeo Budget Comparison Report
For the Eight Months Ending August 31, 2012

	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	$ (36.00)	$ 0.00	(36.00)	$ 7,296.05	$ 0.00	7,296.05
Rodeo Income - Gate Tickets	0.00	0.00	0.00	21,362.45	0.00	21,362.45
Rodeo Income - T Shirts	0.00	0.00	0.00	1,527.13	0.00	1,527.13
Rodeo Income - Parking	0.00	0.00	0.00	1,479.25	0.00	1,479.25
Rodeo Income - Vendors	0.00	0.00	0.00	3,666.65	0.00	3,666.65
Rodeo Income - Sponsors	0.00	0.00	0.00	9,600.00	0.00	9,600.00
Rodeo Income - Program Ad	0.00	0.00	0.00	1,000.00	0.00	1,000.00
Rodeo Income - Poster Sales	0.00	0.00	0.00	67.00	0.00	67.00
Rodeo Income - Pony Rides	0.00	0.00	0.00	132.50	0.00	132.50
Rodeo Income - Dunk Tank	0.00	0.00	0.00	384.00	0.00	384.00
Total Operating Income	(36.00)	0.00	(36.00)	46,515.03	0.00	46,515.03
Operating Expenses						
Rodeo Expense - Stock Contr	0.00	0.00	0.00	15,305.00	5,000.00	(10,305.00)
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	948.19	8,600.00	7,651.81
Rodeo Expense - Security	0.00	0.00	0.00	600.00	800.00	200.00
Rodeo Expense - Seating	0.00	0.00	0.00	5,000.00	3,500.00	(1,500.00)
Rodeo Expense - Sanitation	0.00	0.00	0.00	904.00	900.00	(4.00)
Rodeo Expense - EMT	0.00	0.00	0.00	500.00	500.00	0.00
Rodeo Expense - Personnel	0.00	0.00	0.00	164.30	2,100.00	1,935.70
Rodeo Expense - T-Shirts	0.00	0.00	0.00	2,301.53	2,000.00	(301.53)
Rodeo Expense - Free Cabins	0.00	0.00	0.00	502.50	1,000.00	497.50
Rodeo Expense - Sanction Fe	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Rodeo Expense - Concession	0.00	0.00	0.00	425.00	0.00	(425.00)
Rodeo Expense - Sponsors E	0.00	0.00	0.00	330.72	0.00	(330.72)
Rodeo Expense - In-House Pr	0.00	0.00	0.00	216.00	0.00	(216.00)
Rodeo Expense - Miscellane	0.00	0.00	0.00	698.93	600.00	(98.93)
Total Operating Expenses	0.00	0.00	0.00	31,896.17	30,000.00	(1,896.17)
Net Operating Income	$ (36.00)	$ 0.00	(36.00)	$ 14,618.86	$ (30,000.00)	44,618.86

Project Account Reconciliation
August 31, 2012

Lodge / Event

Cash G/L Balance	1025	51,533.15
Lodge Fixed Assets	1552	15,027.01
Refundable Deposits	2100	(3,000.00)
Lodge Retained Earnings	3801	(86,755.33)
Lodge Income G/L Balance	8300	(66,456.45)
Lodge Expense G/L Balance	9300	88,368.84
		(1,282.78)

Variances

Privacy Blinds	(300.00)	Accrual
Water Heater	(800.00)	Accrual
Round white tables	(50.00)	Accrual
Lodge Employee	(570.00)	To Operating
Lodge Employee	(570.00)	To Operating
Carpet May entry fix	4,564.01	From Operating
Shorted from operating	0.10	From Operating
August 5%	(134.83)	To Infrastructure
August 15%	(856.50)	To Operating
	1,282.78	

Checks and Balances	-

Cabin Reserve

Cabin Reserve

Cash G/L Balance	1030	50,881.06
Cabin Fixed Assets	1550	28,960.77
Cabin Retained Earnings	3804	(77,364.20)
Reserve Income	8000	(42,754.28)
Reserve Expense	9000	39,414.93
		(861.72)

Variances

Give Away	Gift Cert	(150.00)	Do nothing
[redacted]		650.00	Receivable
		441.44	Receivable
		162.50	From Operating
		325.00	From Operating
		325.00	From Operating
		52.50	From Operating
		47.25	From Operating
		105.00	From Operating
		47.25	From Operating
		225.00	From Operating
		75.00	From Operating
		201.00	From Operating
		75.00	From Operating
		75.00	From Operating
		75.00	From Operating
August 15%		(531.92)	To Operating
August 5%		(160.80)	To Infrastructure
Cabins / Rodeo		422.50	WAIT
Bath house painting accrual		(1,600.00)	To Operating - Future
		861.72	

Checks and balances	0.00

RV

Cash G/L Balance RV	1065	62,541.61	
RV Fixed Assets	1553	74,719.25	
RV Retained Earnings	3802	(124,934.06)	
RV Income	8100	(41,074.26)	
RV Expense	9100	41,096.10	
		12,348.64	
Variances			
Site Comp	Gift Cert	(25.00)	Do Nothing
[redacted]		(246.00)	To Operating
		(100.00)	To Operating
		(705.59)	To Operating
August 5%		(163.33)	To Infrastructure
August 15%		(1,108.72)	To Operating
Bathhouse Retile accrual cash not moved		(10,000.00)	To Operating - FUTURE
		(12,348.64)	
Checks and Balances		(0.00)	

RV6

Cash G/L Balance RV	1070	62,748.65	
RV 6 Fixed Assets	1554	13,211.60	
RV 6 Retained Earnings	3803	(73,712.76)	
RV 6 Income	8200	(24,054.78)	
RV 6 Expense	9200	21,810.91	
		3.62	
Variances			
May 5%		(0.39)	To Infrastructure
July5%		(0.39)	To Infrastructure
July 15%		(1.36)	To Operating
August 5%		(0.12)	
August 15%		(1.36)	
		(3.62)	
Checks and Balances		0.00	

Stables

Cash G/L Balance	1035	7,045.40	
Stables Fixed Assets	1555	5,143.57	
Stable Retained Earnings	3805	(12,679.59)	
Reserve Income	8400	(6,357.29)	
Reserve Expense	9400	6,914.69	
		66.78	
Variances			
Give Away	Gift Cert	(25.00)	Do Nothing
August 5%		(41.78)	To Infrastructure
		(66.78)	
Checks and Balances		(0.00)	

Rainbow Dam Account

Cash G/L Balance Dam	1055	274,102.16	
Dam Retained Earnings	3808	(251,020.62)	
Legal Retained Earnings	3807	(23,995.81)	
Reserve Income Dam / Legal	8600	(369.86)	
Reserve Legal Expense	9600	1,284.13	Legal to Operating
		(0.00)	
Variances			
		-	
Checks and Balances		(0.00)	

Infrastructure Account

Cash G/L Balance	1060	6,133.85
Infrastucture Fixed Assets	1551	3,596.90
Infrastructure Retained Earnings	3806	(13,216.28)
Reserve Income	8500	(2,618.49)
Reserve Expense	9500	5,726.92
		(377.10)
Variances		
Sullens		(100.00)
Ace		(47.01)
Cabin 5%		160.80
Lodge 5%		134.83
RV 5%		163.33
RV 6 5%		0.39
RV 6 5% August		0.12
Stables 5% - August		41.78
Stables 5% - May		22.86
		377.10
Checks and Balances		-

R-Ranch In The Mountains
Accrual to Cash
As of July 31, 2012

NOI		352,223.89	
ADJUSTMENTS*			
Less Ice Inventory on hand	-		
Less Propane Inventory on hand	-		
Less Souvenirs Inventory on hand	-		
Less Accounts Receivables	887,417.59		
Allowance for Doubtful Accounting	(236,000.00)		
Less Other Receivables	1,283.19		
Less Prepaid Expenses	400.00		
Less Furniture & Fixtures	82,992.71		
Less Vehicles	50,018.00		
Less Machinery & Equipment	150,579.38		
Less Horses & Sports Equipment	63,339.16		
Less Building & Land	665,837.55		
Less Fixed Assets - Cabin	28,960.77		
Less Fixed Assets - Infrastructure	3,596.90		
Less Fixed Assets - Lodge	15,027.01		
Less Fixed Assets - RV	74,719.25		
Less Fixed Assets - RV 6	13,211.60		
Less Fixed Assets - Stables	5,143.57		
Depreciation	(626,225.99)		
Less Unsold Ownerships	90,000.00		
Less Dam Consulting	27,737.35		
		1,298,038.04	
Plus Accounts Payable	61,575.86		
Plus Refundable Deposits	3,000.00		
Plus Usage Fee Giveaways	1,196.58		
Plus Sales Tax Payable	25.23		
Plus Accrued Property Insurance	-		
Plus Accrued Property Tax	70,000.00		
Plus Accrued Expenses	19,437.18		
Plus Prepaid Assessments	3,782.10		
Plus Prepaid Electric	168.00		
Plus Prepaid - Other	100.00		
Plus Other Payable	254.81		
Plus Lodge Retained Earnings	86,755.33		
Plus RV Retained Earnings	124,934.06		
Plus RV 6 Retained Earnings	73,712.76		
Plus Cabin Retained Earnings	77,364.20		
Plus Stable Retained Earnings	12,679.59		
Plus Infrastructure Retained Earn	13,216.28		
Plus Legal Retained Earnings	23,995.81		
Plus Dam Retained Earnings	251,020.62		
Plus Undesignated Net Assets	825,586.06		Also called Prior Years Profit/Loss
		1,648,804.47	
CASH FLOW		702,990.32	
ACTUAL CASH BALANCE		702,990.32	
Variance - NOI vs Actual Cash		-	
Total Assessments collected this month			

9/14/12 at 19:23:30.26

R-Ranch In The Mountains Association
General Ledger Trial Balance
As of Aug 31, 2012

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	108,574.85	
1025	Lodge/Event Bank Account	51,533.15	
1030	Cabin Project Bank Accoun	50,881.06	
1035	Stable Project Bank Accou	7,045.40	
1040	Property Tax Escrow Bank	78,707.25	
1045	Payroll Bank Account	222.34	
1055	Rainbow Dam/Legal Bank	274,102.16	
1060	Infrastructure MM Bank Acc	6,133.85	
1065	RV Bank Account	62,541.61	
1070	RV-6 Project Bank Account	62,748.65	
1100	Accounts Receivable	887,417.59	
1150	Allowance for Doubtful Acc		236,000.00
1160	Other Receivables	1,283.19	
1400	Prepaid Expenses	400.00	
1500	Furniture & Fixtures	82,992.71	
1530	Vehicles	50,018.00	
1535	Machinery & Equipment	150,579.38	
1540	Horses & Sports Equipmen	63,339.16	
1545	Buildings and Improvement	665,837.55	
1550	Fixed Assets - Cabin	28,960.77	
1551	Fixed Assets - Inf	3,596.90	
1552	Fixed Assets - Lodge	15,027.01	
1553	Fixed Assets - RV	74,719.25	
1554	Fixed Assets - RV6	13,211.60	
1555	Fixed Assets - Stable	5,143.57	
1700	Accumulated Depreciation		626,225.99
1900	Unsold Ranch Membership	90,000.00	
1910	Dam Consulting in Progres	27,737.35	
2000	Accounts Payable		61,575.86
2100	Refundable Deposits		3,000.00
2150	Usage Fee Give Away		1,196.58
2210	Sales Tax Payable		25.23
2390	Accrued Property Tax		70,000.00
2410	Accrued Expenses		19,437.18
2450	Prepaid Assessments		3,782.10
2460	Prepaid Electric		168.00
2470	Prepaid - Other		100.00
2480	Other Payables		254.81
3801	Lodge Retained Earning		86,755.33
3802	RV Retained Earnings		124,934.06
3803	RV 6 Retained Earnings		73,712.76
3804	Cabin Retained Earning		77,364.20
3805	Stable Retained Earnings		12,679.59
3806	Infrastructure Retained Ear		13,216.28
3807	Legal Retained Earnings		23,995.81
3808	Dam Retained Earnings		251,020.62
3905	Undesignated Net Assets		825,586.06
400005	Rodeo Income - Pre-Sale T		7,296.05
400006	Rodeo Income - Gate Ticke		21,362.45
400010	Rodeo Income - T Shirts		1,527.13
400015	Rodeo Income - Parking		1,479.25
400020	Rodeo Income - Vendors		3,666.65
400025	Rodeo Income - Sponsors		9,600.00
400030	Rodeo Income - Program A		1,000.00
400035	Rodeo Income - Poster Sal		67.00
400040	Rodeo Income - Pony Ride		132.50
400050	Rodeo Income - Dunk Tank		384.00
4010	Assessments		1,216,507.06
4020	Childrens Rights		1,750.00
4100	Electric - Usage Fees		13,715.44
4115	Electric - Cabin Reimburse		5,174.88

9/14/12 at 19:23:30.34

R-Ranch In The Mountains Association
General Ledger Trial Balance
As of Aug 31, 2012

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

Account ID	Account Description	Debit Amt	Credit Amt
4120	Electric - RV Reimburseme		22,519.68
4200	Interest Income		50.43
4210	Owner Fines & Fees		665.00
4220	Late Fees & Finance Charg		34,079.03
4400	Ownership Sales		11,707.00
4410	Ownership Transfers		7,000.00
4550	Reserve to Operating		26,102.75
4600	RV Moves		2,457.50
4650	Pet Fees		550.00
4670	Day Use Income		495.00
4680	Lumpkin County Election In		300.00
4690	Sales & Marketing Income		25.00
4700	Sales - Ice		3,357.57
4710	Sales - Propane		4,025.48
4715	Sales - Souvenirs		2,115.55
4720	Sales - Firewood		475.37
4725	Sales - Gate Cards		305.00
4800	Vending Income		430.25
4850	Recovery of Bad Debt		7,307.94
4900	Miscellaneous Income		195.87
600005	Rodeo Expense - Stock Co	15,305.00	
600010	Rodeo Expense - Prize Mo	4,000.00	
600015	Rodeo Expense - Advertisi	948.19	
600025	Rodeo Expense - Security	600.00	
600030	Rodeo Expense - Seating	5,000.00	
600035	Rodeo Expense - Sanitatio	904.00	
600040	Rodeo Expense - EMT	500.00	
600045	Rodeo Expense - Personne	164.30	
600050	Rodeo Expense - T-Shirts	2,301.53	
600055	Rodeo Expense - Free Cab	502.50	
600065	Rodeo Expense - Concessi	425.00	
600070	Rodeo Expense - Sponsors	330.72	
600075	Rodeo Expense - In-House	216.00	
600095	Rodeo Expense - Miscellan	698.93	
6010	Employee - Payroll/Salary	260,318.20	
6015	Employee - Payroll Tax Exp	28,875.78	
6020	Employee - Payroll Fees &	2,264.57	
6030	Employee - Health Insuran	28,935.28	
6040	Employee - Workers Comp	6,693.35	
6100	Admin - Accounting Fees	7,478.00	
6110	Admin - Bank Fees	88.43	
6115	Admin - Business Fees	1,812.80	
6120	Admin - Collection Expense	167.17	
6125	Admin - Computer Expense	5,743.90	
6130	Admin - Dues & Subscriptio	128.10	
6132	Admin - Emp Develop & Tr	199.00	
6135	Admin - Gifts	255.10	
6145	Admin - Merchant Fees	7,111.06	
6150	Admin - Mileage Reimburs	475.27	
6155	Admin - Office Building Rep	2,989.17	
6160	Admin - Office Expense	4,139.37	
6165	Admin - Printing / Copying	4,362.29	
6170	Admin - Radio Expense	2,553.71	
6175	Admin - Shipping / Postage	5,291.17	
6180	Admin - Telephone / Cable	9,207.65	
6190	Admin - Sales Tax Expense		1,193.51
6200	Cabin - Bathhouse Repair	34.18	
6210	Cabin - Cottage Repair & M	1,854.60	
6215	Cabin - Repair & Maintena	2,086.45	
6300	Cleaning - Service Expense	16,272.49	
6310	Cleaning - Supply Expense	5,669.22	
6400	GPM - Equip Rental Expen	2,178.60	
6415	GPM - Equip Repair Expen	10,477.85	
6420	GPM - Fence / Pasture Exp	5,801.56	

R-Ranch In The Mountains Association
General Ledger Trial Balance
As of Aug 31, 2012

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

Account ID	Account Description	Debit Amt	Credit Amt
6425	GPM - Fuel Expense	13,768.99	
6430	GPM - General Maintenanc	1,102.93	
6435	GPM - Grounds/Property R	5,469.01	
6440	GPM - Keys & Locks	511.21	
6445	GPM - Lawn Svc & Landsc	21,525.00	
6450	GPM - Pest Control Service	1,954.75	
6455	GPM - Road Repair Expen	380.00	
6460	GPM - Security Contract	26,345.06	
6465	GPM - Supplies Expense	1,302.77	
6470	GPM - Tools Expense	2,060.11	
6480	GPM - Vehicle Maint & Rep	4,587.83	
6500	Lodge - Pool Chemical Exp	2,704.49	
6505	Lodge - Pool Repair & Main	4,147.69	
6510	Lodge - Repair & Maint Exp	2,350.36	
6515	Lodge - Kitchen Supplies	254.73	
6530	Owner Events	2,604.67	
6540	Ownership Sales & Transfe	3,767.11	
7000	RV - Bathhouse Repair & E	118.30	
7010	RV - Repair & Maintenance	441.87	
7100	Sales & Market Expense	3,845.44	
7105	Sales Expense - Ice	1,862.83	
7210	Sales Expense - Propane	2,671.82	
7215	Sales Expense - Souvenirs	1,579.00	
7220	Sales Expense - Gate Card	577.86	
7225	Sales Expense - Firewood	288.00	
7300	Stables - Feed	6,589.40	
7310	Stables - Ferrier Expense	5,880.00	
7315	Stables - General Expense	3,293.43	
7320	Stables - Repair & Mainten	904.26	
7325	Stables - Tack & Equipmen	1,018.80	
7330	Stables - Vet Fees / Medici	6,862.03	
7400	Utilities - Electricity	91,334.57	
7410	Utilities - Propane	16,562.63	
7420	Utilities - Trash Removal	8,385.36	
7425	Utilities - Water Testing Fe	3,247.00	
7430	Utilities - Water Treatment	4,276.59	
7500	Insurance - Property	25,708.60	
7550	Property Taxes	56,000.00	
7600	Bad Debt Expense	242,106.03	
7999	Miscellaneous Expense	2,108.47	
8001	Cabin RI - Adoption Fees		16,479.20
8002	Cabin RI - Guest & Group		11,641.75
8003	Cabin RI - Cottage Fees		14,598.50
8080	Cabin RI - Interest		34.83
8101	RV RI - Monthly Adoption F		675.00
8102	RV RI - Yearly Adoption Fe		31,650.00
8103	RV RI - Guest & Group Fee		8,686.50
8180	RV RI - Interest		62.76
8201	RV-6 RI - Adoption Fees		24,000.00
8280	RV 6 RI - Interest		54.78
8301	Lodge RI - EBD Event Fees		5,485.00
8302	Lodge RI - Wedding Fees		52,706.35
8303	Lodge RI - Group Fees		8,265.10
8401	Stables RI - Riding Pass Fe		4,922.50
8402	Stables RI - Stall Fees		1,140.00
8480	Stables RI - Interest		4.79
8499	Stables RI - Miscellaneous		284.15
8501	Infrastructure RI - Cabin		1,162.99
8502	Infrastructure RI - RV		686.45
8503	Infrastructure RI - RV 6		511.57
8504	Infrastructure RI - Lodge		134.83
8505	Infrastructure RI - Stables		116.55
8580	Infrastructure RI - Interest		6.10
8680	Dam/Legal RI - Interest		369.86

R-Ranch In The Mountains Association
General Ledger Trial Balance
As of Aug 31, 2012

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

Account ID	Account Description	Debit Amt	Credit Amt
9001	Cabin RE - Bath Houses	2,429.15	
9002	Cabin RE - Rainbow Cabin	7,193.51	
9003	Cabin RE - Chapel Hill Cab	867.73	
9004	Cabin RE - Cottages	7,782.77	
9006	Cabin RE - Roads	572.71	
9007	Cabin RE - Repairs	843.65	
9008	Cabin RE - Improvements	23.53	
9060	Cabin RE - Ranch Cap Imp	12,310.63	
9070	Cabin RE - Operating	6,291.59	
9080	Cabin RE - Infrastructure	1,099.66	
9101	RV RE - Bath Houses	4,279.26	
9102	RV RE - Pad Improvements	2,830.64	
9104	RV RE - Grounds	47.94	
9106	RV RE - Repairs	160.47	
9107	RV RE - Improvements	1,815.36	
9160	RV RE - Ranch Cap Imp	24,978.34	
9170	RV RE - Operating	6,234.31	
9180	RV RE - Infrastructure	749.78	
9260	RV-6 RE - Ranch Cap Imp	17,690.96	
9270	RV-6 RE - Operating	3,608.38	
9280	RV-6 RE - Infrastructure	511.57	
9301	Lodge RE - Event Employe	9,555.00	
9302	Lodge RE - Event Decorati	879.75	
9303	Lodge RE - Event Staff	5,625.93	
9304	Lodge RE - Event Cleaning	999.74	
9305	Lodge RE - Event Coordina	11,335.87	
9306	Lodge RE - Event Breakag	33.11	
9307	Lodge RE - Event Improve	4,338.71	
9308	Lodge RE - Event Linens	1,151.75	
9309	Lodge RE - Event Marketin	546.00	
9310	Lodge RE - Event Security	1,028.50	
9320	Lodge RE - Event Catering	3,850.60	
9340	Lodge RE - Pool/Deck	8,225.00	
9350	Lodge RE - Repairs	2,813.78	
9360	Lodge RE - Ranch Cap Imp	25,959.66	
9370	Lodge RE - Operating	9,968.47	
9380	Lodge RE - Infrastructure	134.83	
9395	Lodge RE - Lifeguards	1,391.52	
9399	Lodge RE - Miscellaneous	530.62	
9401	Stables RE - Horses	5,000.00	
9406	Stables RE - Repairs	274.37	
9460	Stables RE - Ranch Cap Im	1,498.77	
9480	Stables RE - Infrastructure	116.55	
9499	Stables RE - Miscellaneous	25.00	
9502	Infrastructure RE - Grounds	2,500.22	
9503	Infrastructure RE - Sanitati	1,034.16	
9506	Infrastructure RE - Repairs	27.14	
9560	Infrastructure RE - Ranch	2,165.40	
9600	Dam / Legal Reserve Expe	225.00	
9601	Dam/Legal RE - Dam	31.71	
9602	Dam/Legal RE - Legal	1,012.50	
9699	Dam/Legal RE - Miscellane	14.92	
	Total:	**4,103,730.36**	**4,103,730.36**

R Ranch In The Mountains
Cash Balances - Reserve Accounts

	As Of 12/31/2011	As Of 8/31/2012	Difference
Cabin	48,731.61	50,881.06	2,149.45
Dam	275,016.43	274,102.16	(914.27)
Infrastructure	8,480.13	6,133.85	(2,346.28)
Lodge	64,754.44	51,533.15	(13,221.29)
RV	51,926.24	62,541.61	10,615.37
RV-6	59,805.87	62,748.65	2,942.78
Stables	7,763.79	7,045.40	(718.39)
Totals	**516,478.51**	**514,985.88**	**(1,492.63)**

R Ranch In The Mountains Owners Association, Inc.
2012 Reserve Income/Expense Analysis
January - August Actual - September - December Budgeted

	Actual								Budgeted						
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Original Budget	Difference
Cabin Income	805.76	1,197.61	3,098.89	14,571.49	5,743.09	6,242.98	7,548.35	3,546.11	3,700.00	2,975.00	2,300.00	2,350.00	54,079.28	49,825.00	4,254.28
Cabin Expenses	3,097.41	4,632.74	7,041.81	5,083.77	2,593.52	14,128.10	2,346.76	490.82	712.25	572.69	442.75	452.38	41,594.99	28,325.61	(13,269.38)
Net Cabin Inxome	(2,291.65)	(3,435.13)	(3,942.92)	9,487.72	3,149.57	(7,885.12)	5,201.59	3,055.29	2,987.75	2,402.31	1,857.25	1,897.63	12,484.29	21,499.39	(9,015.10)
Infrastructure Income	338.34	71.99	0.77	950.27	230.28	23.25	502.06	501.53	944.99	730.74	294.63	250.50	4,839.34	5,749.08	(909.74)
Infrastructure Expenses	0.00	537.14	160.36	363.80	0.00	2,165.40	0.00	2,500.22	0.00	0.00	0.00	0.00	5,726.92	1,900.30	(3,826.62)
Net Infrastructure Income	338.34	(465.15)	(159.59)	586.47	230.28	(2,142.15)	502.06	(1,998.69)	944.99	730.74	294.63	250.50	(887.58)	3,848.77	(4,736.35)
Lodge Income	2,345.00	2,200.00	4,715.00	12,748.50	18,396.95	16,063.00	4,278.00	5,710.00	14,175.00	5,188.00	6,000.00	3,000.00	94,819.45	105,463.00	(10,643.55)
Lodge Expenses	3,854.15	3,395.23	11,465.14	14,732.12	21,361.19	24,599.61	5,813.13	3,148.27	6,248.44	5,383.20	4,503.75	2,643.75	107,147.98	93,675.44	(13,472.53)
Net Lodge Income	(1,509.15)	(1,195.23)	(6,750.14)	(1,983.62)	(2,964.24)	(8,536.61)	(1,535.13)	2,561.73	7,926.56	(195.20)	1,496.25	356.25	(12,328.53)	11,787.56	(24,116.08)
RV Income	2,761.74	3,031.53	3,526.88	10,573.58	1,924.39	7,462.36	4,402.31	7,391.47	7,660.00	13,160.00	2,250.00	2,750.00	66,894.26	133,788.52	(66,894.26)
RV Expenses	1,395.58	11,680.64	594.70	6,873.31	721.10	16,145.63	930.25	2,754.89	1,474.55	2,533.30	433.13	529.38	46,066.45	92,132.90	46,066.45
Net RV Income	1,366.16	(8,649.11)	2,932.18	3,700.27	1,203.29	(8,683.27)	3,472.06	4,636.58	6,185.45	10,626.70	1,816.88	2,220.63	20,827.81	41,655.62	(20,827.81)
RV 6 Income	6,003.75	3.40	6,003.52	6,008.79	9.25	6,009.00	9.08	7.99	0.00	0.00	0.00	0.00	23,945.22	6,000.00	17,945.22
RV 6 Expenses	1,155.72	0.65	900.53	1,156.69	1.78	18,592.31	1.75	1.48	0.00	0.00	0.00	0.00	21,810.91	9,735.29	(12,075.62)
Net RV6 Income	4,848.03	2.75	5,102.99	4,852.10	7.47	(12,583.31)	7.33	6.51	0.00	0.00	0.00	0.00	2,134.31	(3,735.29)	5,869.60
Stables Income	210.69	1,450.64	515.68	825.59	445.56	1,348.04	835.53	719.71	900.00	900.00	450.00	300.00	8,901.44	9,200.00	(298.56)
Stables Expenses	10.53	2,274.37	2,000.00	625.00	1,000.00	921.23	41.78	41.78	45.00	45.00	22.50	15.00	7,042.19	7,714.94	672.75
Net Stables Income	200.16	(823.73)	(1,484.32)	200.59	(554.44)	426.81	793.75	677.93	855.00	855.00	427.50	285.00	1,859.25	1,485.06	374.19
Grand Total Reserve Income	2,951.89	(14,565.60)	(4,301.80)	16,843.53	1,071.93	(39,403.65)	8,441.66	8,939.35	18,899.75	14,419.55	5,892.50	5,010.00	24,089.55	76,541.11	(52,451.56)
Total Reserve Income	12,465.28	7,955.17	17,860.74	45,678.22	26,749.52	37,148.63	17,575.33	17,876.81	27,379.99	22,953.74	11,294.63	8,650.50	253,478.99	240,537.08	12,941.92
Total Reserve Expenses	9,513.39	22,520.77	22,162.54	28,834.69	25,677.59	76,552.28	9,133.67	8,937.46	8,480.24	8,534.19	5,402.13	3,640.50	229,389.44	177,340.78	(52,048.67)
Grand Total Reserve Income	2,951.89	(14,565.60)	(4,301.80)	16,843.53	1,071.93	(39,403.65)	8,441.66	8,939.35	18,899.75	14,419.55	5,892.50	5,010.00	24,089.55	63,196.30	(39,106.75)

Contributions to Operating Expenses

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Original Budget	Difference
Cabin	128.36	179.64	399.17	2,185.72	861.46	873.07	1,132.25	531.92	555.00	446.25	345.00	352.50	7,990.34	7,473.75	516.59
Lodge	351.75	330.00	707.25	1,912.28	2,759.54	2,409.45	641.70	856.50	2,126.25	778.20	900.00	450.00	14,222.92	15,819.45	(1,596.53)
RV	414.26	454.73	594.70	1,586.04	288.66	1,119.35	667.85	1,108.72	1,149.00	1,974.00	337.50	412.50	10,107.31	9,645.00	462.31
RV6	900.56	0.51	900.53	901.32	1.39	901.35	1.36	1.36	0.00	0.00	0.00	0.00	3,608.38	900.00	2,708.38
Total Reserve to Operating	1,794.93	964.88	2,601.65	6,585.36	3,911.05	5,303.22	2,443.16	2,498.50	3,830.25	3,198.45	1,582.50	1,215.00	35,928.95	33,838.20	2,090.75

Contributions to Infrastructure Reserve Account

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Original Budget	Difference
Cabin	0.00	0.00	0.00	499.35	165.74	0.00	273.77	160.80	157.25	126.44	97.75	99.88	1,580.97	1,749.69	(168.72)
Lodge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.83	417.19	0.00	78.75	18.75	649.52	1,670.39	(1,020.87)
RV	71.90	71.10	0.00	194.75	63.33	0.00	185.37	163.33	325.55	559.30	95.63	116.88	1,847.13	2,329.00	(481.87)
RV6	255.16	0.14	0.00	255.37	0.39	0.00	0.39	0.12	0.00	0.00	0.00	0.00	511.57	0.00	511.57
Stables	10.53	0.00	0.00	0.00	0.00	22.46	41.78	41.78	45.00	45.00	22.50	15.00	244.05	382.50	(138.45)
Total Reserve to Operating	337.59	71.24	0.00	949.47	229.46	22.46	501.31	500.86	944.99	730.74	294.63	250.50	4,833.24	6,131.58	(1,298.34)

15% to Operating $1,000 Assessments ($90 Increase)

R Ranch In The Mountains Owners Association, Inc.
2012 Cabin Reserve - Income & Expenses
January - August Actual - September - December Budgeted

	Actual								Budgeted				
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Income													
Adoption Fees			1,087.76	12,350.00	1,300.00	650.00	0.00	1,091.44	650.00	0.00	0.00	650.00	17,779.20
Guest & Group Fees	326.50	669.00	1,001.00	1,143.00	1,812.50	2,250.25	3,395.25	1,044.25	900.00	1,800.00	950.00	450.00	15,741.75
Cottage Fees	475.00	525.00	1,006.50	1,075.00	2,626.50	3,336.50	4,148.00	1,406.00	2,150.00	1,175.00	1,350.00	1,250.00	20,523.50
Interest	4.26	3.61	3.63	3.49	4.09	6.23	5.10	4.42	0.00	0.00	0.00	0.00	34.83
Total Cabin Income	**805.76**	**1,197.61**	**3,098.89**	**14,571.49**	**5,743.09**	**6,242.98**	**7,548.35**	**3,546.11**	**3,700.00**	**2,975.00**	**2,300.00**	**2,350.00**	**54,079.28**
Expenses													
Cabin RE - Bath Houses	94.16	1,694.16	0.00	94.16	177.62	0.00	274.89	94.16	0.00	0.00	0.00	0.00	2,429.15
Cabin RE - Rainbow Cabins	0.00	2,352.69	2,640.37	930.52	(26.86)	1,219.60	77.19	0.00	0.00	0.00	0.00	0.00	7,193.51
Cabin RE - Chapel Hill Cabins	2,874.89		3,776.92	63.10	855.44	49.40	195.85	(296.06)	0.00	0.00	0.00	0.00	7,519.54
Cabin RE - Cottages		92.77		960.04	33.47	(324.60)	369.28	0.00	0.00	0.00	0.00	0.00	1,130.96
Cabin RE - Roads			225.35	347.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	572.71
Cabin RE - Repairs		313.48	0.00	3.52	526.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	843.65
Cabin RE - Improvements							23.53	0.00	0.00	0.00	0.00	0.00	23.53
Cabin RE - Ranch Cap Imp.			0.00	0.00	0.00	12,310.63	0.00	0.00	0.00	0.00	0.00	0.00	12,310.63
Cabin RE - Operating	128.36	179.64	399.17	2,185.72	861.46	873.07	1,132.25	531.92	555.00	446.25	345.00	352.50	7,990.34
Cabin RE - Infrastructure	0.00	0.00	0.00	499.35	165.74	0.00	273.77	160.80	157.25	126.44	97.75	99.88	1,580.97
Total Cabin Expenses	**3,097.41**	**4,632.74**	**7,041.81**	**5,083.77**	**2,593.52**	**14,128.10**	**2,346.76**	**490.82**	**712.25**	**572.69**	**442.75**	**452.38**	**41,594.99**
Cabin Net Income	**(2,291.65)**	**(3,435.13)**	**(3,942.92)**	**9,487.72**	**3,149.57**	**(7,885.12)**	**5,201.59**	**3,055.29**	**2,987.75**	**2,402.31**	**1,857.25**	**1,897.63**	**12,484.29**
Budgeted Net Income	693.50	(2,248.75)	(9,495.93)	9,353.94	2,934.31	4,932.88	4,206.13	1,978.38	2,987.75	2,402.31	1,857.25	1,897.63	21,499.39
Difference	**(2,985.15)**	**(1,186.38)**	**5,553.01**	**133.78**	**215.26**	**(12,818.00)**	**995.47**	**1,076.92**	**0.00**	**0.00**	**0.00**	**0.00**	**(9,015.10)**

R Ranch In The Mountains Owners Association, Inc.
2012 Infrastructure Reserve - Income & Expenses
January - August Actual - September - December Budgeted

	Actual								Budgeted				
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Income													
Cabin	0.00	0.00	0.00	499.35	165.74	0.00	273.77	160.80	157.25	126.44	97.75	99.88	**1,580.97**
Lodge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.83	417.19	0.00	78.75	18.75	**649.52**
RV	71.90	71.10	0.00	194.75	63.33	0.00	185.37	163.33	325.55	559.30	95.63	116.88	**1,847.13**
RV6	255.16	0.14	0.00	255.37	0.39	0.00	0.39	0.12	0.00	0.00	0.00	0.00	**511.57**
Stables	10.53	0.00	0.00	0.00	0.00	22.46	41.78	41.78	45.00	45.00	22.50	15.00	**244.05**
Interest	0.75	0.75	0.77	0.80	0.82	0.79	0.75	0.67	0.00	0.00	0.00	0.00	**6.10**
Total Inf. Income	**338.34**	**71.99**	**0.77**	**950.27**	**230.28**	**23.25**	**502.06**	**501.53**	**944.99**	**730.74**	**294.63**	**250.50**	**4,839.34**
Expenses													
Sanitation		510.00	160.36	363.80				0.00	0.00	0.00	0.00	0.00	**1,034.16**
Repairs		27.14	0.00	0.00				0.00	0.00	0.00	0.00	0.00	**27.14**
Ranch Capital Inprovements			0.00	0.00		2,165.40		0.00	0.00	0.00	0.00	0.00	**2,165.40**
Grounds								2,500.22	0.00	0.00	0.00	0.00	**2,500.22**
Total Inf. Expenses	**0.00**	**537.14**	**160.36**	**363.80**	**0.00**	**2,165.40**	**0.00**	**2,500.22**	**0.00**	**0.00**	**0.00**	**0.00**	**5,726.92**
Infrastructure Net Income	**338.34**	**(465.15)**	**(159.59)**	**586.47**	**230.28**	**(2,142.15)**	**502.06**	**(1,998.69)**	**944.99**	**730.74**	**294.63**	**250.50**	**(887.58)**
Budgeted Net Income	74.56	0.00	(1,900.30)	1,203.75	495.01	981.60	773.45	382.35	944.99	730.74	294.63	250.50	**4,231.27**
Difference	**263.78**	**(465.15)**	**1,740.71**	**(617.28)**	**(264.73)**	**(3,123.75)**	**(271.39)**	**(2,381.04)**	**0.00**	**0.00**	**0.00**	**0.00**	**(5,118.85)**

15% to Operating $1,000 Assessments ($90 Increase)

R Ranch In The Mountains Owners Association, Inc.
2012 Lodge Reserve Income & Expenses
January - August Actual - September - December Budgeted

	Actual								Budgeted				
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Income													
EBD Event Fees	1,845.00	2,200.00	4,715.00	2,635.00	0.00	0.00	2,025.00	825.00	14,175.00	5,188.00	6,000.00	3,000.00	42,608.00
Wedding Fees	500.00	0.00	0.00	8,991.00	12,504.35	16,063.00	1,628.00	4,760.00	0.00	0.00	0.00	0.00	44,446.35
Group Fees	0.00	0.00	0.00	1,122.50	5,892.60	0.00	625.00	125.00	0.00	0.00	0.00	0.00	7,765.10
Total Lodge Income	**2,345.00**	**2,200.00**	**4,715.00**	**12,748.50**	**18,396.95**	**16,063.00**	**4,278.00**	**5,710.00**	**14,175.00**	**5,188.00**	**6,000.00**	**3,000.00**	**94,819.45**
Expenses													
Event Employees	1,120.00	1,120.00	1,120.00	1,120.00	1,120.00	1,685.00	1,130.00	1,140.00	1,120.00	1,120.00	1,680.00	1,120.00	14,595.00
Event Decorations	0.00	0.00	234.71	126.88	108.07	0.00	285.09	125.00	0.00	0.00	0.00	0.00	879.75
Event Staff	19.28	120.00	364.71	1,433.21	1,091.77	1,764.76	232.24	599.96	900.00	600.00	400.00	200.00	7,725.93
Event Cleaning	0.00	125.00	595.00	55.00	0.00	150.00	74.74	0.00	95.00	695.00	95.00	95.00	1,979.74
Event Coordination	2,285.12	200.00	550.75	700.00	2,950.00	2,500.00	2,150.00	0.00	1,000.00	1,500.00	1,000.00	500.00	15,335.87
Event Breakage	0.00	0.00	0.00	0.00	33.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.11
Event Improvements	0.00	50.00	0.00	228.71	4,060.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,338.71
Event Linens	0.00	272.23	167.40	260.84	227.18	166.00	58.10	0.00	120.00	85.00	60.00	85.00	1,501.75
Event Marketing	78.00	78.00	78.00	78.00	78.00	78.00	78.00	0.00	85.00	335.00	85.00	85.00	1,136.00
Event Security	0.00	0.00	0.00	307.00	162.50	422.50	65.00	71.50	360.00	270.00	180.00	90.00	1,928.50
Event Catering	0.00	0.00	0.00	0.00	3,850.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,850.60
Pool/Deck	0.00	0.00	0.00	8,225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,225.00
Repairs	0.00	1,100.00	41.33	101.77	1,148.07	215.97	206.64	0.00	0.00	0.00	0.00	0.00	2,813.78
Ranch Cap Imp	0.00	0.00	7,591.00	0.00	3,466.90	14,901.76	0.00	0.00	0.00	0.00	0.00	0.00	25,959.66
Operating	351.75	330.00	707.25	1,912.28	2,759.54	2,409.45	641.70	856.50	2,126.25	778.20	900.00	450.00	14,222.92
Infrastructure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.83	417.19	0.00	78.75	18.75	649.52
Lifeguards	**0.00**	0.00	0.00	0.00	0.00	306.17	891.62	193.73	0.00	0.00	0.00	0.00	1,391.52
Miscellaneous	0.00	0.00	14.99	183.43	305.45	0.00	0.00	26.75	25.00	0.00	25.00	0.00	580.62
Total Lodge Expenses	**3,854.15**	**3,395.23**	**11,465.14**	**14,732.12**	**21,361.19**	**24,599.61**	**5,813.13**	**3,148.27**	**6,248.44**	**5,383.20**	**4,503.75**	**2,643.75**	**107,147.98**
Net Lodge Income	(1,509.15)	(1,195.23)	(6,750.14)	(1,983.62)	(2,964.24)	(8,536.61)	(1,535.13)	2,561.73	7,926.56	(195.20)	1,496.25	356.25	(12,328.53)
Original Budgeted Net Income	(2,375.00)	(40.00)	(12,774.61)	7,352.05	2,453.85	8,607.00	3,545.40	(4,565.00)	7,926.56	(195.20)	1,496.25	356.25	11,787.56
Difference	865.85	(1,155.23)	6,024.47	(9,335.67)	(5,418.09)	(17,143.61)	(5,080.53)	7,126.73	0.00	0.00	0.00	0.00	(24,116.08)

15% to Operating $1,000 Assessments ($90 Increase)

R Ranch In The Mountains Owners Association, Inc.
2012 RV Reserve - Income & Expenses
January - August Actual - September - December Budgeted

	Actual								Budget				
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Income													
Annual Adoptions	2,650.00	2,000.00	3,000.00	10,000.00	1,000.00	6,000.00	3,000.00	4,000.00	6,000.00	11,000.00	1,000.00	2,000.00	**51,650.00**
Monthly Adoptions	0.00	0.00	0.00	0.00	0.00	0.00	135.00	540.00	135.00	135.00	0.00	0.00	**945.00**
Guest Fees	102.50	1,023.25	518.00	566.00	917.25	1,456.00	1,259.50	2,844.00	1,525.00	2,025.00	1,250.00	750.00	**14,236.50**
Interest Income	9.24	8.28	8.88	7.58	7.14	6.36	7.81	7.47	0.00	0.00	0.00	0.00	**62.76**
Total RV Income	**2,761.74**	**3,031.53**	**3,526.88**	**10,573.58**	**1,924.39**	**7,462.36**	**4,402.31**	**7,391.47**	**7,660.00**	**13,160.00**	**2,250.00**	**2,750.00**	**66,894.26**
Expenses													
Bathhouse Improvements	(9.58)	1,154.81	0.00	3,057.00	0.00	0.00	77.03	0.00	0.00	0.00	0.00	0.00	**4,279.26**
Pad Improvements	919.00	0.00	0.00	1,911.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2,830.64**
Grounds	0.00	0.00	0.00	0.00	160.47	47.94	0.00	0.00	0.00	0.00	0.00	0.00	**208.41**
Repairs	0.00	0.00	0.00	123.88	208.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**332.52**
Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,482.84	0.00	0.00	0.00	0.00	**1,482.84**
Ranch Capital Improvements	0.00	10,000.00	0.00	0.00	0.00	14,978.34	0.00	0.00	0.00	0.00	0.00	0.00	**24,978.34**
Contributions to Operating	414.26	454.73	594.70	1,586.04	288.66	1,119.35	667.85	1,108.72	1,149.00	1,974.00	337.50	412.50	**10,107.31**
Contributions to Infrastructure	71.90	71.10	0.00	194.75	63.33	0.00	185.37	163.33	325.55	559.30	95.63	116.88	**1,847.13**
Total RV Expenses	**1,395.58**	**11,680.64**	**594.70**	**6,873.31**	**721.10**	**16,145.63**	**930.25**	**2,754.89**	**1,474.55**	**2,533.30**	**433.13**	**529.38**	**46,066.45**
Net Rv Income	**1,366.16**	**(8,649.11)**	**2,932.18**	**3,700.27**	**1,203.29**	**(8,683.27)**	**3,472.06**	**4,636.58**	**6,185.45**	**10,626.70**	**1,816.88**	**2,220.63**	**20,827.81**
Budgeted Net Income	343.19	(7,747.50)	(8,192.69)	6,165.26	2,592.08	4,255.53	5,709.03	4,336.28	6,185.45	10,626.70	1,816.88	2,220.63	**28,310.81**
Difference	**1,022.97**	**(901.61)**	**11,124.87**	**(2,464.99)**	**(1,388.79)**	**(12,938.80)**	**(2,236.97)**	**300.31**	**0.00**	**0.00**	**0.00**	**0.00**	**(7,483.00)**

15% to Operating $1,000 Assessments ($90 Increase)

R Ranch In The Mountains Owners Association, Inc.
2012 RV 6 Reserve - Income & Expenses
January - August Actual - September - December Budgeted

	Actual								Budgeted				
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Income													
Adoptions	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	**24,000.00**
Interest	3.75	3.40	3.52	8.79	9.25	9.00	9.08	7.99					**54.78**
Total RV 6 Income	6,003.75	3.40	6,003.52	6,008.79	9.25	6,009.00	9.08	**7.99**	**0.00**	**0.00**	**0.00**	**0.00**	**23,945.22**
Expenses													
Capital Improvements			0.00	0.00	0.00	17,690.96	0.00	0.00					**17,690.96**
Operating Expenses	900.56	0.51	900.53	901.32	1.39	901.35	1.36	1.36	0.00	0.00	0.00	0.00	**3,608.38**
Infrastructure	255.16	0.14	0.00	255.37	0.39	0.00	0.39	0.12	0.00	0.00	0.00	0.00	**511.57**
Total RV 6 Expenses	**1,155.72**	**0.65**	**900.53**	**1,156.69**	**1.78**	**18,592.31**	**1.75**	**1.48**	**0.00**	**0.00**	**0.00**	**0.00**	**21,810.91**
Net RV 6 Income	**4,848.03**	**2.75**	**5,102.99**	**4,852.10**	**7.47**	**(12,583.31)**	**7.33**	**6.51**	**0.00**	**0.00**	**0.00**	**0.00**	**2,134.31**
Budgeted Net Income	0.00	0.00	(3,735.29)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(3,735.29)
Difference	**4,848.03**	**2.75**	**8,838.28**	**4,852.10**	**7.47**	**(12,583.31)**	**7.33**	**6.51**	**0.00**	**0.00**	**0.00**	**0.00**	**5,869.60**

15% to Operating $1,000 Assessments ($90 Increase)

R Ranch In The Mountains Owners Association, Inc.
2012 Stables Reserve - Income & Expenses
January - August Actual - September - December Budgeted

	Actual								Budgeted				
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Income													
Ride Passes	210.00	610.00	515.00	785.00	425.00	1,207.50	735.00	435.00	900.00	900.00	450.00	300.00	7,472.50
Stall Fees		690.00	0.00	40.00	20.00	140.00	100.00	150.00					1,140.00
Interest	0.69	0.64	0.68	0.59	0.56	0.54	0.53	0.56					4.79
Miscellaneous		150.00	0.00	0.00	0.00	0.00	0.00	134.15					284.15
Total Stables Income	**210.69**	**1,450.64**	**515.68**	**825.59**	**445.56**	**1,348.04**	**835.53**	**719.71**	**900.00**	**900.00**	**450.00**	**300.00**	**8,901.44**
Expenses													
Ranch Capital Improvements			0.00	0.00	0.00	1,498.77	0.00	0.00					1,498.77
Horses		2,000.00	2,000.00	600.00	1,000.00	(600.00)	0.00	0.00					5,000.00
Repairs		274.37	0.00	0.00	0.00	0.00	0.00	0.00					274.37
Infrastructure	10.53	0.00	0.00	0.00	0.00	22.46	41.78	41.78	45.00	45.00	22.50	15.00	244.05
Miscellaneous				25.00	0.00	0.00	0.00	0.00					25.00
Total Stables Expenses	**10.53**	**2,274.37**	**2,000.00**	**625.00**	**1,000.00**	**921.23**	**41.78**	**41.78**	**45.00**	**45.00**	**22.50**	**15.00**	**7,042.19**
Stables Income	**200.16**	**(823.73)**	**(1,484.32)**	**200.59**	**(554.44)**	**426.81**	**793.75**	**677.93**	**855.00**	**855.00**	**427.50**	**285.00**	**1,859.25**
Budgeted Net Income	380.00	(1,650.00)	(3,032.44)	(1,100.00)	1,425.00	855.00	1,235.00	950.00	855.00	855.00	427.50	285.00	1,485.06
Difference	**(179.84)**	**826.27**	**1,548.12**	**1,300.59**	**(1,979.44)**	**(428.19)**	**(441.25)**	**(272.07)**	**0.00**	**0.00**	**0.00**	**0.00**	**374.19**

R-Ranch In The Mountains Association
January - August Actual
September - December Budgeted
Summary Format

	Actual								Budgeted				
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Assessments	0.00	607,114.00	(535.60)	1,000.00	2,488.00	1,082.00	828.16	604,530.50	0.00	0.00	0.00	0.00	1,216,507.06
Childrens Rights	0.00	0.00	1,050.00	0.00	350.00	0.00	0.00	350.00	910.00	0.00	0.00	0.00	2,660.00
Electric Reimbursements	2,124.00	387.42	1,346.36	8,934.32	2,201.25	3,156.29	14,351.44	1,962.75	2,045.00	15,810.00	1,030.00	595.00	53,943.83
Interest Income	2.15	2.77	150.00	8.13	8.13	25.00	8.51	10.03	10.00	10.00	10.00	10.00	254.72
Owner Fines & Fees	0.00	45.00	2,332.06	50.00	70.00	3,686.56	0.00	325.00	50.00	50.00	50.00	50.00	6,708.62
Late Fees & Finance Charges	1,849.29	2,704.05	1,198.00	13,837.18	5,261.70	2,745.00	4,471.21	(57.63)	2,500.00	3,500.00	3,500.00	3,000.00	44,508.80
Ownership Sales	0.00	0.00	0.00	350.00	3,795.00	0.00	2,646.00	374.00	0.00	0.00	1,500.00	0.00	8,665.00
Ownership Transfers	325.00	1,574.00	950.00	1,250.00	1,600.00	450.00	750.00	700.00	550.00	550.00	500.00	500.00	9,699.00
Reserve to Operating	1,794.93	964.88	2,601.65	6,585.36	3,911.05	5,303.22	2,443.16	2,498.50	3,830.25	3,198.45	1,582.50	1,215.00	35,928.95
RV Moves	90.00	150.00	250.00	165.00	415.00	712.50	350.00	325.00	400.00	400.00	400.00	100.00	3,757.50
Pet Fees	50.00	50.00	40.00	110.00	80.00	80.00	70.00	70.00	100.00	90.00	70.00	50.00	860.00
Day Use Income	0.00	0.00	0.00	0.00	210.00	185.00	60.00	40.00	0.00	0.00	0.00	0.00	495.00
Lumpkin County Election	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
Merchandise Sales	701.17	732.78	939.30	1,126.66	1,536.23	2,129.55	2,251.93	861.35	1,100.00	1,000.00	850.00	860.00	14,088.97
Vending Income	20.00	129.75	0.00	40.00	20.00	35.00	95.50	90.00	50.00	50.00	50.00	50.00	630.25
Recovery of Bad Debt	462.07	62.08	2,976.87	634.08	361.02	2,562.89	134.90	114.03	0.00	0.00	0.00	0.00	7,307.94
Miscellaneous Income	63.00	0.36	104.22	105.30	4.10	(38.31)	157.20	0.00	100.00	100.00	100.00	100.00	795.87
Total Operating Income	7,481.61	613,917.09	13,402.86	34,196.03	22,311.48	22,114.70	28,618.01	612,293.53	11,645.25	24,758.45	9,642.50	6,530.00	1,406,911.51
Employee Expenses	36,762.39	37,045.49	37,047.54	38,903.43	36,934.20	57,735.72	41,975.35	40,683.06	37,869.00	37,869.00	52,674.25	36,883.50	492,382.93
Administrative Expenses	2,928.76	4,886.86	10,037.52	5,717.28	11,241.84	5,842.51	4,517.54	5,627.64	4,977.00	5,377.00	4,152.00	4,977.00	70,282.95
Cabin Expenses	158.72	1,438.79	1,195.46	189.58	345.23	247.15	266.45	133.85	755.00	320.00	160.00	800.00	6,010.23
Cleaning Expenses	1,615.47	1,860.72	1,999.73	1,925.40	2,594.80	4,335.31	4,110.82	803.11	6,906.20	6,906.20	6,906.20	6,906.20	46,870.16
General Property Maintenance	9,098.08	10,708.15	12,587.48	15,570.15	11,061.01	10,944.32	15,768.62	11,019.73	8,725.92	7,575.92	5,615.00	4,625.92	123,300.30
Lodge Expense	890.91	837.61	742.00	970.74	(8,894.33)	2,423.72	1,571.71	10,914.91	1,357.00	200.00	200.00	200.00	11,414.27
Owner Events	0.00	150.00	150.00	1,177.52	746.91	69.97	310.27	0.00	2,000.00	800.00	1,000.00	800.00	7,204.67
Ownership Sales & Transfers	0.00	343.82	735.76	512.97	574.04	372.09	993.52	234.91	150.00	150.00	150.00	150.00	4,367.11
RV Expense	23.80	3.75	0.00	602.95	0.00	40.36	(127.76)	17.07	485.00	365.00	385.00	365.00	2,160.17
Sales & Market Expense	1,163.00	313.82	1,150.00	128.00	128.00	128.00	128.00	681.62	400.00	150.00	150.00	150.00	4,670.44
Merchandise Sales Expense	424.00	438.59	1,095.81	535.14	2,199.51	1,313.58	755.33	217.55	1,300.00	900.00	500.00	0.00	9,679.51
Stables Expense	3,877.15	2,663.36	3,463.71	4,442.04	1,390.29	1,865.02	3,596.02	3,250.33	2,942.00	3,797.00	3,265.00	2,840.00	37,391.92
Utilities Expense	20,394.37	18,727.23	16,157.31	12,642.77	9,899.25	12,773.81	15,756.51	1,194.39	15,055.00	14,965.00	15,385.00	16,215.00	169,165.64
Insurance - Property	608.00	3,585.80	3,585.80	3,585.80	3,585.80	3,585.80	3,585.80	3,585.80	3,500.00	3,500.00	3,500.00	3,500.00	39,708.60
Property Taxes	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	84,000.00
Bad Debt Expense	1,606.40	118,000.00	0.00	2,085.09	553.08	1,287.14	0.00	118,574.32	0.00	0.00	0.00	0.00	242,106.03
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	9.00	10.94	171.66	509.16	512.25	80.07	(144.00)	959.39	150.00	150.00	150.00	150.00	2,708.47
Total Operating Expenses	86,560.05	208,014.93	97,119.78	96,498.02	79,871.88	110,044.57	100,064.18	204,897.68	93,572.12	90,025.12	101,192.45	85,562.62	1,353,423.40
Net Operating Income	(79,078.44)	405,902.16	(83,716.92)	(62,301.99)	(57,560.40)	(87,929.87)	(71,446.17)	407,395.85	(81,926.87)	(65,266.67)	(91,549.95)	(79,032.62)	53,488.11
Cumulative Income	(79,078.44)	326,823.72	243,106.80	180,804.81	123,244.41	35,314.54	(36,131.63)	371,264.22	289,337.35	224,070.68	132,520.73	53,488.11	

R-Ranch In The Mountains Association
January - August Actual
September - December Budgeted
Detailed Format

	Actual								Budgeted				
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Assessments	0.00	607,114.00	(535.60)	1,000.00	2,488.00	1,082.00	828.16	604,530.50	0.00	0.00	0.00	0.00	1,216,507.06
Childrens Rights	0.00	0.00	1,050.00	0.00	350.00	0.00	0.00	350.00	910.00	0.00	0.00	0.00	2,660.00
Electric - Usage Fees	424.00	392.50	1,343.25	1,383.00	2,201.25	3,148.69	2,860.00	1,962.75	2,045.00	2,060.00	1,030.00	595.00	19,445.44
Electric - Cabin Reimbursement	1,700.00	(5.08)	0.00	1,700.00	0.00	0.00	1,774.88	0.00	0.00	1,250.00	0.00	0.00	6,419.80
Electric - RV Reimbursement	0.00	0.00	3.11	5,851.32	0.00	7.60	9,716.56	0.00	0.00	12,500.00	0.00	0.00	28,078.59
Interest Income	2.15	2.77	150.00	8.13	8.13	25.00	8.51	10.03	10.00	10.00	10.00	10.00	254.72
Owner Fines & Fees	0.00	45.00	2,332.06	50.00	70.00	3,686.56	0.00	325.00	50.00	50.00	50.00	50.00	6,708.62
Late Fees & Finance Charges	1,849.29	2,704.05	1,198.00	13,837.18	5,261.70	2,745.00	4,471.21	(57.63)	2,500.00	3,500.00	3,500.00	3,000.00	44,508.80
Ownership Sales	0.00	0.00	0.00	350.00	3,795.00	0.00	2,646.00	374.00	0.00	0.00	1,500.00	0.00	8,665.00
Ownership Transfers	325.00	1,574.00	950.00	1,250.00	1,600.00	450.00	750.00	700.00	550.00	550.00	500.00	500.00	9,699.00
Reserve to Operating	1,794.93	964.88	2,601.65	6,585.36	3,911.05	5,303.22	2,443.16	2,498.50	3,830.25	3,198.45	1,582.50	1,215.00	35,928.95
RV Moves	90.00	150.00	250.00	165.00	415.00	712.50	350.00	325.00	400.00	400.00	400.00	100.00	3,757.50
Pet Fees	50.00	50.00	40.00	110.00	80.00	80.00	70.00	70.00	100.00	90.00	70.00	50.00	860.00
Day Use Income	0.00	0.00	0.00	0.00	210.00	185.00	60.00	40.00	0.00	0.00	0.00	0.00	495.00
Lumpkin County Election								100.00					100.00
Sales - Ice	40.60	27.51	145.71	269.60	462.32	962.99	1,155.83	293.01	500.00	350.00	300.00	60.00	4,567.57
Sales - Propane	592.53	583.74	569.94	698.70	453.10	405.63	425.34	296.50	200.00	200.00	300.00	500.00	5,225.48
Sales - Souvenirs	68.04	102.79	135.11	98.48	541.67	558.00	511.10	100.36	300.00	350.00	150.00	200.00	3,115.55
Sales - Firewood	0.00	3.74	78.54	44.88	49.14	117.93	109.66	71.48	50.00	50.00	50.00	50.00	675.37
Sales - Gate Cards	0.00	15.00	10.00	15.00	30.00	85.00	50.00	100.00	50.00	50.00	50.00	50.00	505.00
Vending Income	20.00	129.75	0.00	40.00	20.00	35.00	95.50	90.00	50.00	50.00	50.00	50.00	630.25
Recovery of Bad Debt	462.07	62.08	2,976.87	634.08	361.02	2,562.89	134.90	114.03	0.00	0.00	0.00	0.00	7,307.94
Miscellaneous Income	63.00	0.36	104.22	105.30	4.10	(38.31)	157.20	0.00	100.00	100.00	100.00	100.00	795.87
Total Operating Income	**7,481.61**	**613,917.09**	**13,402.86**	**34,196.03**	**22,311.48**	**22,114.70**	**28,618.01**	**612,293.53**	**11,645.25**	**24,758.45**	**9,642.50**	**6,530.00**	**1,406,911.51**
Employee - Payroll/Salary Exp	28,475.98	28,617.17	28,474.34	29,775.63	30,150.66	49,027.05	32,848.71	32,948.66	29,480.00	29,480.00	42,870.00	28,580.00	390,728.20
Employee - Payroll Tax Expense	4,060.83	3,768.04	3,836.84	3,042.04	3,328.69	4,856.00	3,097.01	2,886.33	2,907.00	2,907.00	4,232.25	2,821.50	41,743.53
Employee - Payroll Fees & Exp	400.91	221.57	194.82	423.68	176.73	269.43	258.45	318.98	180.00	180.00	270.00	180.00	3,074.57
Employee - Health Insurance Ex	3,824.67	3,797.04	3,899.87	4,020.41	2,636.45	2,860.51	4,210.57	3,685.76	4,125.00	4,125.00	4,125.00	4,125.00	45,435.28
Employee - Workers Comp Ins.	0.00	641.67	641.67	1,641.67	641.67	722.73	1,560.61	843.33	1,177.00	1,177.00	1,177.00	1,177.00	11,401.35
Admin - Accounting Fees	0.00	0.00	545.00	0.00	6,708.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	7,478.00
Admin - Bank Fees	0.00	0.00	26.40	5.10	0.00	53.93	1.50	1.50	10.00	10.00	10.00	10.00	128.43
Admin - Business Fees	297.80	0.00	505.00	150.00	300.00	30.00	435.00	95.00	0.00	0.00	0.00	0.00	1,812.80
Admin - Collection Expense	(332.83)	250.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	1,167.17
Admin - Computer Expense	59.90	59.00	1,503.00	0.00	1,500.00	1,200.00	(78.00)	1,500.00	0.00	0.00	0.00	0.00	5,743.90
Admin - Dues & Subscriptions	11.95	11.95	12.95	11.95	13.45	39.45	12.95	13.45	12.00	12.00	12.00	12.00	176.10
Admin - Emp Develop & Training	0.00	75.00	75.00	0.00	0.00	0.00	0.00	49.00	75.00	75.00	75.00	75.00	499.00
Admin - Gifts	0.00	0.00	0.00	75.00	0.00	0.00	0.00	180.10	50.00	50.00	50.00	50.00	455.10
Admin - Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Admin - Merchant Fees	141.28	368.23	887.83	1,477.40	1,763.24	940.22	874.29	658.84	1,000.00	1,500.00	800.00	800.00	11,211.33
Admin - Mileage Reimbursement	80.30	123.53	81.40	0.00	29.70	48.67	111.67	0.00	50.00	50.00	50.00	50.00	675.27
Admin - Office Building Repair	0.00	0.00	2,556.23	65.94	0.00	0.00	367.00	0.00	50.00	50.00	50.00	50.00	3,189.17
Admin - Office Expense	404.61	447.56	649.34	921.48	330.74	446.72	623.27	306.65	450.00	600.00	450.00	450.00	6,080.37
Admin - Printing / Copying Exp	427.97	715.21	525.75	732.68	423.01	506.34	489.58	541.75	785.00	785.00	535.00	785.00	7,252.29
Admin - Radio Expense	307.16	321.26	321.26	321.26	320.90	320.90	320.90	320.07	400.00	400.00	400.00	400.00	4,153.71
Admin - Shipping / Postage Exp	395.16	1,348.48	972.28	849.92	0.00	1,011.87	145.15	568.31	600.00	300.00	125.00	800.00	7,116.17
Admin - Telephone / Cable Exp	1,135.46	1,166.64	1,126.08	1,106.55	1,088.61	1,244.41	1,171.93	1,167.97	1,245.00	1,295.00	1,345.00	1,245.00	14,337.65

R-Ranch In The Mountains Association
January - August Actual
September - December Budgeted
Detailed Format

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Admin - Sales Tax Expense	0.00	0.00	0.00	0.00	(1,235.81)	0.00	42.30	0.00	0.00	0.00	0.00	0.00	(1,193.51)
Cabin - Bathhouse Repair Exp	0.00	0.00	0.00	0.00	0.00	0.00	17.12	17.06	40.00	20.00	20.00	0.00	114.18
Cabin - Cottage Repair & Maint	77.72	949.94	600.00	0.00	0.00	218.83	0.00	8.11	600.00	300.00	125.00	800.00	3,679.60
Cabin - Repair & Maintenance	81.00	488.85	595.46	189.58	345.23	28.32	249.33	108.68	115.00	0.00	15.00	0.00	2,216.45
Cleaning - Service Expense	1,493.04	1,208.93	1,399.73	1,457.18	1,703.63	3,337.87	2,975.76	2696.35	6,006.20	6,006.20	6,006.20	6,006.20	37,600.94
Cleaning - Supply Expense	122.43	651.79	600.00	468.22	891.17	997.44	1,135.06	803.11	900.00	900.00	900.00	900.00	9,269.22
GPM - Equip Rental Expense	90.38	42.38	1,163.19	42.38	42.38	44.88	44.88	708.13	0.00	0.00	0.00	0.00	1,470.47
GPM - Equip Repair Expense	3,991.27	2,700.00	2,547.10	314.07	140.76	0.00	748.34	36.31	0.00	0.00	0.00	0.00	10,477.85
GPM - Fence / Pasture Expense	0.00	0.00	0.00	7,338.19	101.64	0.00	(1,861.43)	223.16	0.00	0.00	0.00	0.00	5,801.56
GPM - Fuel Expense	1,800.00	450.00	2,062.57	0.00	2,693.56	(16.45)	5,066.05	1,713.26	0.00	900.00	180.00	0.00	14,848.99
GPM - General Maintenance Exp	6.92	349.45	0.00	0.00	224.07	27.51	223.43	271.55	250.00	250.00	250.00	250.00	2,102.93
GPM - Grounds/Property Repair	0.00	157.10	0.00	0.00	340.11	2,154.00	2,801.88	15.92	250.00	250.00	250.00	250.00	6,469.01
GPM - Keys & Locks	0.00	0.00	4.26	0.00	0.00	45.44	0.00	461.51	25.00	25.00	25.00	25.00	611.21
GPM - Lawn Svc & Landscape Exp	0.00	0.00	1,025.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	2,050.00	0.00	0.00	27,675.00
GPM - Pest Control Services	0.00	210.00	514.00	300.00	210.00	510.75	210.00	0.00	210.00	210.00	210.00	210.00	2,794.75
GPM - Road Repair Expense	0.00	380.00	0.00	0.00	0.00	0.00	0.00	0.00	380.00	380.00	380.00	380.00	1,900.00
GPM - Security Contract	3,059.92	3,060.92	3,060.92	3,060.92	3,060.92	3,866.39	3,348.92	3,826.15	3,060.92	3,060.92	3,870.00	3,060.92	39,397.82
GPM - Supplies Expense	59.86	283.62	8.52	234.93	140.09	211.80	229.30	134.65	150.00	150.00	150.00	150.00	1,902.77
GPM - Tools Expense	13.98	24.76	2,000.00	13.89	7.48	0.00	0.00	0.00	100.00	100.00	100.00	100.00	2,460.11
GPM - Vehicle Maint & Repair	75.75	3,049.92	201.92	165.77	0.00	0.00	857.25	237.22	200.00	200.00	200.00	200.00	5,387.83
GPM - Vehicle Tags & Titles	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	0.00
Lodge - Pool Chemical Expense	35.31	0.00	0.00	423.33	715.02	161.00	1,140.99	228.84	1,157.00	0.00	0.00	0.00	3,861.49
Lodge - Pool Repair & Maint	742.00	742.00	742.00	293.16	700.58	915.95	0.00	12.00	150.00	150.00	150.00	150.00	4,747.69
Lodge - Repair & Maint Exp	113.60	95.61	0.00	254.25	(10,309.93)	964.27	558.49	10,674.07	50.00	50.00	50.00	50.00	2,550.36
Lodge - Kitchen Supplies	0.00	0.00	0.00	0.00	0.00	382.50	(127.77)	0.00	0.00	0.00	0.00	0.00	254.73
Owner Events	0.00	150.00	150.00	1,177.52	746.91	69.97	310.27	0.00	2,000.00	800.00	1,000.00	800.00	7,204.67
Ownership Sales & Transfers	0.00	343.82	735.76	512.97	574.04	372.09	993.52	234.91	150.00	150.00	150.00	150.00	4,367.11
RV - Bathhouse Repair & Exp	0.00	3.75	0.00	58.59	0.00	0.00	38.89	17.07	135.00	15.00	35.00	15.00	318.30
RV - Repair & Maintenance Exp	23.80	0.00	0.00	544.36	0.00	40.36	(166.65)	0.00	350.00	350.00	350.00	350.00	1,841.87
Sales & Market Expense	1,163.00	313.82	1,150.00	128.00	128.00	128.00	128.00	681.62	400.00	150.00	150.00	150.00	4,670.44
Sales Expense - Ice	0.00	75.25	58.80	134.65	327.20	645.05	404.33	217.55	500.00	200.00	100.00	0.00	2,662.83
Sales Expense - Propane	424.00	363.34	437.01	400.49	378.45	668.53	0.00	0.00	0.00	700.00	0.00	0.00	3,371.82
Sales Expense - Souvenirs	0.00	0.00	600.00	0.00	916.00	0.00	63.00	0.00	800.00	0.00	400.00	0.00	2,779.00
Sales Expense - Gate Cards	0.00	0.00	0.00	0.00	577.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	577.86
Sales Expense - Firewood	0.00	0.00	0.00	0.00	0.00	0.00	288.00	0.00	0.00	0.00	0.00	0.00	288.00
Stables - Feed	1,122.53	1,586.79	1,539.48	661.71	53.48	648.79	42.74	933.88	1,540.00	1,620.00	1,540.00	1,540.00	12,829.40
Stables - Ferrier Expense	840.00	640.00	800.00	715.00	610.00	595.00	1,005.00	675.00	800.00	800.00	1,200.00	800.00	9,480.00
Stables - General Expense	314.62	236.57	299.23	382.37	587.22	504.33	551.62	417.47	300.00	300.00	300.00	300.00	4,493.43
Stables - Repair & Maintenance	600.00	0.00	25.00	0.00	0.00	0.00	269.57	9.69	25.00	0.00	25.00	0.00	954.26
Stables - Tack & Equipment	200.00	200.00	200.00	0.00	0.00	37.95	349.91	30.94	200.00	200.00	200.00	200.00	1,818.80
Stables - Vet Fees / Medicine	800.00	0.00	600.00	2,682.96	139.59	78.95	1,377.18	1,183.35	77.00	877.00	0.00	0.00	7,816.03
Utilities - Electricity	10,948.07	10,308.98	10,460.31	8,921.34	9,016.63	11,530.19	13,888.54	16260.51	13,050.00	11,700.00	11,700.00	11,700.00	123,224.06
Utilities - Propane	3,983.47	6,636.73	4,276.24	1,406.17	0.00	248.02	0.00	12.00	360.00	1,440.00	2,160.00	3,690.00	24,212.63
Utilities - Sewer Treat Plant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	25.00	25.00	100.00
Utilities - Trash Removal	834.84	863.81	1,420.76	1,456.26	882.62	878.83	865.85	1,182.39	1,500.00	800.00	1,500.00	800.00	12,985.36
Utilities - Water Testing Fees	1,449.00	0.00	0.00	859.00	0.00	0.00	939.00	0.00	0.00	1,000.00	0.00	0.00	4,247.00
Utilities - Water Treatment RM	3,178.99	917.71	0.00	0.00	0.00	116.77	63.12	0.00	120.00	0.00	0.00	0.00	4,396.59
Insurance - Property	608.00	3,585.80	3,585.80	3,585.80	3,585.80	3,585.80	3,585.80	3,585.80	3,500.00	3,500.00	3,500.00	3,500.00	39,708.60
Property Taxes	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	84,000.00
Bad Debt Expense	1,606.40	118,000.00	0.00	2,085.09	553.08	1,287.14	0.00	118,574.32	0.00	0.00	0.00	0.00	242,106.03

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	9.00	10.94	171.66	509.16	512.25	80.07	(144.00)	959.39	150.00	150.00	150.00	150.00	2,708.47
Total Operating Expenses	86,560.05	208,014.93	97,119.78	96,498.02	79,871.88	110,044.57	100,064.18	204,897.68	93,572.12	90,025.12	101,192.45	85,562.62	1,353,423.40
Net Operating Income	(79,078.44)	405,902.16	(83,716.92)	(62,301.99)	(57,560.40)	(87,929.87)	(71,446.17)	407,395.85	(81,926.87)	(65,266.67)	(91,549.95)	(79,032.62)	53,488.11
Cumulative Income	(79,078.44)	326,823.72	243,106.80	180,804.81	123,244.41	35,314.54	(36,131.63)	371,264.22	289,337.35	224,070.68	132,520.73	53,488.11	

STABLE REPORT

September 15, 2012

RIDE NUMBERS:

August 2012 – The stables received **$465.00** in ride passes.

September 2012 – (to date) – The stables had received to date, **$240.00** in ride passes.

FENCING PROGRESS:

The new fiberglass fencing is progressing well. The fencing along the barn pasture will be painted once the remainder of the new fencing is in place. Attached is the estimate for the additional road frontage fencing along the west side of Stone Pile Gap Road along Putt-Putt and Office Pastures. The additional estimate accounts for a $1.00 per foot discount and includes demolition of the existing board fence and paint.

HAY:

Earlier this week, we baled and put away **375** large square bales. We will be tracking hay usage going forward.

UPCOMING EVENTS:

September 22 – Tack Sale at the Pavilion. On this day, afternoon rides will be conducted.

October 12-14 – Junior Wrangler Annual Ride Event – We are planning an *off-Ranch* ride event for the Junior Wranglers this year. Details will be going out Monday, September 17th.

October 20 – Saturday – Gold Rush Parade. The stables will be closed Saturday only for participation in the Annual Gold Rush Festival parade. An email blast will go out next week.

November 3 – Annual Gold Card Ride – We are attempting to plan an overnight camping trip for the Annual Gold Card Ride event this year. Details will be sent out over the next week.

REHOMING OF HORSES:

Letters have been sent out regarding the some of the horses we wish to re-home.

Mason: Contact was made with the previous owners for Mason, a registered APHA gelding. The owner, Sheryl Traylor provided verbal permission to sell Mason, releasing him to the Ranch

Rhubarb: A letter and request for release was recently sent to Mindy Keheley. A reply/response has not been received.

Renegade: A letter and request for release was sent to Richard Moore regarding Renegade, a saddlebred gelding. Richard Moore contacted us on Monday, September 10. He provided a verbal release for both Renegade as well as Captain Jack.

Once releases are received, an email blast will go out to all owners informing them that these horses are available for adoption/re-homing. Owners will be provided 10 days to indicate interest. If after 10 days, no interest in shown, these horses will be re-homed to non-owner/interested parties. Currently, we have

STABLE REPORT

September 15, 2012

located someone who is interested in adopting three horses together: Sugar, Molly-Molly and Rhubarb (still pending release). I also have a separate commitment for Renegade. Meagan Delaney has expressed willingness to take Krissy.

HORSES:

Scarlet – Doing exceptionally well on the line. We are extremely pleased with this mare.
Sis – Sis was examined by Doc Hinton earlier this month – It was determined that she has been previously treated for *fusing hocks* by Doc Hinton (about a year or so earlier). However, the benefits of hyaluronic acid treatment/injection is only expected to last approximately 3 months. Doc Hinton administered another shot to the mare.
Romeo – Romeo's feet have made remarkable improvement and he is back in a normal shoe. He is being utilized frequently online and is proving to be a gentle, stable and reliable trail mount.
Cocola –It has been determined that he does not possess a nature which is conducive to *line use*. Curtis Teague of Step Above Stables in Blairsville has agreed to take him back and provide an another horse in his place. We will be making arrangements to return Cola to Blairsville over the course of the next week or so.
SUGAR – Sugar was recently examined by Doc Hinton to inspect a growth under her tail. Doc Hinton believes the growth to be a (cancerous) carcinoma. No treatment prescribed.

INVOICE

Palmer Fencing

Gerald Palmer
P.O. Box 2882
Cleveland, GA 30528
C: 706-878-0610

Date: 9-7-12

ESTIMATE
~~Bill To:~~

R RANCH
PO BOX 310
DAHLONEGIA GA
30533

Description	Amount
926' PAST OFFICE ON RIGHT	$9,335.00
255' PAST OFFICE ON LEFT	$2,295.00
	Total: $11,630.00

Thank you for your business!

Gerald Palmer

August 2012

DAY	DATE	WEATHER	HORSES IN	OWNERS TRAIL	OWNERS CORRAL	GUESTS TRAIL	GUESTS CORRAL	COLLECTED
Saturday	07-21-2012	Sunny to Hard Rain by 11:30AM	17	8	0	0	0	$0.00
Sunday	07-22-2012	Sunny - OT | PM Rides CX to heat	17	12	3	0	0	$0.00
Monday	07-23-2012	Sunny HEAT 95 + H - CLOSED	11	0	0	0	0	$0.00
Tuesday	07-24-2012							
Wednesday	07-25-2012							
Thursday	07-26-2012	Sunny HEAT 92+ 50H HALF DAY[1]	20	12	3	0	0	$0.00
Friday	07-27-2012	Sunny HEAT 92+ 50H HALF DAY	20	14	3	0	0	$0.00
Saturday	07-28-2012	Sunny HEAT 90+ 49H HALF DAY	20	20	2	0	0	$0.00
Sunday	07-29-2012	Sunny HEAT 91+ 35H HALF DAY	20	16	10	3	0	$75.00
Monday	07-30-2012	Sunny HEAT 92+ 57H HALF DAY	20	18	1	1	0	$25.00
Tuesday	07-31-2012							
Wednesday	08-01-2012							$0
Thursday	08-02-2012	Sunny HEAT 92+ 62H - OT	19	13	4	1	0	$15.00
Friday	08-03-2012	Sunny HEAT 91+ 59H - OT	19	18	6	2	0	$30.00
Saturday	08-04-2012[2]	Overcast to Rain	22	16	2	6	0	$150.00
Sunday	08-05-2012	Sunny HEAT 90+ 86H	16	19	5	1	0	$15.00
Monday	08-06-2012	Sunny HEAT 88+ 92H	13	4	0	0	0	$0.00
Tuesday	08-07-2012							
Wednesday	08-08-2012							
Thursday	08-09-2012	Overcast/Rain 89F+ 76H	12	8	4	0	0	$0.00
Friday	08-10-2012	Cloudy & Overcast 83F + 70%H[3]	15	0	0	0	0	$0.00
Saturday	08-11-2012	Sunny & Clear 80F + 30%H	17	15	5	5	2	$75.00
Sunday	08-12-2012	Sunny & Clear 85F + 51%H	17	15	3	1	0	$25.00
Monday	08-13-2012	Overcast - Sunny 86F + 49%H	15	3	1	0	2	$0.00
Tuesday	08-14-2012							
Wednesday	08-15-2012							
Thursday	08-16-2012	Sunny & Clear 83F + 35%H	15	1	0	0	0	$25.00
Friday	08-17-2012	Overcast 85F + 36%H	14	2	0	0	0	$0.00
Saturday	08-18-2012	Rained 81F + 41%H	15	13	6	1	0	$25.00
Sunday	08-19-2012	Sunny & Clear 85F + 49%H	15	17	4	0	0	$0.00
Monday	08-20-2012	Sunny & Clear 83F + 57%H	13	3	0	0	0	$0.00
Tuesday	08-21-2012							
Wednesday	08-22-2012							
Thursday	08-23-2012	Sunny & Clear 83F + 40%H	10	0	0	0	0	$0.00
Friday	08-24-2012	Sunny & Clear 84F + 45%H	13	8	0	0	0	$0.00
Saturday	08-25-2012	Sunny & Clear 82F + 47%H	17	29	4	2	0	$0.00
Sunday	08-26-2012	Sunny & Clear 85F + 49%H	17	13	2	5	0	$105.00

Monday	08-27-2012	Sunny & Clear 88F + 60%H AM ONLY	10	0	0	0	0	$0.00
Tuesday	08-28-2012							
Wednesday	08-29-2012							
Thursday	08-30-2012	Overcast & Rainy	10	0	0	0	0	$0.00
Friday	08-31-2012	Overcast 80F + 50%H	15	3	2	0	0	$0.00
								$465

September 2012

				OWNERS		GUESTS		
DAY	DATE	WEATHER	HORSES IN	TRAIL	CORRAL	TRAIL	CORRAL	COLLECTED
Saturday	09.01.2012	Clear & Sunny 85F + 63%H AM ONLY	20	23	9	4	1	$100.00
Sunday	09.02.2012	Rainy/Overcast 85F +88%H AM ONLY	20	9	6	4	0	$20.00
Monday	09.03.2012	Rainy/Overcast 79F +93%H AM ONLY	20	30	5	4	0	$20.00
Tuesday	09.04.2012	Closed - (Rain all day)						
Wednesday	09.05.2012	Closed (Rain all day)						
Thursday	09.06.2012	Overcast/Clear - 83 + 70%H - AM ONLY [1]	22	2	0	0	0	$0.00
Friday	09.07.2012	Overcast/Clear - 86 + 58%H	9	0	0	0	0	$0.00
Saturday	09.08.2012	Overcast/Rainy - 86 + 60%H - AM ONLY	12	6	0	0	0	$0.00
Sunday	09.09.2012	Clear - 80 + 48%H	18	31	12	4	0	$100.00
Monday	09.10.2012	Clear - 78 + 32%H	13	4	0	0	0	$0.00
Tuesday	09.11.2012							
Wednesday	09.12.2012							$0.00
Thursday	09.13.2012	Partly Cloudy - Baled 375 SB Hay	10	0	0	0	0	$0.00
Friday	09.14.2012	Overcast	10	0	0	0	0	$240

Sales Report- August- September 2012

Transfers- 6

New Sales- 2

Total for 2012- New Sales 24

Wedding- Booked

4- Collected - $3,000 in deposits

Weddings- Gross

2010

$71,420.85 - weddings

$12,866.00 - lodging

$84,286.85

2011

$101,255.52- weddings

$5,632.00- lodging

$106,887.52

2012

$82,053.50- weddings

$7045.00- lodging

$89,098.50-- four cancel ($18,000) kept $500 – non refundable lodge deposit)

Wedding gross- 2010- 2012

$254,729.87

Lodging gross- 2010-2012

$25,543.00 TOTAL WEDDING & LODGING 2010-2012 - **$280,272.87**

POLICY AND GUIDELINES COMMITTEE
RRANCH IN THE MOUNTAINS
RANCH OWNERS' ASSOCIATION, I NC.

MEMORANDUM

To: Board of Directors

From: Policy and Guidelines Committee, W. M. Poole-Chairman

Date: September 14, 2012

Re: Presentation to Board of Directors – Saturday, September 15, 2012

Ladies and Gentlemen,

Since I have an appointment Saturday afternoon which will require my leaving the Board Meeting at 12:00 o'clock, I have asked Fawn Howell to make this presentation on behalf of the Policy and Guidelines Committee, if our position on the Agenda is not reached by that time.

During this past month and following the last Board Meeting, we have dealt with three issues, as follows:

1. Alternative revision to Section 8 regarding allowing guests to bring horses onto RRanch property.

2. Email request from owner, Michael Carbonara, to reconsider revision to Policy and Guidelines regarding horse trailers.

3. Request from the Director for a review of Section 1.18 and Section 1.19 of the Policies and Guidelines and for guidance regarding appropriate release of RRanch records.

Our Committee met by conference call on Thursday, September 13 and our recommendations with respect to each of these issues are as follows:

1. **Alternative revision to Section 8 regarding allowing guests to bring horses onto RRanch property**

In response to the discussion at the last Board of Directors meeting from Owners and Members of the Board that the current policy that guests are not allowed to bring horses onto the Ranch unless they are participating in a sanctioned and approved in advance riding club event, we were asked to submit an alternative proposal allowing guests of Owners to bring horses on Ranch. We have prepared this alternative proposal and have discussed it with the Stable Manager and the Ranch Manager. A copy of the alternative proposal is attached as **Exhibit A.** However, due to the importance of this issue and the more important issue which was the subject of our previous recommendation to strengthen the Policies and Guidelines provisions regarding the requirement of a current Coggins test, our recommendation to you is that you accept our previous proposed revisions to Section 8, copy attached as **Exhibit B**, which maintains the current policy that no guests are allowed to bring horses onto the Ranch except in authorized and sanctioned groups and strengthens and clarifies our position on the Coggins Certificate requirement.

If it is the wisdom of the Board that a possible revision of this policy should be considered, we would encourage the Board to solicit input from the Owners on this issue prior to making such change. This recommendation is made particularly in light of the fact that apparently the policy was previously changed to the ~~correct~~ current policy, at the request of the Owners and the Board.

2. **Email request from owner, Michael Carbonara, to reconsider revision to Policy and Guidelines regarding horse trailers.**

Based on instructions from the Board, we understand that this matter is being considered by the Owners' Issues Committee.

3. **Request from the Director for a review of Section 1.18 and Section 1.19 of the Policies and Guidelines for guidance regarding appropriate release of RRanch records.**

We have reviewed the existing policy found in Sections 1.18 and 1.19 and have agreed with the Manager that the references in those sections to Section 1.17 should be revised to refer to Section 1.18. Accordingly, attached as **Exhibit C,** is a proposed revision to the Policies and Guidelines, changing these references.

We have also discussed the topic generally with the Manager and have advised her that our interpretation of the Policies and Guidelines provisions would require her to provide information to members of the Board of Directors which they reasonably request in accordance with their role as a Director, but only to the extent that such release of information does not violate other legal obligations, thereby exposing the Ranch to possible legal liability. Specifically, records containing Social Security Numbers, health information, credit information or any other personal information which would be likely to be perceived by an Owner to be in violation of their privacy rights should not be released without specific authorization and direction from the Board of Directors.

There was no further business considered by the Committee during the past month.

Respectfully submitted,

William M. Poole
Chairman

ARTICLE VIII
STABLE

Section 8.1 DAYS STABLE IS CLOSED.

The stable is closed Tuesdays, Wednesdays and Christmas.

Section 8.2 STABLE RULES.

The welfare of the horses and rider safety are of paramount importance. Stable Rules pertaining to the operation of the stable, assignment of horses, proper attire, handling and riding of horses are published and enforced by the Stable Manager. These rules will apply to both personal horses of Owners and visitors and as well as to the Ranch's herd. The Stable Manager is vested with the authority to enforce the Stable Rules and to make decisions regarding exceptions when necessary.

Although our horses are well-trained trail horses, it must be remembered that they are large, powerful animals. They must be treated with care and respect in order to avoid injury to them and to you. We anticipate your complete cooperation in the enforcement of these rules.

8.2.1 Absolutely no smoking is allowed at the barn and its immediate area or on the trails.

8.2.2 No more than one rider is allowed on a horse at any time.

8.2.3 Horses may not be run on any R- Ranch trail. Penalty for this will be warning and/or fines.

8.2.4 All trail rides must have a minimum of two (2) riders. Owners over 18 years of age of personal horses may ride their personal horse alone.

8.2.5 Horses may not be ridden in the following areas: Cabin areas, RV areas, Tent area, on the grounds or in the parking lots of the office, lodge or chapel. Horse drawn carriages are exempt; however, such horses must have a "diaper" bag if used in such areas.

8.2.6 The minimum age for trail riding is six (6) years old. Children under six (6) may ride in the arena with adult supervision & under the direction of the Stable Manager or staff.

8.2.7 Children/youth on trail rides must be able to control their horses. Children (ages 6-12) must be accompanied by an adult in a 3 child to 1 adult ratio. Youth/adults (over 12 years of age) ride at the discretion of the Stable Manager.

8.2.8 Only horses are allowed in the barn and immediate area. No other personal animals will be permitted. (See also **ARTICLE X, Section 10.3**).

8.2.9 R-Ranch is not responsible for the condition of the trails. Owners/guests ride at their own risk.

8.2.10 Trail rides will be cancelled at the discretion of the Stable Manager in the event of any inclement weather.

8.2.11 Owners' of all horses must provide proof that horses have a negative Coggin's test not more than 12 months old.

8.2.12 Reservation for a stall must be made with the Stable Manager at least 48 hours in advance of bringing an Owners' horse on the property.

8.2.13 The mixing of Owner's personal horses and Ranch horses on trail rides, in the arenas, or in the stable area must be approved by the Stable Manager in advance.

8.2.14 R-Ranch is not responsible for any accidents to horses or riders while Owners or visitors have their own horses on Ranch property.

8.2.15 Closed toe shoes must be worn at all times while in the stable areas. Long pants will also be required while riding.

8.2.16 Requests for specific horses for riding will be accommodated when possible, but the final decision is at the discretion of the Stable Manager.

8.2.17 Anyone acting in a disorderly or disruptive manner or mistreating the horses in any manner will be asked to leave the barn/arena areas and may be denied riding privileges in the future.

8.2.18 When in the vicinity of the horses, all children must be under strict parental supervision.

8.2.19 "Standby Only" trail or arena rides are subject to the availability of qualified guides.

8.2.20 Liability waivers must be signed at the office by all Owners and guests, and by parents/legal Guardians/custodians for minor children. R-Ranch is not responsible for any personal horse or accidents to personal horses or riders while Owners or visitors have their personal horses on Ranch property.

8.2.21 Current Stable rules will be posted at the stable. Stable Manager may request modification of the rules as needed, subject to approval by the Board.

Section 8.3 GUEST LIMITATIONS.
Up to fifty percent (50%) of the riders on each trail ride may consist of guests or groups (Article II, Section 2.1 applies). Additional riders (Owner's or groups) may be accommodated on a space available basis. No group rides on holiday weekends. Reservations for a group ride of ten (10) or more must be made a week in advance. A guest riding pass is valid for a single ride only.

Section 8.4 PERSONAL HORSES.
Owners may bring personal horses to the R-Ranch, but only while they are visiting or staying on the Ranch. Guests of Owners are not permitted to bring personal horses onto R-Ranch property except as provided for in Section 8.7 below. All Owners' personal horses brought onto the Ranch must meet health and veterinary criteria as established by the Stable Manager and all Owners must comply with the Stable Rules.

Proof of current (within 12 months) negative Coggins test for equine infectious anemia is required for all horses entering R-Ranch property.

The name of the horse's Owner listed on the Coggins paperwork must also match a name appearing on that R-Ranch Owner's deed. A Bill of Sale will not be accepted in place of, nor will it satisfy or negate, this requirement.

Owners' horses that have been newly acquired are not permitted on property until at least 30 days after the date reflected on the new Coggins paperwork as Date Blood Drawn. Under Name and Address of Owner, Coggins paperwork must reflect the name of an Owner that also appears on the R-Ranch Owner's deed.

If an Owner wishes to bring a horse onto R-Ranch property with Coggins paperwork that is less than 30 days old, based on the Date Blood Drawn, that Owner may do so if able to provide the previous year's Coggins paperwork along with the current Coggins. In such cases, both sets of Coggins paperwork must reflect the same horse Owner's name, and the horse Owner's name must appear as a name on the R-Ranch Owner's deed.

Personal horses may be grazed only in the designated Owners' Pasture. Reservations for stabling personal horses must be made with the Ranch office at least 48 hours in advance. Riders age 12 and up only are permitted to be at the barn and ride personal horses in the corral and lower arena without a parent present. Trail riding of personal horses alone is permitted for riders age 18 and over. No more than one rider is allowed on a horse at any time. The lower arena closes at 11:00 p.m. and all riders must be out of the arena with the lights off by 11:00 p.m. R-Ranch is not responsible for any accident to horses or riders while Owners have their personal horses on the property.

Section 8.5 GUEST PASSES.

A guest riding pass is valid for a single ride only.

Section 8.6 OWNERS' PASTURE.

Owners who bring personal horses to the Ranch and use the Owners' Pasture must sign in and out of the Owners' Pasture log at the front desk. Owners who are sharing the Owners' Pasture at any given time are responsible for working out among themselves the organization of their personal horse within the Owners' Pasture. Owners utilizing the Owners' Pasture are responsible for the Owners' Pasture fencing. Owners are responsible for their own personal horses at all times while utilizing the Owners' Pasture.

Section 8.7 NON OWNER/NON-RANCH HORSES.

Visiting horses, not belonging to the ranch or a specific ranch Owner, shall be permitted on R-Ranch property ONLY when accompanied by a member of a scheduled saddle/trail club visit or other special ride event where approval is obtained in advance and reservations are booked in advance. Overnight accommodations and stall rentals by advance agreement with Stable Manager will be required. Stable rules as designated by the Stable Manager including the Coggins requirement as provided for in Section 8.4 above, shall apply with regard to all visiting horses. The Coggins must reflect the name of the guest staying on R-Ranch property. A Bill of Sale will not negate or satisfy this requirement.

EXHIBIT C

Extract from R Ranch Policies & Guidelines:

Section 1.17 FIREWORKS.
All classes of fireworks are prohibited on R-Ranch.

Section 1.18 COMMERCIAL OR PROFESSIONAL ACTIVITY.
Use of the Ranch by owners is restricted to recreational purposes only such as hiking, camping, horseback riding, swimming and other such outdoor sports. No owner shall make any commercial or professional use of the Ranch whatsoever. The Association shall have the exclusive right to engage in commercial and professional activities related to the Ranch and all such profits therefrom shall be common profits of the Association and shall be held, used and disbursed for the benefit of all of the owners to be applied to the payment of common expenses and as otherwise provided in Article VI, Section 6.4.3 of the Declaration of Covenants. Owners are not permitted to compete with the Association in any profit making activity related to the Ranch, included but not limited to, advertising for or engaging in concessions, food and beverage services, souvenirs, events, etc. Section 1.18 shall be deemed violated if a Member receives any value, monetary or otherwise, in connection with the sale of concessions, food or beverages, souvenirs etc. Section 1.18 shall also be deemed violated if a Member is engaged in the advertising or promotion of any competing activity enumerated herein.

Section 1.19 INSPECTIONS OF RECORDS.

a) Subject to the provisions of O.C.G.A§14-3-830 governing standards of conduct of directors, which requires that directors discharge their duties "(1)(A) In a manner the director believes in good faith to be in the best interest of the corporation; and (B) With the care an ordinarily prudent person in a like position would exercise under similar circumstances"; all directors shall have the right at any reasonable time to inspect books, records and documents of the Ranch and the physical properties owned or controlled by the Ranch. The right of inspection by a director includes the right to make extracts and copies of documents. A director's request for any records for the purpose of or in connection with any competing activity enumerated in Section 1.18 shall be deemed to be a violation of O.C.G.A§14-3-830 (1)(A) and a director will not be permitted access to any records for such purpose. Any request for access to information, other than information available to all Members, must be approved by the Executive Director.

b) In no event shall records be available for inspection or copying by any Member or director in violation of any applicable law, rule or regulation governing the protection of confidential or proprietary information. For example, personnel records, medical information and collection activity shall not be released under any circumstances.

EXHIBIT A

Horses Owned by Guests of Owners

Guests of Owners shall be allowed to bring their own horses when visiting the Ranch as a guest of an Owner; however, all of the stables' rules with respect to such horses, especially the Coggins test requirement, and rules regarding horse trailers shall apply. Such guests of Owners shall only be allowed to bring their own horses to the Ranch for one visit with a maximum total of two days and one overnight. Guests bringing their own horses onto the Ranch shall be subject to charges for boarding and use of stalls, access to the Ranch trails and horse trailer parking as shall be established by the Ranch Manager and the Stable Manager. All visits of guests' horses to the Ranch must be coordinated in advance with the Stable Manager and shall be subject to availability of horse stalls and trailer parking as may be determined by the Stable Manager in his or her sole discretion, giving preference to Owners' horses and trailers. All guest horses must be kept in horse stalls assigned by the Stable Manager when not being ridden or under the control of the Owner's guest.

Tabled — requires changing Exibit B.

YAHOO! MAIL Classic

Policy & Guidelines Change Tuesday, September 11, 2012 1:31 PM

From: "MICHAEL CARBONARA" <carbonaram@bellsouth.net>
To: board@rranchga.com
Cc: "Bill Poole" <Bill.Poole@NelsonMullins.com>, "Sharon Caldwell" <scaldwell@rranchga.com>

September 11, 2012

Board of Directors
R-Ranch in the Mountains
65 R-Ranch Road
Dahlonega, GA 30533

Dear Board Members,

I am writing to respectfully request that you reverse the decision made at the July Board Meeting to allow horse trailers with living quarters and holding tanks to occupy sites in any of the RV areas. This decision violates Section 2.3 of the R-Ranch Covenants, which states that "no Owner shall create a nuisance for any other Owner". Horse trailers, even when cleaned, transmit odors and attract flies, which many of our Owners consider a nuisance.

Toy haulers, on the other hand, do not create any adverse condition, and in my opinion, should be allowed.

It was improper for the Board to enact a Policy and Guidelines change to benefit the few, at the expense of the vast majority, specifically one that violates the Covenants. A change that should be considered for future policy change proposals, would be to have a reading at a Board meeting, then hold over the vote for any Policy & Guidelines change proposal until the next meeting. This would allow time to thoroughly investigate any conflicts with the Documents of Incorporation, Bylaws, and Covenants.

I would respectfully ask that this letter be read publicly at the next Board meeting on September 15, 2012.

Sincerely yours,

Michael P. Carbonara, #0862
678-777-5008

---

go thru proper channels - to Sharon, mgrs concerns
then BOD

YAHOO! MAIL Classic

R-Ranch Petition Wednesday, August 1, 2012 4:14 PM

From: "MICHAEL CARBONARA" <carbonaram@bellsouth.net>
To: undisclosed-recipients

Hi,

My name is Mike Carbonara, an Owner at R-Ranch, and I'm circulating a petition to the Board to reverse the change to the Policy and Guidelines that they made at the last meeting, allowing horse trailers to occupy sites in the RV areas. If you agree, and would like to sign the petition, please enter your name and Owner # below and send it to me at carbonaram@bellsouth.net, or see me on the weekend at RV site #305 to sign in person. I would also ask that you forward this to all R-Ranch Owners in your address book.

Thanks for your help and support,

Mike Carbonara
678-947-5008

PETITION

We the undersigned Owners, petition the R-Ranch Board of Directors to reverse the decision to allow horse trailers with RVIA certification in RV areas 1, 2, 3, 4, 5, 7 and future RV areas. Horse trailers in RV areas, even when washed out will emit odors and attract flies, which constitutes a nuisance, not permitted per Section 2.3 of the Covenants.

PRINT NAME **OWNER #**

Marketing Committee Update

Meeting held at 7:30 pm on Sept 14, 2012. Present were Wendy Wood, Sales, Mike Carbonara, Rick Upton, Christy Griffin, Rich Miramonti, Board Liaison, Iris Koplen and Sharon Caldwell .

Discussion was held re Ducky Derby profits. We are going to order 4000 yellow balloons for the Gold Rush Festival . They will have the R-Ranch logo with our website and Dahlonega added. Cost will be $520. We are going to need a tent for the festival. Sharon will to go to Sams and get the 5 commercial tents we requested and were approved to buy from Rodeo profits. We will see if they can be ordered and picked up at the store. Rick is sending Wendy the info.

We also discussed ordering coozies as a fundraiser. Wendy found them at Quality Logo Products, Inc. for $.75.

Christy will call Skyline and order the banner for $250, which was budgeted for and needed for events...

Wendy and Christy are going to check some options for shirts. Denim; sweats, twill and also license tags.

Referral Business card promo. We will add the logo and QR code and website. We will place a minimal order to begin with. Rick is going to take care of ordering.

Future RV Shows:

Atlanta Jan already approved

Birmingham Feb 22-24th. 2013 If approved in budget.

ACTION ITEM:

Marketing is going to sponsor a You Tube video contest for owners. 2-3 ½ minutes long; no questionable language, must be on property, about property. Wendy will do an email blast, if approved by BOD. Oct 15th deadline; Winner will be selected and presented at Owners meeting. We are requesting this short video clip be shown at the Owners Meeting.

Next Marketing Committee meeting will be November 16th at 7:30 PM.