

R-Ranch

Board of Director's General Meeting

September 19, 2015

Agenda

- I. CALL TO ORDER- 9:30 A.M.- President Bill Poole
- II. OPENING PRAYER-
- III. PLEDGE OF ALLEGIANCE
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA - Iris/Brenda
- V. SUSPEND READING AUGUST MEETING MINUTES - Roger/Brenda
- VI. APPROVE/AMEND/ACCEPT AUGUST MEETING MINUTES - Brenda/Mike
- VII. REPORTS

- a. Financial Report- Judy Crofts
- b. Executive Director's Report- Michael Hoffer
- c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
- d. Stables Report- Josh Littlejohn, Stable Manager
- e. Sales Report- Wendy Wood
- f. Events Report- Denise Roberson
- g. Treasurer's Report-Rick Upton
- h. President's Report-Bill Poole

STANDING COMMITTEE REPORTS

- 1) Accommodations Committee-Valorie Lottes
- 2) Covenants/Bylaws/Policy & Guidelines Committee-Alex Griffin
- 3) Finance Committee-Sue Burton
- 4) Land Use/Firewise Committee-Hal Barrineau
- 5) Marketing Committee-Vickie Vorhees - motion (Jim) 2nd (Brenda) to extend the
#499 12/31/2016 - unanimous yes
- 6) Owner's Concerns Committee-Sandy Adams
- 7) Nominating Committee- Chairman-Christy Griffin
- 8) Strategic Planning Committee-Roger Yonts

BOARD APPOINTED COMMITTEE REPORTS

- a) Rainbow Lake Dam Committee- Chairman-Hal Barrineau
- b) Rodeo Committee - Chairman- Michael Hoffer

VIII. OLD BUSINESS

none

IX. NEW BUSINESS

a. Chapel Hill adoption agreements-Rick Upton

X. ADJOURN GENERAL MEETING

Time: 12:40

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

The next meeting of the R-Ranch Board of Directors will be held on October ~~7~~²⁴, 2015 at 9:30 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION (if needed)

R-Ranch In The Mountains® - Cash
 Operating Summary - Budget Comparison Report
 For the Eight Months Ending August 31, 2015

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ 70,593.99	\$ 66,907.05	3,686.94	\$ 591,604.84	\$ 641,745.75	(50,140.91)
Children's Rights	500.00	350.00	150.00	2,450.00	1,700.00	750.00
Electric Reimbursements	5,446.05	3,212.00	2,234.05	45,556.29	40,970.00	4,586.29
Interest Income	6.94	1.00	5.94	71.29	5.00	66.29
Fines & Fees	40.00	75.00	(35.00)	518.90	1,792.00	(1,273.10)
Late Fees & Finance Charges	803.61	0.00	803.61	9,524.89	2,500.00	7,024.89
Ownership Sales & Transfers	3,795.00	100.00	3,695.00	24,701.00	1,050.00	23,651.00
Reserve Funding Operating	(41,338.36)	0.00	(41,338.36)	0.00	0.00	0.00
RV Moves, Pet & Day Use F	680.00	560.00	120.00	4,044.23	3,775.00	269.23
Sales	1,464.00	1,997.00	(533.00)	14,022.20	15,434.00	(1,411.80)
Vending Income	129.00	40.00	89.00	524.00	437.00	87.00
Recovery of Bad Debt	4,032.06	3,300.00	732.06	90,749.72	26,400.00	64,349.72
Miscellaneous & Tax Refund	1.13	25.00	(23.87)	1.15	2,200.00	(2,198.85)
Total Operating Income	46,153.42	76,567.05	(30,413.63)	783,768.51	738,008.75	45,759.76
Operating Expenses						
Employee Expenses	54,553.89	52,228.69	(2,325.20)	438,862.46	438,033.45	(829.01)
Accrued Vacation Payout	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Expenses	4,002.00	5,901.00	1,899.00	41,990.13	56,263.00	14,272.87
Cabin Expenses	284.66	175.00	(109.66)	1,853.67	2,370.00	516.33
Cleaning Expenses	734.15	525.00	(209.15)	5,241.73	7,000.00	1,758.27
Commission Expenses	1,718.66	0.00	(1,718.66)	18,814.63	0.00	(18,814.63)
General Property Maintenan	11,260.72	10,414.00	(846.72)	73,938.60	87,752.00	13,813.40
Lodge Expenses	1,938.53	1,350.00	(588.53)	8,536.61	8,700.00	163.39
Owner Events	1,262.01	810.00	(452.01)	3,869.92	3,530.00	(339.92)
Ownership Sales & Transfers	607.14	112.00	(495.14)	3,714.66	1,568.00	(2,146.66)
RV Expenses	497.33	175.00	(322.33)	1,177.90	1,400.00	222.10
Sales & Marketing Expense	42.55	699.00	656.45	3,843.18	4,158.00	314.82
Sales Expense	1,415.55	1,511.25	95.70	8,328.72	10,840.00	2,511.28
Stables Expense	4,013.66	2,111.66	(1,902.00)	17,879.95	22,943.28	5,063.33
Utilities Expense	16,034.40	15,868.25	(166.15)	147,187.49	146,735.34	(452.15)
Rodeo Expense	0.00	0.00	0.00	0.00	0.00	0.00
Property Insurance Expense	0.00	0.00	0.00	39,222.75	39,000.00	(222.75)
Property Taxes Expense	7,500.00	7,500.00	0.00	60,000.00	60,000.00	0.00
Bad Debt Expense	3,128.36	0.00	(3,128.36)	45,894.03	0.00	(45,894.03)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	423.25	0.00	(423.25)
Total Operating Expenses	109,040.21	99,380.85	(9,659.36)	920,943.15	892,968.07	(27,975.08)
Net Operating Income	\$ (62,886.79)	\$ (22,813.80)	(40,072.99)	\$ (137,174.64)	\$ (154,959.32)	17,784.68

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	901		890	695	718	804	826	823	844	721	760	828	865	857	880
Suspended	113		124	313	292	195	174	181	155	282	243	182	155	164	136
Litigation	32	no report	32	39	39	45	45	51	92	88	83	82	77	76	76
Howe	21	report due	21	21	21	20	20	20	20	12	11	11	11	11	11
R-Ranch/Invent	194	due to	195	197	197	207	206	205	210	214	216	212	204	203	198
BD W/O	132	to employee	129	123	122	118	117	113	72	74	79	79	83	83	92
Hardship	4	employee illness	6	8	7	7	8	6	7	10	9	7	6	7	7
Bankruptcy	8	illness	8	9	9	9	9	9	9	9	9	9	9	9	10
Closed	170		170	170	170	170	170	170	169	168	168	168	168	168	168
Research/Problem	25		25	25	25	25	25	22	22	22	22	22	22	22	22
TOTAL UNITS	1600		1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Status as of:	7/18/14		9/19/14	10/24/14	11/14/14	12/19/14	1/16/15	2/28/15	3/27/15	4/24/15	5/15/15	6/12/15	7/17/15	8/14/15	9/18/15

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

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

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	901		890	695	718	804	826	823	844	721	760	828	865	857	880
Suspended	113		124	313	292	195	174	181	155	282	243	182	155	164	136
Litigation	32	no	32	39	39	45	45	51	92	88	83	82	77	76	76
Howe	21	report	21	21	21	20	20	20	20	12	11	11	11	11	11
R-Ranch/Invent	194	due	195	197	197	207	206	205	210	214	216	212	204	203	198
BD W/O	132	to	129	123	122	118	117	113	72	74	79	79	83	83	92
Hardship	4	employee	6	8	7	7	8	6	7	10	9	7	6	7	7
Bankruptcy	8	illness	8	9	9	9	9	9	9	9	9	9	9	9	10
Closed	170		170	170	170	170	170	170	169	168	168	168	168	168	168
Research/Problem	25		25	25	25	25	25	22	22	22	22	22	22	22	22
TOTAL UNITS	1600		1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Status as of:	7/18/14		9/19/14	10/24/14	11/14/14	12/19/14	1/16/15	2/28/15	3/27/15	4/24/15	5/15/15	6/12/15	7/17/15	8/14/15	9/18/15

Beard Copy

R-Ranch In The Mountains® - Cash
Balance Sheet
August 31, 2015

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		73,706.38
Lodge/Event Bank Account		6,937.28
Cabin Project Bank Account		39,172.81
Stable Project Bank Account		7,590.93
Property Tax Escrow Bank Acct		68,552.23
Payroll Bank Account		248.65
Rodeo Project Bank Account		12,085.44
Rainbow Dam/Legal Bank Account		239,758.36
Infrastructure MM Bank Account		11,504.20
RV Bank Account		94,093.48
RV-6 Project Bank Account		11,696.43
Accounts Receivable		788,205.44
Other Receivables		985.08
Chapel Hill Improvement Group		29.84
Youth Camp		(1,557.50)
		1,353,509.05
Total Current Assets		
Property and Equipment		
Furniture & Fixtures		85,393.64
Vehicles		53,018.00
Machinery & Equipment		226,454.21
Horses & Sports Equipment		68,005.58
Buildings and Improvements		921,761.39
Fixed Assets - Cabin		57,370.36
Fixed Assets - Inf		9,041.26
Fixed Assets - Lodge		52,027.81
Fixed Assets - RV		105,307.49
Fixed Assets - RV6		30,902.56
Fixed Assets - Stable		6,642.34
Fixed Assets - Rodeo		5,920.50
Accumulated Depreciation		(885,748.60)
		736,096.54
Total Property and Equipment		
Other Assets		
Unsold Ranch Memberships		230,538.00
Dam Consulting in Progress		27,737.35
		258,275.35
Total Other Assets		
		\$ 2,347,880.94

LIABILITIES AND CAPITAL

Current Liabilities		
Sales Tax Payable	\$	996.40
Accrued Property Tax		61,024.63
Prepaid Assessments		4,469.83
		66,490.86
Total Current Liabilities		
Long-Term Liabilities		

Unaudited - For Management Purposes Only

R-Ranch In The Mountains® - Cash
Balance Sheet
August 31, 2015

Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		66,490.86
Capital		
Lodge Retained Earning	114,029.32	
RV Retained Earnings	176,067.78	
RV 6 Retained Earnings	93,672.97	
Cabin Retained Earning	117,338.80	
Stable Retained Earnings	16,177.37	
Infrastructure Retained Earn	16,415.49	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	250,289.62	
Undesignated Net Assets	18,933.17	
Undesignated Net Assets	1,534,610.34	
Current Year Net Assets Change	<u>(80,024.88)</u>	
Total Capital		<u>2,281,505.79</u>
Total Liabilities & Capital		<u>\$ 2,347,996.65</u>

R-Ranch In The Mountains® - Cash
 Operating Summary - Budget Comparison Report
 For the Eight Months Ending August 31, 2015

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Miscellaneous & Tax Refund	1.13	25.00	(23.87)	1.15	2,200.00	(2,198.85)
Total Operating Income	<u>46,153.42</u>	<u>80,775.75</u>	<u>(34,622.33)</u>	<u>783,768.51</u>	<u>800,291.38</u>	<u>(16,522.87)</u>
Operating Expenses						
Employee Expenses	54,553.89	52,228.69	(2,325.20)	438,862.46	438,033.45	(829.01)
Accrued Vacation Payout	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Expenses	4,002.00	5,901.00	1,899.00	41,990.13	56,263.00	14,272.87
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Sales & Marketing Expense	42.55	699.00	656.45	3,843.18	4,158.00	314.82
Sales Expense	1,415.55	1,511.25	95.70	8,328.72	10,840.00	2,511.28
Stables Expense	4,013.66	2,111.66	(1,902.00)	17,879.95	22,943.28	5,063.33
Utilities Expense	16,034.40	15,868.25	(166.15)	147,187.49	146,735.34	(452.15)
Rodeo Expense	0.00	0.00	0.00	0.00	0.00	0.00
Property Insurance Expense	0.00	0.00	0.00	39,222.75	39,000.00	(222.75)
Property Taxes Expense	7,500.00	7,500.00	0.00	60,000.00	60,000.00	0.00
Bad Debt Expense	3,128.36	0.00	(3,128.36)	45,894.03	0.00	(45,894.03)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	423.25	0.00	(423.25)
Total Operating Expenses	<u>109,040.21</u>	<u>99,380.85</u>	<u>(9,659.36)</u>	<u>920,943.15</u>	<u>892,968.07</u>	<u>(27,975.08)</u>
Net Operating Income	<u>\$ (62,886.79)</u>	<u>\$ (18,605.10)</u>	<u>(44,281.69)</u>	<u>\$ (137,174.64)</u>	<u>\$ (92,676.69)</u>	<u>(44,497.95)</u>

R-Ranch In The Mountains® - Cash
 Budget Comparison Report - Reserve Accounts
 For the Eight Months Ending August 31, 2015

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 4,562.22	\$ 2,504.00	2,058.22	\$ 54,706.58	\$ 50,293.00	4,413.58
Cabin Reserve Expenses	(11,051.28)	929.13	11,980.41	21,312.74	53,140.35	31,827.61
Net Cabin Reserve Income	15,613.50	1,574.87	14,038.63	33,393.84	(2,847.35)	36,241.19
RV Reserve Income	6,230.00	7,392.00	(1,162.00)	101,840.05	78,020.75	23,819.30
RV Reserve Expenses	(27,067.69)	2,570.29	29,637.98	12,707.09	63,036.52	50,329.43
Net RV Reserve Income	33,297.69	4,821.71	28,475.98	89,132.96	14,984.23	74,148.73
RV 6 Reserve Income	0.00	8.00	(8.00)	0.00	45.00	(45.00)
RV 6 Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Net RV6 Reserve Income	0.00	8.00	(8.00)	0.00	45.00	(45.00)
Lodge Reserve Income	1,155.00	4,200.00	(3,045.00)	26,810.00	78,450.00	(51,640.00)
Lodge Reserve Expenses	(1,743.62)	4,474.00	6,217.62	32,005.83	63,750.08	31,744.25
Net Lodge Reserve Income	2,898.62	(274.00)	3,172.62	(5,195.83)	14,699.92	(19,895.75)
Stables Reserve Income	690.00	900.00	(210.00)	5,583.00	7,400.00	(1,817.00)
Stables Reserve Expenses	(209.91)	53.55	263.46	1,720.19	8,241.90	6,521.71
Net Stables Reserve Income	899.91	846.45	53.46	3,862.81	(841.90)	4,704.71
Infrastructure Reserve Income	(4,112.21)	382.49	(4,494.70)	0.00	2,386.37	(2,386.37)
Infrastructure Reserve Expen	0.00	0.00	0.00	1,517.73	2,050.04	532.31
Net Infrastructure Reserve In	(4,112.21)	382.49	(4,494.70)	(1,517.73)	336.33	(1,854.06)
Dam/Legal Reserve Income	(1,399.47)	195.21	(1,594.68)	304.62	2,429.65	(2,125.03)
Dam/Legal Reserve Expense	5,638.50	0.00	(5,638.50)	36,751.50	0.00	(36,751.50)
Net Dam/Legal Reserve Inco	(7,037.97)	195.21	(7,233.18)	(36,446.88)	2,429.65	(38,876.53)
Total Net Reserve Income	\$ 41,559.54	\$ 7,554.73	34,004.81	\$ 83,229.17	\$ 28,805.88	54,423.29

R-Ranch In The Mountains® - Cash
Rodeo Budget Comparison Report
For the Eight Months Ending August 31, 2015

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Rodeo Income - Pre-Sale Tic	\$ 0.00	\$ 0.00	0.00	\$ 5,997.50	\$ 0.00	5,997.50
Rodeo Income - Gate Tickets	0.00	0.00	0.00	9,028.12	0.00	9,028.12
Rodeo Income - T Shirts	215.00	0.00	215.00	3,787.50	0.00	3,787.50
Rodeo Income - Parking	0.00	0.00	0.00	3,654.60	0.00	3,654.60
Rodeo Income - Vendors	0.00	0.00	0.00	3,815.95	0.00	3,815.95
Rodeo Income - Sponsors	2,048.00	0.00	2,048.00	12,548.00	0.00	12,548.00
Rodeo Income - Program Ad	0.00	0.00	0.00	70.00	0.00	70.00
Total Rodeo Income	<u>2,263.00</u>	<u>0.00</u>	<u>2,263.00</u>	<u>38,901.67</u>	<u>0.00</u>	<u>38,901.67</u>
Operating Expenses						
Rodeo Expense	0.00	0.00	0.00	35.00	0.00	(35.00)
Rodeo Expense - Stock Contr	0.00	0.00	0.00	4,500.00	0.00	(4,500.00)
Rodeo Expense - Prize Mone	0.00	0.00	0.00	4,000.00	0.00	(4,000.00)
Rodeo Expense - Advertising	0.00	0.00	0.00	535.05	0.00	(535.05)
Rodeo Expense - Security	0.00	0.00	0.00	480.00	0.00	(480.00)
Rodeo Expense - Seating	0.00	0.00	0.00	5,000.00	0.00	(5,000.00)
Rodeo Expense - Sanitation	0.00	0.00	0.00	1,525.00	0.00	(1,525.00)
Rodeo Expense - EMT	0.00	0.00	0.00	500.00	0.00	(500.00)
Rodeo Expense - T-Shirts	173.00	0.00	(173.00)	4,884.66	0.00	(4,884.66)
Rodeo Expense - Concession	0.00	0.00	0.00	11.44	0.00	(11.44)
Rodeo Expense - In-House E	1,819.00	0.00	(1,819.00)	3,086.32	0.00	(3,086.32)
Rodeo Expense - Upgrades	0.00	0.00	0.00	38,482.35	0.00	(38,482.35)
Rodeo Expense - Miscellane	59.63	0.00	(59.63)	1,941.26	0.00	(1,941.26)
Total Rodeo Expenses	<u>2,051.63</u>	<u>0.00</u>	<u>(2,051.63)</u>	<u>64,981.08</u>	<u>0.00</u>	<u>(64,981.08)</u>
Net Rodeo Income	<u>\$ 211.37</u>	<u>\$ 0.00</u>	<u>211.37</u>	<u>\$ (26,079.41)</u>	<u>\$ 0.00</u>	<u>(26,079.41)</u>

38,482.35
- 26,079.41

2015 Profit 12,402.94

R-Ranch In The Mountains® - Cash
 Operating Summary - Budget Comparison Report
 For the Eight Months Ending August 31, 2015

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ 70,593.99	\$ 66,907.05	3,686.94	\$ 591,604.84	\$ 641,745.75	(50,140.91)
Children's Rights	500.00	350.00	150.00	2,450.00	1,700.00	750.00
Electric Reimbursements	5,446.05	3,212.00	2,234.05	45,556.29	40,970.00	4,586.29
Interest Income	6.94	1.00	5.94	71.29	5.00	66.29
Fines & Fees	40.00	75.00	(35.00)	518.90	1,792.00	(1,273.10)
Late Fees & Finance Charges	803.61	0.00	803.61	9,524.89	2,500.00	7,024.89
Ownership Sales & Transfers	3,795.00	100.00	3,695.00	24,701.00	1,050.00	23,651.00
Reserve Funding Operating	(41,338.36)	0.00	(41,338.36)	0.00	0.00	0.00
RV Moves, Pet & Day Use F	680.00	560.00	120.00	4,044.23	3,775.00	269.23
Sales	1,464.00	1,997.00	(533.00)	14,022.20	15,434.00	(1,411.80)
Vending Income	129.00	40.00	89.00	524.00	437.00	87.00
Recovery of Bad Debt	4,032.06	3,300.00	732.06	90,749.72	26,400.00	64,349.72
Miscellaneous & Tax Refund	1.13	25.00	(23.87)	1.15	2,200.00	(2,198.85)
Total Operating Income	<u>46,153.42</u>	<u>76,567.05</u>	<u>(30,413.63)</u>	<u>783,768.51</u>	<u>738,008.75</u>	<u>45,759.76</u>
Operating Expenses						
Employee Expenses	54,553.89	52,228.69	(2,325.20)	438,862.46	438,033.45	(829.01)
Accrued Vacation Payout	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Expenses	4,002.00	5,901.00	1,899.00	41,990.13	56,263.00	14,272.87
Cabin Expenses	284.66	175.00	(109.66)	1,853.67	2,370.00	516.33
Cleaning Expenses	734.15	525.00	(209.15)	5,241.73	7,000.00	1,758.27
Commission Expenses	1,718.66	0.00	(1,718.66)	18,814.63	0.00	(18,814.63)
General Property Maintenance	11,260.72	10,414.00	(846.72)	73,938.60	87,752.00	13,813.40
Lodge Expenses	1,938.53	1,350.00	(588.53)	8,536.61	8,700.00	163.39
Owner Events	1,262.01	810.00	(452.01)	3,869.92	3,530.00	(339.92)
Ownership Sales & Transfers	607.14	112.00	(495.14)	3,714.66	1,568.00	(2,146.66)
RV Expenses	497.33	175.00	(322.33)	1,177.90	1,400.00	222.10
Sales & Marketing Expense	42.55	699.00	656.45	3,843.18	4,158.00	314.82
Sales Expense	1,415.55	1,511.25	95.70	8,328.72	10,840.00	2,511.28
Stables Expense	4,013.66	2,111.66	(1,902.00)	17,879.95	22,943.28	5,063.33
Utilities Expense	16,034.40	15,868.25	(166.15)	147,187.49	146,735.34	(452.15)
Rodeo Expense	0.00	0.00	0.00	0.00	0.00	0.00
Property Insurance Expense	0.00	0.00	0.00	39,222.75	39,000.00	(222.75)
Property Taxes Expense	7,500.00	7,500.00	0.00	60,000.00	60,000.00	0.00
Bad Debt Expense	3,128.36	0.00	(3,128.36)	45,894.03	0.00	(45,894.03)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	423.25	0.00	(423.25)
Total Operating Expenses	<u>109,040.21</u>	<u>99,380.85</u>	<u>(9,659.36)</u>	<u>920,943.15</u>	<u>892,968.07</u>	<u>(27,975.08)</u>
Net Operating Income	<u>\$ (62,886.79)</u>	<u>\$ (22,813.80)</u>	<u>(40,072.99)</u>	<u>\$ (137,174.64)</u>	<u>\$ (154,959.32)</u>	<u>17,784.68</u>

Account Summary as of 09/18/2015 1:53 PM sorted by Group, Account Nickname

Secure Mail
Mailbox(0) Compose Options

Alerts

Balance Alerts(0)
Activity Alerts(0)
Notice Alerts(0)

Checking Accounts sorted by Account Nickname In Ascending Order

Product Description	Account Nickname	Current Balance	Available Balance
BUSINESS VALUE *****3438	CABIN FUND	40,253.66	40,253.66
BUSINESS VALUE *****5714	INFRASTRUCTURE	11,504.20	11,504.20
BUSINESS VALUE *****3446	LODGE EVENTS	7,787.28	7,787.28
BUSINESS VALUE *****3420	OPERATING	62,718.65	62,718.65
BUSINESS VALUE *****3511	PAYROLL	6,324.48	6,324.48
BUSINESS IMMA *****3529	PROPERTY TAX	68,552.23	68,552.23
BUSINESS VALUE *****3576	R RANCH RODEO	12,085.44	12,085.44
BUSINESS IMMA *****3701	RAINBOW DAM ACCT	239,758.36	239,758.36
BUSINESS VALUE *****3461	RV FUND	96,951.48	96,951.48
BUSINESS VALUE *****2637	RV PROJECT ACCT	11,696.43	11,696.43
BUSINESS VALUE *****3081	STABLE FUND	8,105.93	8,105.93
Total Checking Accounts:		565,738.14	565,738.14



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book balance 56,379.36

R-Ranch In The Mountains® - Cash
Check Register
For the Period From Sep 12, 2015 to Sep 18, 2015

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3568	9/17/15	CITRUSOLUTION	1025	500.00
2510	9/17/15	RAINES GRADING,	1065	450.00
25069	9/17/15	DENISE ROBERSON	1020	267.71
25070	9/17/15	HOME CITY ICE CO	1020	270.28
25071	9/17/15	FIRST ADVANTAGE	1020	247.50
25072	9/17/15	THREADS FOR THE	1020	34.23
25073	9/17/15	EQUINE MEDICAL C	1020	251.00
25074	9/17/15	H & H RESOURCES	1020	4,523.00
25075	9/17/15	HAMP'S	1020	296.00
25076	9/17/15	AIRGAS SOUTH, IN	1020	27.84
25077	9/17/15	D-JAY PETROLEUM	1020	2,047.84
25078	9/17/15	BRIDGEFIELD CAS	1020	3,107.20
25079	9/17/15	PETTY CASH	1020	107.16
25080	9/17/15	KARRI HOBSON-PA	1020	893.00
EP 9/17/15 1	9/17/15	ADVANCED DISPOS	1020	907.19
EP 9/17/15 2	9/17/15	HOME DEPOT / GEC	1020	148.73
Total				<u>14,078.68</u>

book balance 56 379.36

Date Prepared: 9/18/15

Peachtree Account Status – as of today

<u>880</u>	Active			
<u>136</u>	Suspended	<u>12</u>	owes less than	<u>200.00</u>
<u>76</u>	Litigation	<u> </u>	owes less than	<u> </u>
<u>11</u>	Howe			
<u>198</u>	Inventory * number fluctuates with sales and take backs to equal 1600			
<u>92</u>	Bad Debt write offs			
<u>7</u>	Hardships			
<u>10</u>	Bankruptcies			
<u>168</u>	Closed			
<u>22</u>	Research / Problem files			
= 1600				

Litigation Update

___ with court date(s)
___ won by default – we have filed FIFA's
___ settled and paid - \$ _____

Hardships Update

___ waiting to be reviewed
___ waiting on final paperwork

Collections for _____ \$ _____
Collections YTD \$ _____
Historical Total as of Feb 2013 \$ _____

The Operating Net Income Year to Date was + or - 44,497.95 / + 17,784.68 w/ Revised Budget w/o Reserve Contributi.

The Reserves Net Income Year to Date was (+) or - 54,423.29

The Rodeo Net Income Year to Date was (+) or - 12,402.94 after removing the unbudgeted paving

Account Summary as of 09/11/2015 6:26 PM sorted by Group, Account Nickname

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Mailbox(0) [Compose](#) [Options](#)

Bad Request

Checking Accounts sorted by Account Nickname In Ascending Order			
Product Description	Account Nickname	Current Balance	Available Balance
BUSINESS VALUE *****3438	CABIN FUND	37,859.30	37,859.30
BUSINESS VALUE *****5714	INFRASTRUCTURE	11,307.23	11,307.23
BUSINESS VALUE *****3446	LODGE EVENTS	10,546.65	10,546.65
BUSINESS VALUE *****3420	OPERATING	51,675.96	51,675.96
BUSINESS VALUE *****3511	PAYROLL	96.35	96.35
BUSINESS IMMA *****3529	PROPERTY TAX	68,552.23	68,552.23
BUSINESS VALUE *****3576	R RANCH RODEO	13,839.07	13,839.07
BUSINESS IMMA *****3701	RAINBOW DAM ACCT	239,631.99	239,631.99
BUSINESS VALUE *****3461	RV FUND	97,569.11	97,569.11
BUSINESS VALUE *****2637	RV PROJECT ACCT	11,696.43	11,696.43
BUSINESS VALUE *****3081	STABLE FUND	8,075.54	8,075.54
Total Checking Accounts:		550,849.86	550,849.86



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book balance 39,776.46

R-Ranch In The Mountains® - Cash
Check Register
For the Period From Sep 5, 2015 to Sep 11, 2015

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2515	9/11/15	RAINES GRADING,	1030	450.00
25047	9/11/15	KIP BISHOP	1020	380.00
25048	9/11/15	COOK'S PEST CON	1020	510.75
25049	9/11/15	GABUBBLEMAN	1020	200.00
25050	9/11/15	ANTHONY J HOPEC	1020	48.00
25051	9/11/15	DIRECT TV	1020	99.96
25052	9/11/15	NEOPOST USA INC	1020	143.04
25053	9/11/15	WALMART BUSINES	1020	1,170.32
25054	9/11/15	C & W HARDWARE	1020	619.91
25055	9/11/15	JOHN DEERE FINA	1020	700.04
25056	9/11/15	ANDERSON FEED &	1020	672.08
25057	9/11/15	BLUETARP FINANCI	1020	1,266.00
25058	9/11/15	CHASTAINS JANITO	1020	730.85
25059	9/11/15	STAPLES CREDIT P	1020	317.71
25060	9/11/15	ATLANTA SPRINKLE	1020	400.00
25061	9/11/15	CLERK OF COURT	1020	12.00
25062	9/11/15	CLERK OF COURT	1020	12.00
25063	9/11/15	CLERK OF COURT	1020	12.00
25064	9/11/15	CLERK OF COURT	1020	13.00
25065	9/11/15	CLERK OF COURT	1020	13.00
25066	9/11/15	CLERK OF COURT	1020	13.00
25067	9/11/15	AMY QUICK	1020	40.00
25068	9/11/15	RAINES GRADING,	1020	375.00
Total				<u><u>8,198.66</u></u>

Account Summary as of 08/28/2015 4:50 PM sorted by Group, Account Nickname

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Alerts
[Balance Alerts\(0\)](#)
[Activity Alerts\(0\)](#)
[Notice Alerts\(0\)](#)

Checking Accounts sorted by Account Nickname In Ascending Order

Product Description	Account Nickname	Current Balance	Available Balance
BUSINESS VALUE *****3438	CABIN FUND	36,696.25	36,696.25
BUSINESS VALUE *****5714	INFRASTRUCTURE	11,307.23	11,307.23
BUSINESS VALUE *****3446	LODGE EVENTS	8,916.65	8,916.65
BUSINESS VALUE *****3420	OPERATING	70,675.30	70,675.30
BUSINESS VALUE *****3511	PAYROLL	248.65	248.65
BUSINESS IMMA *****3529	PROPERTY TAX	61,045.29	61,045.29
BUSINESS VALUE *****3576	R RANCH RODEO	13,839.07	13,839.07
BUSINESS IMMA *****3701	RAINBOW DAM ACCT	239,592.97	239,592.97
BUSINESS VALUE *****3461	RV FUND	95,590.11	95,590.11
BUSINESS VALUE *****2637	RV PROJECT ACCT	11,696.43	11,696.43
BUSINESS VALUE *****3081	STABLE FUND	7,565.54	7,565.54
Total Checking Accounts:		557,173.49	557,173.49



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Operating
book balance 65,237.95

R-Ranch In The Mountains® - Cash
Check Register
For the Period From Aug 22, 2015 to Aug 28, 2015

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
25011	8/28/15	CLERK OF COURT	1020	12.00
25012	8/28/15	CLERK OF COURT	1020	12.00
25013	8/28/15	CLERK OF COURT	1020	13.00
25014	8/28/15	CLERK OF COURT	1020	13.00
25015	8/28/15	VOID	1020	
25016	8/28/15	MARK DUGUAY	1020	69.00
25017	8/28/15	GE CAPITAL	1020	288.90
25018	8/28/15	DENISE ROBERSON	1020	67.14
25019	8/28/15	RHONDA ABERCRO	1020	195.00
25020	8/28/15	CHRIS BARGER	1020	150.00
25021	8/28/15	KENNETH KANDER	1020	150.00
25022	8/28/15	EDWARD BAILEY	1020	5.00
25021V	8/28/15	KENNETH KANDER	1020	-150.00
20523	8/28/15	KENNETH KANDER	1020	150.00
20524	8/28/15	KIP BISHOP	1020	375.00
20525	8/28/15	KAYLA GOMEZ	1020	42.50
20526	8/28/15	JAMES C. CROFTS	1020	30.00
2513	8/28/15	EDWARD BAILEY	1030	42.80
2513V	8/28/15	EDWARD BAILEY	1030	-42.80
2514	8/28/15	EDWARD BAILEY	1030	42.80
2509	8/28/15	HULSEY ENVIRONM	1065	690.00
Total				<u><u>2,155.34</u></u>

R-Ranch In The Mountains® - Cash
Check Register
For the Period From Aug 15, 2015 to Aug 21, 2015

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
25002	8/21/15	EQUINE MEDICAL C	1020	690.00
25003	8/21/15	HOME CITY ICE CO	1020	634.43
25004	8/21/15	NORTH GEORGIA FI	1020	300.00
25005	8/21/15	KIP BISHOP	1020	735.00
25006	8/21/15	MARK DUGUAY	1020	658.00
25007	8/21/15	SAFETY NJ	1020	5.00
25008	8/21/15	CLERK OF COURT	1020	13.00
25009	8/21/15	CLERK OF COURT	1020	13.00
25010	8/21/15	CLERK OF COURT	1020	12.00
Total				<u><u>3,060.43</u></u>

Account Summary as of 08/21/2015 4:26 PM sorted by Group, Account Nickname

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Alerts
Balance Alerts(0)
Activity Alerts(0)
Notice Alerts(0)

Checking Accounts sorted by Account Nickname In Ascending Order

Product Description	Account Nickname	Current Balance	Available Balance
BUSINESS VALUE *****3438	CABIN FUND	36,697.85	36,697.85
BUSINESS VALUE *****5714	INFRASTRUCTURE	11,307.23	11,307.23
BUSINESS VALUE *****3446	LODGE EVENTS	8,916.65	8,916.65
BUSINESS VALUE *****3420	OPERATING	47,512.82	47,512.82
BUSINESS VALUE *****3511	PAYROLL	5,877.09	5,877.09
BUSINESS IMMA *****3529	PROPERTY TAX	61,045.29	61,045.29
BUSINESS VALUE *****3576	R RANCH RODEO	13,824.07	13,824.07
BUSINESS IMMA *****3701	RAINBOW DAM ACCT	239,592.97	239,592.97
BUSINESS VALUE *****3461	RV FUND	95,527.11	95,527.11
BUSINESS VALUE *****2637	RV PROJECT ACCT	11,696.43	11,696.43
BUSINESS VALUE *****3081	STABLE FUND	7,565.54	7,565.54
Total Checking Accounts:		539,563.05	539,563.05



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book balance 38,705.23 *ab.*

Executive Director's Report
Board of Directors Meeting
September 18, 2015

- Staff: **Cody King** resigned his maintenance position and was replaced this week by **Johnny Kornos**. **Jean Kelly** continues to deal with her husband's extended stay in ICU. Tyler Davis, has been added to a weekend Security position. **Denise Roberson** was accepted as a member of the Dahlonega-Lumpkin County Leadership Class of 2015. **Christina** has been working with the **Dade County Fire** group in booking their reservations which commence Sept. 27th. I also want to spotlight our Housekeeping Department employees – **Jennifer Larson, Beverly Cook and Blakely Shope** for their work and impressive report cards on their cabin cleaning. Security Director **Keith Blackwell** has made multiple bear sighting reports, most near the RV 4 dumpster.
- We had two **property damage** issues this period. An owner's grandson and friends damaged the turf in the RV Storage area. A Stonepile Gap Road neighbor damaged a section of our black fence but paid for repairs – completed at \$150.
- We've received, completed and been paid for several **RV pad site extension** requests.
- Earlier this week I met with long time owner **Jerry Mook** who wants to develop and provide to us a draft procedural document on ranch Safety. Jerry is retired from the NASA space industry.
- As Steve may report we made **emergency replacements** to the water heater in cottage 1701, and a wall heater in Cabin 812.
- We now have wi-fi extended to the Maintenance building and have purchased an inexpensive **computer pad** for their use in searching for repair parts, etc.
- Steve and I are working with a rep from American Water Systems on quotations for maintenance items related to the **Water Treatment Plant's Spray Field System**.
- As you approved, Anita Curry ordered various decoration items for the **Rainbow Cabins**. Parts are here and we could use volunteers to assist with installation.
- I've confirmed with Charlie Lowry, 4L Rodeo productions – our "3rd week in June", 27th Mountain Top Rodeo (17th & 18th). We are also discussing the need to repair or replace the Arena fencing. I'm recommending an adult ticket price increase from \$12 to \$14, based upon other area events.
- As requested by our CPA in a recent audit, I prepared a draft **Whistle Blower Policy**.
- I have in hand a proposal for 2016 to renew our **landscape contract**, with no increase in the base price. We've met with them and were informed of a merger between Premiere Landscape and Landscape Management Services.
- We received an **\$842.55** check from the Georgia Forestry Commission related to our 2015 Fire Wise Community Grant request.
- We've met repeatedly and most recently this week with Charles Absher, H&H Engineering regarding the on-going design and re-development matters on the **Rainbow Lake & Dam** issue.
- We've met repeatedly with the **Finance Committee** in preparing budgeting data for 2016.

This completes my report for the period.

*received info & recommendation to improve wifi - 8,700 \$725 per mo.
looking at a wireless security system for Rainbow cabin area.*

RV 6	TBD
Grouting and repairs to pool	\$20,600
renovate/ restore Rainbow cabins	TBD
repair /resurface tennis court	\$19,688
resurface/repave roads to RV 1	\$68,955 Could be \$18K more if winter freeze does add'l damage
repair/replace roof on office	TBD
replace rodeo arena fence	\$9,000 Could do from present Rodeo Reserves
renovate / maintain/ update lodge	TBD
bring rainbow dam into compliance redevelop	Up to \$785K
replace maintenance truck	\$3,500
repair/replace stable gator	\$3000 for rebuilt engine, \$6500 new engine, \$13K new gator
renew replace upgrade website	Recommend 3 days training @560 per day (\$1680)
improve wi fi service	<u>\$8630 initial plus \$725 monthly (20MB)</u>
renovate/repair sewage purification system	TBD
add stairs to loft in barn	\$850
repair roof in barn	In 2015 budget
add more quality horses to herd	TBD
add security gate to Rainbow cabins area	\$6000 (wag)
upgrade main security gate office area with security tvs	\$1,950
add vehicle for Sales/move Kia to Housekeeping	\$3500 used vehicle plus \$2500 to repair Kia
Lodge Video Surveillance System	\$1,650
Shelter over Concrete slab at Lodge	TBD
Gravity Feed sewer for Lodge	\$35,000
Lawn Mower Engine Replacement	\$2,500
A/C Coil in Lodge Replacement	\$1500 to \$5500
Six electric heaters for Rainbow Cabins @ \$250 ea	\$1,500
10X12 Pole Sheds in Pastures	TBD (recommend we use tin roof from Deede House)
Lodge Music & Media System	\$2,889
1 Replacement washing machine	\$400
2 new replacement refrigerators	\$500
Renovate / upgrade Main office Restrooms	\$1,800
Chapel Hill Electrical Upgrades (61 cabins)	\$150,000 \$3 per ft for wire, \$1.5 per ft for conduit per cabin.
Stable House Flooring (existing Bedroom)	\$800
Stable Gutter Replacement	TBD
15 Ton A/C for Lodge (within next 3 to 5 years)	\$60,000
Asphalt from Stables to Arena General Parking Entrance	\$42,100
Repair RV 5 Concrete Pads	TBD
Annual A/C Replacement 2 @ \$6000	\$12,000
Waste Water Field Annual Contract for cleaning/repair	TBD
Repave at least one section per year	\$50,000
Paint Stables Exterior	TBD
Replace Maintenance Truck	TBD

R RanchStable Report

Labor Day weekend

Sat. 9 /5/ 15. 40

Sun. 9 /6/ 15. 55

Mon. 9 /7/ 15 57

152

Stables, Maintenance , Bill Pirkle & Lesley Anne Crumpton put up 645 square bales of hay on 8 / 27 / 15 thanks for all your help. We couldn't do it without your support .

Dr. Eddie came out to check out **Dodge** he has an abscess but is getting better.

Fixed the fences in the office pasture. (neighbor ran into it with a lawn mower and paid to have it fixed.)

Mark Zinn, Curt Ledbetter, thanks for your help taking care of the Bees.

On the ^{10/23/15 -}~~9/23/15 - 9/27/15~~ We are sending **Thorpe** to the **2ND ANNUAL ULTIMATE Horsemens Challenge** where for trainers will be working older horses that have issues . **Josh Peebles** will be working **Thorpe**.

On 9 / 26 / 15 We are going to the **Georgia Equine Rescue League auction** to look for new candidates for the Ranch .

On Monday 9 / 21 / 15 We are riding to the waterfall to maintenance the trails and to teach employees the trail for Emergencies. **Gold card ride only**. This will be the only ride of the day from 10:00 am till approximately 4:00 pm

Josh Littlejohn

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Josh Littlejohn

2001-M Deed Take Back Program

R-Ranch shall provide for an owner to turn back to the R-Ranch via a Warranty Deed <Take Back Program> which is free and clear of all liens and encumbrances or clouds after being an Owner in good standing for five (5) or more years from October 1, 2013 and for existing Owners in good standing for two (2) years or more prior to October 1, 2013, three (3) years from the effective date of October 1, 2013, both plans pursuant to payment of the then current one (1) full year assessment. This "Deed Take Back Program" shall only be administered when the Active Ownerships are verified by the Board of Directors to be a minimum of 900 active deeds of record.

- New owners after 10/1/13 - take back on or after 10/1/18
- Existing owners before 10/1/13 - must be in good standing for 2 years prior to 10/1/13

Addition to SECTION 11.9 as follows: second sentence, Children 13 to 17 years of age will be permitted to drive a golf cart without an adult subject to SECTION 11.9.1


SECTION 11.9.1 As a matter of safety R-Ranch shall require that all youthful golf cart operators, 13 to 17 years of age, shall obtain from the front office a permit to operate a legally registered and inspected golf cart on R-Ranch property. Youths, 13 years of age up to 17, driving a golf cart without an adult (18 years or older) shall have a permit in their name on their person at all times while operating the golf cart. The initial permit shall be offered free. Any replacement permit shall cost the recipient a fee of \$2.00. This permit shall be called GOLF CART YOUTH OPERATING PERMIT. The Board of Directors has authorized the Executive Director to impose a penalty for any violation of this policy. --

Add - on a lanyard in full view,

Add - any youthful golf cart operator with a valid, unrestricted, state issued driver's license will be exempt

P #:


**R-Ranch Golf Cart
Youthful Operators Permit**



Insert
Picture


Name:
DOB:
Owner #:

Owner Name: Phone:



P #:


**R-Ranch Golf Cart
Youthful Operators Permit**



Insert
Picture


Name:
DOB:
Owner #:

Owner Name: Phone:



P #:


**R-Ranch Golf Cart
Youthful Operators Permit**



Insert
Picture


Name:
DOB:
Owner #:

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Trinity Paving LLC

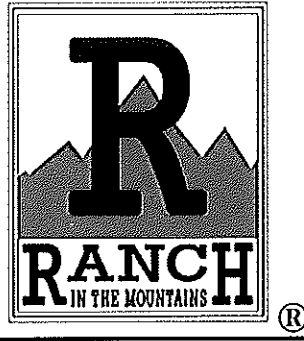
2099 Hwy 19N
GA 30533

Estimate

Date	Estimate #
9/10/2015	23

Name / Address
R-Ranch <i>RVI - if we dont do plan on an extra 16k for removing damaged asphalt</i>

			Project
Description	Qty	Rate	Total
<p>Phase 3- Approx 48,256 Sq. Ft. Starting at speed breaker at phase 2 and continuing on to the bath house with 1" of Perma-Flex and then 1" of F-Mix DOT Grade Asphalt for a total of 2" Starting at the beginning of Phase 3 around the back side with 1-1/2" of F-Mix DOT Grade Asphalt It is needful to use Perma-Flex on the high traffic side where all the cracking is. It is designed for that applications This price does not include having to take out all the bad Asphalt on the side that has the spider webbing or cracking. If it goes through the Winter it will more than likely get worse that would have to be determined at that time. As of right now if all of the bad spots were cut out and patch witch is a approx 7,675 Sq. Ft. it would cost an additional \$16,000.00 Materials and Labor-Includes 1 year warranty on materials and workmanship. Quote Good For Thirty Days</p>		68,955.00	68,955.00
Total			\$68,955.00



Rainbow Dam Owner's Survey

The Ranch has come to a point where the State will require that we make changes to the Rainbow Dam, which does not meet the State Safe Dams requirements. Your Board of Directors is asking for your input, which will be considered in preparation for the presentation to be made at the October Owners' Meeting and used to assist in determining the most appropriate course of action to take. Please check your preference and mail, Fax () or Email () to the office before September 15, 2015.

() 1. Bring the Dam up to the Safe Dams standards and maintain the lake at approximately normal full pool. This would cost about \$785,000, which would require a Special Assessment of \$600 per Owner, over a two year period. The four semi-annual assessments during that time would be increased by \$150 each.

() 2. Lower the dam height to the point that it will not fall under the jurisdiction of the Safe Dams program. This would leave us with a smaller lake and some large park-like areas with numerous possibilities. The cost estimate for this scenario has yet to be determined, however, it is felt that the dam reserve fund would come close to covering the cost.

() 3. Remove the dam and restore Jarrard Creek to its original configuration. The cost estimate for this scenario has yet to be determined, however, it is felt that the dam reserve fund would come close to covering the cost.

Owner Name _____ Owner # _____

Signature _____ Date _____