



**R-Ranch in the Mountains
Board of Director's
August 17, 2024
Agenda**

- I. CALL TO ORDER**– Randy Mercier, President
- II. OPENING PRAYER**- Monica Hunt, Treasurer
- III. PLEDGE OF ALLEGIANCE**- Amy Del Angel, Vice President
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- V. SUSPEND READING July 2024 BOD Meeting minutes.**
- VI. APPROVE/AMEND/ACCEPT July 2024 BOD Meeting minutes.**

VII. REPORTS – Attached where submitted.

- a. **Executive Director's Report** – Tony Fritchle – See attached.
 - July Budget Review
 - Completed Projects
 - R-Ranch Cabins
 - Future/Ongoing Projects
 - Administrative SOP Projects
 - Upcoming Events
 - Personnel Update
 - Complaints
 - July Ps&Gs Actions
 - Executive Director Requests for Board Approval
- b. **Grounds/Maintenance Report** – Tony Fritchle – See attached.
 - Vehicle Fleet Status
 - Vehicle Services
 - Maintenance Equipment
 - Maintenance Tasks
 - Projects Completed
- c. **Housekeeping Report** – Tony Fritchle – See attached.
 - Reservation Cabin Cleanings
 - Personnel
 - Projects

- d. **Stable Report** – Tony Fritchle - See attached.
- e. **Events/Lodge Report** – Amanda Rivard – See attached.
 - Sales
 - Marketing
 - Website
 - Photos
 - Social Media
 - Advertising
 - Community Engagement
 - Events
 - Owner Events
 - Private Events & Weddings
- f. **Treasurer’s Report** – Monica Hunt
- g. **President’s Report** – Randy Mercier
 - Mission Statements Review/Approval

STANDING COMMITTEE REPORTS – Attached where submitted.

1. **Finance Committee** – Kori Roddy (Chair) (Board Liaison: Monica Hunt) See attached.
2. **Covenants/Bylaws/P&G Committee** – Christine Standridge (Chair) (Board Liaison: Randy Mercier)
 - Golf Cart Operation
 - Side-by-Side/MPOHV Vehicle Operation
 - Social Media Policy
 - Quiet Hour Request
3. **Owner’s Concerns Committee** – Tracey Hennessee (Chair) (No Board Liaison Required) – Nothing to report.
4. **Land Use/Fire Wise Committee** – Stacey Bailey (Chair) (Board Liaison: Lance Leuliette)– See attached.
5. **Accommodations Committee** – Jeff Martin (Chair) (Board Liaison: Cindy Simoes) – See attached.
6. **Events Committee** – Tia-Machael Westbrook (Co-Chair) (Board Liaison: Johnny Hooper) – See attached.
 - Update on ‘Music and a Movie’ night
 - Mission Statements and Goals
 - Ranch Hands Service Projects
 - Current Events
 - Proposed Events
 - Other Business
 - Action Items
 - Update of future Meetings
7. **Marketing Committee** – Tiffany Searcy (Co-Chair) (Board Liaison: Debi Chandler) – See attached.
 - Committee Correspondence – Communication

- Sales and Marketing
- Social Media and Website
- Major Events

8. Strategic Planning Committee – Shawn McHugh (Chair) (Board Liaison: Amy DelAngel) – See attached.

- Vision/Mission Statements, complete.
- R-Ranch Goals/Objectives work has begun.
- Preparing the 5 Year Forward Look Plan.

9. Rodeo Committee – Valorie Lottes (Chair) (No Board Liaison Required) – Nothing to report.

10. Nominating Committee – Ashley Spenner (Chair) (No Board Liaison Required) – Nothing to report.

VIII. OLD BUSINESS

- Picnic Tables – *Analysis Complete will be revalued in late Sept.*
- Social Media - P&G Review Status
- Golf Carts – P&G Section 11.9 Revision
- Side-by-Side/MPOHV – P&G Committee Revision
- Standing Committees' Calendar – Calendar cannot be created, too many variances.
- Lodge Area Parking/Road Markings - Complete
- Pool Electrical/Junction Boxes

IX. NEW BUSINESS

- Storage Gate
- P&G Section 14.2 – Request received to include RV 6 for future Board Member sites.

X. OPEN DISCUSSION- Questions submitted by Owners.

XI. ADJOURN GENERAL MEETING

Time: _____

The next meeting of the R-Ranch BOD will be held on September 21, 2024, at 9:30am in the Board Room

XII. EXECUTIVE SESSION – Yes

XIII. WORKING SESSION – No



**R-Ranch in the Mountains
Board of Director's
July 20, 2024
BOD Meeting Minutes**

Board Member's in Attendance:

Randy Mercier, President
Amy Del Angel, Vice President
Monica Hunt, Treasurer
Deborah Whitmire, Secretary
Debi Chandler
Johnny Hooper
Lance Leuliette
Cindy Simoes
Barry Uhl

I. CALL TO ORDER – Randy Mercier, President – 9:36am

II. OPENING PRAYER- Monica Hunt, Treasurer

III. PLEDGE OF ALLEGIANCE- Amy Del Angel, Vice President

IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA - *Monica motioned to accept as is, Lance seconded and the motion carried.*

V. SUSPEND READING June 2024 BOD Meeting minutes. – *Monica motioned to accept as is, Johnny seconded and the motion carried.*

VI. APPROVE/AMEND/ACCEPT June 2024 BOD Meeting minutes. – *Monica motioned to accept as is, Johnny seconded and the motion carried.*

VII. REPORTS – Attached where submitted.

a. **Executive Director's Report** – Tony Fritchle – See attached.

- CPA Rob Mundy will be performing his 2023 taxes audit the beginning of August and his findings will be shared at the August board meeting.
- Reviewed owner status, suspensions, collections, etc.
- **June Budget Review** – Created an easier to read/understand format and reassured all that the June negative Actual is the norm for this time of the year. This is our “lean” time and we’re scrutinizing all spending.
 - John Gartner, #1057 – Do you have any data that shows what our occupancy rate is? If so, it would be interesting to see if we are “full” or “not full”.

- Tony – I do, but I don't have it with me right now and we looked at it right after Rodeo and we were at capacity, same for Memorial Day.
- **Completed Projects** – Reviewed Rodeo stats, attendance, expenditures, etc. Work Camper Program is a “Win-Win” for the Ranch and we will probably continue it for the next 6 months. Ken and Clarissa are working out great! Sprinkler system in the lodge completed. Lift station checked out fine.
- **R-Ranch Cabins**
 - Rainbow Cabins - Carpenter Ant Treatment - #803 and #806, \$304.00ea. A/C Repair - #804, \$1,614.00. Cabins #801 - #804 renovations and all cabin inventories completed.
 - Chapel Hill Cabins – Inventory: 16 Reservation, 4 Premium, 13 Offline, 40 Long-Term Adoptions, 3 Short-Term Adoptions. Updated gravel to roads.
- **Future/Ongoing Projects** - Entrance gate replaced with a “break-away” gate system. Picnic table replacement project must be deferred for now. The plan is to replace a few at a time, instead of spending so much at one time.
- **Administrative SOP Projects** - Mission, Vision and Values Working Session #2 planned for this afternoon. R-Ranch Crisis Action Plan is currently in its 2nd Draft. Newbook Software training complete and transitioning shortly. Chapel Hill Adoption Program SOP in its 2nd Draft. Security SOP Development complete and implemented.
- **Deferred Projects** – Chapel Hill Electric Upgrade, Welcome Center new A/C Unit, Cabin #812 replacement, Primitive Camp Sites, Rainbow Gate and Lift Station.
- **Upcoming Events** – Junior Wrangler Program (Session #2) happening this weekend. July 27th Concert and a Movie. August 3rd Back-To-School Luau. August 30th Cornhole and Movie Night. August 31st and September 1st Labor Day Concerts. September 23 – 29 Dade County Firefighters Reunion.
- **Personnel Update** – No new hires and no terminations for the month of June.
- **Complaints, Received and Resolved** – numerous situations addressed. Tony reminded everyone of the proper procedure to file a complaint.
- **DeeDee House** – Owner says he would like to Adopt it with a 10 year agreement for his renovation of the building (to a certain point). The Association is paying \$538.00 in insurance per year for this structure. A group discussion continued, and it was decided a Working Session would need to occur to reach a decision on the feasibility of this issue.
- **Outsourced Vending/Washing Machines** – After meeting with vendors, options were presented with the pros/cons for the possibility of utilizing this option. No final decision was made.
- b. **Grounds/Maintenance Report** – Tony Fritchle – See attached.
 - Vehicle Fleet Status – 9 Fully Mission Capable, -0- Non-Mission Capable.
 - Vehicle Services – Meet all requirements.
 - Maintenance Equipment – Kubota (stable equip.) only equipment that is currently down but in the shop for repair.
 - Maintenance Tasks – Chlorine pump at the pool replaced. Purchased a Diagnostics vehicle recorder.
 - Projects Completed – Hay baling. Erosion control at the pool. Lodge windows caulked and sealed. RV5 Bathhouse light fixtures and fan replaced/repaired.

- Grass Cutting – ARW Lawn Care is currently cutting approximately 60% of our grass. The other 40% is being cut by our Maintenance team. Evaluating all options to reduce 48+ hours per week from Maintenance to other possibilities, i.e., Camp Worker.
- c. **Housekeeping Report** – Tony Fritchle – See attached. - Cleaned 131 cabins in the month of June, plus all the “common areas”. Compiled notebooks for the cabins and began putting them in each cabin. Cleaned the Board Room windows
- d. **Stable Report** – Tony Fritchle – See attached.
- e. **Events/Lodge Report** – Tony Fritchle (Amanda Rivard giving tours) – See attached.
 - Sales – as of June 30th
 - YTD Leads 398
 - YTD New Sales 6
 - YTD 1 Yr. Option 2
 - YTD Transfers 19
 - Marketing - New Website almost ready to launch. New Photos received and will be included in our new format. Social Media generated significant interest. Advertising and Community Engagement.
 - Events - Owner Events and Private Events, but no Weddings in the month of June.
- ❖ 11:07am Break
- ❖ 11:12am Meeting Resumed
- f. **Treasurer’s Financial Report** – Kori Roddy (Finance Committee Chair) – See attached. Report presented by Tony Fritchle.
- g. **President’s Report** – Randy Mercier – Rodeo: Thanks to all the Volunteers and the Staff for pulling it all together. Kid’s Driving Golf Carts: Owners here, and those watching, the rules are going to continue to be enforced. Unsupervised Children at the Pool: An incident occurred at the pool, cannot prove who the guilty party was, but cameras are going to be installed. Going forward people will be held accountable.

STANDING COMMITTEE REPORTS – Attached where submitted.

1. **Finance Committee** – Kori Roddy (Chair) (Board Liaison: Monica Hunt) – See attached. Report presented by Tony Fritchle.
2. **Covenants/Bylaws/P&G Committee** – Christine Standridge (Chair) (Board Liaison: Randy Mercier) – See attached.
 - Revised Mission Statement submitted.
 - Ps&Gs revised Section 1.4, Section 6.6 and Section 7.5 were submitted for BOD review. *Cindy Simoes motioned to accept each revision, Debi Chandler seconded, all BOD Members voted and the motion carried.* These changes will become effective 30 days from today.
 - Tony requested a Protocol for Submitting Changes to the Policies & Guidelines. The Committee submitted (New) “Article XV” for BOD review. *Monica Hunt motioned to approve and accept this new procedure, Amy DelAngel seconded, all BOD Members voted and the motion carried.*
3. **Owner’s Concerns Committee** – Tracey Hennessee (Chair) (No Board Liaison required) – Nothing to report.

4. Land Use/Fire Wise Committee – Stacy Bailey (Chair) (Board Liaison: Lance Leuliette) – See attached.

- Overview – Owners are doing a great job keeping fires at a minimum, under the current dry conditions. Owners need to remember to log their contributions in the Ranch’s Firewise logbook. The Ranch needs 118 logged man-hours annually to achieve/maintain its certification.

5. Accommodations Committee – Jeff Martin (Chair) (Board Liaison: Cindy Simoes) – See attached.

- Barn Rehab Project – still need to paint the gutters and install a signage light on the front.
- 2024 Future Goals – Repair ceilings, pressure wash and paint the interior of bath houses 1, 2 and 3. Also for 2025, possible bandstand/stage to be erected on the concrete pad at the lodge for possible future venues.
- Additional RV Sites Request – One site in RV2, RV4 and RV7. These sites will be added to the September Lottery Form. The percentages/ratios would change from 70/30 to 65/35, for an additional \$6K of revenue for 2024. Tony to compile an Occupancy Data Report to have on-hand as needed. *Monica motioned to accept the proposal for 3 more sites, Barry seconded, the Board voted, and the motion carried.*
- Reservation “Waiting List” Proposal – The front office needs to have a Waiting List, especially during major holidays for last minute cancellations.
- Front Store/Vending Additions – No final decision was reached.

6. Events Committee – Tia-Machael Westbrook (Co-Chair) (Board Liaison: Johnny Hooper) – See attached. (Presented/read by Randy)

- Pickleball Update – Lines painted, the front office makes the net available on Tuesdays and Thursdays from 9:00am until 2:00pm. Committee will discuss weekend availability at their next meeting,
- Mushroom Hike Scheduled for August 3rd at 6:00pm, meet at the lodge.
- Rocky R Ranch Update – The painted rock Caterpillar, all supplies were donated by owners.
- Music/Movie Night Scheduled for July 27th – Music by Davin McCoy begins at 5:00pm and the movie (Jumanji) will be at 9:00pm.

7. Marketing Committee – Tiffany Searcy (Co-Chair) (Board Liaison: Debi Chandler) See attached.

- Committee Correspondence – Communication
 - Enhancement Fund – Tiffany presented, in great detail, the reasons for and the benefits of this program. These funds would be used toward the following initiatives:
 - Owners Events – Example: Entertainment & Monthly Activities
 - Accommodations’ Rehabilitation Projects – Example: Rehab of Bathhouses
 - Recreational Upgrades – Example: Bandstand, Saddle Pads and Latigos
 - Beautification Projects – Example: Curb appeal and Signage

- Sales & Marketing – Various possible programs were introduced but no decisions were made for inclusion.
- Social Media and Website – New video footage and pictures received and are being uploaded to the new website.

8. Strategic Planning committee – Shawn McHugh (Chair) (Board Liaison: Amy DelAngel) – R-Ranch Mission, Vision, Value Statement changes proposal was presented for Board approval. *The Board voted unanimously for the changes.*

9. Rodeo Committee – Valorie Lottes (Chair) (No Board Liaison required) – See attached.

10. Nominating Committee – Ashley Spenner (Chair) (No Board Liaison required) – Nothing to report.

VIII. OLD BUSINESS

- Picnic Tables – Plan and Replacement Implementation Status – carried over to next month’s meeting.
- Social Media Policy – P&G Review Status - carried over to next month’s meeting.
- Golf Carts – P&G Section 11.9 Revision – carried over to next month's meeting.
- Side-by-Side/MPOHV Revision – P&G Committee carried over to next month's meeting.

IX. NEW BUSINESS

- Standing Committee Meeting Calendar – Deborah requested each committee provide dates and time of each committee meeting to create a calendar. It would be posted on our owners’ website for those interested in attending.
- Lodge Area Parking/Road Markings – Deborah requested additional road/parking markers to help with exiting the lodge.
- Pool Electrical/Junction Boxes – Deborah requested that these boxes be marked with yellow or orange tape/paint to help everyone keep from tripping over them. Trash cans are currently being put near them as a deterrent.

X. OPEN DISCUSSION- No discussion, all questions were answered during the meeting.

XI. ADJOURN GENERAL MEETING

Time: 12:34pm

The next meeting of the R-Ranch BOD will be held on August 17, 2024, at 9:30am in the Board Room

XII. EXECUTIVE SESSION – Yes

XIII. WORKING SESSION – No

July 2024 Board of Directors Meeting Executive Director Report

As of 8.13.2024

1. July 2024 Budget Review

- a. Owner Suspensions & Collections
- b. Owner Account Status
- c. July Budget Dashboard

2. July 2024 Completed Projects.

- a. R-Ranch Website – Launched July 31, 2024.
- b. Horseshoe Pits Updated in RV 5 and Dog Park Pavilion
- c. Lodge windows Recalked.
- d. Technology Software Projects.
 - i. Three periods of Newbook Training.
 - 1) Maintenance Integration.
 - 2) Data and Analytics Management.
 - 3) Migration of Adoption Files.
 - ii. Two periods of Sales Force Training.
 - 1) Recruiting & Marketing Exploitation
 - 2) Lead Migration and Management.
 - 3) Data and Analytics Management.

3. R-Ranch Cabins

- a. Rainbow Cabins
 - i. Asset Inventory
 - 1) All fixed assets and cost analysis. Complete.
 - 2) Working with Comfort Inn to receive 20+ Love Seats, Bed Tables, 40 Lamps, sofa tables, and credenzas. Pick up August 27, 2024.
 - ii. Grounds
 - 1) Ditches and Culverts Cleaned
 - 2) Scraped Gravel on Roads
 - iii. Front Gate Installation - Complete
- b. Chapel Hill Cabins
 - i. Cabin Foundations Completed – 3 X Completed in July
 - ii. Cabin Inventory: 16 Rental, 4 Premium, 13 Offline, 40 Long-Term Adoptions, 3 Short-Term Adoptions.
 - iii. Multiple Owner Projects on rental cabins

4. Future/Ongoing Projects.

- a. RV Site & Bath House Timber Replacement Plan. Scott and the Maintenance Team have completed a full inventory of dilapidated 4x4 timbers at the bath houses and RV sites. Total projections for replacement are 63 x timbers at a cost of \$2,520.
- b. Picnic Tables. Scott completed a full comprehensive inventory of all RV and Cabin Picnic Tables and an analysis of total cost to replace. To buy all new

wood picnic tables (for missing and rehab tables) and fix Chapel Hill Tables will cost around \$13,016.

- c. Chapel Hill Electric Upgrade (11 Cabins): Projected estimate projected of \$30-\$35,000.
- d. Chapel Hill Electric Upgrade (Cabins 937/938): Projected estimate of \$5,350.
- e. New Welcome Center AC Unit: Projected at \$7,500; updated estimate is \$13,000 for replacement. No current issues with the outdated unit.
- f. Cabin 812 Replacement. We currently have three bids to replace cabin 812. Deferred to FY 2025.
- g. Primitive Camp Site – Projected at \$1,850 per site.
- h. Rainbow Gate. Capital Improvement Project from 2023.
- i. Lift Station(s). Capital Improvement Project from 2023.
- j. Video Cameras. Scott has completed a full analysis of placing three cameras at the pool and two cameras to observe the front gate. As a reminder, Cameras did not make the 2024 budget.

- k. **Administrative SOP Projects** (In Progress).
 - i. 2025-2029 Strategic Planning Process.
 - 1) Working Session #1- June 15, R-Ranch Mission, Vision, and Values.
 - 2) Working Session #2 – July 20, Goals & Objectives Development.
 - 3) Working Session # 3 – August 17, Strategies and Tactics.
 - ii. R-Ranch Crisis Action Plan –In 2nd Draft- No-Change.
 - iii. 2025 Budget Development.
 - 1) Timeline Developed.
 - 2) Developing Baseline Document.
 - 3) Staff analyzing department requirements.
 - iv. 5 Year Capital Improvement Plan.
 - v. Adoption RV & Cabin Standard Operating Procedure.
 - vi. Collection & Foreclosure Administrative Procedures.
 - vii. Owner Enhancement Fund Development & Testing.

5. **Upcoming Events.**

- a. Labor Day Weekend
 - i. 30 August – Cornhole and Movie Night
 - ii. 31 August – McDonald Fundraiser
 - iii. 1 September – Tyler Hammond Concert
- b. 23-29 September - Dade County Firefighters Reunion

6. **Personnel Update.**

- a. July arrivals.
 - i. Butch Synder (Weekend Security).
- b. July Departures.
- c. Open Positions.
 - i. Part-time - Wrangler

7. Complaints.

- a. Tension and Division of R-Ranch Owners (See Executive Director Message to Owners dated July 28, 2024).
- b. Cancellation of Labor Day Concert.
 - i. The Labor Day Concert is an Owner Event not sponsored by the R-Ranch.
 - ii. The R-Ranch supports the reinstatement of the concert.
- c. Concern and Clarification of Policies and Guidelines.
 - i. Need for quarterly reviews of Ps&Gs
 - ii. Ambiguity in several of the R-Ranch guidelines.
 - iii. Confusion between Ps&Gs narrative versus Bylaws and Covenants.
 - 1) Ps&Gs can be amended anytime the Board of Directors deems necessary.
 - 2) Bylaw & Covenants may not be changed without 2/3 of Owners voting on the change or revision.
- d. Concern regarding the Temporary Suspension of an Owner.

8. July Policies & Guidelines Updates

- a. Christine Standbridge Resigned as the Ps&Gs Committee Chair. Looking for a new Ps&Gs Chair.
- b. Additions to the Ps&Gs - Completed
 - i. Addition of Article XV – Ps&Gs Protocols.
 - ii. Addition of Owner Damages.
- c. Pending Revisions & Research with Ps&Gs Committee.
 - i. Social Media Revision.
 - ii. Side-by-Side Vehicle Revision.
 - iii. Quiet Hour Request.

9. Executive Director Request for Board Approval

- a. R-Ranch Bus.
 - i. Background. The bus was purchased in late 2022 as a mode of transport for tours.
 - ii. Cost. \$5000.
 - iii. Current Condition: 234K miles, no catalytic converter, runs terrible, and carbon monoxide in the cabin.
 - iv. Recommendation: Scott has contacted Cain Auctions. Recommend to place the bus in the September Auction and get as much as possible for it. The goal is to replace the bus with a professional 12-15 passenger van for tours. We need a high performing, professional first impression.
- b. Deedback Program.
 - i. Background. Although originally intended to provide a way out to Association owners who want to leave the Ranch, as a business, the Ranch cannot continue to absorb the exodus of owners that we are experiencing. At present, the goal of the R-Ranch is to reduce our Deedback actions and increase our transfers to eliminate our owner losses and maintain (increase) our revenue stream. Within the last couple years, the board approved a monthly allocation of six Deedback slots per month. Currently

the Deedback program is full through May 2025 accounting for 60+ losses of owners between now and then. Although we get an immediate return of \$2000 per Deedback it will be extremely difficult to recoup those owners in the out-years.

- ii. Recommendation.
 - 1) Grandfather everyone on the current Deedback Program to show fairness.
 - 2) Cease the Deedback Program immediately and drive owners to the Transfer Program.
 - 3) Reduce the Transfer Program Fee to \$350 as an incentive to drive owners to the program. The Transfer Program is much quicker than the Deedback Program but will take significant effort of the owner and transferee.
 - 4) From the business standpoint, the goal should be to alleviate the loss of owners and maintain a one-for-one deed transfer; the outcome is a no-sum-gain in owners under the transfer program and a push to increase new owners through improved marketing campaigns.
 - 5) Although alleviating the Deedback Program, owners still have a way out through the Transfer Process.
- c. R-Ranch Signage.
 - i. Background. As of August 9, 2024, two R-Ranch directional signs at the intersection of Hwy60/Ridley Road and Stone Pile Gap Round About are missing. The sign at Yahoola Road and Hwy 60 is still there.
 - ii. We have already talked with Lumpkin County (Mr. Duffey) regarding the signs. Lumpkin County has not pulled the signs.
 - iii. Action: I will contact the Lumpkin County Sheriff's Office to file a case of stolen property and order replacement signs.
- d. Geese Hunting Request. Nick Gooche (not a member), requested to Geese Hunt from September – October 2024 on the R-Ranch property around the Rainbow Lake and Retention Pond areas.
 - i. Blaine has allowed Nick to hunt on the R-Ranch property for numerous years. I told Nick that he would have to be signed in on the property with one of his three owner relatives or other friends as a guest.
 - ii. September begins the Migration Period. Several hundred Geese arrive yearly during the migration period.
 - iii. Goal is culling of an overpopulation of Geese.
 - iv. Section 1.16 of the Ps&Gs state “no hunting on R-Ranch property.” Thus, this would be an “Exception of Policy” with Board approval.
 - v. Nick is offering Owners an ability to learn how to hunt Geese.
 - vi. Recommend approval with the inclusion of safety guidelines established at Rainbow Lake and Retention Pond.

V/r
Tony Fritchle

Suspension and Collection List

Total Owners Suspended	As of 8.9.2024	As of 7.15.2024	As of 6.12.2024
\$00 - \$25.00	0	0	0
\$26 - \$150	4	2	1
\$151 - \$500	4	3	4
\$501 - \$1,500	18	23	28
\$1,501 - \$3,500	26	23	23
Total Suspended	52	51	56
In Collections	90	95	95
Total Deficit	\$505,336.31	\$502,702.61	\$516,658.04

Total Owners Suspended	As of 5.17.2024	As of 4.26.2024
\$00 - \$25.00	0	0
\$26 - \$150	2	6
\$151 - \$500	5	13
\$501 - \$1,500	35	44
\$1,501 - \$3,500	42	45
Total Suspended	84	108
In Collections	82	82
Total Deficit	\$656,943.00	\$184,007.00

Notes for August 2024

- 1 - 20_ Owners owe more than \$2,500 equalling \$59692.05
- 2 - 1_ Owners have been sent a 30 day notice for collections

Notes for July 2024

- 1 - 18_ Owners owe more than \$2,500 equalling \$45,904.00
- 2 - 0_ Owners have been sent a 30 day notice for collections

Owner
CUSTOMER ACCOUNT STATUS/ UNIT STATUS

	772	736	775	639	674	720	713	743	746	657	659	729
ended	70	106	69	178	149	104	112	85	77	164	163	97
TOTAL UNITS	842	842	844	817	823	824	825	828	823	821	822	826
Status as of:	1/17/20	2/14/20	3/20/20	4/24/20	5/13/20	6/19/20	7/15/20	8/12/20	9/17/20	10/19/20	11/19/20	12/19/20

Active	743	755	760	722	733	729	758	776	752	610	659	
Option Program					6	6	8	8	8	8	8	
Suspended	86	68	63	88	72	80	51	44	61	203	155	
TOTAL:	829	823	823	810	811	815	817	828	821	821	822	0
Collections	33	40	38	58	57	53	49	43	43	43	43	
TOTAL UNITS	862	863	861	868	868	868	866	871	864	864	865	0
Status as of:	1/15/21	2/18/21	3/18/21	4/22/21	5/13/21	6/18/21	7/16/21	8/20/21	9/16/21	10/21/21	11/17/21	

Active	677	699	705	609	645	678	692	711	697	578	636	
Option Program	7	6	5	3	3	3	3	4	4	7	6	
Suspended	118	101	90	189	142	112	102	89	100	211	152	
TOTAL:	802	806	800	801	790	793	797	804	801	796	794	0
Collections	63	54	56	55	55	55	55	53	53	53	52	
TOTAL UNITS	865	860	856	856	845	848	852	857	854	849	846	0
Status as of:	1/12/22	2/18/22	3/16/22	4/22/22	5/18/22	6/17/22	7/14/22	8/17/22	9/14/22	10/19/22	11/16/22	

Active	647	628	651	574	608		657	647	644	560	542	
Option Program	10	11	11	12	12		14	12	9	8	8	
Suspended	98	111	77	158	123		78	86	88	167	178	
TOTAL:	755	750	739	744	743	0	749	745	741	735	728	0
Bankruptcy	1	1	1	1	1		4	3	1	1	1	
Collections	65	84	82	81	80		72	72	71	72	72	
TOTAL UNITS	820	835	821	825	823	0	821	817	812	807	800	0
Status as of:	1/19/23	2/16/23	3/16/23	4/20/23	5/17/23		7/14/23	8/16/23	9/14/23	10/19/23	11/16/23	

Active	603	606	599	565	586	595	595	595				
Option Program	78	8	7	5	4	4	3	3				
Suspended	78	65	72	108	84	56	51	52				
TOTAL:	689	679	678	678	674	655	649	650				0
Bankruptcy	2	2	2	2	2	1	3	3				
Collections	89	90	90	82	82	95	95	95				
TOTAL UNITS	780	771	768	760	756	750	747	(745)	90	0	0	0
Status as of:	1/19/24	2/16/24	3/14/24	4/26/24	5/17/24	6/12/24	7/12/24	8/9/24				

740
Deeds Current Out.

R-Ranch Financial Dashboard

June 2024 Budget vs. Actuals: FY24 P&L

As of July 9, 2024

	Actual	Budget	Over Budget	% of Budget
Total Income	178,931.00	\$ 74,699.00	\$ 104,232.00	239.54%
Total Expenses	\$ 198,076.39	\$ 216,330.00	-\$ 18,253.61	91.56%
Net Operating Income	-\$ 19,145.63	-\$ 34,613.00	\$ 15,467.37	55.31%
Other Income				
4503 Capitol Improve - Spc Assess	722.41	0.00	722.41	
Total Other Income	\$ 722.41	\$ 0.00	\$ 722.41	
Other Expenses				
6110 Operating - Projects & Improve		0.00	0.00	
6216 RV - Projects & Improve		0.00	0.00	
6308 Cabin - Rainbow	497.04	130.00	367.04	382.34%
6326 Cabin - Projects & Improve		2,000.00	-2,000.00	0.00%
6424 Lodge - Projects & Improve		0.00	0.00	
6500 Capital - Infra Improve	15,131.31	0.00	15,131.31	
Total Other Expenses	\$ 15,628.35	\$ 2,130.00	\$ 13,498.35	733.73%
Net Other Income	-\$ 14,905.94	-\$ 2,130.00	-\$ 12,775.94	699.81%
Net Income	-\$ 34,051.57	-\$ 36,743.00	\$ 2,691.43	92.67%

June Unforecasted Projects

Pumphouse Relacements	\$ 8,792.00
WWTP Effluent Meter	\$ 5,600.00
Videographer (for website)	\$ 3,900.00
804 A/C Repair	\$ 1,614.00

June Actual vs. Budget

	As of 30 June 24	Jun-23	22-Jun
June Revenue	\$178,931.00	\$199,818.00	\$186,114.00
June Spec Assess	\$722.00	None	
June Expenses	\$198,076.00	\$217,214.00	\$223,370.00
June Other Expenses	\$15,628.00	\$17,219.00	\$1,913.00
Total Rev	\$179,653.00	\$199,818.00	\$186,114.00
Total Exp	\$213,704.00	\$234,433.00	\$225,283.00
Net Income	-\$34,051.00	-\$34,615.00	-\$39,169.00

P&L Totals

	As of 30 June 24	Year End	Year End
Total P&L Revenue	\$1,309,002.00	\$2,708,035.00	\$2,437,920.00
Total P&L Spec Assess	\$92,889.00	None	None
Total P&L Expenses	\$1,161,392.00	\$2,209,622.00	\$2,492,065.00
Total P&L Other Expend	\$295,652.00	\$341,147.00	\$260,471.00
Total P&L Rev	\$1,401,891.00	\$2,708,035.00	\$2,437,920.00
Total P&L Exp	\$1,457,044.00	\$2,550,769.00	\$2,752,536.00
Net P&L Income	-\$55,153.00	\$157,266.00	-\$314,616.00

Account Balance Snapshot (Cash)	As of 10 July 24
1060 Legal	\$78,963
1065 RV	\$81,953
1070 Operating Contingent	\$60,134
1020 Operating Bank	\$173,680
1025 Lodge	\$32,415
1030 Cabin	\$26,168
1040 Property Tax/Escrow	\$52,097
1045 Payroll	\$9,788
1050 Rodeo	\$73,404
1055 Capital Improvement	\$183,335
Total	\$771,937

Total 2024 YTD Projected Net Income	\$187,645.00
Mid-Year (Six Month) Net Benchmark	\$93,823.00
June 2024 Net Income	\$32,411.00
Mid-Year Net Income Status	-\$61,412.00

**Below budget for where we should be for June

R-Ranch in the Mountains
Budget vs. Actuals: 2024 Budget - FY24 P&L
 Jul-24

	Jul 2024				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Income								
4000 Admin - Assessments	8,262.98	21,200.00	-12,937.02	38.98%	739,462.11	1,410,000.00	-670,537.89	52.44%
4001 Admin - Assessments - DBP	14,000.00	9,000.00	5,000.00	155.56%	59,596.98	108,000.00	-48,403.02	55.18%
4002 Admin - Child Rights		561.00	-561.00	0.00%	1,333.34	2,805.00	-1,471.66	47.53%
4004 Admin - Interest	36.24	5.00	31.24	724.80%	279.80	60.00	219.80	466.33%
4006 Admin - Fines & Fees	166.11	100.00	66.11	166.11%	1,048.78	1,200.00	-151.22	87.40%
4007 Admin - Collection Fees - Recouped	-1,150.97		-1,150.97		-99.54	0.00	-99.54	
4008 Admin - Late Fees & FC	673.39	600.00	73.39	112.23%	21,309.48	7,200.00	14,109.48	295.97%
4010 Admin - Ownership Sales		7,670.00	-7,670.00	0.00%	8,735.00	61,160.00	-52,425.00	14.28%
4012 Admin - Ownership Transfers	3,400.00	3,800.00	-400.00	89.47%	17,837.00	45,600.00	-27,763.00	39.12%
4014 Admin - Day Use		257.00	-257.00	0.00%	0.00	531.00	-531.00	0.00%
4016 Admin - Sales - Ice	640.00	900.00	-260.00	71.11%	1,939.34	4,500.00	-2,560.66	43.10%
4018 Admin - Sales - Propane	550.70	400.00	150.70	137.68%	6,691.90	11,352.00	-4,660.10	58.95%
4020 Admin - Sales - Souvenirs	42.00	220.00	-178.00	19.09%	661.96	1,992.00	-1,330.04	33.23%
4022 Admin - Sales - Firewood	40.00	100.00	-60.00	40.00%	904.00	1,660.00	-756.00	54.46%
4024 Admin - Sales - Gate Cards	50.00	50.00	0.00	100.00%	475.00	375.00	100.00	126.67%
4026 Admin - Sales - Store	1,277.94	1,300.00	-22.06	98.30%	5,185.93	12,200.00	-7,014.07	42.51%
4028 Admin - Vending Income	28.50	700.00	-671.50	4.07%	3,252.60	4,315.00	-1,062.40	75.38%
4029 Admin - Golf Cart Rental	680.00	800.00	-120.00	85.00%	4,485.00	5,380.00	-895.00	83.36%
4030 Admin - Stables - Riding Pass	1,640.00	1,600.00	40.00	102.50%	6,660.00	11,100.00	-4,440.00	60.00%
4032 Admin - Stables - Stall Fees		0.00	0.00		0.00	0.00	0.00	
4034 Admin - Stables - Fundraiser	-42.21	0.00	-42.21		697.79	900.00	-202.21	77.53%
4036 Admin - Recovery of Bad Debt	1,012.25	400.00	612.25	253.06%	1,629.41	5,000.00	-3,370.59	32.59%
4038 Admin - RV Adoptions	26,400.00	16,800.00	9,600.00	157.14%	88,700.00	114,000.00	-25,300.00	77.81%
4040 Admin - Cabin Adoptions	1,035.00	2,160.00	-1,125.00	47.92%	12,451.51	14,189.00	-1,737.49	87.75%
4041 Admin - Lodge Income		0.00	0.00		0.00	6,824.00	-6,824.00	0.00%
4042 Admin - RV Moves	826.93	1,335.00	-508.07	61.94%	3,290.93	9,155.00	-5,864.07	35.95%
4046 Admin - Sponsored Events		0.00	0.00		0.00	600.00	-600.00	0.00%
4048 Admin - Pet Fees	70.00	150.00	-80.00	46.67%	620.00	1,200.00	-580.00	51.67%
4050 Admin - Misc		0.00	0.00		0.00	0.00	0.00	
4200 RV - Reservation	9,271.00	10,902.00	-1,631.00	85.04%	51,369.00	96,911.00	-42,542.00	56.10%
4202 RV - Electric - Quarterly	9,543.05	6,800.00	2,743.05	140.34%	43,515.36	49,310.00	-5,794.64	88.25%
4208 RV - Yearly Adoptions	8,800.00	5,600.00	3,200.00	157.14%	29,150.00	38,000.00	-8,850.00	76.71%
4210 RV - Guest & Group	3,036.00	2,688.00	348.00	112.95%	13,424.71	24,995.00	-11,570.29	53.71%
4212 RV - Interest		2.00	-2.00	0.00%	0.00	18.00	-18.00	0.00%
4300 Cabin - Reservation	2,855.75	4,000.00	-1,144.25	71.39%	17,409.04	31,012.00	-13,602.96	56.14%
4302 Cabin - Electric - Quarterly	1,169.68	634.00	535.68	184.49%	6,748.15	10,701.00	-3,952.85	63.06%
4306 Cabin - Adoptions	1,005.00	3,600.00	-2,595.00	27.92%	11,222.49	23,649.00	-12,426.51	47.45%
4308 Cabin - Guest & Group	7,790.00	7,800.00	-10.00	99.87%	25,842.88	47,987.00	-22,144.12	53.85%
4310 Cabin - Cottage	4,120.00	3,696.00	424.00	111.47%	18,840.00	35,844.00	-17,004.00	52.56%
4400 Lodge - Weddings	19,115.00	12,000.00	7,115.00	159.29%	123,432.25	119,500.00	3,932.25	103.29%
4401 Lodge - Wedding - Members		1,000.00	-1,000.00	0.00%	0.00	11,000.00	-11,000.00	0.00%
4402 Lodge - Events	4,175.00	500.00	3,675.00	835.00%	6,360.00	10,496.00	-4,136.00	60.59%
4403 Lodge - Events - Members		200.00	-200.00	0.00%	750.00	1,200.00	-450.00	62.50%
4500 Capital Improve - RV	8,800.00	5,600.00	3,200.00	157.14%	29,550.00	38,000.00	-8,450.00	77.76%
4502 Capital Improve - Cabins	510.00	800.00	-290.00	63.75%	8,431.00	10,176.00	-1,745.00	82.85%
4504 Capital Imp - Interest	125.42		125.42		868.89	0.00	868.89	
4600 Legal - Admin	300.00		300.00		750.00	0.00	750.00	
4700 Rodeo - Tickets		0.00	0.00		69,484.69	61,600.00	7,884.69	112.80%
4702 Rodeo - Parking		0.00	0.00		7,558.00	4,880.00	2,678.00	154.88%
4704 Rodeo - Vendors		0.00	0.00		5,248.70	4,400.00	848.70	119.29%
4706 Rodeo - Sponsors		0.00	0.00		14,726.00	11,000.00	3,726.00	133.87%
4710 Rodeo - Souvenirs	175.00	0.00	175.00		2,355.00	2,000.00	355.00	117.75%
4712 Rodeo - Refreshments		0.00	0.00		9,220.07	7,000.00	2,220.07	131.72%
4900 Admin - Open Credits	7,288.44		7,288.44		12,902.96	0.00	12,902.96	
Non Profit Income			0.00		60.00	0.00	60.00	

Total Income	\$ 147,718.20	\$ 135,930.00	\$ 11,788.20	108.67%	\$ 1,499,367.51	\$ 2,480,977.00	-\$ 981,609.49	60.43%
Gross Profit	\$ 147,718.20	\$ 135,930.00	\$ 11,788.20	108.67%	\$ 1,499,367.51	\$ 2,480,977.00	-\$ 981,609.49	60.43%
Expenses								
6000 Employee - Payroll/Salary	62,475.52	65,384.00	-2,908.48	95.55%	475,949.71	849,992.00	-374,042.29	55.99%
6002 Employee - Payroll Tax	4,886.19	6,225.00	-1,338.81	78.49%	37,705.95	80,924.00	-43,218.05	46.59%
6004 Employee - Payroll Fees & Exp	903.63	915.00	-11.37	98.76%	9,382.75	11,896.00	-2,513.25	78.87%
6006 Employee - Benefits	6,571.20	9,478.00	-2,906.80	69.33%	47,861.81	108,090.00	-60,228.19	44.28%
6007 Employee - IRA		1,000.00	-1,000.00	0.00%	925.09	12,000.00	-11,074.91	7.71%
6008 Employee - Workers Comp	2,679.00	3,603.00	-924.00	74.35%	19,967.97	43,236.00	-23,268.03	46.18%
6012 Admin - Accounting Fees		2,085.00	-2,085.00	0.00%	2,675.00	4,085.00	-1,410.00	65.48%
6014 Admin - Bank Fees	35.00	40.00	-5.00	87.50%	531.20	543.00	-11.80	97.83%
6016 Admin - Business Fees		0.00	0.00		1,104.99	1,338.00	-233.01	82.59%
6018 Admin - IT /Internet /Phone	3,845.94	4,000.00	-154.06	96.15%	27,329.12	48,000.00	-20,670.88	56.94%
6020 Admin - Dues & Subscriptions	69.89	1,187.00	-1,117.11	5.89%	5,046.47	9,518.00	-4,471.53	53.02%
6022 Admin - Emp Develop & Training		200.00	-200.00	0.00%	0.00	3,898.00	-3,898.00	0.00%
6024 Admin - Acknowledgements		50.00	-50.00	0.00%	1,431.46	550.00	881.46	260.27%
6026 Admin - Merchant Services	-32.53	0.00	-32.53		-2,324.26	0.00	-2,324.26	
6028 Admin - Mileage Reimbursement		16.00	-16.00	0.00%	37.00	513.00	-476.00	7.21%
6030 Admin - Office Build M&R		40.00	-40.00	0.00%	3,954.40	1,020.00	2,934.40	387.69%
6032 Admin - Office Expense	315.24	501.00	-185.76	62.92%	2,792.83	4,998.00	-2,205.17	55.88%
6034 Admin - Printing / Copying	1,510.68	510.00	1,000.68	286.21%	2,387.59	7,015.00	-4,627.41	34.04%
6036 Admin - Shipping / Postage	13.99	95.00	-81.01	14.73%	1,292.05	2,971.00	-1,678.95	43.49%
6038 Admin - Internet / Cell	1,052.05		1,052.05		7,072.21	0.00	7,072.21	
6044 Admin - Insurance - PL&A		0.00	0.00		83,085.50	170,616.00	-87,530.50	48.70%
6046 Admin - Property Taxes	9,434.00	9,000.00	434.00	104.82%	74,647.00	103,949.00	-29,302.00	71.81%
6048 Admin - Sales - Ice Exp	322.20	532.00	-209.80	60.56%	1,298.52	2,874.00	-1,575.48	45.18%
6050 Admin - Sales - Propane Exp	10.00	330.00	-320.00	3.03%	5,658.95	7,810.00	-2,151.05	72.46%
6052 Admin - Sales - Souvenirs Exp		36.00	-36.00	0.00%	0.00	1,563.00	-1,563.00	0.00%
6054 Admin - Sales - Gate Cards Exp		300.00	-300.00	0.00%	0.00	814.00	-814.00	0.00%
6056 Admin - Sales - Firewood Exp		0.00	0.00		568.48	1,350.00	-781.52	42.11%
6058 Admin - Sales - Store Exp	569.70	589.00	-19.30	96.72%	2,483.54	7,020.00	-4,536.46	35.38%
6059 Admin - Golf Cart Rental Exp	3,496.47	865.00	2,631.47	404.22%	4,646.47	4,915.00	-268.53	94.54%
6060 Admin - Sporting Equipment		0.00	0.00		0.00	400.00	-400.00	0.00%
6062 GPM - Equip Rental		40.00	-40.00	0.00%	2,166.80	1,918.00	248.80	112.97%
6064 GPM - Equip Repair	3,358.48	500.00	2,858.48	671.70%	22,544.24	15,778.00	6,766.24	142.88%
6066 GPM - Fence / Pasture	-31.93	1,800.00	-1,831.93	-1.77%	13,549.58	13,639.00	-89.42	99.34%
6068 GPM - Fuel	1,573.18	3,400.00	-1,826.82	46.27%	12,431.02	22,600.00	-10,168.98	55.00%
6070 GPM - General Maintenance		500.00	-500.00	0.00%	1,770.65	3,012.00	-2,041.35	46.45%
6072 GPM - Grounds / Property Repair	1,170.42	1,000.00	170.42	117.04%	4,402.61	6,585.00	-2,182.39	66.86%
6074 GPM - Keys & Locks	15.94	10.00	5.94	159.40%	186.68	375.00	-188.32	49.78%
6076 GPM - Lawn & Landscape Svc	10,560.00	10,560.00	0.00	100.00%	60,160.00	80,560.00	-30,400.00	62.26%
6078 GPM - Pool Chemicals	2,149.99	800.00	1,349.99	268.75%	9,439.47	6,087.00	3,352.47	155.08%
6080 GPM - Pool M&R	1,159.81	75.00	1,084.81	1546.41%	7,789.41	4,385.00	3,404.41	177.64%
6081 GPM - Pool Bathhouse			0.00		848.88	0.00	848.88	
6082 GPM - Pest Control Services	118.00	200.00	-82.00	59.00%	1,857.48	3,545.00	-1,687.52	52.40%
6084 GPM - Roads M&R		0.00	0.00		0.00	1,000.00	-1,000.00	0.00%
6086 GPM - Supplies	114.82	600.00	-485.18	19.14%	4,182.34	5,700.00	-1,517.66	73.37%
6088 GPM - Tools	227.09	0.00	227.09		1,109.78	2,200.00	-1,090.22	50.44%
6090 GPM - Vehicle M&R	247.16	800.00	-552.84	30.90%	5,965.46	13,950.00	-7,984.54	42.76%
6092 GPM - Vehicle Tags & Titles		0.00	0.00		0.00	255.00	-255.00	0.00%
6094 GPM - Maint. Bldg M&R		0.00	0.00		106.27	546.00	-439.73	19.46%
6095 GPM - Safety	385.56	150.00	235.56	257.04%	1,758.68	1,800.00	-41.32	97.70%
6096 GPM - Operat Security Contract		0.00	0.00		0.00	0.00	0.00	
6098 Operating - Util - Electric	1,915.98	1,800.00	115.98	106.44%	20,461.23	24,399.00	-3,937.77	83.86%
6100 Operating - Util - Propane		0.00	0.00		7,576.78	9,938.00	-2,361.22	76.24%
6104 Operating - Util - Trash	2,210.00	1,180.00	1,030.00	187.29%	13,015.50	15,758.00	-2,742.50	82.60%
6106 Operating - Util - Wtr Sys M&R	2,005.88	5,135.00	-3,129.12	39.06%	13,765.57	19,850.00	-6,084.43	69.35%
6108 Operating - Util - Wtr Trt M&R	4,590.33	750.00	3,840.33	612.04%	11,872.24	9,761.00	2,111.24	121.63%
6112 Sales - Sales & Market Exp	589.80	1,000.00	-410.20	58.98%	11,657.23	14,000.00	-2,342.77	83.27%
6113 Sales - Mkt Comm Outreach		0.00	0.00		0.00	1,000.00	-1,000.00	0.00%
6114 Housekeeping - Supplies	1,722.70	900.00	822.70	191.41%	9,153.81	9,100.00	53.81	100.59%
6116 Stables - Feed	943.09	1,228.00	-284.91	76.80%	11,780.38	14,454.00	-2,673.62	81.50%
6118 Stables - Ferrier	1,255.00	1,404.00	-149.00	89.39%	11,905.00	13,308.00	-1,403.00	89.46%

*Millicent
2000*

*Pool Tower
Light*

4503 Capitol Improve - Spc Asess	300.00	0.00	300.00		93,488.77	105,750.00	-12,261.23	88.41%
Total Other Income	\$ 300.00	\$ 0.00	\$ 300.00		\$ 93,488.77	\$ 105,750.00	-\$ 12,261.23	88.41%
Other Expenses								
6110 Operating - Projects & Improve		0.00	0.00		0.00	2,500.00	-2,500.00	0.00%
6216 RV - Projects & Improve		0.00	0.00		0.00	14,500.00	-14,500.00	0.00%
6308 Cabin - Rainbow		308.00	-308.00	0.00%	11,756.98	4,458.00	7,298.98	263.73%
6326 Cabin - Projects & Improve		0.00	0.00		2,654.26	33,000.00	-30,345.74	8.04%
6424 Lodge - Projects & Improve		0.00	0.00		443.36	2,500.00	-2,056.64	17.73%
6500 Capital - Infra Improve	156.09	15,000.00	-14,843.91	1.04%	282,061.56	105,000.00	177,061.56	268.63%
Total Other Expenses	\$ 156.09	\$ 15,308.00	-\$ 15,151.91	1.02%	\$ 296,916.16	\$ 161,958.00	\$ 134,958.16	183.33%
Net Other Income	\$ 143.91	-\$ 15,308.00	\$ 15,451.91	-0.94%	-\$ 203,427.39	-\$ 56,208.00	-\$ 147,219.39	361.92%
Net Income	-\$ 11,560.93	-\$ 45,663.00	\$ 34,102.07	25.32%	-\$ 143,102.59	\$ 187,645.00	-\$ 330,747.59	-76.26%

Saturday, Aug 10, 2024 04:50:10 AM GMT-7 - Cash Basis

R-Ranch in the Mountains

Balance Sheet As of July 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 Operating Bank Account	109,397.82
1025 Lodge Bank Account	37,985.54
1030 Cabin Bank Account	26,631.81
1040 Property Tax Escrow Bank Acct	61,548.30
1045 Payroll Bank Account	1,791.05
1050 Rodeo Bank Account	75,899.06
1055 Capital Improvement / Infrast	186,117.89
1060 Legal Account	78,963.34
1065 RV Bank Account	77,552.52
1070 Operating Contingent	60,154.27
Total Bank Accounts	\$716,041.60
Other Current Assets	
1700 Accumulated Depreciation	-126,163.98
1900 Unsold Ranch Memberships	343,275.00
Uncategorized Asset	1.00
Undeposited Funds	186.36
Total Other Current Assets	\$217,298.38
Total Current Assets	\$933,339.98
Fixed Assets	
1530 Vehicles	36,719.64
1535 Machinery & Equipment	42,932.60
1540 Horses & Sports Equipment	-850.00
1545 Buildings and Improvements	649,172.79
Total Fixed Assets	\$727,975.03
TOTAL ASSETS	\$1,661,315.01
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2050 Prepaid Assessments	0.00
2060 Sales Tax Payable	0.00
2070 Accrued Property Tax	54,050.00
2095 In-House ATM for Events	0.00
2350 Cabin - Refundable Deposit	9,980.00
2470 Prepaid - Other	100.00
Total Other Current Liabilities	\$64,130.00
Total Current Liabilities	\$64,130.00
Total Liabilities	\$64,130.00

	TOTAL
Equity	
3802 RV Retained Earnings	0.00
3905 Undesignated Net Assets	-12,960.36
Equity (Conversion)	871,618.76
Retained Earnings	796,664.70
Net Income	-58,138.09
Total Equity	\$1,597,185.01
TOTAL LIABILITIES AND EQUITY	\$1,661,315.01

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6070 GPM - General Maintenance	784.43	1,900.00	41.29 %
6072 GPM - Grounds / Property Repair	4,160.19	3,985.00	104.40 %
6074 GPM - Keys & Locks	157.55	290.00	54.33 %
6076 GPM - Lawn & Landscape Svc	36,960.00	38,320.00	96.45 %
6078 GPM - Pool Chemicals	8,625.08	4,048.00	213.07 %
6080 GPM - Pool M&R	6,703.28	1,792.00	374.07 %
6081 GPM - Pool Bathhouse	848.88		
6082 GPM - Pest Control Services	1,739.48	2,078.00	83.71 %
6084 GPM - Roads M&R		500.00	
6086 GPM - Supplies	3,903.71	3,900.00	100.10 %
6088 GPM - Tools	1,109.78	1,100.00	100.89 %
6090 GPM - Vehicle M&R	5,092.03	7,900.00	64.46 %
6092 GPM - Vehicle Tags & Titles		0.00	
6094 GPM - Maint. Bldg M&R	81.44	346.00	23.54 %
6095 GPM - Safety	1,630.16	1,050.00	155.25 %
6096 GPM - Operat Security Contract		0.00	
6098 Operating - Util - Electric	17,951.80	15,659.00	114.64 %
6100 Operating - Util - Propane	7,565.98	4,739.00	159.65 %
6104 Operating - Util - Trash	11,655.50	9,190.00	126.83 %
6106 Operating - Util - Wtr Sys M&R	12,392.04	14,614.00	84.80 %
6108 Operating - Util - Wtr Trt M&R	10,498.71	5,791.00	181.29 %
6112 Sales - Sales & Market Exp	10,662.23	8,400.00	126.93 %
6113 Sales - Mkt Comm Outreach		500.00	
6114 Housekeeping - Supplies	7,477.12	5,600.00	133.52 %
6116 Stables - Feed	11,665.94	8,946.00	130.40 %
6118 Stables - Ferrier	10,845.00	7,962.00	136.21 %
6120 Stables - General Expense	1,973.64	1,390.00	141.99 %
6122 Stables - M&R	370.65	638.00	58.10 %
6124 Stables - Tack & Equipment	1,160.39	593.00	195.68 %
6126 Stables - Vet Fees / Medicine	7,382.80	6,930.00	106.53 %
6128 Stables - Jr. Wrangler		160.00	
6130 Stables - Horses	2,075.00	1,000.00	207.50 %
6132 Stables - Tools	603.79	500.00	120.76 %
6134 Owner - Events	2,331.97	2,500.00	93.28 %
6136 Owner - Board/Meetings	386.52	110.00	351.38 %
6138 Owner - Sales & Transfers	(894.48)	3,780.00	(23.66 %)
6142 Sponsored Events		0.00	
6200 RV - M&R	2,827.50	2,468.00	114.57 %
6204 RV - Bath Houses	1,465.75	486.00	301.59 %
6206 RV - Grounds		1,600.00	
6208 RV - Roads	575.00	8,800.00	6.53 %
6210 RV - Utilities - Electric	54,760.19	47,029.00	116.44 %
6212 RV - Utilities - Propane	662.86	1,338.00	49.54 %
6300 Cabin - M&R	5,988.50	599.00	999.75 %
6302 Cabin - Pest Control Svc	2,202.72	6,900.00	31.92 %
6304 Cabin - Security Contract		0.00	
6306 Cabin - Bath Houses	753.98	1,012.00	74.50 %
6310 Cabin - Chapel Hill	2,637.88	2,733.00	96.52 %
6312 Cabin - Cottages	4,551.52	397.00	1,146.48 %
6314 Cabin - Grounds		1,572.00	

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
4500 Capital Improve - RV	27,950.00	25,200.00	110.91 %
4502 Capital Improve - Cabins	7,801.00	6,996.00	111.51 %
4504 Capital Imp - Interest	868.89		
4600 Legal - Admin	700.00		
4700 Rodeo - Tickets	69,484.69	61,600.00	112.80 %
4702 Rodeo - Parking	7,558.00	4,880.00	154.88 %
4704 Rodeo - Vendors	4,683.70	4,400.00	106.45 %
4706 Rodeo - Sponsors	14,726.00	11,000.00	133.87 %
4710 Rodeo - Souvenirs	2,355.00	2,000.00	117.75 %
4712 Rodeo - Refreshments	9,220.07	7,000.00	131.72 %
4900 Admin - Open Credits	10,983.93		
Non Profit Income	60.00		
Total Income	\$1,455,457.74	\$1,438,019.00	101.21 %
GROSS PROFIT	\$1,455,457.74	\$1,438,019.00	101.21 %
Expenses			
6000 Employee - Payroll/Salary	449,644.83	490,380.00	91.69 %
6002 Employee - Payroll Tax	37,705.95	46,687.00	80.76 %
6004 Employee - Payroll Fees & Exp	9,215.13	6,863.00	134.27 %
6006 Employee - Benefits	41,533.87	60,700.00	68.42 %
6007 Employee - IRA	925.09	7,000.00	13.22 %
6008 Employee - Workers Comp	15,386.18	25,221.00	61.01 %
6012 Admin - Accounting Fees	175.00	4,085.00	4.28 %
6014 Admin - Bank Fees	531.20	305.00	174.16 %
6016 Admin - Business Fees	1,104.99	918.00	120.37 %
6018 Admin - IT /Internet /Phone	24,476.70	28,000.00	87.42 %
6020 Admin - Dues & Subscriptions	5,046.47	6,681.00	75.53 %
6022 Admin - Emp Develop & Training		2,288.00	
6024 Admin - Acknowledgements	1,431.46	300.00	477.15 %
6026 Admin - Merchant Services	(3,049.39)	0.00	
6028 Admin - Mileage Reimbursement	37.00	366.00	10.11 %
6030 Admin - Office Build M&R	3,954.40	593.00	666.85 %
6032 Admin - Office Expense	2,422.26	3,320.00	72.96 %
6034 Admin - Printing / Copying	1,872.53	3,625.00	51.66 %
6036 Admin - Shipping / Postage	1,255.94	1,860.00	67.52 %
6038 Admin - Internet / Cell	6,042.04		
6044 Admin - Insurance - PL&A	83,085.50	85,308.00	97.39 %
6046 Admin - Property Taxes	65,213.00	58,949.00	110.63 %
6048 Admin - Sales - Ice Exp	1,298.52	1,478.00	87.86 %
6050 Admin - Sales - Propane Exp	5,168.43	4,658.00	110.96 %
6052 Admin - Sales - Souvenirs Exp		1,148.00	
6054 Admin - Sales - Gate Cards Exp		814.00	
6056 Admin - Sales - Firewood Exp	568.48	450.00	126.33 %
6058 Admin - Sales - Store Exp	2,483.54	4,233.00	58.67 %
6059 Admin - Golf Cart Rental Exp	4,196.47	2,580.00	162.65 %
6060 Admin - Sporting Equipment		400.00	
6062 GPM - Equip Rental	2,166.80	1,298.00	166.93 %
6064 GPM - Equip Repair	20,483.37	9,694.00	211.30 %
6066 GPM - Fence / Pasture	12,949.64	12,585.00	102.90 %
6068 GPM - Fuel	12,431.02	14,000.00	88.79 %

R-Ranch in the Mountains®

Budget vs. Actuals: 2024 Budget - FY24 P&L

January - July, 2024

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Income			
4000 Admin - Assessments	731,128.93	751,650.00	97.27 %
4001 Admin - Assessments - DBP	57,596.98	63,000.00	91.42 %
4002 Admin - Child Rights	1,333.34	1,683.00	79.22 %
4004 Admin - Interest	279.80	35.00	799.43 %
4006 Admin - Fines & Fees	933.78	700.00	133.40 %
4007 Admin - Collection Fees - Recouped	(92.96)		
4008 Admin - Late Fees & FC	19,806.58	4,200.00	471.59 %
4010 Admin - Ownership Sales	7,440.00	39,445.00	18.86 %
4012 Admin - Ownership Transfers	16,987.00	26,600.00	63.86 %
4014 Admin - Day Use		454.00	
4016 Admin - Sales - Ice	1,883.34	2,361.00	79.77 %
4018 Admin - Sales - Propane	6,608.95	6,452.00	102.43 %
4020 Admin - Sales - Souvenirs	660.96	1,289.00	51.28 %
4022 Admin - Sales - Firewood	880.00	1,040.00	84.62 %
4024 Admin - Sales - Gate Cards	450.00	250.00	180.00 %
4026 Admin - Sales - Store	5,007.18	7,600.00	65.88 %
4028 Admin - Vending Income	2,859.60	2,924.00	97.80 %
4029 Admin - Golf Cart Rental	4,485.00	3,400.00	131.91 %
4030 Admin - Stables - Riding Pass	6,460.00	5,855.00	110.33 %
4032 Admin - Stables - Stall Fees	0.00	0.00	
4034 Admin - Stables - Fundraiser	597.79	900.00	66.42 %
4036 Admin - Recovery of Bad Debt	1,629.41	3,140.00	51.89 %
4038 Admin - RV Adoptions	83,900.00	75,600.00	110.98 %
4040 Admin - Cabin Adoptions	11,731.51	9,851.00	119.09 %
4041 Admin - Lodge Income		3,310.00	
4042 Admin - RV Moves	3,150.93	5,055.00	62.33 %
4046 Admin - Sponsored Events		0.00	
4048 Admin - Pet Fees	600.00	750.00	80.00 %
4050 Admin - Misc		0.00	
4200 RV - Reservation	52,629.00	58,547.00	89.89 %
4202 RV - Electric - Quarterly	40,383.81	31,122.00	129.76 %
4208 RV - Yearly Adoptions	27,550.00	25,200.00	109.33 %
4210 RV - Guest & Group	13,219.71	11,904.00	111.05 %
4212 RV - Interest		14.00	
4300 Cabin - Reservation	16,849.04	17,800.00	94.66 %
4302 Cabin - Electric - Quarterly	6,424.16	5,557.00	115.60 %
4306 Cabin - Adoptions	9,872.49	16,419.00	60.13 %
4308 Cabin - Guest & Group	25,707.88	29,733.00	86.46 %
4310 Cabin - Cottage	17,445.00	20,703.00	84.26 %
4400 Lodge - Weddings	115,557.25	69,000.00	167.47 %
4401 Lodge - Wedding - Members		4,000.00	
4402 Lodge - Events	6,360.00	6,700.00	94.93 %
4403 Lodge - Events - Members	750.00	700.00	107.14 %

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6316 Cabin - Roads		5,112.00	
6318 Cabin - Special Projects	575.73		
6320 Cabin - Utilities - Electric	25,211.11	33,303.00	75.70 %
6322 Cabin - Utilities - Propane	338.44	606.00	55.85 %
6400 Lodge - M&R	18,384.99	10,750.00	171.02 %
6402 Lodge - Kitchen M&R	650.00	400.00	162.50 %
6403 Lodge - Pest Control	1,668.00	1,050.00	158.86 %
6406 Lodge - Event Decor/Improve	179.21	1,750.00	10.24 %
6408 Lodge - Event Coord/Staff	26,405.00	21,000.00	125.74 %
6410 Lodge - Event Clean/Supply	17,022.56	9,300.00	183.04 %
6412 Lodge - Event Security	1,600.00	1,800.00	88.89 %
6414 Lodge - Marketing	1,974.66	900.00	219.41 %
6416 Lodge - Utilities - Electric	12,425.50	13,157.00	94.44 %
6418 Lodge - Utilities - Propane	20,682.45	13,173.00	157.01 %
6428 Lodge - Tax		0.00	
6600 Legal - Admin Exp	1,493.50	11,885.00	12.57 %
6602 Legal - GPM		0.00	
6700 Rodeo - Stock Contract	4,000.00	4,000.00	100.00 %
6702 Rodeo - 4L Ticket Split	32,142.33	30,000.00	107.14 %
6704 Rodeo - Prize Money	6,750.00	6,750.00	100.00 %
6706 Rodeo - Advertising	287.68	873.00	32.95 %
6708 Rodeo - Security & EMT	1,600.00	1,600.00	100.00 %
6710 Rodeo - Seating	9,296.62	6,000.00	154.94 %
6712 Rodeo - Sanitation	1,632.00	1,500.00	108.80 %
6714 Rodeo - Souvenirs Expense	1,986.90	1,400.00	141.92 %
6716 Rodeo - Sponsors Exp	1,357.80	900.00	150.87 %
6718 Rodeo - In-House Exp	6,752.73	2,475.00	272.84 %
6720 Rodeo - Projects & Improve		3,250.00	
6724 Rodeo - Rentals		1,000.00	
6726 Rodeo - Insurance	525.00	500.00	105.00 %
6728 Rodeo - Refreshments Exp	4,082.25	2,500.00	163.29 %
6730 Rodeo - Merchant Svc	5,504.00	1,800.00	305.78 %
6732 Rodeo - Supplies	89.54	3,000.00	2.98 %
6900 Bad Debt Expense	26,209.52		
Payment 1 (Conversion)	0.00		
QuickBooks Payments Fees	5,829.37		
Total Expenses	\$1,310,739.82	\$1,319,666.00	99.32 %
NET OPERATING INCOME	\$144,717.92	\$118,353.00	122.28 %
Other Income			
4503 Capitol Improve - Spc Assess	93,188.77	105,750.00	88.12 %
Total Other Income	\$93,188.77	\$105,750.00	88.12 %
Other Expenses			
6110 Operating - Projects & Improve		2,500.00	
6216 RV - Projects & Improve		14,500.00	
6308 Cabin - Rainbow	11,056.19	2,922.00	378.38 %
6326 Cabin - Projects & Improve	2,483.67	20,000.00	12.42 %
6424 Lodge - Projects & Improve	443.36	2,500.00	17.73 %
6500 Capital - Infra Improve	282,061.56	105,000.00	268.63 %
Total Other Expenses	\$296,044.78	\$147,422.00	200.81 %

		TOTAL	
	ACTUAL	BUDGET	% OF BUDGET
NET OTHER INCOME	\$ (202,856.01)	\$ (41,672.00)	486.79 %
NET INCOME	\$ (58,138.09)	\$76,681.00	(75.82 %)

Maintenance Report July 2024

Vehicle Fleet Status: Fully Mission Capable (FMC), Non-Mission Capable (NMC)

- Overall Status: We have 9 FMC and 0 NMC vehicles within our fleet of 9 vehicles. In the month of July there was one (0) out of normal service emergencies and (4) normal scheduled service performed. All services are annotated in the chart below.
- Vehicle Services

Vehicle	FMC / NMC	Oil Change	Tire Rotation	Tire Replacement	Belt Replacement	Brakes	Transm. Oil Change	Differ. Oil Change	Emergency Service
Chevy 1500 (2002)	FMC							AC Line Replacement. COMPLETE	
Chevy 1500 (2006)	FMC								
F350 (RV mover)	FMC								
Box/Mobile Maint. Truck	FMC	Complete					Complete		Evap. Leak Repair, AC Switch Sensor Replacement (Ordered)
Mack 600 (Dump Trk)	FMC								
Honda Van 1 (HK)	FMC	Complete				Complete			Windshield Wiper Motor Replacement (Ordered)
Honda Van 2 (HK)	FMC	Complete							
Nissan X-Terra (Sec)	FMC								Windshield Wiper Replacement COMPLETE
E450 (Bus)	FMC								

Maintenance Equipment

- Overall Status: We have 8 FMC and 1 NMC maintenance items of equipment within our 8 items of equipment. In the month of July there were (4) regularly scheduled services and (1) out-of-normal service emergencies. Predominance of services were performed in March in prep for the spring/summer season. All services are annotated in the charts below.
- Mower Services

Mower	FMC / NMC	Services
Zero Turn (Badboy)	FMC	Blade Sharpening
Zero Turn (Kubota)	FMC	Blade Sharpening
Boom Mower	FMC	Blade Sharpening

- Skid Steer Services

Mower	FMC / NMC	Services
Skid Steer	FMC	Greased

- Backhoe Service

Equipment	FMC / NMC	Services
Backhoe	FMC	

- Blue Tractor Service

Equipment	FMC / NMC	Services
Blue Tractor	FMC	

- Orange Tractor Service

Equipment	FMC / NMC	Services
Orange Tractor	FMC	

- Gator Service

Equipment	FMC / NMC	Services
Gator	FMC	

Non-Mission Capable (NMC) Report

NMC Equipment	Part/s needed	Status
Barn Kubota	Air Filter Carbon Filter Transmission Filter	Maint. Department was asked to look at the Kubota; Barn Staff stated it would not crank. Kubota was towed to the Maint. Shop for inspection. Upon inspection the following was serviced: Oil was Changed, Spark Plug was Changed, Air & Carbon Filters were blown out clean and reinstalled (replacement filters were not in stock at the time) and heavy acid corrosion was cleaned off the battery terminals. Kubota was at this time FMC and sent back to the Barn. The following day the Barn Staff stated it would no longer stay running after sitting idle for a minute or two and would die. Kubota became NMC and was sent to a third-party small engine repair shop via the Barn Staff. STATUS: NCM (to Maintenance Department knowledge) FOLLOW-UP: With Barn Staff

Maintenance Tasks:

- Rainbow Lake: Cleaned ditches of debris and overflow from natural spring runoff, Hauled off excess dirt, mud and debris
- Spraying (weed killer): Water Tower, The Lodge, The Shop, Areana and RVs; (1) (4) and (5)
- Road Work: Scraped gravel roads at Rainbow Lake and Rainbow Cabins, Crystal Lake, RVs; (3) & (7)
- Culvert Maintenance: Unclogged and Cleared culvert pipes, drain ditches and drain greats multiple times throughout the month due to heavy rains.

- Bears: Cleaned trash out of the woods behind the dumpsters in Chapel Hill and at RV (7) multiple time throughout the month. Repaired the dumpster locking mechanism in Chapel Hill where bear had broken into the dumpster.
- Continued Grass Cutting of Maintenance Teams Responsible Areas: Rainbow Cabins, Road Banks and Treatment Plant Areas.
- Continued Maintenance to the Pool: Service of UV Light System, Daily Chemical Level Checks and Cleaning of Pool; Bottom, Walls and Deck.

Projects Completed:

- Front Office: Finished sheetrock repairs in accounting area ceiling, Touch-ups to the LVP flooring installed in April
- The Lodge: Installed new toilet paper receptacles in the women's lavatory, Replaced burned out bulbs in chandeliers, Replaced burned out light switch in main lobby, Set posts and reflective marks around the fire pit area
- The Pool: Removed old out of service low voltage electrical boxes around grassy area; Boxes that could not be removed were marked with RED caution paint, Reset and Restructured a corner of the retaining wall where river stones had become broken or have fallen out (continuous project as time goes on), Installed canopy shade over the smoking area and Hung some newer signage around deck area
- Chapel Hill: Completion of the maintenance request list regarding the list of Rental Cabins.
- Cabin 903: Final refinishing of loft flooring, Final rework of faulty wiring causing the main breaker to trip repeatedly.
- Cabin 947: Installed new doorknob due to being a "NO-KEY" cabin, removed snakes that been nested in the cabin and repaired exterior penetrations where snakes coming and going.
- Chapel Hill Pasture: Bush Hogged.
- Cabin 808: Replaced window unit.
- Cabin 831: Relocated refrigerator receptacle, installed new fridge.
- Cabin 835: Completed repairs and restructuring to the shower walls.

~~Occupancy~~ Report

Housekeeping Report July 2024

The Housekeeping Team cleaned a total of 113 Cabins in July 2024 including

- 17 Chapel hill
- 46 Duplex
- 41 Single
- 9 cottages

New employees.

- Hired – Elizabeth Matthews (Brooksie)

Housekeeping Projects

- We added a love seat in cabin 831 and replaced a broken recliner in 837.
- We removed two mattress that were coming apart from upstairs in 834
- Acquired 4 chairs and a loveseat free from thrift store for backups in cabins.
- Started putting silverware holders in rainbow cabins as we found they didn't have one.
- Pick up bear trash 3 times this month
- Multiple Walmart Runs to stock the R-Ranch Store

Sherry Holloway

Housekeeping Manager

R-Ranch Stable Report

JUL 2024

Horses First, Without the Horses there is no Ranch

Summary:

July was a very difficult month for the Stables. My Staff and I worked harder than ever but for the 2nd month in a row we were grossly understaffed. Most of the time there were only two (2) employees present. Myself and either Amber or Trinity. Morgan was here a few weekend days but we're still trying to resolve scheduling conflicts with her other job. I want to thank all of those who helped either regularly or when you could. It allows us to do more for everyone. That said with only two (2) trained employees present the operations become at times hazardous and at least inefficient. I have had to reduce the services offered. We struggle to accomplish all the necessary tasks to put out the 1st ride on time and must cancel the last ride to ensure we are able to complete the closing tasks without going into overtime. Please bear with us. We have just hired another Wrangler which will help us to improve our services to all of you.

Environmental conditions also limited our ability to safely conduct rides. Of our 17 Ride-days available, 13 reached a heat index of 90 or higher causing me to cancel rides. There were two (2) additional days that the Heat Index was high enough for me to modify our rides (shorter, less strenuous). We also had precipitation (I don't like to use the "R" word) on 12 different days that caused me to either cancel or limit or rides due to slippery unsafe conditions.

Bottom line. With all of the above-mentioned circumstances our ride numbers were pretty dismal for this time of year. We came in about 200 Riders under our normal average for the month of July. We were a couple over our average for Passes for the month. We are slightly below our Year to Date (YTD) Rider and Pass numbers. Please refer to the Rider & Pass # Table on page 5 of this report.

Personnel:

Please welcome April Dispain to the Ranch. She is our newest Wrangler. Trinity Daniel is still pending treatment for her knee injury and is currently unable to work.

Events:

- ❖ 4th of JUL
 - Happy BIRTHDAY America!!!
 - NSTR
- ❖ 19-21 JUL, Jr. Wrangler Second session
 - Another fun group of kids for Amber.
 - Amber will submit a summary for both sessions (Encl-2). From what I saw everyone had a blast.

R-Ranch Stable Report

JUL 2024

Horses First, Without the Horses there is no Ranch

Projects:

*** All but emergency or high priority Projects are on hold until I get enough employees on hand to do more than just survive the day. ***

❖ 20 JUL, Georgea Appalachian Trail Club (GATC)

- The GATC came out for their annual Work-contribution to the Ranch.
- We established a new trail bypassing the severely eroded trail above maintenance. They had a large group of 30+ volunteers work on the trail. There was a little work left to do so Tom returned with a small group of volunteers and finished it up a few days later.
- I really appreciate their annual work trips. This year the project was closer in and smaller because our Kubota is still in the shop.

❖ Hay (No change from last report):

- We are now set for Square-bales for the year and about half of what we will need for Round bales. On JUN 12 & 13 Steve's Maint Team baled the 2nd portion of the First-cutting.
 - JUN 12, they produced 32 round bales off of Lodge pasture. I have a lot of concerns over this hay due to the large amount of Johnson grass present in most of the bales. The Johnson grass came up about a month early this year. Typically, it doesn't come up until after the first cutting. I have stored this separate from the better bales. We will attempt to feed this this winter if our second cutting does not produce a sufficient # of round bales.
 - JUN 13, Steve's Team got 336 Sq-bales & an additional 31 Round bales. This gives us a total of 481 Square bales put up this year and approximately 60 Round bales on hand (29 left from 2023), not counting the 31 bales with some to a lot of Johnson grass.
- The 2nd-cutting should occur between the end of AUG or early SEP 2024.

❖ Trail Marking (no change from last report):

- On Hold. Insufficient number of Staff on hand.

❖ Pasture Fence Painting:

- Between 2012-2013, the R-Ranch installed over \$95,000 of Black Fiberglass Fencing to replace the old and rotted wood railing. Since, little to no maintenance of the fencing has been completed impacting several of the pasture fences. The combination of weather, sun, and horse/human contact have exposed layers of the fiberglass causing irritation to any animal or human who encounters the fence. Similarly, the pasture fences have not been properly cleaned in many years, causing mold to accumulate impacting the R-Ranch image. As a result, the staff and I are developing a cost analysis on pressure washing and repainting the fence line. I do expect this project to be a heavy expense. As such, we are developing a budget for 2025 and beyond that we can complete in a prioritized manner. The priority will go to the fence line along Stone Pile Gap Road. Afterwards we will focus our efforts on Corral at the Stable, followed by the Arena.

R-Ranch Stable Report

JUL 2024

Horses First, Without the Horses there is no Ranch

Projects:

❖ Pastures & hay fields:

- Owners Pasture (New):
 - Periodically being used by various Owners.
- Barn Pasture:
 - Currently in recovery.
- Back Pasture:
 - Currently in recovery.
- Rainbow Pasture:
 - Currently in recovery.
- Chapel Hill Pasture:
 - Red Herd grazes on this pasture for approximately two (2) weeks at a time then we shift them to Rainbow.
- Old Owner's Pasture:
 - This pasture is set aside for hay production. We will get two cuttings off it. The first one in JUN, the second one in SEP/OCT.
 - After the second cutting I will make repairs to the fence from previous weather events.
- Lodge Pasture:
 - The Johnson grass is horrible now. I will bushhog it in AUG then put it back into rotation with Blue Herd.
- Office Pasture:
 - This pasture is set aside for hay production. We will get two cuttings off it. The first one in JUN, the second one in SEP/OCT.
 - I am concerned that Johnson grass has started in this pasture as well.
- Putt Putt Pasture:
 - Shifting Blue herd between Barn, Putt Putt, and Lodge Pastures.

Maintenance:

❖ F-350 (Next Service due Fall 2024): Safety/Reliability issues

- On 8 JUL I had to replace both the batteries. They were 5 years old and had failed to hold a charge. I noticed the alternator was missing a case bolt so I replaced it as well. The Alternator was still under warranty so there was no cost for that other than my time.
- ** The engine is now intermittently surging / loosing power while driving.
- Still using/leaking engine oil, about a quart a week.
- We continue to monitor all fluid levels and add as needed.
- *** **Both Rear Windows are still inoperable***. This makes it very miserable for staff/passengers in the back seat and has for the past several years.**

R-Ranch Stable Report

JUL 2024

Horses First, Without the Horses there is no Ranch

Maintenance continued:

❖ Stock Trailer

- I have not been able to get to either of the tasks due to being short staffed.
- We need to pull the matts and inspect the flooring. It may be time to replace the wood flooring.
- We need to inspect the wheel bearing. We'll replace bearings and seals as needed and repack (greese) them all.

❖ Kubota ATV (Next Service due at 2,300 hr):

- On 16 JUL the Kubota failed to start. Maintenance serviced it and changed the spark plug. It would start with some difficulty but ran extremely rough. I've been reporting the issues we have with this critical piece of equipment for several years now. Tony authorized me to take to a local repair shop for diagnosis / assessment. MTF...
- The left-side of the bed is rusting through. I will have to see what maintenance can do for me to repair or replace this sheet metal and prevent further damage.

❖ Manure Wagon (Next Service due MAR-APR 2024):

- Still waiting on authorization to purchase parts...in the meantime we are stock piling manure from the stable on the ground next to the manure ramp.
- The Bed chains and sweeper bar assembly broke due to corrosion. The Manure wagon was purchased in 2019 (5 yrs ago). The assembly must be replaced. The cost is a little over \$1,000.00. It is available through Nelson Tractor in Blairsville, GA.

❖ Chainsaws:

- MS-211: Just replaced the chain. It's not running to good I will check the sparkplug and the fuel.
- MS-311: NSTR.

Equine Care:

❖ Dewormer: (Due again SEP 2024)

- We perform Deworming every 60 days. We conducted our most recent Deworming on JU: 19th & 20th 2024.
- We will Deworm for Tape Worms following the 1st hard frost in NOV 2024

❖ Coggins (Equine Herpes Virus or EHV test): (Due in MAR 2025)

- Dr Pam Milligan of Chattahoochee Veterinary Clinic came out on MAR 14, 2024 to draw blood for Coggins (EIA) test and administered Rabies Vaccine to our entire herd.

❖ Vaccine: (Due again OCT 2024)

- We administered our Semi-annual 5-Way Vaccine to all our horses on MAY 02, 2024. This protects them from:
 - Eastern Equine Encephalitis (EEE).
 - Western Equine Encephalitis (WEE).
 - Tetanus.
 - Rhino (EHV 1 & 4).
 - Influenza.
- We administered the West Nile Vaccine to all our horses on MAY 10, 2024.

R-Ranch Stable Report

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Horses First, Without the Horses there is no Ranch

➤ West Nile virus.

❖ **Farrier / Hoof Care:**

- The interval between Farrier service to shoe horses decreasing now that Spring is here. We are averaging 5-6 weeks for shod horses and 8-10 weeks for barefoot horses.

❖ **Vet:**

- I need to schedule several horses that will need their teeth floated.

Herd development/training:

- Our herd count is now 27. Four (4) are No-Cost-Lease, 23 are Ranch owned. 20 are Geldings and seven (7) are Mares. One (1) is Corral Only (Ed), eight (8) are Beginner, nine (9) are Intermediate, nine (9) are Experienced.
- We've moved General to "Beginner" category. We've moved Doc & Brass, to "Experienced" category. Please refer to Encl-1 for specific names and levels.

Rider & Pass #s:

2024									2021-2023 (3-Year Average)				
Month	Month Riders	Month Passes	Year Riders	Year Passes	TREND				Month	Month Riders	Month Passes	Year Riders	Year Passes
					MR	MP	YR	YP					
JAN	24	5	24	5	Orange	Orange	Orange	Orange	JAN	81	9	81	9
FEB	132	22	156	27	Green	Green	Blue	Blue	FEB	97	19	178	28
MAR	170	18	326	45	Green	Blue	Green	Yellow	MAR	120	19	298	48
APR	254	34	580	79	Green	Green	Green	Green	APR	224	25	444	73
MAY	187	26	767	106	Orange	Orange	Orange	Blue	MAY	254	31	689	104
JUN	233	29	1,000	134	Yellow	Yellow	Green	Yellow	JUN	253	38	951	149
JUL	191	44	1,191	178	Orange	Green	Yellow	Yellow	JUL	299	42	1,250	185
AUG									AUG	143	28	1,394	213
SEP									SEP	209	27	1,603	240
OCT									OCT	268	51	1,871	292
NOV									NOV	190	46	2,062	337
DEC									DEC	35	5	2,097	343

KEY	
	: Above Average
	: Slight Increase / Decrease
	: Slight Decreases
	: Below Average

Trails status current as of publication of this report:

- 8x Green, 17x Yellow, TBDx Red Status, 3xSuspended (Cross Winds).
- The 17 Trails currently designated as Yellow status could easily change to Green or Red when we get the opportunity to evaluate them.

R-Ranch Stable Report

JUL 2024

Horses First, Without the Horses there is no Ranch

Trail Status:

Western Sector (8)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Ridge Loop			
Ridge			
Cotton			Not Ridden / Inspected since Maj-Wx event
Gary's Loop			Not Ridden / Inspected since Maj-Wx event
Waterfall			Not Ridden / Inspected since Maj-Wx event
Knee Knocker			Not Ridden / Inspected since Maj-Wx event
Indian Mound			Not Ridden / Inspected since Maj-Wx event
Wild Turkey			Not Ridden / Inspected since Maj-Wx event
Eastern Sector (14)(11)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Upper Creek Side			
Satterfield			Not Ridden / Inspected since Maj-Wx event
Nemo			Not Ridden / Inspected since Maj-Wx event
Jarad			Not Ridden / Inspected since Maj-Wx event
Burnt Out			Not Ridden / Inspected since Maj-Wx event
High Meadow			Needs more clearing
RV-7 Bypass			Not Ridden / Inspected since Maj-Wx event
Crystal			
Pennywise			
Nickum's Blunder			
Rustic; Outer & Inner Loops			
Archery			Cross Winds
Archery Loop			Cross Winds
Wagon Wheel			Cross Winds
Southern Sector (6)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Rainbow			
Ed Owen			Several more Dead Trees need felling
Tire Tree			One Tree near N-end needs equip
Gooch Gap			Not Ridden / Inspected since Maj-Wx event
Piano			S-portion rutted, needs Bull dozer work
Lake			Needs trimming / lopping

KEY to Trail List:

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

R-Ranch Stable Report

JUL 2024

Horses First, Without the Horses there is no Ranch

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

V/R Herbert Kirkover

Key:

- COA = Course of action
- GATC = Georgia Appalachian Trail Club
- IOT = In order to
- IVO = In vicinity of
- NSTR = Nothing significant to report
- ODA = US Army Special Forces Operational Detachment Alpha
- OOA = On or about
- TBD = To be determined
- WX = Weather

Enclosures:

Encl-1 Herd Roster

Encl-2 Junior Wrangler Report

24 Children B/T the June/July Sessions
-Next year 20 Rev Session

Jr Wrangler Program 2024

Summary

The Jr. Wrangler Program was established to introduce the R Ranch kids to the world of horses. The focus of the program is to teach the basic knowledge and care of horses through fun activities and hands-on experience. We strive to instill a love and respect for our equine friends at a young age. Each day we highlight a different category in the horse world and show them there is more to horses than just riding. *(Pictures from each day will be attached in this document.)*

Session 1 June 2024

Day 1

The first day of Jr. Wrangler focused on safety and showing the Jr. Wranglers the ins and outs of the day to day at the R Ranch Stable. They were able to take a tour of the stable and learn important safety protocols, the "Barn Rules". They were given a step-by-step demonstration on the grooming and tacking process and offered the chance to try it out for themselves with assistance. They painted souvenir horseshoes to take home as well. We also had to throw in some fun games to keep them engaged with a "feed sack" race and a stable scavenger hunt to end the first day.

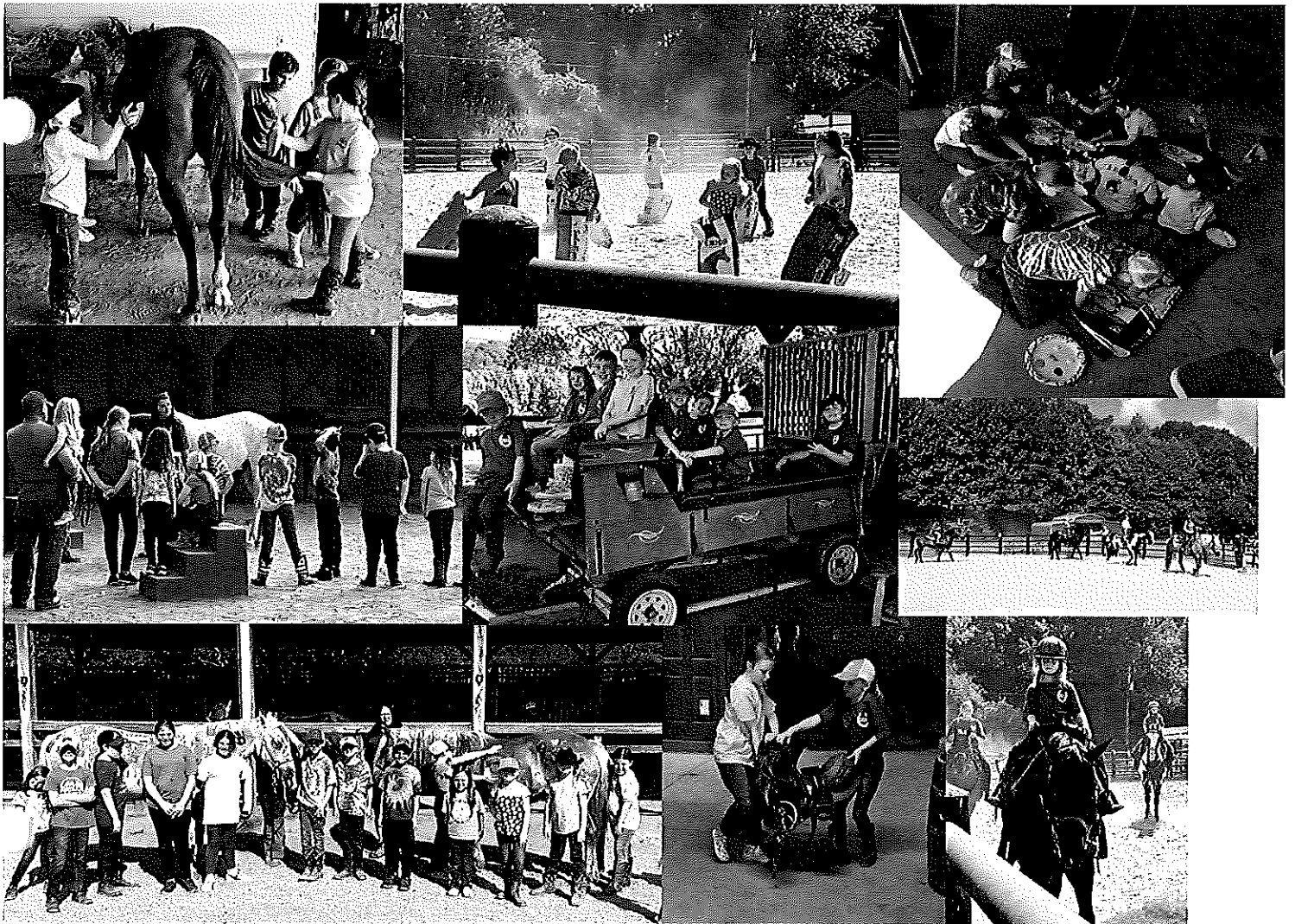
Day 2

Day 2 was a fun-filled day. Starting off with a horse anatomy lesson where the Jr. Wranglers learned the parts of the horse and their functions. After the lesson, they were tested on their knowledge with a quiz game using different colored paints to mark each area. At the conclusion of the game, the Jr. Wranglers were given multiple colors and told to use their imaginations to decorate the horses using our very own Cash and Leonardo. After this, we showed the kids that the job isn't finished until the horses are clean and cared for. The Jr. Wranglers split into teams and gave each horse their very own spa day. The day was concluded with a visit from a special guest, Kip Bishop, Owner of KB Horseshoeing, who generously gave a hot shoeing demonstration and taught the Jr. Wranglers the importance of hoof care.

Day 3

The final day was an exciting one as the Jr. Wranglers split into small groups and got to groom and tack their very own picked horses using the knowledge they had gained over the past 3 days to properly prepare their horse for riding. Using General, Aries, Captain and Leonardo, the Jr. Wranglers then spent time in the corral honing in on their basic horsemanship skills and playing fun games to put those skills to the test. After a full morning of riding, Jr. Wranglers were then tasked with unsaddling and properly caring for their horse after a hot ride with a cool rinse down. They learned how important it is to spend time caring for your horse after use to ensure they stay healthy and in tip top shape. As the last session concluded, the Jr. Wranglers got to cool off with a messy game of water bucket relay, where they had to race to fill a small water trough one bucket at a time, A simple yet entertaining game. We concluded the session with a debriefing and each Jr. Wranglers told me at least one thing they loved and learned from the program this year.

Photos from Session 1



Session 2 July 2024

Day 1

The first day of the second session focused on instructing the Jr. Wranglers on the safety protocols around the barn and how to safely interact with horses. They were given an in-depth tour of the stable and what happens in each area. They learned how to read basic horse body language and how to properly walk around and interact with the ranch horses. We then moved onto a step-by-step demonstration of how to properly tack and groom a horse and the Jr. Wranglers had the opportunity to try it out for themselves with assistance. Of course, We had to throw in a game just for fun with our "feed sack" race, it was entertaining for both the kids and adults. Our first day concluded with a "stable scavenger hunt" that tested the Jr. Wranglers knowledge on the important areas of the barn.

Day 2

Our second day kicked off with a lesson on the different identifiable colors, patterns and markings of horses. Using ranch horses, we were able to give real examples of these colors, patterns and markings and their different variations. We were then visited by a very special guest, Noah Roberson of KB Horseshoeing, who generously gave the Jr. Wranglers a full hot shoeing demonstration and shared the importance of hoof care in horses. After this we moved on to our anatomy lesson, where the Jr. Wranglers learned the parts of the horse and the functions of each part. After we reviewed these parts, their knowledge was put to the test with a game where they were split into teams with 2 different paint colors and instructed to identify and mark the correct part of the horse for a point towards their team. At the conclusion of the game, we let the Jr. Wranglers express their creativity and freely paint the horses as they saw fit. Their creativity was sparked and our very own Cash and Leonardo were left looking like 2 "horses of a different color" (catch the Wizard of Oz reference there). Unfortunately, their artwork couldn't be framed and we had to ensure the ranch horses were properly cleaned and cared for afterward. The Jr. Wranglers were split into teams where they helped wash and give our 2 canvases a mini spa day as payment for cooperating so well.

Day 3

Our final day of our last session of 2024 was expected to be a day full of riding but unfortunately mother nature had a different idea and sent some much needed rain to the ranch but we didn't let that stop our fun. We kicked off the day with a game to show the Jr. Wranglers the importance of properly using the reins when riding to better understand how horses respond to certain movements. They were split into teams with one jr wrangler being blindfolded, holding a bit with reins in their hands while another had to guide them through a simple obstacle course using only the reins and simple vocal cues. After this, they were then given the opportunity to further express their creativity and paint their very own take home horseshoe. After lots of paint and glitter, each jr wrangler had their very own masterpiece. Our last day ended with the Jr. Wranglers splitting into small teams and tackling the clean up process around the barn with a lot more enthusiasm than expected. A virtue of hard work was established as each team took on the responsibility of cleaning stalls, refilling hay, dumping used water and taking a visit to our wonderful manure pile. Not the day they expected but they had just as much fun with a pitchfork in their hands.

Photos from Session 2



In the past, this program was set up very differently, drawing it out for one day a month over 5 months. I decided to try a new schedule condensing the program into 3 consecutive days in 2 separate sessions, conducting one in June and the other in July, to boost attendance and knowledge retention. In my personal opinion, I believe this was key to making jr wrangler so successful this year. Kids were learning and present. These are the highest attendance numbers of Jr. Wranglers I have seen in the 2 years I have been employed at the ranch, totaling 24 children between the 2 sessions. I'd like to thank all of the parents and volunteers that helped make this year possible! I think we have a great program and I'm excited to see it grow in years to come.

Happy Trails,

Amber Dalton, Assistant Stables Manager

R Ranch

Sales, Marketing, and Events July 2024 Report

Sales

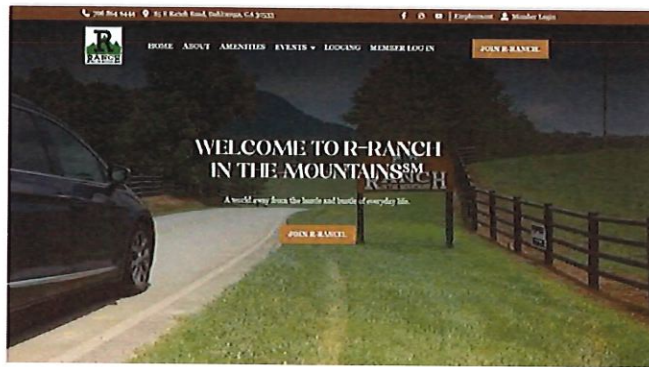
YTD Leads 31July24	444	July Leads	46
YTD Total New Sales	6	July New Sales	0
YTD Total 1 yr. Option	2	July 1yr Option	0
YTD Transfers	25	July Transfers	6

We had 6 transfers in July. We are at a 7.4% sales conversion rate compared to 5% last year overall finish. Earlier in the summer, we started pushing transfers more to give those who are wanting to leave the Ranch a way out. We now have packets that explain the difference between transfer and deedback processes and how they work. Currently the ranch is taking 6 deedbacks per a month (That's 72 PER YEAR!!!!) with a Deedback waiting list currently through June of next year. Various reasons out include relocating, too old to utilize amenities, or simply being too busy to use it.

Marketing

Website

New Website Officially launched on July 31 and we had some great feedback coming in. It did take a few days to capture adding all owners back in, but we believe this is complete now. We will be doing some tweaks as far as setup and adding a calendar onto the website that is also printable to go in the box outside the front office. We do feel the new website is much more user friendly.









Photos

We are still slowly getting photography and drone footage back from Firestein Photography. Once we have back all of the drone footage, we can make a new commercial for the Ranch. We will also work on copy for the commercial so once it is completed, we can put it out.

Social Media

We are continuing to grow our social media presence and we are performing very well among our local peers. We now have additional photography support to allow us usable content to post regularly which will assist us in long-term marketing goals.

Sales, Marketing, and Events July 2024 Report

Page		Page likes	↓	Page likes...	↑	Published content	
	Forrest Hills Mountain Resort Come and enjoy this 140 acre hideaway located at the foothills of the Blu...	104.8K		↑ 78		0	...
	Shenanigans Irish Pub - Dahlonega Offers traditional Irish dishes, pub fare, seafood, vegetarian and kids' opti...	10.1K		↑ 2		26	...
	R-Ranch in the Mountains R-Ranch is a private resort with 834 acres land, RV parking, Cabins, Pool, L...	8.8K		↑ 25		22	...
	Spirits Tavern Spirits Tavern features gourmet burgers and craft cocktails designed by o...	5.7K		↑ 14		14	...
	White Oaks Vineyard White Oaks is an elegant 5000 sq ft venue on 130 private acres nestled in ...	3.1K		↑ 1		10	...
	Blue Mountain Vineyards Blue Mountain Vineyards is a premier wedding & event facility in Dahlone...	3.1K		↑ 4		0	...

Advertising

Now that we have new photography, the goal is to also have new marketing materials between ads, pull up banners, rack cards, etc. that can be used not only for the RV shows, but if there are events here open to the public so that we can capture additional potential owners. There will also be QR Code stickers for our lodge bathrooms so anyone coming for an event has the information right at their fingertips.

In addition to these efforts, R-Ranch had a tour from a Netflix show that will be coming to Dahlonega. They ultimately decided the look was not what they were looking for, but it opened conversation with Sam McDuffie of the Lumpkin CVB who is on a personal goal to bring more film opportunities to Lumpkin County. Georgia Film Industry generated 4.1 billion dollars in the 23' fiscal year. The Ranch could be an ideal film location with our picturesque views and the trend in the Ranch life thanks to the TV Show Yellowstone. We recently updated our listed among the state Georgia Film Scout page to include updated photos. Our old photography was not politically correct and outdated.

Community Engagement

The Ranch Hands committee (under the direction of the events committee) now has a donation box in the front office that will remain up through October to gather personal hygiene items for The Community Helping Place. They hope to have enough to assemble at that time to take a sizable donation prior to the colder weather. They would also like to explore more opportunities to help give back to the Lumpkin County community in the future.

Events

Owner Events

Due to budget constraints, the 4th of July concert did not return this year. We hosted a Family Field Day the 4th of July; however, we called the event off early due to the extreme heat conditions of the day. It was also the start of the painting of Rocky Caterpillar who now lives in the gnome zone beyond RV7. We hope everyone continues to add to him and watch him grow here on the Ranch. July 27, the events committee executed their Summer Music and Movie night sponsored by

Policies & Guidelines Committee Report July 2024

1. Completed Additions to the Ps&Gs in July 2024
 - a. Article VX – Ps&Gs Protocols.
 - i. Board Approved
 - ii. Added to Ps&Gs
 - b. Section 1.4, 6.6, and 7.5 - Damages
 - i. Board Approved
 - ii. Added to Ps&Gs
2. Pending Research and Revisions with Ps&Gs Committee.
 - a. Section 11.9. Side-by-Side Vehicle Research. Pending review.
3. For Board Approval
 - a. Section 1.13b. Social Media Policy (see enclosure 1)
 - i. Ps&Gs and Marketing Committed Revised current policy.
 - ii. Recommend revised version be adopted and added to the Ps&Gs.
4. Request for Change of Ps&Gs.
 - a. Section 1.15. Quiet Time
 - i. Andrea Cahill requests changes to Quiet Time. (see enclosure 2).
 1. To add an additional hour to Quiet Time during holidays and the Rodeo.
 2. From 11:00 pm to 12:00am.
 - ii. Open Discussion.

Enclosures

1. Recommended Social Media Policy
2. Andrew Cahill Justification to Change Quiet Time

R-Ranch in the Mountains Ranch Owners Association, Inc. ("R-Ranch") –

Online Social Media Policy

Purpose: R-Ranch online social media channels are intended to foster positive interactions and create a safe and respectful environment for all our Owners, guests and employees. Bullying, harassment, defamation, and other forms of inappropriate behavior are strictly prohibited. While we value free expression, we also recognize the importance of maintaining a civil and respectful R-Ranch online community.

Scope: This policy applies to all users engaging with our social media channels, including Owners, guests of Owners, employees, customers, partners, and any other individuals interacting with our online platforms.

R-Ranch Social Media Policy Statement:

1 **Prohibited Behavior:** - The following types of social media conduct are prohibited: Harassment: Any conduct that threatens, intimidates, or demeans individuals. - Discrimination: Any behavior that discriminates against individuals based on race, gender, sexual orientation, religion, disability, or any other protected characteristic. - Threats: Any form of threat or intimidation towards individuals. - Cyberbullying: Any form of bullying conducted through electronic communication. - Trolling: Deliberately provoking or harassing others online.

2. **Definition of Bullying:** Bullying is defined as any unwanted, aggressive behavior that involves a real or perceived power imbalance, and that is repeated or has the potential to be repeated over time. This includes, but is not limited to, threats, intimidation, harassment, derogatory comments, insults, spreading rumors, or any other behavior intended to harm or distress an individual.

3. **Definition of Defamation** - Issues related to R-Ranch in the Mountains: - Any false statements, rumors, or misleading information that may harm the reputation of R-Ranch in the Mountains, its Owners, guest of Owners, or its employees are strictly prohibited. - Users are expected to verify the accuracy of information before sharing it on our social media channels to prevent defamation and misinformation.

4. **First Amendment Rights Consideration:** - R-Ranch respects the First Amendment rights of individuals to express their opinions and ideas. However, these rights do not protect behavior that violates R-Ranch policies, including bullying, harassment, discrimination, or defamation. - While we encourage open dialogue and diverse perspectives, we will not tolerate behavior that harms or distresses others or spreads false information.

5. **Reporting Procedure:** - Individuals who experience or witness bullying, harassment, or defamation on our social media channels are encouraged to report the incident immediately by sending a direct message to the official account, contacting the designated administrator, or

notifying the Executive Director. - Reports will be taken seriously and investigated promptly. Confidentiality will be maintained to the extent possible.

6. **Consequences of Violation:** - Individuals found in violation of this policy will be subject to appropriate disciplinary action, which may include: - Removal of the offending content. - Temporary or permanent suspension from our social media channels. – Suspension from use of R-Ranch or legal action in severe cases.

7. **Compliance:** - All R-Ranch social media users are expected to comply with this policy and treat others with respect and dignity, while also exercising their rights to free expression within the boundaries of our policies. - By engaging with our social media channels, users agree to abide by this policy.

8. **Review and Updates:** - This policy will be reviewed periodically to ensure it remains effective and up-to-date. - Updates to the policy will be communicated to all users.

Conclusion: R-Ranch is committed to maintaining a positive and inclusive online community that respects the rights of individuals to express their views while upholding standards of civility and respect. By following this policy, we can create a welcoming environment for all individuals on our social media channels while protecting the reputation of R-Ranch in the Mountains.

Date of Last Revision: [August 17, 2024]

END of 1.136
*ADD * Disclaimer*
"Chris Forrester"

② Common Areas ~~ADD~~ 12:30pm

① Holiday weekends

~~2-Minor~~
~~July 4~~

~~labor~~
~~7 New years~~
~~owners weekends~~

Modification of R-Ranch Quiet Time for Holiday Hours

Article 1(General Information) Section 1.15 (Quiet Time) .

Proposed Change:

This is a formal request to extend the quiet time hours of the R Ranch for holiday weekends. Memorial Day weekend, July 4th weekend and Labor Day weekend.

③ Lodge Area

The change would be an extension of one hour from 11PM to Midnight from Friday-Monday night on extended holiday weekends. The day will vary based on the day July 4th falls.

With all of the outdoor activities during the peak season, I believe this would help when events are taking place. For example, concerts, movie nights, volleyball, karaoke to name a few. Karaoke has taken on a new phenomenon over the past couple of years. For outdoor movies, it has to be dark to start. When technical difficulties happen, it gets cut close. Weather plays a key role too if something needs to be delayed.

Location (s) of change: RV sites, Chapel Hill, Rainbow Lake cabins, Holly Hut, RV 5 pavilion Buddy Shack in RV4, RV 1 field. The lodge and pavilion are exceptions as owners retreat there after 11.

This topic of conversation has been discussed several times amongst owners. The weekend of July 4th was a very unique, fun experience. Many owners of all ages got together for karaoke at the Holly Hut. It was a collaboration of many owners- many had never met each other prior. Owners were showing up with their kids and joining in. It was a symbol of what the R Ranch represents. The R Ranch children were getting brave enough to participate in the karaoke. This is when I decided to move forward with a formal request. The children requested to have the karaoke continue past 11. With many young children, this is their "late night" experience with their friends.

While at the R Ranch time gets away from you. Families break away for dinner. Next thing you know it is 9PM. I understand many families like quiet times. They also will start complaining at 9PM. When booking a reservation, owners can be reminded of the quiet time.

This is not a financial obligation to the R Ranch. Security is already scheduled for the overnight hours.

On a side note, I have been an owner for 7 years. This is one of the first summers I have seen so much cohesiveness amongst owners. I believe the new direction in the front office has played a huge role. Owners are making an effort to get to know people and participate in R Ranch and owner sponsored events.

~~6/27~~ TABLE more discussion

**R-Ranch Firewise Committee
July 2024 Board Report**

Thank you to everyone who has been clearing brush and collecting sticks around the Chapel Hill cabins. Your efforts play a crucial role in keeping our community safe.

We're pleased to announce that the new stickers for the fire danger sign just outside the front gate have been ordered and should be arriving shortly. These will help keep everyone informed about current fire risks.

Additionally, a portion of the Firewise Principles and Guidelines is currently under review. We plan to present the updated version to the board for discussion at the August meeting.

We also want to extend our gratitude to all owners for their responsible management of campfires. Your care and attention are greatly appreciated.

I regret to inform you that I won't be able to attend this month's board meeting due to work commitments. Please feel free to contact me if you have any questions or concerns.

Regards,

Stacy Bailey
Firewise Committee Chair

- Hours in Blue Book
for all owners doing work
- Website - electronic signature
Does state the meeting
Allow e-signature

DO NOT LEAVE THE KEY IN THE CABIN AT CHECKOUT

Please note: Housekeeping staff completes detailed checklists of cabin contents and condition prior to and after each rental. This record is used to determine if violations of this agreement have occurred. Fees/fines are based on their inspection.

Checkout time is 12:00 noon. If the key is not returned to the Front Office by 12:00 noon you will be charged a late Checkout fee of \$25.00.

BEFORE CHECKING OUT:

1. Set heaters on low during the winter months and the AC units at 75 degrees in the summer.
2. Sweep all floors. Wet mop and wipe up any spills on the counter tops.
3. Remove trash from inside and outside of the cabin and take it to any one of six (6) dumpsters. See dumpster locations on the Ranch map. Do not burn trash, bottles, or cans in the fire rings.
4. Remove all food from the refrigerator and wipe up spills on shelves. Clean inside the microwave and clean the turntable.
5. Hand wash all dirty dishes and leave on the drainboard. If your cottage has a dishwasher run it before you leave. Do not leave it full of dirty dishes.
6. If you or your guests soil bedding or furniture, or damage or break any item, inform the front office before departing (there will be a charge for broken/lost items based on assessed cost). Costs are updated quarterly. Costs of repair or replacement and rental costs for lost revenue while cabin is offline for rental will be charged to the individual reserving the cabin for events such as weddings, reunions, birthday celebrations, etc.

DO NOT LEAVE THE KEY IN THE CABIN AT CHECKOUT

Failure to follow these rules will result in fines or fees. To return your key after Office hours, use the Return Key box located outside of the Office front door. You must sign out in the Guest Book if the Office is open.

R-Ranch in the Mountains

Cabin /Reservation Rental Agreement and Check-In for Event Guests

This reservation is made for Owner # _____, (Last Name, First Name, MI _____

(Phone)_____. During this reservation Owner will be staying in Cabin # _____, Cottage # _____, RV Site # _____.

This reservation is for Rainbow Lake Cabin # _____/Chapel Hill Cabin # _____ from _____ to _____ (_____ nights)

Guest/Occupant Last Name, First Name, MI _____ . Home Address _____
_____. Telephone _____ Mobile _____ Number of
Vehicles _____ Number of Occupants: _____

This is _____ is not _____ a pet cabin.



DO NOT LEAVE THE KEY IN THE CABIN AT CHECKOUT

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Checkout time is 12:00 noon. If the key is not returned to the Front Office by 12:00 noon you will be charged a late Checkout fee of \$25.00. Init _____

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1. Set heaters on low during the winter months and the AC units at 75 degrees in the summer.
2. Sweep all floors. Wet mop and wipe up any spills on the counter tops.
3. Remove trash from inside and outside of the cabin and take it to any one of six (6) dumpsters. See dumpster locations on the Ranch map. Do not burn trash, bottles, or cans in the fire rings. Init _____.
4. Remove all food from the refrigerator and wipe up spills on shelves. Clean inside the microwave and clean the turntable.
5. Hand wash all dirty dishes and leave on the drainboard. If your cottage has a dishwasher run it before you leave. Do not leave it full of dirty dishes.
6. If you or your guests soil bedding or furniture, or damage or break any item, inform the front office before departing (there will be a charge for broken/lost items based on assessed cost. Costs are updated quarterly. Costs of repair or replacement and rental costs for lost revenue while cabin is offline for rental will be charged to the individual reserving the cabin for events such as weddings, reunions, birthday celebrations, etc.

DO NOT LEAVE THE KEY IN THE CABIN AT CHECKOUT

Failure to follow these rules will result in fines or fees. To return your key after Office hours, use the Return Key box located outside of the Office front door. You must sign out in the Guest Book if the Office is open.

I certify that I have completed everything on this list and the cabin is ready for cleaning for the next occupant.

Owner/Guest Signature _____ . (Return form with key)

R-Ranch Guest Pet Policy

Only a limited number of cabins are designated as Pet Cabins. A Pet Fee is required on check-in. If a pet is brought into a non-Pet Cabin a fine of \$250 is charged to the **R-Ranch Owner** reserving the cabin for themselves or a **Guest**. (See schedule of R-Ranch Fees in Information Notebook)

1. Pets must be "crated" if left alone in a cabin to prevent soiling and damage to the cabin. **Owner Init** _____ **Guest Init** _____.
2. Pets must be on a **maximum 10-foot** leash when walking outside the cabin. They may rest outside the cabin on the porch or deck, on a leash unless the deck is fully enclosed, while **Guests** are inside. If excessive barking is reported Staff will notify the **R-Ranch Owner** making the Cabin reservation. **Owner** must immediately let their Guest know to bring their dog inside so nuisance barking will stop. **Pets may never be left tied up outside a Rental Cabin while the pet's Owner is absent.** Ignoring this policy may lead to the **Guest** being asked to remove the pet and/or leave the Ranch property themselves.
3. It is well-known that animals coming into a new environment are accustomed to "marking" their territory. Pet owners must be vigilant when first allowing pets into their rental cabin. Pet owners must ensure that their pets are toileted frequently. The use of belly bands for male dogs, pee pads /and or diapers is suggested.
4. **Guests** visiting the Ranch should come prepared to clean up after their pets. To assist with this, dog waste bags and containers are located at the Bark Park, in front of Bathhouse #3 across from RV 2, and at the RV 5 bathhouse by site 532. **Guests** in Rainbow Lake Cabins should use the Dumpster located by Cabin 811, and the Chapel Hill Dumpster is near Cabin 901.
5. All pet waste from dogs must be picked-up from the ground immediately and placed in a waste container. Sometimes a flashlight will be needed to pick up after dark. This includes trips to the Bark Park and walks around the property. Cat litter must be kept clean and odor free and disposed of in a closed and tied waste bag. It should be placed in a Dumpster, not in a pet waste container used for dogs.
6. Pet waste and urine must be picked up inside and the floor and cleaned with a cleaning solution. Do not just use a paper towel. This will prevent the accumulation of odors and greater difficulty leaving the cabin in a clean condition.
7. Pet urine and waste is one of the most difficult and expensive damages to clean up and repair in cabins. **R-Ranch Owners** making **Guest** reservations are responsible for all costs of cleaning, repairing and replacement of rugs, furnishings, and *lost revenue* while pet damages are cleaned up by Housekeeping and/or Maintenance Staff. This can include the costs of Overtime pay for staff, replacement of mattresses, linens, rugs, flooring, clawed/gnawed furniture and trim, etc. **Owner Init** _____ **Guest Init** _____.
8. Our Security or Office staff contact Lumpkin County Animal Control if there are loose animals reported on the Ranch. If the animal belongs to a registered **Guest**, the **R-Ranch Owner** making the reservation is responsible for reminding their **Guest** of these policies. **Owner Init** _____ **Guest Init** _____.

I have read and understand this Policy regarding pets belonging to my Guests in an R-Ranch Cabin or Cottage and accept that I, as the R-Ranch Owner making this reservation, am responsible for all costs incurred if my Guest violates this Policy.

Signature of Owner _____

Owner # _____ Date _____ Site # _____ Telephone # _____

R-Ranch Events Committee July 2024 Board Report

The Events Committee met on Saturday, August 3rd at 10:00 am.

We discussed the below topics:

1. Update on 'Music and a Movie' night. The consensus of everyone on the committee was that it was a success! The R-Ranch Facebook page comments were very positive. It was a fun and memorable night which we would like to schedule again in the next year!!

2. Event committee

Mission Statements and Goals. These have been completed! Liz 's expertise in this area was much appreciated and she did an excellent job of ensuring our mission statement and goals support the R-Ranch mission statement and goals. Our next plan is to work with Amanda on a 12-month calendar of Events and Activities.

3. Ranch Hands Service Projects. The first Ranch Hands service project is in full swing with strong ranch support. The homeless hygiene kit collection box in the welcome office is filling up with donations. The homeless hygiene kit/blessing bag assembly activity will be scheduled toward the end of Sept or in October. The Ranch Hands will serve as the volunteer program for the ranch when the initiative is fully developed. Liz has volunteered to build out the project plan showcasing ranch philanthropy in the community as well as helping around the ranch itself. The Ranch Hands program will evolve with a philosophy of spreading kindness "R Ranch style" both within and outside the ranch community. The August volunteer opportunity is to clean the event chairs which Amanda will publicize to the ownership. Sept/Oct volunteer event will be to assemble hygiene kits/blessing bags for the Community Helping Place. The November volunteer event will be a Fall food drive for local community food pantries.

4. Current Events. Game night will be moved to the first Friday of the month to get more participation outside of the events team. It will be held at the pavilion 5 at 6:30 pm. Other days and times may be added as the group grows and participants want to add additional times. Also, other special interest group activities will be added to the fall activities calendar.

5. Proposed Events. A 12-month planning calendar was discussed. Amanda will distribute the 12-month events calendar which she already has in Tia will assemble a fall events calendar to share with the Events committee members at the next meeting on August 24.

The committee decided that the special interest group activities would not require an events committee member present, but the leader could be a R-Ranch owner who wanted

to be a part of the specific activity and would be willing to be the leader for the activity. Committee members will help lead or find leaders who want to be a part of each interest group activity that is added to the calendar.

6. Other Business

Vp of volunteers -the concern is that help is needed ranch wide for a variety of projects not just event implementation.

It would be a board decision whether to expand the committees and make a separate volunteer committee. In lieu of that, it was suggested that the Ranch Hands program take on a larger footprint and become the volunteer component of the ranch. This may necessitate the Ranch Hands program being moved from the events committee in the future much like the Rodeo operates independently.

Also, it was suggested that the R-Ranch schedule a 'volunteer workday' once a quarter. Every committee could submit jobs to be completed on the workday and volunteers would be able to sign up for tasks they felt they could help with. Perhaps a fun activity could be planned on the 'workday' night for all on the R-Ranch.

7. Action Items:

Amanda: Will distribute a 12-month planning calendar to the team.

Tia: Will work on a fall activities calendar that will focus on weekend dates. We hope this will be a fun way to help owners meet people with similar interests. Also, we believe that it will help build a sense community among all R-Ranch owners! Examples of activities are hiking, fishing, horseshoes, volleyball, kickball, whiffle ball, corn hole, pickleball, recipe sharing and sampling of different food categories: appetizers, salads, cakes, pies, cookies, casseroles; marshmallow roasts, holiday seasonal craft or decoration making, jigsaw puzzles, board games, & card games. We will be asking for other ideas from owners through a survey.

8. Committee Meeting Time change. The team decided to schedule Event committee meetings for the last Saturday each month at 10am. This time and day should not conflict with other committee meetings.

9. Next Meeting. August 24th via 'Google Meet' at 2:00 pm led by Tia. The 2:00 time was scheduled later than the normal 10am time for this month.

- Beth will be on vacation and without internet on this date.
- Tia will be on the west coast visiting her son and grandson for the 2nd & 3rd weeks of August and will be 3 hours behind us in the Pacific time zone.

MARKETING COMMITTEE

August 20, 2024

GOALS & OBJECTIVES 2024

Committee Correspondence - Communication

- Enhancement Fund - the final draft will be sent prior to the board meeting for review. Please review and be ready for final vote on this program at the September BOD meeting.
- Committee and mission statements - All mission Statements to be submitted to the board for approval for September 15 with a final draft due by October 1, 2024.

Did not get Report

Sales & Marketing

- Looking at attending the Tampa RV show in January vs. the Atlanta show to expand reach.

Social Media & Website

- Website was launched officially and minor revisions have been submitted for updates. Phase two of the website is in full swing. Phase 3 will be to launch the online store front.

Major Events

- Labor Day
- Owner's Weekend - October

R-Ranch In The Mountains

Strategic Planning Committee Report

August 17, 2024

Chair – Shawn McHugh

Member – William Angelus

Member – James Daniel

Member – John Gartner

- 1) Our Vision/Mission Statements have been completed.

Vision Statement – Plan for and protect the R-Ranch brand and experience so it may continue for generations to come.

Mission Statement – Identify Ranch strengths, weaknesses, opportunities, challenges, and trends to create goals for the future and to prepare a rolling five year forward look strategic plan.

- 2) Work on Ranch Goals/Objectives has begun with most all committees represented at our last meeting on July 20.
- 3) We need to schedule the next meeting to finalize Goals/Objectives and draft the 5 Year Forward Look Plan.